

# **Local Plan**

## **Bolton's Published Allocations Plan Sustainability Appraisal Report 2013**

**Shaping the future of Bolton**

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# 1 Summary and Outcomes

## Non-technical summary

- 1.1 The purpose of this non-technical summary is to summarise the main findings of the Sustainability Appraisal (SA) carried out on the Allocations Plan.
- 1.2 The council adopted Bolton's Core Strategy in March 2011. The Core Strategy sets out the broad spatial planning framework for guiding future development and investment in Bolton until 2026. The Allocations Plan identifies sites to help implement the Core Strategy on the ground. It allocates land for a range of future uses including housing, employment, recreation and retailing. It also shows areas and sites for protection such as Green Belt, conservation areas or sites of biological importance. The Allocations Plan will set out how this will be implemented on a Proposals Map for the Borough, and contains some policies to be used in conjunction with the map.
- 1.3 A Sustainability Appraisal (SA) (including the requirements of the Strategic Environmental Assessment (SEA) regulations), is required to identify the likely environmental, economic and social impacts of the Allocations Plan. The SA assesses the potential positive and negative impacts and suggests possible mitigation measures where necessary.

## Methodology

- 1.4 Preparation of the SA involved a number of stages:
  - Production of a scoping report - this identified the key sustainability issues facing Bolton.
  - Production of a draft SA report- this included the appraisal of all the sites which were put forward for development.
  - Production of the proposed changes sustainability appraisal addendum- which assessed the sustainability implications of the new sites that had been included at this stage.
  - Production of the Publication document SA report -which consolidates the draft report and the proposed changes addendum into one final report. It also includes an appraisal of any new and amended sites to come forward at this stage.

## Difference the process has made

- 1.5 The Sustainability Appraisal has helped to inform what sites are allocated and what sites should be discounted. Mitigation measures have been proposed where necessary, as well as ways in which positive impacts can be enhanced. The SA is a helpful tool in assessing the likely social, economic and environmental impacts of the housing, employment and mixed use allocations will have on individual Core Strategy areas and the borough as a whole.

## Likely significant effects of the plan

- 1.6 The following paragraph highlights the likely social, environmental and economic effects of the Published Allocations Plan.

## Social effects

- Development in Bolton town centre and the renewal areas will improve the built environment, creating more pleasant places for people to work and live.
- The Transforming Estates programme will provide new housing on sites in council-owned housing areas. It will transform the physical environment, and foster community and economic regeneration.

- New job opportunities at the proposed Cutacre development may benefit the priority neighbourhoods which are located close to the development.
- There will be 694 new dwellings per annum delivered between 2008 and the end of the plan period in 2026, an overall total of 12,492 dwellings.
- New housing will be concentrated in Bolton Town centre (19.8%) and the renewal areas of inner Bolton, Farnworth and Breightmet (36.3%).

### **Economic effects**

- The comprehensive mixed use allocations will bring underused sites back into meaningful use and enable them to operate at their full economic potential.
- Where mill buildings are retained, allocating these sites will contribute to heritage, place, and local regeneration.
- The employment allocations will safeguard land for employment uses. This will support the local economy and prosperity of the borough.
- Concentrating employment and mixed use allocations in inner Bolton will provide jobs and services close to where people live. It will help to regenerate the local economy and will encourage and secure inward investment to the borough.
- Cutacre will become a large employment site. It will provide jobs and encourage economic growth and investment in the borough and to the North West as a whole. (Estimated to provide 2,500- 4000 jobs.)

### **Environmental effects**

- 82.5% of new housing will be on Brownfield, and 17.5% will be on Greenfield land. Concentrating development in existing urban areas and on Brownfield sites will make efficient use of land.
- Prioritising development in the existing urban areas will ensure that the rural areas are protected from development. Ensuring these areas are protected from development will safeguard the distinctiveness of the landscape, reduce flood risk and maximise the amenity and tourism value of these areas.
- There will be a loss of urban green spaces. This may have negative effects on health, biodiversity and increase the risk of flooding.
- The Cutacre development would damage the 'openness' of the Greenbelt landscape.
- Part of the Cutacre site includes Lomax Brow, a Site of Biological Importance. (SBI) Although due to the open cast extraction on the site, it is no longer of high ecological interest as the site had been significantly altered by the open cast process. The site provides a habitat for Great Crested Newts. Mitigation would be required to ensure the development of the site does not adversely affect wildlife habitats and biodiversity
- The cumulative impact of all the allocations in the borough will result in more houses and therefore more households taking trips by private car. This will increase traffic, congestion and contribute to climate change. This will be in part be mitigated by locating the vast majority of the proposed allocations in the existing urban area, in sustainable locations close to high frequency bus corridors.
- It is anticipated that the Cutacre development will lead to the generation of additional traffic; this could put additional strain on nearby roads and the M61. This will be mitigated through improvements to roads and public transport services.
- Lead to more development which can lead to greater resource use, more pollution, and more impacts on landscape and biodiversity.

- Minimise the negative impacts of development and increase the capacity of the borough to adapt to changes in climate through the requirement of sustainable design and construction standards.
- Identifying low and zero carbon areas of opportunity across the borough may help to encourage low and zero carbon developments thereby reducing CO<sub>2</sub> emissions and the contribution to climate change.

## 2 Background

### Purpose of Sustainability Appraisal

- 2.1 The planning system requires the council to undertake an SA of all Development Plan Documents (DPDs). The purpose of the SA is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the Allocations Plan. The SA incorporates the requirements of the Strategic Environment Assessment (SEA) Regulations.

### Plan content

- 2.2 The council adopted Bolton's Core Strategy in March 2011. The Core Strategy is the vision for what Bolton should look like in the future up to 2026 and contains strategic policies to deliver this. The Allocations Plan will set out how this will be implemented on a Proposals Map for the Borough, and contain some policies to be used in conjunction with the Map. The Allocations Plan must be in conformity with the Core Strategy.

### Plan Objectives

- 2.3 The SA process requires that the Allocation Plan's Strategic Objectives are consistent with the Sustainability Objectives. The Allocations Plan shares its objectives with the Core Strategy. As the Core Strategy Objectives were appraised as part of the Core Strategy SA they have not been appraised again here.

### Plan policies

- 2.4 The Allocations Plan Policies have a specific role. The purpose of the allocations policies is giving the site allocations appropriate status in the Allocations Plan. The inclusion of these policies in the Allocations Plan is therefore for procedural purposes to ensure the successful implementation of the Allocations Plan and the Proposals Map. In light of this the sustainability implications associated with these policies are therefore limited. There are considered to be no realistic alternatives other than to include these implementation policies. The direct environmental impacts of these policies are therefore insignificant.

### Compliance with SEA regulations

- 2.5 Planning authorities are also required to carry out a Strategic Environmental Assessment of local development documents in accordance with the requirements of a European Directive (2001/42/EC).
- 2.6 Government advice is that both Sustainability Appraisal and Strategic Environmental Assessment can be carried out in a single appraisal process. The sustainability appraisal process seeks to provide a framework that ensures that the environmental objectives meet all the requirements of the European Directive on Strategic Environmental Assessment. Annex A outlines how this appraisal meets these requirements.

## **Habitats Regulations Assessment (HRA) & Appropriate Assessment**

- 2.7 The Habitats Directive (European Directive 92/43/EEC) and the subsequent amendment in 2007, states that land use plans require a Habitats Regulation Assessment (HRA). A HRA screening exercise was undertaken for the Core Strategy and concluded that no European designated sites have been identified as having the potential to be affected by development within the selected administrative boundary of Bolton. Greater Manchester Ecology Unit (GMEU) as specialist advisors to Bolton Council have concluded that the allocated sites included in the Publishes Allocations Plan do not identifies any further Likely Significant Effects or impacts than those considered in the Core Strategy HRA. Therefore the Published Allocations Plan does not require a new screening report to the prepared.

### 3 Appraisal methodology

#### Approach adopted

- 3.1 Production of the Allocations Plan documents and the sustainability appraisals are carried out in tandem, with appraisal taking place at different stages to influence both policy direction and decision-making. This document concludes the sustainability appraisal report stage for the Allocations Plan. It consolidates the draft report and the proposed changes addendum into one final report. It also includes an appraisal of any new and amended sites to come forward at this stage. The aim of this final report is to highlight the potential sustainability impacts that may arise from adopting the Allocations Plan. It looks at how mitigation measures suggested by SA have been addressed and how the Published Allocations Plan has taken into consideration the findings of the SA.

#### Timetable and responsibility

- 3.2 The council has carried out sustainability appraisals on the various stages of the preparation of the Allocations Plan; these are set out below in Table 1.

**Table 1 – The stages in preparing the Allocations Plan and the Sustainability Appraisal, with our current position highlighted in bold**

<b>Allocations Plan Strategy Stage</b>	<b>Sustainability Appraisal stage</b>	<b>Timescale</b>
<b>Draft Allocations Plan Document Call for Sites Scoping Consultation</b>	<b>Scoping report</b> Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.	<b>Public Consultation July -September 2011</b>
<b>Draft Allocations Plan</b> Evidence gathering, establishing the baseline and initial identification of key issues	<b>Draft SA report</b> Stage B: Developing and refining options and assessing effects. Stage C: Preparing the initial SA report Stage D: Consulting on the initial SA report.	<b>Public Consultation Nov 2011- Jan 2012</b>
<b>Proposed Changes to the Draft Allocations Plan</b>	<b>Proposed changes sustainability appraisal addendum</b> Stage B: Developing and refining options and assessing effects. Stage C: Preparing the initial SA report Stage D: Consulting on the initial SA report.	<b>Public Consultation Sept- Dec 2012</b>
<b>Allocations Plan Proposed Publication Document</b> Formulation of detailed policies Submission to the Secretary of State	<b>Allocations Plan publication version Sustainability Appraisal</b> Stage C: Preparing the preferred options SA report Stage D: Consulting on the Preferred Options SA report	<b>Public consultation July – August 2013</b>  <b>Submission October 2013</b>

Allocations Plan Strategy Stage	Sustainability Appraisal stage	Timescale
<b>Binding Inspector's Report</b> Independent examination by Inspector		Examination hearing expected January 2014 Inspector's report April 2014
<b>Allocations Plan</b> Formal adoption		June 2014

## Appraising the sites

- 3.3 Sites that have been put forward for development in the Allocations Plan that are over 0.4ha and in general conformity with the Core Strategy have been subject to a sustainability appraisal. Sustainability appraisals were not conducted for allocations which already have planning permission. This is because sustainability considerations will be addressed in detail as part of the planning application process.
- 3.4 Each site is appraised on the impact the new allocation (i.e. employment, mixed use or housing.) will have on its current use (open space, derelict site, mill etc.)
- 3.5 Each site is scored from 'very positive to 'very negative' for each of the 15 sustainability objectives. To assess each site, officers from the Planning Strategy Team use a combination of mapped Geographical Information Systems (GIS) data, information from a range of studies and some site visits. This approach ensures that the SA is as thorough as possible, and the resources used in the SA are in proportion to plan being appraised.
- 3.6 A completed SA for each allocated site is contained in the appendices 1-9. Appendices 1-9 contain the SA's for all the individual sites that were put forward for inclusion in the Allocations Plan but have not been allocated. This report contains a summary of the SA's for the allocated sites. It is grouped into the Core Strategy areas in order to assess the combined impacts the allocations will have on each area.

## Scoring

- 3.7 Each site is assessed against the 15 Sustainability Objectives using the scoring system in table 1.

**Table 2: Scores**

Symbol	Meaning	Explanation
--	<b>Very Negative</b>	Could significantly undermine the objective
-	<b>Negative</b>	Makes a negative contribution to the objective.
0	<b>Neutral</b>	Does not contribute to the objective.
+	<b>Positive</b>	Makes a significant contribution to the objective.
++	<b>Very positive</b>	Makes a close to optimal contribution to the objective.

## Consultation arrangements

- 3.8 Consultation on the Sustainability Appraisal report will take place alongside the consultation on the Published Allocations Plan

## 4 Sustainability objectives, baseline and context

- 4.1 The Sustainability Appraisal Scoping report includes a review of plans and programmes and the social, environmental and economic baseline.

## 5 Plan issues and options

- 5.1 All sites that have been put forward for inclusion in the Allocations Plan, are over 0.4ha and are in general conformity with the Core Strategy have been subject to a sustainability appraisal. These sites have been grouped by Core Strategy area to give a detailed picture of the social, economic and environmental impacts of all the proposed allocations in each area. Appendices 1-9 contain the allocated sites that have been appraised for each Core Strategy area. The appendices include both the score and the justification for each score for each site put forward.

- Appendix 1: Bolton Town centre
- Appendix 2: Inner Bolton
- Appendix 3: West Bolton
- Appendix 4: North Bolton
- Appendix 5: Brightmet
- Appendix 6: Little Lever and Kearsley
- Appendix 7: Farnworth
- Appendix 8: Westhoughton
- Appendix 9: Horwich and Blackrod.

- 5.2 The following pages contain the SA of all the proposed allocated sites (tables 3-11) and a commentary on the cumulative impacts for each area. These tables do not include the score justification for reasons of conciseness.

### Alternatives

- 5.3 SA's for sites that have been put forward for inclusion in the Allocations Plan, but have not been allocated are contained in appendices R1-R8. The reason each site has been rejected is included in the table for each site.

- Appendix R1: Rejected options: Inner Bolton
- Appendix R2: Rejected options: West Bolton
- Appendix R3: Rejected options: North Bolton
- Appendix R4: Rejected options: Brightmet
- Appendix R5: Rejected options: Little Lever and Kearsley
- Appendix R6: Rejected options: Farnworth
- Appendix R7: Rejected options: Westhoughton
- Appendix R8: Rejected options: Horwich and Blackrod.



## 6 Bolton Town Centre

**Table 3: SA results for the allocations in Bolton Town Centre.**

Published Allocations Plan: Sustainability appraisal																		
Town Centre sites																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
No	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
1SC	Westbrook	Vacant site following demolition of college building.	Housing	++	++	+	+	++	0	0	++	++	0	++	+	0	+	++

6.1 Bolton town centre only has one allocated site. This is because Core Strategy policies TC1-10 provide a flexible approach to a range of different uses in each part of the town centre. These policies set out what uses would be acceptable in principle in Bolton Town centre, therefore in general there is no need to allocate land for single uses.

### Key effects

6.2 Bolton town centre will be one of the main locations in the borough for new housing development. Overall 1831 new dwellings will be built in the town centre over the plan period (up to 2026). This accounts for 19.8% of the borough’s overall housing supply.

6.3 Allocating Westbrook for housing will ensure that this site is safeguarded for housing development. Housing in this location will be very accessible to amenities, Bolton Railway Station and a high frequency bus corridor (Manchester Road). Potentially the provision of dwellings in Bolton Town Centre will reduce the amount of journeys taken by private car as amenities and services are close to where people live.

6.4 The site is currently disused. Bringing the site back into meaningful use will improve neighbourhood quality and improve the perception of safety through physical regeneration and presence.

6.5 As a large site in a prominent location, developing this vacant site will improve the perception and vitality of Bolton Town Centre, and the borough as a whole.

- 6.6 The whole of Bolton Town centre is an area of opportunity for being developed as a Network expansion/development area. High density residential developments would be expected, where viable to anchor the development of district heating networks. This development may help to promote low carbon developments.
- 6.7 The scheme comprises 100 dwellings on Brownfield land. Building on Previously Developed Land helps to reduce the pressure to develop green spaces for housing.

**Mitigation**

- 6.8 The residential development will be in close proximity to major roads and therefore air pollutants. There may be some need for screening to ensure that residents are not subjected to excess noise and pollution.
- 6.9 The site includes a grade II listed building; any development should seek to incorporate this into the development to ensure historic features are not lost.
- 6.10 There are some mature trees located along the frontage of the old college building; development should seek to retain these.

# 7 Inner Bolton

**Table 4 (Part 1): SA results for the allocations in Inner Bolton.**

Published Allocations Plan: Sustainability Appraisal Inner Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme			Healthy Bolton		Ach	Prosperous Bolton					Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective			1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing	
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
3SC	<b>Fold Road Turton Street</b>	Mixed industrial uses.	Housing	-	++	+	-	+	0	0	+	+	0	+	+	0	+	++
5SC	<b>Union Road/Yates St</b>	Part terraced housing and part unmaintained recreational open space.	Housing	++	++	+	+	+	0	0	+	+	0	+	-	0	-	+
6SC	<b>Firwood School</b>	School (Brownfield and Greenfield)	Housing	+	+	+	+	+	0	0	0	+	0	+	-	-	-	++
10SC	<b>Rushlake Drive</b>	Recreational open space	Housing	-	-	+	+	+	0	0	0	+	0	-	-	-	-	+
11SC	<b>Eskrick Street</b>	Recreational open space	Housing	-	-	+	+	+	0	0	+	+	0	-	-	-	-	+

**Table 4 (Part 2): SA results for the allocations in Inner Bolton.**

Published Allocations Plan: Sustainability Appraisal Inner Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme		Healthy Bolton				Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective			1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing	
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	
15SC	<b>Wordworth Mill</b>	Brownfield - Mill in a range of uses.	Housing	-	+	+	-	+	0	0	+	+	0	+	+	0	+	+
17SC	<b>Tennyson Mill/Brownlow Folds Mill</b>	Mill/industrial	Housing	-	+	+	-	+	0	0	+	+	0	+	+	0	+	+
20SC	<b>Gilnow Mill</b>	A mill that houses multiple, small scale light industrial firms.	Housing	-	0	+	-	+	0	0	-	-	0	+	0	0	+	++
21SC	<b>Gilnow Gardens</b>	Playing fields	Housing	-	+	+	+	+	0	0	+	-	0	-	-	-	-	++
22SC	<b>Dinsdale Drive</b>	Brownfield - vacant site and car park	Housing	++	++	+	+	+	0	0	+	+	0	+	+	0	+	+
23SC	<b>Garnet Fold</b>	Greenfield: agricultural	Housing	-	-	+	+	+	0	-	0	0	0	-	-	-	-	++
24SC	<b>Nixon Road South</b>	Brownfield - Former railway line.	Housing	-	+	+	+	+	0	0	0	-	0	+	-	0	-	+
25SC	<b>Haywood School Site</b>	Secondary school	Housing	+	+	+	+	+	0	0	+	-	0	+	+	0	+	++

**Table 4 (Part 3): SA results for the allocations in Inner Bolton.**

Published Allocations Plan: Sustainability Appraisal Inner Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme		Healthy Bolton				Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective			1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing	
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	
28SC	Derby Street/ Rothwell Mill	Large car park and industrial unit.	Housing	+	+	+	-	+	0	0	+	+	0	+	+	0	+	++
30SC	Mather St Mill	Cleared mill site	Housing	+	+	+	+	++	0	0	+	+	0	+	+	0	+	++
33SC	Hartford Tannery	Brownfield - Mill in a range of uses and brownfield cleared site.	Housing	+	+	+	-	+	0	0	+	+	0	+	+	0	+	+
35SC	Sutcliffe and Co	Retail- concrete buildings.	Housing	+	+	+	-	+	0	0	0	+	0	+	+	0	+	+
37SC	Beehive No 1	Mill/industrial	Housing	+	+	+	0	+	0	0	+	+	0	+	0	0	+	+
38SC	Astley Lane	Informal green space and storage uses.	Housing	+	+	+	+	+	0	0	+	-	0	0	-	-	-	++
9P1.1	Mill Street	Brownfield - Lorry yard	Employment	+	+	0	++	+	0	0	++	+	0	++	0	+	+	0
10P1.1	Mill Street/Mule Street	Brownfield - Vacant	Employment	++	++	0	++	+	0	0	++	+	0	++	0	+	+	0
8P1.1	Watermead	Brownfield	Employment	++	+	0	++	-	0	0	0	+	0	+	-	0	+	0

**Table 4 (Part 3): SA results for the allocations in Inner Bolton.**

Published Allocations Plan: Sustainability Appraisal Inner Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme		Healthy Bolton				Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective			1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing	
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	
7P1.1	St. Peters Business Park A	No current use	Employment	++	+	0	++	+	0	0	++	+	0	+	0	0	+	0
2P6AP	Halliwell Mills	Mill/industrial	Mixed	++	+	+	++	+	0	0	+	+	0	+	+	0	+	+
3P6AP	Higher Swann Lane/Sunnyside	Mill/industrial	Mixed	++	+	+	++	+	0	0	+	+	0	+	+	0	+	+
134SC	The Woodlands, Green Lane, Bolton.	Vacant site	Housing	+	+	+	+	+	0	0	0	+	0	0	-	0	0	+
130SC	Devonshire Road.	Former school playing field	Housing	-	-	+	+	+	0	0	+	-	0	-	-	0	-	++
136SC	Romer Street Works and Health Centre	Commercial use	Housing	+	+	+	-	+	0	0	+	+	0	+	+	0	+	+

### **Key Positive effects**

- 7.1 Inner Bolton is to be a focus for regeneration. This is reflected in Table 2 which shows that overall the allocations will have largely positive effects on neighbourhood quality, prosperity and reducing crime. A significant proportion of the allocations are brownfield sites that would be brought back into meaningful use by development. Investment in the area should provide a more pleasant built environment which can further help to prevent antisocial behaviour e.g. graffiti and vandalism. Development on Brownfield sites reduces development pressure on Greenfield sites and will improve the built environment and vitality of the inner areas.
- 7.2 A large amount of housing development (2002 new dwellings by 2026) will be built in Inner Bolton; this is nearly 20% of the borough's total housing requirement. These new dwellings will be located in accessible locations reducing the need to travel by private car.
- 7.3 Employment and mixed use allocations in this area will provide jobs and services close to where people live. It will help to regenerate the local economy and will encourage and secure inward investment to the borough.
- 7.4 There are a number of mills in inner Bolton. Allocating these sites will provide certainty to developers should the existing occupiers move out. It is uncertain whether allocating the mills will enhance local distinctiveness and heritage or not. It depends on whether the mill buildings are still of historical value and whether they are retained.
- 7.5 St Peter's Business Park (7P1.1), Watermead (8P1.1) and the Mill Hill Industrial Area are all identified as Electricity Intense areas. It is anticipated that the type of development in these areas will have a high demand for electricity. These sites will be expected to mitigate a proportion of their emissions using low or zero carbon technologies.

### **Key negative effects**

- 7.6 There are some allocations on sites recreational open space and playing fields. Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the loss of recreational green space, reducing opportunities for exercise. Availability and proximity to green spaces has one of the biggest impacts on increasing physical activity levels. Green spaces are essential to provide green lungs and help to mitigate air pollution and associated respiratory diseases Reduction in urban green spaces and trees could result in a loss of biodiversity and key recreation areas. The conversion from permeable surfaces to areas of hard standing which can increase surface water run-off and therefore could lead to an increased the risk of flooding.
- 7.7 Gilnow mill (20SC), Gilnow gardens (21SC), and Astley Lane (38SC) score very negatively for infrastructure. This is because part of these sites fall within the flood zone, and would require mitigation. Astley Lane is located very close to Astley Brook, mitigation would be required to ensure the protection of the brook.
- 7.8 Gilnow gardens (21SC) scores "very negative" for green infrastructure, this is because developing this site would lead to a loss of open space, and this site forms a segment in an extensive green corridor. Developing this site would lead to a loss of open space, and this site forms a segment in an extensive green corridor. Mitigation would be required to ensure the continuity of the corridor is not affected.

- 7.9 Watermead (8P1.1) scores “very negative” The site contains some wildlife habitats. Especially around the old mill ponds and riverside. There is a risk that development will reduce this wildlife habitat and reduce biodiversity.
- 7.10 There are a number of housing allocations on sites which are currently used for employment. (Wordworth Mill (15SC), Brownlow Folds Mill (16SC), Tennyson Mill (17SC), Gilnow Mill (20SC), Hartford Tannery (35SC) and Sutcliffe and Co (35SC) These sites have scored negatively for improving the prosperity of the borough. Although these sites will only come forward for housing should the existing employment use cease, there would still be a loss of employment space.
- 7.11 Devonshire Road (130SC) scores “very negative” for health and wellbeing and for protecting green spaces. Development of housing on this site would result in the loss of recreational open space in an area where local residents have concerns about the lack of green space.

### **Mitigation**

- 7.12 Existing businesses could be displaced as a result of a housing allocation on a site that is currently used for employment uses. Support may be required to help local businesses relocate to suitable, fit for purpose accommodation.
- 7.13 Any developments on existing areas of open space should only come forward if improvements take place on the remaining green space or in green spaces located nearby. Any development should seek to incorporate green infrastructure such as tree planting, landscaping and green roofs.
- 7.14 Gilnow mill (20SC), Gilnow gardens(21SC), and Astley Lane (38SC) would require mitigation as part of these sites fall within the flood zone.
- 7.15 Mitigation would be required to ensure the continuity of the green corridor is not affected by the housing development at Gilnow Gardens (21SC).
- 7.16 The remainder of Heywood park would require improvements to mitigate for the development of Clarendon School (1A1) on the site.



# 8 West Bolton

**Table 5: SA results for the allocations in West Bolton.**

Published Allocations Plan: Sustainability Appraisal West Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current Use	Potential Use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
41 SC	Dealey Road	Grazing land	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
42SC	Heaton Grange	Agricultural grazing land.	Housing	0	-	+	+	+	0	0	0	-	0	-	-	-	-	+
48SC	Garthmere	Dwelling house and gardens	Housing	0	-	+	+	+	0	0	0	-	-	-	-	-	-	+
5P1.1	Cutacre (80ha net developable area, 40 ha taken out of the Greenbelt)	An open cast coal site being restored. (Previously a combination of a colliery spoil tip and open fields.)	Employment (Manufacturing and distribution)	+	-	0	++	-	-	0	-	-	0	-	-	-	-	0

### Key positive effects

8.1 Developing the Cutacre site (5P1.1) will have a significant impact on the M61 corridor. Currently it is an open cast coal mine undergoing restoration works. The site allocation will see this area become an employment site of significant size. This will be advantageous in providing jobs and opportunities. There are some priority neighbourhoods located close to the Cutacre site that may benefit from new job opportunities at the site (Estimated 2,500-4000 jobs.) Providing jobs in areas most in need could help to reduce poverty and social exclusion.

- 8.2 The Employment Land review states that Bolton needs 145-165 ha of employment land. Only 45-55ha can be found in the Town Centres or Renewal areas leaving a shortage. The Cutacre development will provide jobs and encourage economic growth in the borough. The Greater Manchester large employment sites study identifies Cutacre as one of the best sites in Greater Manchester to promote economic growth. It is strategically placed to appeal to both manufacturing and logistics operations, and has the potential to improve its attractiveness for investors even further into the North West as a whole. There is a risk that if development does not occur at Cutacre that Bolton will lose out on securing investment to the area. The Cutacre site has been identified as an area of opportunity for both a Network expansion/development area (target 1) and 2. Electricity intense area (target 2). There is a significant opportunity to deliver an exemplar, innovative development that goes beyond minimum standards to showcase a low carbon and sustainable development.
- 8.3 There will be a small amount of housing development in West Bolton (1.4% of the borough's total housing supply). This housing development is located in the existing urban area, close to the strategic route network, on a high frequency bus corridor. Locating new housing in sustainable locations allow residents to make travel choices rather than being reliant on travelling by car.

#### **Key negative effects**

- 8.4 Dealey Road (41SC), Heaton Grange (42SC) and Garthmere (48SC) all score negatively for Cleaner and Greener Bolton. Dealey Road and Heaton Grange are currently used for grazing land. Allocating these sites for housing will reduce the amount of greens spaces which would reduce wildlife habitats and therefore biodiversity.
- 8.5 There are concerns by local residents that the housing allocation at Garthmere (48SC) would increase traffic on a narrow road. The area is characterised by low density housing set in sizeable gardens, residents have expressed concerns that housing in this site will damage the character of the area.
- 8.6 Garthmere is located on the edge of Mill Dam Wood SBI. The site may provide a habitat for wildlife species which may be disturbed through housing development.
- 8.7 The development of the Cutacre site (5P1.1) involves some development in the Greenbelt. It scores 'very negative' in the SA for natural landscape as there would be some damage to the 'openness of the landscape through development'. The primary purpose of the Greenbelt is to prevent urban sprawl. A large employment site in this area would damage the rural character and bring the main built up area close to Over Hulton. This will be in part mitigated by the inclusion of additional Greenbelt to the South of the site, together with the laying out of a country park with open access.
- 8.8 The Cutacre site (5P1.1) scores 'very negative' for protecting green spaces. Part of the Cutacre site (5P1.1) includes Lomax Brow, a Site of Biological Importance. (SBI) Although due to the open cast extraction on the site, it is no longer of high ecological interest as the site had been significantly altered by the open cast process. The site provides a habitat for Great Crested Newts which are a (European Protected Species under Habitats Regulations 2010) and in addition that this area supports other biodiversity interest in relation to bats and UK Biodiversity Priority Species of birds and mammals.
- 8.9 Although the Cutacre site (5P1.1) is not in a Environment Agency (EA) flood zone, the E A has identified the site as having major flood risk management issues. There has been some flooding and bank failure within the site which has the potential to cause flood risk elsewhere.
- 8.10 It is anticipated that the Cutacre development will lead to the generation of additional traffic; this could put additional strain on nearby roads and the M61.

**Mitigation**

- 8.11 Any housing development at Garthmere (48SC) should be of a high quality design and would require appropriate buffering to maintain the integrity of the existing character of the area.
- 8.12 Appropriate buffering and screening would be required at Garthmere (48SC) to ensure the Mill Dam Wood SBI is not adversely affected by housing development.
- 8.13 Part of the Cutacre site (5P1.1) has been identified as an area of ecological mitigation in the restoration plans which were developed prior to the reclamation of the site. Mitigation would be required to ensure that any biodiversity interest is not compromised and linkages are maintained to other adjacent important areas of biodiversity.
- 8.14 Mitigation would be required at Cutacre (5P1.1) to minimise the risk of flooding and to reinstate and maintain a stable hydrological regime.
- 8.15 Improvements to roads and access should be made to the Cutacre (5P1.1) development to ensure that the additional traffic does not adversely affect the existing road infrastructure. Businesses located at Cutacre should have travel plans in place. The current and potential public transport provision/ options should be actively explored with operators before the development takes place and work to improve it if needed.

# 9 North Bolton

**Table 6: SA results for allocations in North Bolton.**

Published Allocations Plan: Sustainability Appraisal North Bolton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
49SC	<b>Moss Lea</b>	Woodland	Housing	0	-	+	+	+	0	0	0	-	0	-	-	0	-	+
51SC	<b>Brook Saw Mills</b>	Cleared/ vacant site (Brownfield)	Housing	+	+	+	+	+	0	0	+	-	+	+	0	0	-	+
52SC	<b>Longsight CP School</b>	Redundant school	Housing	+	+	+	+	+	0	0	+	-	+	+	-	-	-	++
54SC	<b>Darwen Road</b>	Garage colony	Housing	+	++	+	+	+	0	0	+	-	+	+	-	-	-	+
131SC	<b>Oldhams County Primary</b>	Former school	Housing	+	+	+	+	+	0	0	+	+	+	+	0	0	-	+

### Key positive effects

9.1 Developing Brook Saw Mills (51SC), Darwen Road (54SC), Longsight CP School (52SC) and Oldhams County Primary will improve neighbourhood quality by bring underused sites back into meaningful use. This can improve the built environment and have knock on effects on improving the vitality and perception of the local area.

9.2 North Bolton will receive 4.8% of the borough’s housing supply. These new dwellings will be located in the existing urban area enabling residents to access to jobs, recreation, and schools. The allocated sites are located close to high frequency bus routes which can encourage people to use public transport.

**Key negative effects**

9.3 Moss Lea (49SC) scores ‘very negative’ for green infrastructure and climate change. The site is currently young woodland, developing this site for housing would result in a loss of trees which sequester CO<sub>2</sub>, and be detrimental to the wildlife that resides in the woodland.

9.4 The development of Longsite CP School (52SC) includes the grounds as well as the redundant school building. This may reduce the amount of green space in the urban area and reduce the amount of permeable surface which reduces surface water run-off. (This may be mitigated in part by the provision of gardens and the incorporation of SUDs.)

9.5 Both Brook Saw Mills (51SC) and Longsite CP School (52SC) are in close proximity to the Castle Croft and Bradshaw Brook SBI. Development of this site could negatively impact on green infrastructure and wildlife.

9.6

**Mitigation**

9.7 Brook Saw Mills (51SC) is located in the floodplain and in Environment Agency Flood Zone 2, mitigation would be required.

9.8 Any development at Brook Saw Mills (51SC) and Longsite CP School (52SC) should consider the proximity to the Bradshaw Brook SBI, a sufficient buffer zone should be included to protect the ecological interest of the SBI.

# 10 Brightmet

Table 7 (Part 1) SA results for allocations in Brightmet.

Published Allocations Plan Sustainability Appraisal Brightmet																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current Use	Potential Use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
56CS	Hollycroft Avenue	Car Park and football cage.	Housing	-	+	+	+	+	0	0	+	+	+	0	+	0	+	+
58SC	St Osmonds	Old school site	Housing	+	+	+	+	+	0	0	+	+	+	+	-	0	-	+
59SC	Back Bury Road South	Disused open land	Housing	+	+	+	+	+	0	0	+	+	+	+	-	-	-	+
62SC	Deepdale Road 2	Informal green space (includes public walkways)	Housing	-	-	+	+	+	0	0	+	-	0	-	-	-	-	+
63SC	St. Andrew's Primary Playing Field	Disused playng field	Housing	0	-	+	+	+	0	0	0	-	0	-	-	-	-	++
68SC	Wasdale Avenue	Grass verge	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
69SC	Brightmet Hall	Education facility	Housing	0	0	+	+	+	0	0	0	+	0	+	-	-	-	++
70SC	St Catherine's-Woodlands Close	Disused green space	Housing	+	+	+	+	+	0	0	0	-	0	-	-	-	-	+

**Table 7 (Part 2) SA results for allocations in Breightmet.**

Breightmet																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme		Healthy Bolton				Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective			1. Health & Wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing	
Site no	Site description	Current Use	Potential Use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	
71SC	Earls Farm,	Fields, stables, kennels and cattery.	Housing	-	-	+	-	+	0	0	0	-	0	-	-	-	-	++
13P1.1	Undershore Works	Industrial	Employment	++	+	0	++	+	0	0	0	-	0	0	0	0	0	0

**Key Positive effects**

- 10.1 The Undershore Works (13P1.1) will provide jobs in a deprived area. Employment in this location will enhance an underused area and help reduce poverty and social exclusion.
- 10.2 There are a number of sites which are currently derelict or underused. Allocating these sites will improve visually unattractive sites which will have positive effects on neighbourhoods and the local economy. This can reduce crime through the removal of vacant spaces and an increased presence and natural surveillance.
- 10.3 The allocations score positively for transport. New developments will be located in the existing urban area which is close to bus routes and facilities and services.
- 10.4 5.9% of the borough’s housing supply will be developed in Breightmet. New housing in a renewal area can contribute to urban regeneration.

**Key negative effects**

- 10.5 There are several allocations on playing fields and areas of open space. Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the impact on visual amenity, biodiversity, reducing flood risk and the benefits urban green space has on health and well-being.
- 10.6 Earls Farm (71SC) scores ‘very negative’ for green infrastructure. The site contains some fields which would be lost to development.

10.7 The Undershore Works (13P1.1) scores 'very negative' for infrastructure as it is located in the floodplain. It has previously been in industrial uses so flooding issues may have been addressed when the site was originally developed.

**Mitigation**

10.8 Mitigation would be required (i.e. the incorporation of Sustainable Urban Drainage Systems) to ensure that development of the Undershore Works (13P1.1) does not increase the risk of flooding.

10.9 All development should maximise opportunities to increase habitats and biodiversity through landscaping.



# 11 Little Lever & Kearsley

**Table 8: SA results for allocations in Little Lever and Kearsley.**

Published Allocations Plan: Sustainability Appraisal Little Lever and Kearsley																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
4SC	Moss Rose Mill	Industrial	Housing	+	+	+	-	+	0	0	+	+	+	+	+	0	+	++
75SC	Radcliffe Road 6	Landscaped verge	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
76SC	Riversdale Mill	Mill building/industrial	Housing	-	+	0	-	-	0	0	0	-	0	+	+	+	0	+
77SC	Park Road	Informal green space	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
78SC	Victory Road	Open green space	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
79SC	Lever Gardens	Sheltered accommodation	Housing	+	+	+	+	+	0	0	0	+	0	+	-	0	-	+
80SC	Tarmac	Industrial	Housing	-	+	+	-	+	0	0	0	+	0	+	+	0	+	++
83SC	Holcombe Close	Informal open space	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+

**Table 8: (Part 2) SA results for allocations in Little Lever and Kearsley.**

Published Allocations Plan: Sustainability Appraisal Little Lever and Kearsley																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
85SC	Gorses Road	Disused railway	Housing	0	-	+	+	+	0	0	0	-	0	-	-	-	-	+
86SC	Suffolk Close	Greenfield, open space.	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
87SC	Long Lane/Radcliffe Road	Vacant site	Housing	0	+	+	+	+	0	0	0	-	0	-	-	0	-	+

**Key positive effects**

- 11.1 Re using Riversdale (76SC) for residential development will improve neighbourhood quality through the removal of unappealing industrial character and replacement with housing.
- 11.2 The housing allocations score positively for delivering housing, Little Lever and Kearsley will receive 6% of the borough’s housing supply (552 new dwellings over the plan period) in broad terms the allocations are located in the urban area in sustainable locations which are accessible by public transport.

**Key negative effects**

- 11.3 There are several allocations on areas of open space. Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the impact on visual amenity, biodiversity, reducing flood risk and the benefits urban green space has on health and well-being.
- 11.4 Riversdale Mill (76SC) is currently used for industrial purposes, changing this use to be a residential development would result in a loss of a site for economic activity and less employment opportunities in the area.

11.5 Park road (77SC) scores very negatively in the appraisal for infrastructure and natural landscape. This is due to the potentially accessibility problems that may be caused by the additional traffic from additional houses in the area. Park road is very narrow with poor visibility and congestion, and a local bus service has been withdrawn due to the road being impassable due to parked cars. Consultation responses indicate that surface water run-off and waterlogging is already a problem in the area. Additional dwellings may put additional strain on existing infrastructure. The site is on the edge of the developed area and borders the Green belt; development of this site would change the appearance and character of the immediate area and would require screening due to its proximity to the Green belt.

**Mitigation**

11.6 Existing businesses at Riverside Mill (76SC) could be displaced as a result of a housing allocation on a site that is currently used for employment uses. Support may be required to help local businesses relocate to suitable, fit for purpose accommodation.

# 12 Farnworth

**Table 9: (Part 1): SA results for allocations in Farnworth.**

Published Allocations Plan Publication: Sustainability Appraisal Farnworth																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton			Safe	Cleaner and Greener Bolton					S&C		
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
088SC	Minerva Road	Former railway line (Brownfield)	Housing	+	+	+	+	+	0	0	+	+	0	+	-	0	-	+
089SC	Redgate Way	Hospital building	Housing	+	+	+	+	+	0	0	+	+	0	+	0	0	+	++
090SC	Carr Drive	Hospital buildings and car park.	Housing	+	+	+	+	+	0	0	+	0	0	+	0	0	+	++
091SC	Redgate Way - 014A:	Grass (Greenfield)	Housing	-	-	+	+	+	0	0	0	0	0	-	-	0	-	+
092SC	Highfield Road	Recreational open space (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	0	-	+
093SC	Dean Close	Recreational open space (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	0	-	+
094SC	Blindsill Road	Informal green space. (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	0	-	++
096SC	Century Lodge	Informal green space. (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	0	-	+
097SC	Manor Garage	Derelict site.	Housing	+	++	+	+	+	0	0	++	-	0	++	+	0	+	+

**Table 9: (Part 2): SA results for allocations in Farnworth.**

Published Allocations Plan Publication: Sustainability Appraisal Farnworth																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
101SC	<b>Bent Street Works Mill</b>	Commercial use and scrap yard, and includes a small element of green space.	Housing	++	++	+	++	+	+	0	+	-	0	+	+	0	+	+
104SC	<b>Harrowby Mill</b>	Commercial uses	Housing	+	0	+	-	++	0	0	+	-	0	+	+	0	+	+
1H	<b>Albert Road</b>	Farnworth Outreach Centre.	Health Centre	++	+	0	+	++	0	0	0	+	0	+	+	0	+	0
1P6AP	<b>Moses Gate</b>	Mills, housing employment.	Mixed use	++	+	0	++	+	0	0	+	0	+	+	+	0	+	+
12P1.1	<b>Express Industrial Estate</b>	Open storage yard (Brownfield)	Employment	++	+	0	+	+	0	0	+	0	0	+	+	0	+	0
11P1.1	<b>Stone Hill Road</b>	Part cash and carry, part vacant (Brownfield)	Employment	++	+	0	+	+	0	0	+	0	0	+	-	0	+	0
129SC	<b>Farnworth Industrial Estate</b>	Former scrap yard	Housing	+	++	+	+	+	0	0	+	0	0	++	+	++	+	++
128SC	<b>Century Mill</b>	Commercial retail use	Housing	+	++	+	-	+	+	0	+	-	0	+	+	+	+	++

### **Key Positive effects**

- 12.1 Alongside Inner Bolton and Brightmet; Farnworth is identified by the Core Strategy to be a Renewal area. 812 new dwellings will be built in Farnworth over the plan period, this accounts for 8.8% of the borough's total housing supply. This new housing development can stimulate regeneration and encourage investment into the area. There are a number of sites that are vacant or underused that are included in the proposed allocations. The development of these sites (Manor Garage, Bent Street works, Stone hill road, Albert Mill and Harrowby Mill) will improve the built environment, visual amenity and neighbourhood quality.
- 12.2 Along with employment allocations, Moses Gate (1P6AP) is a proposed comprehensive mixed use allocation. It is currently consists of a mix of land, vacant premises, reservoirs, buildings used for a variety of employment related use and mills (including listed buildings) of varying condition and appropriateness for development. A comprehensive approach ensures that these sites are developed and can operate at their full economic potential.
- 12.3 Allocating a site for a mix of uses will provide jobs and housing in one location. This can help to reduce the needs to travel by car and provide opportunities for local people to access jobs and amenities. Development in a renewal area can improve social and economic well-being by improving the sense of place and provide opportunities for local people to access jobs.
- 12.4 The proposed allocations score positively for transport with the vast majority of sites being in accessible locations close to high frequency bus corridors.

### **Key negative effects**

- 12.5 There are some allocations on sites recreational open space (Highfield Road 92SC, Dean Close 93SC, Blindsill Road 94SC and Century lodge 96SC). Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the impact on visual amenity, biodiversity, reducing flood risk and the benefits urban green space has on health and well-being. Blindsill Road (94SC) scores very negatively for health and well-being, due to the large size of the site.

### **Mitigation**

- 12.6 Any loss of urban green spaces would require mitigation to ensure there is not a detrimental impact on opportunities for recreation and wildlife.
- 12.7 Development should maximise opportunities to increase habitats and biodiversity through landscaping.

# 13 Westhoughton

**Table 10: SA results for allocations in Westhoughton.**

Published Allocations Plan: Sustainability Appraisal Westhoughton																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
107SC	Part Street	Miscellaneous green space	Housing	-	-	+	+	-	0	0	0	-	0	-	-	-	-	++
108SC	James Street	Miscellaneous green space	Housing	-	-	+	+	-	0	0	0	-	0	-	-	-	-	+
109SC	Leigh Common	Agricultural	Housing	0	-	+	+	-	0	0	0	-	0	-	-	-	-	+
110SC	Armour Holdings Factory	Disused factory	Housing	+	+	+	+	-	+	0	++	-	0	+	+	0	+	++
111SC	Roscoes Farm	Agricultural	Housing	0	-	+	+	-	0	0	0	-	0	-	-	-	-	++
112SC	Edges Farm	Small farm surrounded by residential. (Brownfield/Greenfield)	Housing	+	+	+	+	+	0	0	0	-	0	-	-	-	-	+
033P	Barr Fold Close	Derelict site	Employment	++	++	0	++	+	+	0	++	+	0	+	0	0	+	0

**Key positive effects**

- 13.1 Allocating Barr Fold Close (033P) for employment use may help to provide job opportunities and boost the local economy.
- 13.2 Armour Holdings Factory (110SC) and Barr Fold Close (033P) are Brownfield sites. Development on brownfield land reduces development pressure on greenfield sites, which can help to safeguard the natural landscape and green spaces. Development of these sites also has the potential to reduce crime, as derelict sites may attract vandalism, fly-tipping and associated antisocial behaviour.
- 13.3 There will be a small amount of housing development in Westhoughton (461 dwellings over the plan period). Housing development can improve housing choices and encourage investment in the area.

**Key negative effects**

- 13.4 Part Street (107SC) and James Street (108SC) are areas of green space. Although housing would not be out of place, infilling these sites is unlikely to enhance neighbourhoods and may lead to compaction. These open space sites may support wildlife habitats and biodiversity this would be reduced if they were developed for housing. The development of these sites may increase traffic, congestion, air pollution and contribute to climate change through the generation of more trips by private car. This is already a concern for local residents.
- 13.5 Leigh Common (109SC) is former agricultural land and part of the site borders the Green Belt. It scores negatively in the appraisal for natural landscape, green infrastructure, natural resources and climate change. Development at this site is likely to increase traffic congestion in Westhoughton which is already a concern for local residents. Development at this site will result in the loss of green space which may have adverse impacts on wildlife and biodiversity.
- 13.6 Roscoes Farm (111SC) scores very negatively for natural landscape, green infrastructure, natural resources and climate change. Currently the site is a large area of open space and contains a pond. The area may be important for its population of Great Crested Newts which would be disturbed if housing development took place on this site. A site of this size (3.77 ha) has the potential to exacerbate existing traffic problems, and lead to a loss of wildlife habitat and biodiversity.

**Mitigation**

- 13.7 All development should maximise opportunities to increase habitats and biodiversity through landscaping.
- 13.8 The pond at Roscoes Farm (111SC) should be protected from development. Before development commences, a survey should be carried out to establish whether Great Crested Newts are present on the site, and a mitigation plan developed to ensure there is no loss of biodiversity on site.
- 13.9 Travel plans should be in place to ensure new development does not lead to more traffic generation. The highway and traffic implications of individual schemes will need to be carefully considered to ensure that new developments do not increase congestion and parking problems.



# 14 Horwich and Blackrod

**Table 11: SA results for allocations in Horwich and Blackrod.**

Published Allocations Plan: Sustainability Appraisal Horwich and Blackrod																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
113SC	<b>Lostock Hall Farm,</b>	Disused agricultural buildings and grounds (Brownfield)	Housing	+	+	+	+	-	0	0	0	-	+	++	-	-	+	+
115SC	<b>OX Hey Lane</b>	Water treatment facility (Brownfield)	Housing	0	-	+	+	+	0	0	0	-	0	+	-	-	-	+
117SC	<b>Swallowfield Hotel and Brazley site</b>	Residential development, community centre and day care centre.	Housing	+	+	+	+	+	0	0	+	+	0	0	-	-	-	++
119SC	<b>Mount Street</b>	Disused playing field	Housing	-	-	+	+	+	+	0	0	-	0	-	-	-	-	++
121SC	<b>Berne Avenue</b>	Informal green space	Housing	0	-	+	+	+	0	0	0	-	0	-	-	-	-	+
122SC	<b>Crown Lane</b>	Recreational open space/park (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
125SC	<b>Manchester Road</b>	Informal open space (Greenfield)	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+
114SC	<b>Land at Lostock Lane</b>	Cleared site and former sports ground	Housing	0	+	+	+	+	+	0	0	0	0	-	-	-	-	++

**Table 11: (Part 2) SA results for allocations in Horwich and Blackrod.**

Published Allocations Plan: Sustainability Appraisal Horwich and Blackrod																		
Bolton Sustainability Appraisal Toolkit (SAT)																		
Priority Theme				Healthy Bolton		Ach	Prosperous Bolton				Safe	Cleaner and Greener Bolton					S&C	
Sustainability Objective				1. Health & wellbeing	2. Neighbourhood quality	3. Education	4. Prosperity	5. Transport	6. Waste	7. Minerals	8. Crime	9. Infrastructure	10. Historic landscape	11. Natural landscape	12. Green infrastructure	13. Natural resources	14. Climate change	15. Housing
Site no	Site description	Current use	Potential use	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
6P6AP	British Aerospace	Mix of employment use and derelict/vacant buildings.	Mixed	++	++	+	++	+	+	0	+	+	0	+	++	0	+	+
132SC	Horwich College, Victoria Road, Horwich.	Higher education college	Housing	+	+	+	0	-	0	0	0	-	0	-	-	-	-	++
133SC	Singleton Avenue, Horwich.	Recreational area.	Housing	-	-	+	+	+	0	0	0	-	0	-	-	-	-	+

**Key positive effects**

- 14.1 The allocations will have positive impacts on housing. Excluding the former Horwich Loco Works, there will be 867 new dwellings in Horwich and Blackrod over the plan period, which equates to 9.4% of the borough’s total housing supply. The allocated sites score positively for education, prosperity and transport as they are located in the existing urban area with good access to schools.
- 14.2 Lostock Hall Farm (113SC) is currently derelict and degraded. Development would improve the outlook of the site and reduce the need for greenfield development. Development at this site will improve the built environment and local neighbourhood quality.
- 14.3 Allocating the British Aerospace site (6PA6AP) mixed use will provide employment and housing close to where people live. The site is currently comprises poor quality industrial buildings which are of poor visual appearance. Developing this site will improve environmental quality, regenerate the local economy and has the potential to improve well-being through the provision of local job opportunities.
- 14.4 The British Aerospace site has been identified as an electricity intense area. The development would be expected to mitigate a proportion of their emissions using low or zero carbon technologies. This development has the potential to increase renewable energy generation.

**Key negative effects**

- 14.5 Crown Lane (122SC) scores ‘very negative’ for improving neighbourhood quality. The site is currently a relatively attractive site of recreational open space, development at this site would be unpopular with local residents, especially for the houses that benefit from a view onto the area.
- 14.6 There are some housing allocations on recreational open space. Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the impact on visual amenity, biodiversity, reducing flood risk and the benefits urban green space has on health and well-being.

**Mitigation**

- 14.7 There should be no loss of community facilities at the Swallowfield Hotel and Brazeley site (117SC)
- 14.8 A buffer zone should put in place around the Crown Clough SBI to ensure the SBI is protected by the development at Crown Lane (122SC).
- 14.9 All development should maximise opportunities to increase habitats and biodiversity through landscaping.

## 15 Mitigation measures

No	CS area	Mitigation measure	Council response
1	1SC Westbrook <b>Bolton Town Centre</b>	The residential development will be in close proximity to major roads and therefore air pollutants. There may be some need for screening to ensure that residents are not subjected to excess noise and pollution.	Policy CG4 – Cleaner and Greener, Compatible Uses requires that development does not generate unacceptable impacts on air quality.
2	1SC Westbrook <b>Bolton Town Centre</b>	There are some mature trees located along the frontage of the old college building; development should seek to retain these.	These issues would be considered at the planning application stage.
3	1SC Westbrook <b>Bolton Town Centre</b>	The site includes a grade II listed building; any development should seek to incorporate this into the development to ensure historic features are not lost.	These issues would be considered at the planning application stage.
4	Wordworth Mill (15SC), Tennyson Mill/Brownlow Folds Mill (17SC), Gilnow Mill (20SC), Hartford Tannery (35SC) and Sutcliffe and Co (35SC)  <b>Inner Bolton</b>	Existing businesses could be displaced as a result of a housing allocation on a site that is currently used for employment uses. Support may be required to help local businesses relocate to suitable, fit for purpose accommodation	These issues will be taken into account if a planning application is received.
5	Gilnow mill (20SC), Gilnow gardens(21SC), and Astley Lane (38SC)  <b>Inner Bolton</b>	Mitigation would be required to ensure development does not increase the risk of flooding as part of these sites fall within the flood zone.	These issues will be taken into account if a planning application is received.
6	Gilnow Gardens  <b>Inner Bolton</b>	Mitigation would be required to ensure the continuity of the green corridor is not affected by the housing development.	Development of the site will have to ensure the continuity of the corridor is not affected; this could be through provision of some open space or boundary treatment to the railway.

<p><b>7</b></p>	<p>Inner Bolton Farnworth Broughton Horwich and Blackrod Westhoughton</p>	<p>Any developments on existing areas of open space should only come forward if improvements take place on the remaining green space or in green spaces located nearby. Any development should seek to incorporate green infrastructure such as tree planting, landscaping and green roofs</p>	<p>Core Strategy policy CG1 allows development on informal greenspace within the urban area provided it allows for improvements of remaining greenspace and helps meet strategic housing objectives. This loss should be mitigated through improvements to other public space nearby and new housing taking into account the character of the existing housing.</p> <p>Core Strategy policies RA 1-RA3 specifically relate to the renewal areas.</p> <p>RA1.15 requires that ‘development takes opportunities to improve upon existing low levels of green infrastructure and soft landscaping in Inner Bolton.’</p> <p>RA3.9 ensure that developments incorporate high quality soft landscaping and green amenity spaces in Broughton.</p>
<p><b>8</b></p>	<p>Garthmere (48SC) <b>West Bolton</b></p>	<p>Any housing development should be of a high quality design and would require appropriate buffering to maintain the integrity of the existing character of the area.</p>	<p>Redevelopment of this house and extensive gardens will need to take into account the nature of the surrounding area which is characterised by very low density housing set in sizeable gardens. As importantly trees on the site are protected by a Tree Preservation Order and any removal will have to be well justified. The illustrative capacity of 15 dwellings suggests the need for a very low density housing scheme which takes these factors into consideration and the requirement for high quality design.</p>
<p><b>9</b></p>	<p>Garthmere (48SC)</p>	<p>Appropriate buffering and screening would be required to ensure the Mill</p>	

	<b>West Bolton</b>	Dam Wood SBI is not adversely affected by housing development.	
<b>10</b>	Cutacre (5P1.1) <b>West Bolton</b>	Mitigation would be required to ensure that any biodiversity interest is not compromised and linkages are maintained to other adjacent important areas of biodiversity.	Any planning application for the site will consider the effects of development on adjoining areas of ecological interest.
<b>11</b>	Cutacre (5P1.1) <b>West Bolton</b>	Mitigation would be required to minimise the risk of flooding and to reinstate and maintain a stable hydrological regime.	These issues would be considered at the planning application stage.
<b>12</b>	Cutacre (5P1.1) <b>West Bolton</b>	The businesses located on the Cutacre business park should have travel plans in place. The current and potential public transport provision/ options should be actively explored with operators before the development takes place and work to improve it if needed.	Core Strategy Policy P5 requires a Transport Assessment and Travel Plan for developments that generate major trips. Core Strategy Policy P5 will ensure that developments take into account accessibility by different types of transport.
<b>13</b>	Brook Saw Mills (51SC) <b>North Bolton</b>	Brook Saw Mills is located in the floodplain and in Environment Agency Flood Zone 2, mitigation would be required	Brook Saw Mills has previously been allocated. Any mitigation will be addressed at planning application stage
<b>14</b>	Brook Saw Mills (51SC) Longsite CP School (52SC) <b>North Bolton</b>	Any development at Brook Saw Mills (51SC) and Longsite CP School (52SC) should consider the proximity to the Bradshaw Brook SBI, a sufficient buffer zone should be included to protect the ecological interest of the SBI	Development would have a positive effect on this previously developed site which is vacant and derelict. Part of the western edge of the site has planning consent for housing. (Brook Saw Mills (51SC) This site is on the edge of Bradshaw Brook with a wider area of open land to the east which is a site of biological importance. These will remain so development will not compromise any wildlife corridor.
<b>15</b>	Undershore Works (13P1.1) <b>Brightmet</b>	Mitigation would be required (i.e. the incorporation of Sustainable Urban Drainage Systems) to ensure that development does not increase the risk of flooding.	Core Strategy policy CG2 c) requires development of 500m <sup>2</sup> or greater demonstrates the sustainable management of surface water run-off.
<b>16</b>	Riverside Mill (76SC)	Existing businesses could be displaced as a result of a housing	These issues will be taken into account if a planning

	<b>Little Lever and Kearsley</b>	allocation on a site that is currently used for employment uses. Support may be required to help local businesses relocate to suitable, fit for purpose accommodation.	application is received.
17	Roscoes Farm (111SC)  <b>Westhoughton</b>	The pond on site should be protected from development. Before development commences, a survey should be carried out to establish whether Great Crested Newts are present on the site, and a mitigation plan developed to ensure there is no loss of biodiversity on site.	These issues will be taken into account if a planning application is received.
18	<b>Westhoughton</b>	Travel plans should be in place to ensure new development does not lead to more traffic generation. The highway and traffic implications of individual schemes will need to be carefully considered to ensure that new developments do not increase congestion and parking problems	Core Strategy policy P5 requires a Transport Assessment and Travel Plan for developments that generate major trips. Core Strategy Policy P5 will ensure that developments take into account accessibility by different types of transport.
19	Swallowfield and Brazeley (117SC)  <b>Horwich and Blackrod</b>	There should be no loss of community facilities.	It would be the intention that a new building would be provided to replace the existing building by the developer of the site.
20	Crown Lane (122SC)  <b>Horwich and Blackrod</b>	A buffer zone should put in place around the Crown Clough SBI to ensure the SBI is protected.	These issues will be taken into account if a planning application is received.

## 16 Likely significant effects of the plan

16.1 The following paragraphs highlight the likely social, environmental and economic effects of the Draft Allocations Plan.

### Social effects

- There are a large number of allocated sites in Inner Bolton. These allocations will deliver housing, employment and mixed uses in the inner area. This development led urban regeneration will improve the built environment, improve the vitality and can help to reduce antisocial behaviour and crime.
- Development in Bolton town centre and the renewal areas will improve the built environment and prosperity of the areas, creating more pleasant places for people to work and live.

- Some of the sites have been put forward for development as part of the Transforming Estates programme. This programme will provide new housing on sites in council-owned housing areas, as part of an integrated approach of transforming the physical environment, and fostering community and economic regeneration.
- The Comprehensive mixed use areas and employment allocations and to a lesser extent the housing allocations may improve social and economic well-being through the provision of job and leisure opportunities. The creation of a prosperous and thriving borough should be beneficial to all residents who may be able to access jobs or facilities or benefit from an investment in their local area.
- New job opportunities at the proposed Cutacre development may benefit the priority neighbourhoods which are located close to the proposed development. Providing jobs in areas most in need could help to reduce poverty and social exclusion.
- A significant proportion of the allocations are brownfield sites (82.5%). Sites that are vacant or underused will be brought back into meaningful use by development. This can further improve the built environment and improve the perception and vitality of the borough.
- Housing affects everyone's health, wealth and happiness. New housing will be concentrated in Bolton Town centre (19.8% of the borough's total housing supply) and the renewal areas of inner Bolton, Farnworth and Brightmet (36.3%). New housing development can improve access to better housing standards especially in the most deprived areas. It will raise the quality of life for the most disadvantaged people, which may help to narrow the gap between the best and least well off.

#### **Economic effects**

- There will be 694 new dwellings per annum delivered between 2008 and 2026, an overall total of 12,492 dwellings. Housing development can improve the built environment and encourage more inward investment to the borough.
- The four proposed comprehensive mixed use allocations will bring underused sites back into meaningful use and enable them to operate at their full economic potential.
- There are several housing allocations on mills sites. Where the buildings are retained, allocating these sites will contribute to heritage, place, and local regeneration.
- The employment allocations will safeguard land for employment uses. This will support the local economy and prosperity of the borough.
- Concentrating employment and mixed use allocations in inner Bolton will provide jobs and services close to where people live. It will help to regenerate the local economy and will encourage and secure inward investment to the borough.
- Cutacre will become a large employment site. It will provide jobs and encourage economic growth and investment in the borough and to the North West as a whole. (Estimated to provide 2,500- 4000 jobs.)

#### **Environmental effects**

- The allocations of land, taken together with the expected sites from Bolton town centre, are 82.5% brownfield and 17.5% greenfield. This will make efficient use of land by concentrating development in the existing urban areas and on Brownfield sites.
- Prioritising development in the existing urban areas will ensure that the rural areas are protected from development. The rural areas are a key part of the borough's natural heritage. Not only are these rural areas important in themselves as a haven for wildlife and biodiversity but these areas are essential for sequestering carbon dioxide which is a major contributor to climate change. Ensuring these areas are protected from



development will safeguard the distinctiveness of the landscape, reduce flood risk and maximise the amenity and tourism value of these areas.

- The cumulative impact of all the allocated sites in the borough is likely to increase traffic generation as there will be more houses and therefore more households making more trips by private car. The SA illustrates that in general the allocations actually score positively in the SA for transport, with the vast majority of sites being in accessible locations close to high frequency bus corridors
- There are some housing allocations on recreational open space and playing fields. Overall these sites do not score highly in the sustainability appraisal for health and wellbeing, neighbourhood quality and green infrastructure. This is due to the loss of recreational green space, reducing opportunities for exercise, and the importance of green spaces in increasing biodiversity, creating a pleasant visual environment and providing tranquil places. Availability and proximity to green spaces has one of the biggest impacts on increasing physical activity levels. Green spaces are essential to provide green lungs and help to mitigate air pollution and associated respiratory diseases
- The reduction in urban green spaces and trees would reduce the ability of the urban area to prevent surface water run off and could lead to an increased risk of flooding.
- The development of the Cutacre site involves some development in the Greenbelt. There would be some damage to the 'openness' landscape through development. This will be in part mitigated by the inclusion of additional Greenbelt to the South of the site, together with the laying out of a country park with open access.
- Part of the Cutacre site includes Lomax Brow, a Site of Biological Importance. (SBI) Although due to the open cast extraction on the site, it is no longer of high ecological interest as the site had been significantly altered by the open cast process. The site provides a habitat for Great Crested Newts. Mitigation would be required to ensure the development of the site does not adversely affect wildlife habitats and biodiversity.
- It is anticipated that the Cutacre development will lead to the generation of additional traffic; this could put additional strain on nearby roads and the M61.
- The Published Allocations Plan contains a policy on decentralised, renewable and low carbon energy development locations. By recognising that different character areas and development types will have different opportunities for achieving CO<sub>2</sub> reductions. The Published Allocations Plan may facilitate the move towards zero carbon and renewable energy generation.

## 17 Assumptions

17.1 The SA relies on an element of subjective judgement and predictions about how development in the borough will affect the local environment and patterns of behaviour. In order to carry out the SA the following assumptions have been made.

- Encouraging investment in the borough will result in jobs and facilities for local people. More money in the local economy will increase the wealth of local people and lead to an increased quality of life.
- Encouraging development in renewal areas will benefit these areas and the borough as a whole, as local people can access these jobs.
- Promoting development in accessible locations will reduce the number of car trips, and therefore reduce the impact on climate change.

- Development may have negative effects on the environment due to the consumption and transportation of raw materials in construction, the use of natural resources and the production of waste over the lifetime of the development.
- Development on open spaces may create health problems through the loss of spaces for exercise.

### **Limitations**

- 17.2 Over 200 sites have been appraised as part of the SA process. In order to use staff resources effectively, sites have been appraised using GIS data and studies, and some site visits. There are limitations with this approach. For the questions relating to crime and neighbourhood quality it is unknown whether there are any current issues with antisocial behaviour at any of the sites. Similarly sites on open space have largely being scored negatively through the appraisal due to the loss of a community resource. If a site is not part of the Open Space Assessment then the quality of these urban green spaces has been assessed using aerial photographs. There may be sites that are well utilised even though they appear neglected, similarly there may be areas that appear to be of value that attract antisocial behaviour and their removal would be preferred by local residents.

### **Timescale**

- 17.3 The Allocations Plan is a strategic planning document that sets out the broad spatial planning framework until 2026. Different developments will be delivered at different stages over the lifetime of the plan. The impact of the Allocations Plan on social, economic and environmental objectives will vary depending on the timetable of delivery.

## **18 Implementation**

### **Next steps**

- 18.1 The Published Allocations Plan will be subject to formal representations. Following that the council will submit the Plan to the Government. A Planning Inspector will hold an examination on the soundness of the Plan, and the council will then adopt it in its final form. The council considers that the Published Allocations Plan is sound. A planning inspector will then conduct an examination into the soundness of the Plan; whether it is deliverable, flexible and able to be monitored. These are the same tests that a planning inspector considered when he confirmed the soundness of the Core Strategy. The council will adopt the Allocations Plan in the light of the planning inspector's findings

### **Proposals for monitoring**

- 18.2 The SA process requires that the significant sustainability effects are identified and monitored in order to measure and monitor the impact on sustainability objectives and lead to more informed decision-making. The Sustainability Framework for the allocations plan sets out the sustainability objectives and the indicators used to measure them. This SA framework is contained in the Allocations Plan draft Sustainability Appraisal scoping report. It is also a requirement of the SA to identify significant effect indicators (SEIs). These indicators are included in the list of indicators that are monitored through the Annual Monitoring Report. (AMR)
- 18.3 The indicators below were identified as SEI's in the AMR 2007.
- Core Indicator E3 – Renewable Energy
  - Core Indicator E2 Biodiversity

- Local Indicator L10 Transport – Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.
- 18.4 Core Indicator E3 –Renewable Energy has been discontinued for the 2011 Annual Monitoring Report. The data has proved to be unreliable and does not present a comprehensive picture of renewable energy installations. Local indicator L10 Transport has been replaced by the new indicator below.
- 18.5 The significant effects indicators for the allocations plan have been identified as
- Per capita Local CO<sub>2</sub> emission estimates; industry, domestic and transport sectors
  - Changes in areas and populations of biodiversity importance,
  - Proportion of new residential development within 30 minutes public transport time of areas of employment (100% target)
- 18.6 These indicators are monitored through the Annual Monitoring report.

## ANNEX A – The SEA Directive’s requirements: how these are met through the SA report.

The SEA requirements	Where covered in the report
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	2.2 Plan content 2.3 Plan objectives 4.1: Sustainability objectives, baseline and context.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	4.1: Sustainability objectives, baseline and context.
(c) The environmental characteristics of areas likely to be significantly affected	Sections 6-14 and section 16. Likely significant effects of the plan.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	4.1: Sustainability objectives, baseline and context.
e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	4.1: Sustainability objectives, baseline and context. Appendices 1-9 Appendices R1-R8
f) The likely significant effects (1) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	16. Likely significant effects of the plan., Sections 6-14, Appendices 1-9, Appendices R1-R8.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 15: Mitigation measures
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	3 Appraisal Methodology 17.1: Assumptions 17.2 Limitations
(i) A description of the measures envisaged concerning monitoring in accordance with Article 10	18.2 Proposals for monitoring
(j) A non-technical summary of the information provided under the above headings.	Section 1: Non-technical summary