

Published Allocations Plan: Sustainability appraisal																																																													
Appendix 1: Town Centre sites																																																													
Bolton Sustainability Appraisal Toolkit (SAT)																																																													
Priority Theme		Healthy Bolton				Achieving Bolton				Prosperous Bolton				Safe Bolton				Cleaner and Greener Bolton				S&C																																							
Sustainability Objective		Improve the health and well-being of the population?				To protect and improve the quality of where people live?				To improve access to educational and learning facilities?				To improve the prosperity of the borough and the vitality of the town and district centres?				To ensure new developments are in sustainable locations and reduce the need to travel?				Reduce waste production and encourage reuse and recycling?				To safeguard mineral resources?				To reduce crime and the fear of crime?				To ensure development is supported by the necessary infrastructure?				To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)				To conserve and enhance the natural environment and landscape?				To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?				To make efficient use of natural resources and reduce pollution?				Reduce contribution and vulnerability to climate change?				To create decent, affordable and resource efficient homes that meet the needs of local people?			
No	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence																								
1S C	Westbrook	Vacant site following demolition of college building.	Housing	++	Development of this predominantly vacant site will renew and regenerate this area, which has positive impacts on well-being. Housing will be very accessible to amenities, with good public transport links. Any new housing would be in close proximity to major roads and therefore pollutants, mitigation may be required.	++	The site is predominantly vacant, although it does include Bolton Business Centre. Developing this site for housing will improve the visual amenity and local environmental quality. The Provision of houses on this site would complement existing housing provision.	+	Private housing will be close to the colleges and the university. Reasonable proximity to primary schools, some public secondary schools further away. Good transport links in the town centre	+	Regeneration of a predominantly vacant site will improve the vitality of Bolton Town Centre. The site does include Bolton Business Centre which currently houses Bolton Business Ventures who may need support to find suitable alternative premises.	++	Close proximity to Bolton railway station and the high frequency bus corridor (Manchester Road) Close proximity to Bolton Town Centre. Need to ensure development doesn't add to existing congestion, e.g. travel plans, pedestrian links	0	No impact.	0	Not in an area of search.	++	Vacant sites have the tendency to attract crime and antisocial behaviour. The site is currently disused development will bring it back into a meaningful use. It will improve the perception of safety through physical regeneration and presence.	++	Excellent infrastructure provision, near to dual carriageway and railway station and high frequency bus corridor.	0	The site includes a grade II listed building, any development should seek to reflect this context. Uncertain effects depends on what development comes forward.	++	PDL, currently disused	+	Development on this underused site will reduce the pressure to build on greenfield sites. There are some mature trees located along the frontage of the old college building. Development should seek to retain these.	0	The site is adjacent to a steep banking down to the River Croal, therefore drainage will need to be considered within and during any development.	+	The whole of Bolton Town centre is an area of opportunity for being developed as a Network expansion/development area.	++	Scheme comprises 100 dwellings. Some of which may be affordable.																												

Published Allocations Plan: sustainability appraisal  
Appendix 2: Inner Bolton

## Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton				Achieving Bolton				Prosperous Bolton				Safe Bolton				Cleaner and Greener Bolton				S&C																																					
Sustainability Objective		Improve the health and well-being of the population?				To protect and improve the quality of where people live?				To improve access to educational and learning facilities?				To improve the prosperity of the borough and the vitality of the town and district centres?				To ensure new developments are in sustainable locations and reduce the need to travel?				Reduce waste production and encourage reuse and recycling?				To safeguard mineral resources?				To reduce crime and the fear of crime?				To ensure development is supported by the necessary infrastructure?				To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)				To conserve and enhance the natural environment and landscape?				To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?				To make efficient use of natural resources and reduce pollution?				Reduce contribution and vulnerability to climate change?				To create decent, affordable and resource efficient homes that meet the needs of local people?	
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence																						
Allocated sites																																																											
3SC	Fold Road Turton Street	Mixed industrial uses.	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	++	Improved visual amenity, in a gateway location.	+	Site in urban area. Any new houses would be close to schools.	-	Loss of employment site, although housing development does contribute to prosperity and may improve perceptions of the area.	+	Within 400m of Bolton town centre. Within 300m of a high frequency bus route.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	+	Opportunities to increase natural surveillance in the evening.	+	Sustainable location. Area is currently area of hard standing and will continue to be area of hard standing. Policy CG2 requires that the rate of run-off should be 50% less than conditions before development for Brownfield sites. Therefore development should improve surface water run off and reduce the risk of flooding.	0	No impact.	+	PDL, SHLAA indicates <50% is contaminated. This would be remediated as part of the development.	+	Development on this site would reduce pressure on greenfield sites. Area is very industrial, residential adjacent to site including a small playground. Opportunity to incorporate landscaping to improve visual amenity of the area.	0	Potentially some air quality issues, close to a busy road.	+	The site is Previously Developed Land (PDL) in an urban location. Policy CG2 will apply which will require the housing development to adhere to sustainable design and construction principals.	++	It is estimated 97 dwellings will be provided on the site.																										
5SC	Union Road/Yates St	Part terraced housing and part unmaintained recreational open space.	Housing	++	Development will result in the renewal of a degraded area.	++	Development will improve the visual amenity in an area of poor quality housing stock and unsightly open spaces.	+	Site in urban area. Any new houses would be close to schools.	+	Housing development will improve the perception and sense of place and improve the vitality of the area.	+	Good access to high frequency bus network.	0	No impact.	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	Good location with no known infrastructure issues, however it is very close to the River Tonge	0	No impact.	+	Some PDL and although there is some green space, there may be underlying contamination which would be remediated through redevelopment.	-	Some loss of trees and open space.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Some loss of trees which sequester carbon dioxide.	+	It is estimated 17 dwellings would be provided on this site. These dwellings would replace the existing poor quality terraced rows with good quality affordable homes.																										
6SC	Firwood School	School (Brownfield and Greenfield)	Housing	+	Brownfield location in the urban area, also renewal area.	+	It is possible that development could improve the visual amenity of the site, which is currently unused.	+	Site in urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity.	+	Good access to Hall 1th' Wood rail station, and reasonable access to high frequency bus network.	0	No impact	0	Not in an area of search.	0	No impact	+	Good location with no known infrastructure issues.	0	No impact	+	PDL, urban location.	-	Would result in the loss of a playing field. The site lies adjacent to Castle Croft and Bradshaw Brook SBI. A suitably managed buffer zone should be incorporated into the development to ensure that the integrity of the SBI is protected.	-	Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of this green space may lead to a decrease in air quality	-	There would be a loss of a school playing field, although any development would have to comply with the CG 2.	++	It is estimated 66 dwellings will be provided on this site.																										
10SC	Rushlake Drive	Recreational open space	Housing	-	Will lead to loss of recreational space, reducing opportunities for exercise.	-	Removing a public open space may decrease the quality of the area, however this area does not appear to be of high quality.	+	Very close to a primary school, so may improve access to this educational facility	+	Housing development has positive impacts on prosperity.	+	Located in the urban area and close to Bolton town centre. Close to bus routes along Halliwell Road	0	No impact	0	Not in an area of search	0	Removing the park may reduce opportunity for antisocial behaviours, however without evidence that this occurs in this specific location, it is difficult to form judgement.	+	Good location with no known infrastructure issues.	0	No impact	-	Greenfield site that provides a pocket of green in a built up area, will result in loss of open space.	-	Developing this site would lead to a loss of open space, however there is a network of open space nearby.	-	Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of this green space may lead to a decrease in air quality.	+	There would be a loss of permeable open space, although any development would have to comply with policy CG2. Landscaping and green roofs should be incorporated.	+	It is estimated 46 dwellings could be provided on the site.																										
11SC	Esrick Street	Recreational open space	Housing	-	Will lead to loss of recreational space, reducing opportunities for exercise	-	Removing a public open space may decrease the quality of the area, and reduce visual amenity	+	Quite close to a primary school, so may improve access to this facility	+	Housing development has positive impacts on prosperity.	+	Located in the urban area, but peripheral access to high frequency bus routes	0	No impact	0	Not in an area of search	+	Development will provide opportunities to increase natural surveillance.	+	Good location with no known infrastructure issues.	0	No impact	-	Greenfield site that provides a pocket of green in a built up area, will result in loss of open space.	-	Developing this site would lead to a loss of open space, and this site forms a segment in an extensive green corridor. Although there are no TPOs on site there are a number of trees that should be retained.	-	Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of this green space may lead to a decrease in air quality.	+	There would be a loss of permeable open space, although any development would have to comply with policy CG2. Landscaping and green roofs should be incorporated.	+	It is estimated 19 dwellings could be provided on the site.																										
15SC	Wordworth Mill	Brownfield - Mill in a range of uses.	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	+	A conversion of the existing main mill building, and new build on the remaining site would enhance the visual amenity and improve the quality of the neighbourhood fabric more generally.	+	Close to schools.	-	May result in the loss of employment space, and subsequent jobs. Support may be required to help displaced firms find suitable alternative premises.	+	Close to high frequency bus network.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	+	Opportunities to increase natural surveillance in the evening.	+	PDL, urban location with no known infrastructure issues.	0	Uncertain effects dependant on whether the mill buildings are retained. The mill building appears in reasonable condition. It contributes to local distinctiveness and has archaeological and architectural heritage. If mill was demolished this would have a negative effect on local distinctiveness therefore the mill building should be retained.	+	PDL, urban location.	+	Landscaping could improve opportunities for habitat on site.	0	Uncertain impacts, its dependant on whether the current industrial uses are polluting or not. Potentially more houses mean more cars and more air pollution.	+	PDL, urban location. Policy CG2 will apply.	+	It is estimated that 25 dwellings could be provided on the site.																										
17SC	Tennyson Mill/Brownlow Folds Mill	Mill/Industrial	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	+	A conversion of the main mill building, and new build on the remaining site would enhance the visual amenity and improve the quality of the neighbourhood fabric more generally.	+	Very close to a primary school, so may improve access to this educational facility	-	This site would only come forward should the existing employment use cease. A housing allocation would allow housing to be built in this area, rather than protecting it for employment use. Although if the site became vacant, housing would be preferable to a vacant site.	+	Located in the urban area, very close to a high frequency bus route.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	+	Housing development will increase natural surveillance, which may help to improve the perception and sense of place.	+	PDL, urban location with no known infrastructure issues.	0	Uncertain effects dependant on whether the mill buildings are retained. Utilising the mill will help enhance the current building and preserve the local heritage. Development should ensure that local distinctiveness is preserved and enhanced.	+	PDL, urban location.	+	Development on this site may reduce pressure on greenfield sites. Potentially housing with gardens could improve wildlife habitats.	0	No impact.	+	PDL, urban location. Policy CG2 will apply.	+	It is estimated that 45 dwellings will be provided on the site.																										
20SC	Gilnow Mill	A mill that houses multiple, small scale light industrial firms.	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	0	Neighbours a primary school, and other residential areas. Depends on whether there are any current bad neighbour issues; potentially houses will be less of a concern than current use.	+	Proposed houses would be located next to a primary school, access to this primary school would be very good.	-	The mill currently houses several small companies totalling 60 employers. This site would only come forward should the existing employment use cease. There would be a loss of an employment site in the area, however if the site was vacant, housing would be preferable to a vacant site.	+	Gilnow mill is located in the urban area. It is within close proximity to an off road cycle route. It is less than 800 metres from Bolton Town centre and therefore in quite close proximity to Bolton railway station.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in a mineral area of search.	-	Difficult to assess traffic impact, as the current industrial use may involve large quantities of heavy goods vehicles accessing the site. However a housing development of an estimated 99 dwellings may have implications for the local highway network.	-	In the urban area, accessible location. A large housing development on this site may have implications for the local highway network. Part of the site is in an Environment Agency Flood zone 2.	0	The mill building is listed and in good condition. It contributes to local distinctiveness and has archaeological and architectural heritage. If mill was demolished this would have a negative effect on local distinctiveness. The mill building should be retained.	+	Gilnow Mill lies adjacent to the wildlife corridor, any development should be sensitive to this context. The contaminated land survey shows three 50% of land is thought to be contaminated. Potentially developing the mill may result in the contaminated land being remediated.	0	Uncertain impacts, its dependant on whether the current industrial uses are polluting or not. Potentially more houses mean more cars and more air pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	++	The SHLAA estimates 99 dwellings will be provided.																												

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Sustainability Objective		Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence										
21SC	<b>Gilnow Gardens</b>	Informal open space	Housing	+	Will lead to loss of recreational space, although the open space appears to be underused, and the site is within 400 metres of the edge of Queen's Park with its flagship toddler and junior play facilities. Heaton Cemetery to the West provides informal recreational opportunities.	+	The site appears to be of low value, development of this site could contribute to the regeneration of the area.	+	Very close to a primary school, so may improve access to this educational facility	+	Housing development has positive impacts on prosperity.	+	Located in the urban area, but not close to a high frequency bus route	0	No impact	0	Not in an area of search	+	Development will provide opportunities to increase natural surveillance.	-	Good location with no known infrastructure issues. Part of the site falls within the flood zone, mitigation may be required.	0	No impact	0	Greenfield site that provides a pocket of green in a built up area. Also 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.	0	Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of this green space may lead to a decrease in air quality	-	There would be a loss of open space. To ensure negligible impact, landscaping and green roofs should be incorporated. Any development would have to comply with the CG2.	++	It is estimated that 51 dwellings could be provided on the site.
22SC	<b>Dinsdale Drive</b>	Brownfield - vacant site and car park	Housing	++	Development will result in the renewal of a disused area.	++	Development will improve the visual amenity of the area.	+	Site in urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity.	+	Good access to high frequency bus network.	0	No impact	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	No known issues	0	No impact	0	PDL, urban location.	+	Landscaping could improve opportunities for habitat on site.	0	Potentially more houses mean more cars and more pollution.	+	PDL, urban location. Policy CG2 will apply.	+	It is estimated that 35 dwellings would be provided.
23SC	<b>Garnet Fold</b>	Greenfield: agricultural	Housing	-	Development on open green space is likely to be viewed negatively by local residents. However the site is not accessible to the public, so it will not be a loss of recreational open space. Although the loss of green space may have negative impacts on well-being.	-	Development may reduce visual amenity of area.	+	Site is on the edge of the urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity.	+	Site lies within the urban area and is close to the high frequency bus network.	0	No impact	-	In an area of search for Open cast coal.	0	No real impact	+	Good location with no known infrastructure issues.	0	No impact.	0	Greenfield site on the urban fringe. Development should consider any impact on the Greenbelt, screening may be required.	-	Developing this site would lead to a loss of open space and trees.	-	Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. Removal of green spaces may lead to a decrease in air quality.	-	Loss of trees which sequester carbon dioxide.	++	Could potentially provide 147 dwellings in a good market area.
24SC	<b>Nixon Road South</b>	Brownfield - Former railway line.	Housing	-	Area is currently used for informal recreation use, which would be lost.	+	Although green the site is not particularly attractive, therefore development may improve the visual amenity.	+	Site in urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity.	+	Close to high frequency bus network.	0	No impact	0	Not in an area of search	0	No real impact	-	Site access and highway improvements will need to be explored.	0	No impact.	0	Most of the site is located on historic landfill and is likely to be contaminated. Development of the site would help remediate likely contamination.	-	Mixed impacts, the grassy area may be improving localised air quality, but the land is contaminated and this will be remediated through development and lead to an improvement in ground	0	Mixed impacts, the grassy area may be improving localised air quality, but the land is contaminated and this will be remediated through development and lead to an improvement in ground	-	Any development would have to comply with the CG 2.	+	Could potentially provide 48 dwellings.
25SC	<b>Haywood School Site</b>	Secondary school	Housing school	+	Brownfield location in the urban area, also renewal area	+	Development would improve the visual amenity of the site, which is currently unused.	+	Site in urban area. Any new houses would be close to schools.	+	New houses in this area will improve the area. The site is directly adjacent to the new ESSA Academy.	+	Close to a high frequency bus corridor. Sustainable location.	0	No impact.	0	Not in an area of search.	+	More opportunities for natural surveillance. Access to the school is currently difficult, potentially building houses in this area can improve the access. Mitigation may be necessary to ensure that the new houses do not exacerbate access problems.	-	Good location in the urban area. There are concerns from local residents about the resulting traffic on Lever Edge Lane.	0	No impact.	0	PDL, complimentary to existing landscape.	+	Potentially houses with gardens will improve wildlife habitats.	0	Potentially more houses mean more cars and more pollution.	+	Potential to reduce UHI effect through increase in gardens therefore reducing amount of hard standing. Policy CG2 will apply.	++	Housing will be provided.
28SC	<b>Derby Street/ Rothwell Mill</b>	Large car park and industrial unit.	Housing	+	Brownfield location in the urban area, also renewal area	+	Well designed dwellings may improve visual amenity, and improve quality of life for nearby houses	+	Site in urban area. Any new houses would be close to schools.	-	Although not designated as employment land, the current use provides employment. Redevelopment for housing will remove this, but may lead to a more vibrant frontage along Derby Street.	+	Located in the urban area and close to Bolton town centre, and on a quality bus corridors	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search	+	Opportunities to increase natural surveillance.	+	Good location with no infrastructure issues.	0	No impact.	0	PDL, complimentary to existing landscape.	+	The area is currently mostly covered in impermeable surfaces, houses with gardens will potentially improve biodiversity value.	0	More houses will potentially mean more cars, more pollution and may increase congestion.	+	Potential to reduce UHI effect through increase in gardens therefore reducing amount of hard standing. Policy CG2 will apply.	++	Housing would be provided, the site is 4.39 ha with an estimated yield of 165 units.
30SC	<b>Mather St Mill</b>	Cleared mill site	Housing	+	Brownfield location in the urban area, also renewal area	+	Well designed dwellings would improve visual amenity, and improve quality of life for nearby houses	+	Close to schools and higher education facilities.	+	Housing development has positive impacts on prosperity.	++	Located in the urban area and close to Bolton town centre, rail station, and on a quality bus corridor	0	No impact	0	Not in an area of search.	+	Opportunities to increase natural surveillance.	+	Good location with no infrastructure issues.	0	No impact.	0	PDL, complimentary to existing landscape.	+	Potentially houses with gardens will improve wildlife habitats.	0	More houses will potentially mean more cars, more pollution and may increase congestion.	+	Potential to reduce UHI effect through increase in gardens therefore reducing amount of hard standing. Policy CG2 will apply.	++	The SHLAA estimates 58 dwellings will be provided.
33SC	<b>Hartford Tannery</b>	Brownfield - Mill in a range of uses and brownfield cleared site.	Housing	+	Brownfield location in the urban area, also renewal area.	+	A conversion of the existing main mill building, and new build on the remaining site would enhance the visual amenity and improve the quality of the neighbourhood fabric more generally.	+	Site in urban area. Any new houses would be close to schools.	-	The mill is currently in a mix of commercial uses. This site would only come forward for housing development if the existing employment use ceased. Developing on the cleared part of the site may improve perceptions in the area.	+	Located in the urban area, close to bus routes and within walking distance of Bolton town centre.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	+	Opportunities to increase natural surveillance in the evening.	+	PDL, urban location, with no known infrastructure issues.	0	Uncertain effects dependant on whether the mill buildings are retained. The mill building is in good condition. It contributes to local distinctiveness and has archaeological and architectural heritage. If mill was demolished this would have a negative effect on local distinctiveness therefore the mill building should be retained.	+	PDL, urban location.	+	Houses with gardens will potentially improve wildlife habitats. The development lies adjacent to Bradford Reservoir Grade C SBI, a buffer zone may be required to protect biodiversity.	0	More houses will potentially mean more cars, more pollution and may increase congestion.	+	PDL, urban location. Policy CG2 will apply.	+	It is estimated that 88 dwellings would be provided on site.
35SC	<b>Sutcliffe and Co</b>	Retail-concrete buildings.	Housing	+	Brownfield location in the urban area. New housing in this location is on a busy road, may need some screening to ensure residents not affected by noise, pollution from traffic.	+	There is some existing residential adjacent to the site. Currently used for industrial uses, residential in this location will improve natural surveillance and the visual amenity of the site.	+	Site in urban area. Any new houses would be close to schools.	-	The current use provides employment. Redevelopment for housing will remove this, but should existing employment use cease and the site becomes vacant, housing would be preferable to a vacant site.	+	Located in the urban area.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	0	Potentially more natural surveillance. Site is currently surrounded by a security fence.	+	PDL, urban location.	0	No impact	0	PDL, urban location.	+	Potentially houses with gardens will improve wildlife habitats. Potential to improve current greenery through landscaping and screening residential areas from the road.	0	Uncertain effects. Depends if land is contaminated, this would be remediated if housing development went ahead. More housing could mean more cars, but it is uncertain whether this would be more than at the present time.	+	PDL, urban location. Policy CG2 will apply.	+	Housing would be provided.
37SC	<b>Beehive No 1</b>	Mill/industrial	Housing	+	Brownfield location in the urban area.	+	There area is boarded by terraced properties. New housing would not be out of context in this area. Development should reflect the historical context of the site. Site highly visible from the Bolton to Manchester railway line.	+	Site in urban area. Any new houses would be close to schools.	-	The site was previously used for employment uses but is no longer fit for purpose. Redevelopment for housing will remove new employment coming forward in this location, but housing would be preferable to a vacant site becomes vacant, housing would be preferable to a vacant site.	+	Located in the urban area, close to a school and a nursery.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	+	Opportunities to increase natural surveillance in the evening.	+	Good location with no known infrastructure issues.	0	Uncertain effects dependant on whether the mill building are retained. This would help enhance the current building and preserve the local heritage. Development should ensure that local distinctiveness is preserved and enhanced.	+	PDL, urban location.	0	No impact.	0	Potentially more houses mean more cars and more pollution.	+	PDL, urban location. Policy CG2 will apply.	+	More housing would be provided as part of the development.

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Sustainability Objective				Improve the health and well-being of the population?	To protect and improve the quality of where people live?	To improve access to educational and learning facilities?	To improve the prosperity of the borough and the vitality of the town and district centres?	To ensure new developments are in sustainable locations and reduce the need to travel?	Reduce waste production and encourage reuse and recycling?	To safeguard mineral resources?	To reduce crime and the fear of crime?	To ensure development is supported by the necessary infrastructure?	To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)	To conserve and enhance the natural environment and landscape?	To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?	To make efficient use of natural resources and reduce pollution?	Reduce contribution and vulnerability to climate change?	To create decent, affordable and resource efficient homes that meet the needs of local people?																
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence															
38SC	Astley Lane	Informal green space and storage uses.	Housing	+	Most of the site is made up of disparate storage facilities and is of poor visual appearance. Development may improve the quality of the area.	+	Well designed dwellings may improve visual amenity, and improve quality of life for nearby houses	+	Site in urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity and may improve the perception of area.	+	Located in the urban area, close to Blackburn Road which is well served by buses.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	+	Opportunities to increase natural surveillance.	+	Part of the site falls within the flood zone and is very close to Astley Brook. Mitigation would be required to ensure the protection of Astley Brook. New drainage and access infrastructure would be required.	0	No impact	0	Partially PDL site, but development will remove informal green wedge site. There may be underlying contamination which would need to be remediated through redevelopment	0	Developing this site may lead to a loss of mature trees which offer biodiversity value, but would also improve the appearance of the area which is currently storage.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air. The development of this green space may lead to a decrease in air quality. Sustainable drainage should be used to ensure the protection of the surrounding brook and reservoirs.	-	May lead to a loss of trees which sequester carbon dioxide, although any development would have to comply with the CG2.	++	It is estimated that 65 dwellings would be provided.	
9P1.1	Mill Street	Brownfield - Lorry yard	Employment	+	Potential to provide employment in a deprived area.	+	Development of the site would improve the current visual amenity which is degraded. Any development would have to consider the impact on the travelling showpeople community.	0	No impact	0	Could provide job opportunities in a renewal area. The site is within a 5 minute walk of the bottom 15% deprived LSOA IMD 2007.	++	Good access to high frequency bus network. Less than 400 metres from a high frequency bus stop. Existing pedestrian links and cycle routes do not link well with the main residential areas nearby; there is an opportunity to improve pedestrian/cycle access through the development of the site.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	0	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	++	Good location with no known infrastructure issues.	+	No impact	0	PDL, will reduce the need for greenfield development and will reduce degraded and derelict brownfield land.	++	No impact	0	The site is contaminated. Any necessary remediation will be carried out if development takes place, which would reduce pollution.	+	PDL, urban location. Policy CG2 will apply.	+	No impact	0
10P1.1	Mill Street/Mule Street	Brownfield - Vacant	Employment	++	Potential to provide employment in a deprived area.	++	Development of the site would improve the current visual amenity which is disused and degraded.	0	No impact	0	Could provide job opportunities in a renewal area. The site is within a 5 minute walk of the bottom 15% deprived LSOA IMD 2007.	++	Good access to high frequency bus network. Less than 400 metres from a high frequency bus stop. Existing pedestrian links and cycle routes do not link well with the main residential areas nearby; there is an opportunity to improve pedestrian/cycle access through the development of the site.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	0	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	++	Good location with no known infrastructure issues.	+	Potential to improve the visual amenity through development.	0	PDL, will reduce the need for greenfield development and will reduce degraded and derelict brownfield land.	++	No impact	0	The site is contaminated. Any necessary remediation will be carried out if development takes place, which would reduce pollution.	+	PDL, urban location. Policy CG2 will apply.	+	No impact	0
8P1.1	Watermead	Brownfield	Employment	++	Provides employment in a deprived area.	+	Development of the site could improve the current visual amenity which is degraded.	0	No impact	0	Provides employment land and job opportunities in a renewal area.	++	Poor access to public transport.	0	No impact.	0	Not in an area of search.	0	No impact	0	Good location with no known infrastructure issues.	+	No impact	0	PDL, urban location.	+	There are some opportunities on site for supporting habitats around the old mill ponds and riverside, these currently risk degradation.	-	Opportunities to improve river water quality.	0	PDL, urban location. Policy CG2 will apply.	+	No impact	0
7P1.1	St. Peters Business Park A	No current use	Employment	++	Will provide employment in a deprived area.	+	Development will continue to aid the visual amenity of the area.	0	No impact	0	Could provide job opportunities in a renewal area. The site is within a 5 minute walk of the bottom 15% deprived LSOA IMD 2007.	++	Good access to high frequency bus network. Less than 400m from a high frequency bus stop. Moderate number of basic pedestrian/cycle routes linking site to centres of residence.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	0	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	++	Good location with no known infrastructure issues, although existing congestion on surrounding road network is high/moderate.	+	No impact	0	PDL, urban location.	+	No impact	0	No impact	0	PDL, urban location. Policy CG2 will apply.	+	No impact	0
2P6AP	Halliwell Mills	Mill/Industrial	Mixed	++	Development will result in the renewal of a degraded area.	+	Comprehensive development in this area will provide a holistic approach to regeneration. Site is boarded by residential development, more residential may improve local neighbourhoods.	+	Site in urban area. Any new houses would be close to schools.	+	Comprehensive development in this area will help to regenerate the local economy and help to encourage inward investment. Development at this site should ensure that existing businesses that use the premises are not negatively affected.	++	In existing urban area, close to an off road cycle path.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	0	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	PDL, urban location.	+	Uncertain effects dependant on whether the mill buildings are retained. Some of the mill buildings are in good condition. These should be retained. It contributes to local distinctiveness and has archaeological and architectural heritage.	0	PDL, urban location.	+	Development on this site would reduce pressure on greenfield sites. Site is close to Green corridor, there is potential to create opportunities for wildlife habitats through landscaping.	+	Uncertain effects. Depends if current uses are polluting and whether future uses would be cleaner. Similarly its not possible to assess whether there would be more or less traffic generated as a result of the allocation.	0	PDL, urban location. Policy CG2 will apply.	+	Housing would be provided as part of the development.	
3P6AP	Higher Swann Lane/Sunnyside	Mill/Industrial	Mixed	++	Development will result in the renewal of a degraded area.	+	Comprehensive development in this area will provide a holistic approach to regeneration. Site is boarded by residential development, more residential may improve local neighbourhoods.	+	Site in urban area. Any new houses would be close to schools.	+	Comprehensive development in this area will help to regenerate the local economy and help to encourage inward investment. Development at this site should ensure that existing businesses that use the premises are not negatively affected.	++	Good access to high frequency bus network.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in an area of search.	0	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	PDL, urban location.	+	Uncertain effects dependant on whether the mill buildings are retained. Some of the mill buildings are in good condition. These should be retained. It contributes to local distinctiveness and has archaeological and architectural heritage.	0	PDL, urban location.	+	Development on this site would reduce pressure on greenfield sites. There is potential to create opportunities for wildlife habitats through landscaping.	+	Uncertain effects. Depends if current uses are polluting and whether future uses would be cleaner. Similarly its not possible to assess whether there would be more or less traffic generated as a result of the allocation.	0	PDL, urban location. Policy CG2 will apply.	+	Housing would be provided as part of the development.	
134SC	The Woodlands, Green Lane, Bolton.	Vacant site	Housing	+	Site is currently vacant and located in the urban area. Development will increase the general appearance of the area which can have positive effects on health and wellbeing.	+	Development of this vacant site would improve the appearance of the general area, and bring an empty site back into use.	+	Site is located opposite St Michaels School .	+	Development would bring a vacant site back into use which would support the on-going regeneration of Farnworth.	+	The site is in an accessible location. It is a vacant site in the urban area. It is within 400 metres of a high quality bus route and is very close to the strategic route network.	0	No impact.	0	Not in area of search.	0	V minor impact. No known crime issues at the site, it is gated off and unused. Development of a vacant site may lead to more opportunities for natural surveillance which may deter criminal activity.	+	No access or highway issues.	0	No impact on historic landscape.	0	There are some protected trees on site that should be retained.	0	Site contains some trees, these should be retained. There are opportunities to incorporate landscaping into the development.	0	No impact.	0	Minor negative impact if trees were lost . Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	0	Site is estimated to provide 27 houses.	
130SC	Devonshire Road.	Former school playing field	Housing	-	Development would result in a loss of recreational open space. However it is of poor visual appearance. There are concerns from local residents that there is very little green space in this part of the borough.	-	Development would result in a loss of recreational open space. However it appears to be of poor visual amenity.	+	Site in urban area. Any new houses would be close to schools.	+	Housing development has positive impacts on prosperity.	+	Site is on the edge of the existing urban area and is close to shops and local amenities.	0	No impact.	0	Not in area of search.	0	There is evidence of antisocial behaviour on the site. Development could have a positive impact on the area.	+	New access and highway would be required.	-	No impact on historic landscape.	0	Greenfield site there would be a loss of recreational open space.	-	There would be a loss of recreational open space.	-	No impact.	0	Minor negative impact if trees were lost . Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	-	Site is estimated to provide 60 houses.	

Published Allocations Plan: sustainability appraisal																																	
Appendix 2: Inner Bolton																																	
Bolton Sustainability Appraisal Toolkit (SAT)																																	
Priority Theme		Healthy Bolton				Achieving Bolton			Prosperous Bolton			Safe Bolton			Cleaner and Greener Bolton				S&C														
Sustainability Objective				Improve the health and well-being of the population?	To protect and improve the quality of where people live?	To improve access to educational and learning facilities?	To improve the prosperity of the borough and the vitality of the town and district centres?	To ensure new developments are in sustainable locations and reduce the need to travel?	Reduce waste production and encourage reuse and recycling?	To safeguard mineral resources?	To reduce crime and the fear of crime?	To ensure development is supported by the necessary infrastructure?	To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)	To conserve and enhance the natural environment and landscape?	To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?	To make efficient use of natural resources and reduce pollution?	Reduce contribution and vulnerability to climate change?	To create decent, affordable and resource efficient homes that meet the needs of local people?															
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence												
136SC	Romer Street Works and Health Centre	Commercial use	Housing	+	There is a Health Centre on part of the site, should this use cease, housing development would be appropriate in this location. It is a brownfield site in the urban area The site is in close proximity to a children's playground. New residents would benefit from being close to local amenities.	+	Well designed dwellings may improve visual amenity, and improve quality of life for nearby houses	+	Site in urban area. Any new houses would be close to schools.	-	There is some existing residential adjacent to the site. Currently used for industrial uses, if the site became vacant residential in this location will improve natural surveillance and the visual amenity of the site.	+	Site is in the existing urban area and is within walking distance of shops and local amenities.	0	Uncertain effects depends on whether current use is producing a lot of waste.	0	Not in area of search.	+	Housing development on this site will provide more opportunities for natural surveillance.	+	No access or highway issues.	0	No impact on historic landscape.	+	PDL.	+	Potentially houses with gardens will improve wildlife habitats.	0	Uncertain effects, depends on whether current uses are polluting.	+	PDL, urban location. Policy CG2 will apply.	+	More housing would be provided.

Published Allocations Plan: Sustainability Appraisal  
Appendix 3: West Bolton

## Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton		Achieving Bolton		Prosperous Bolton		Safe Bolton		Cleaner and Greener Bolton		S & C																					
Sustainability Objective		Improve the health and well-being of the population?		To protect and improve the quality of where people live?		To improve access to educational and learning facilities?		To improve the prosperity of the borough and the vitality of the town and district centres?		To ensure new developments are in sustainable locations and reduce the need to travel?		Reduce waste production and encourage reuse and recycling?		To safeguard mineral resources?		To reduce crime and the fear of crime?		To ensure development is supported by the necessary infrastructure?		To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)		To conserve and enhance the natural environment and landscape?		To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?		To make efficient use of natural resources and reduce pollution?		Reduce contribution and vulnerability to climate change?		To create decent, affordable and resource efficient homes that meet the needs of local people?			
Site no	Site description	Current Use	Potential Use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence				
Allocated sites																																	
41 SC	Dealey Road	Grazing land	Housing	-	Loss of 1.01ha of informal green space, loss of visual amenity.	-	Loss of open space for housing, the houses immediately facing these properties would be significantly affected by the loss of visual amenity.	+	Proposed houses located next to a school, access to schools would be very good.	+	Housing development has positive impacts on prosperity.	+	Site is in existing urban area. Close to the strategic route network, all of the site is within 300m of a high frequency bus stop. Close proximity to on-road cycle route.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	0	Developing a greenfield site will create more areas of hard standing, leading to more surface water run off. New access will be required.	0	The site is close to the Deane Village Conservation area. Any development should ensure it does not negatively impact on the Conservation area.	0	Greenfield site. Close to Protected Open Land.	-	Loss of urban green space and trees. Habitat loss.	-	Removal of the grazing area for development will reduce the capacity of the urban area to filter air pollutants.	-	Loss of green space loss of adaptive capacity and Co2 sequestration. Although any development would have to comply with policy CG2.	+	The SHLAA estimates 45 dwellings will be provided.
42SC	Heaton Grange	Agricultural grazing land.	Housing	0	Loss of 1.77 ha of green space, loss of visual amenity, site is in private ownership so there is no loss of publicly available green space.	-	Loss of green space may be viewed negatively by local residents.	+	New dwellings would be located close to existing schools.	+	Housing development has positive impacts on prosperity.	+	Site is in existing urban area. Close to the strategic route network, on a high frequency bus corridor.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	0	Losing green space, increasing areas of hard standing will add further strain to the network. Development will increase congestion.	0	The site is in the Charley new road Conservation area. Any development would need to be of a high quality and at an appropriate density to reflect the distinctive character of this area.	0	Loss of an area of open space.	-	Loss of 1.77 of open space. There are some high quality trees on site, which are protected. The site is a habitat for wildlife. There are TPO's on site which would need to be retained.	-	Removal of the grazing area for development will reduce the capacity of the urban area to filter air pollutants.	-	Loss of green space loss of adaptive capacity and Co2 sequestration. Although any development would have to comply with policy CG2.	+	It is estimated that 48 dwellings would be provided on site.
48SC	Garthmere	Dwelling house and gardens	Housing	0	The site consists of a house and extensive gardens. Development is likely to be viewed negatively by residents located close by. Gardens are private and there would be no loss of public space.	-	The development of houses in a neighbours garden, would create some loss of visual amenity for houses located close by. Although houses wouldn't be out of keeping with an existing residential area, additional houses may create traffic and parking issues.	+	New dwellings would be located close to existing schools.	+	Housing development has positive impacts on prosperity.	+	Site is in existing urban area. Close to the strategic route network, on a high frequency bus corridor.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	0	Loss of a large garden to housing development (potentially 15 dwellings) will create more impermeable surfaces and may increase run off. Residents have concerns about additional traffic on a narrow road, and the drainage capacity. Development in a garden will increase traffic congestion.	0	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. The site is bounded by a grade II listed park and garden. Buffering and screening would be required along with high quality design that reflects the existing character of the areas.	0	Trees are a key feature of the immediate area and the vast majority of the site is covered by a TPO. Trees should be retained and protected where possible.	-	Site is on the edge of Mill Dam Wood SBI. The site may provide a habitat for wildlife species which may be disturbed through housing development. New dwellings should seek to mitigate this through retained existing trees and appropriate buffering and screening.	-	Removal of the gardens will reduce the capacity of the area to filter air pollutants.	-	Loss of green space loss of adaptive capacity and Co2 sequestration. Although any development would have to comply with policy CG2.	+	Site is estimated to provide 15 dwellings.
5P1.1	Cutacre (80ha net developable area, 40 ha taken out of the Greenbelt)	Currently open cast coal site being restored. (Previously a combination of a colliery spoil tip and open fields.)	Employment (Manufacturing and distribution)	+	There are some priority neighbourhoods located close to the Cutacre site who may benefit from new job opportunities at the site (Estimated 2,500-4000 jobs). However, proximity to new job opportunities does not automatically mean that residents from the deprived communities will benefit, as it will depend on what type of jobs are available and whether they are accessible. Providing jobs in areas most in need could help to reduce poverty and social exclusion. The Council is actively working to ensure that people in priority neighbourhoods have the necessary skills to benefit from employment opportunities at Cutacre.	-	Employment use in this location would have negative impacts on the Greenbelt. 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.	0	No impact.	++	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 logistic 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. Interested parties should work closely to ensure that jobs are skilled and to support local people in accessing these new opportunities.	0	Location in broad terms is good. It's close to Walkden and Atherton railway stations but bus and train services are far from ideal. Its close to the motorway network and the built up areas and to neighbourhoods where people are seeking jobs. Additional traffic will be generated from this development. There needs to be mitigation measures in place to ensure that this disruption is minimised. I.e. travel plans, improved bus and train services, cycle access etc.	-	Depends on what type of industries locate at the site. Waste issues should be discussed with relevant parties to ensure that a sustainable approach to waste management is in place.	0	The site is in the Opencast Coal mineral area of search. The coal has been subject to open cast operations and has been fully exploited.	0	Potentially an increase in traffic will make roads more dangerous. Mitigation measures will need to be put in place to ensure this does not happen.	0	Large development will increase traffic generation. Area is currently not well served by public transport, roads are already congested. Mitigation measures would be required. Loss of the Greenbelt to areas of hard standing, reduces the amount of land to soak away excess water. The Environment Agency 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. Mitigation would be required to reinstate and maintain a stable hydrological regime.	0	No impact on historic landscape.	-	Developing this site involves some development in the Greenbelt. There would be some damage to the 'open' landscape through development.	-	Part of the 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 SBI 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. Part of the site has been identified as an area of ecological mitigation in the restoration plans; mitigation would be required elsewhere on the site.	-	Development of this site may generate more traffic and therefore reduce air quality.	-	Loss of greenbelt from developing and extending the Cutacre site. 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 incorporate sustainable design and construction and renewable technologies.	0	No impact/ employment allocation.

Published Allocations Plan: Sustainability Appraisal  
Appendix 4: North Bolton

## Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton				Achieving Bolton				Prosperous Bolton				Safe Bolton				Cleaner and Greener Bolton				S&C																																					
Sustainability Objective		Improve the health and well-being of the population?				To protect and improve the quality of where people live?				To improve access to educational and learning facilities?				To improve the prosperity of the borough and the vitality of the town and district centres?				To ensure new developments are in sustainable locations and reduce the need to travel?				Reduce waste production and encourage reuse and recycling?				To safeguard mineral resources?				To reduce crime and the fear of crime?				To ensure development is supported by the necessary infrastructure?				To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)				To conserve and enhance the natural environment and landscape?				To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?				To make efficient use of natural resources and reduce pollution?				Reduce contribution and vulnerability to climate change?				To create decent, affordable and resource efficient homes that meet the needs of local people?	
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence																								
Allocated sites																																																											
49SC	Moss Lea	Woodland	Housing	0	There would be no impact on the health and well-being of the population. The site is currently a woodland and is in close proximity to other areas of recreational open space.	-	Site is not in close proximity to other houses so would not directly affect visual amenity. Loss of open space wouldn't enhance neighbourhoods.	+	New housing would be close to Thornleigh Salesian college and Holy infant and St Anthony primary school.	+	Housing development has positive impacts on prosperity.	+	Site is located on the edge of the urban area. Within 300m of a high frequency bus route. Very close to Moss Bank Way.	0	No impact.	0	Not in an area of search.	0	No impact on crime.	-	Greenfield development. Loss of small amount of open space to soak up excess water. EA Flood Zone 1. New access and drainage infrastructure would be likely to be required.	0	No impact on historic landscape.	-	Damage to landscape, character of the area. Greenfield site.	-	Development of this site could negatively impact on neighbouring wildlife. Loss of wildlife habitats and impacts on biodiversity.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Significant amount of trees on site. Loss of some adaptive capacity through loss of trees.	+	It is estimated that 36 dwellings could be provided on the site.																										
51SC	Brook Saw Mills	Cleared/ vacant site (Brownfield)	Housing	+	Brownfield site. Potential new houses would be very close to a busy road intersection, issues of traffic fumes and noise levels.	+	Development of this vacant site will improve the appearance of the area.	+	Site in urban area, any potential new housing would be close to schools.	+	Cleared/ vacant site. Development would improve visual amenity of the area and bring a vacant site back into use.	+	Sustainable location.	0	No impact.	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	-	Site is on the floodplain. It is in EA flood zone 2. Mitigation would be required.	+	Potential to improve visual amenity of the area through appropriate design.	+	Brownfield land. SHLAA identifies 50% of land may be contaminated. This will be required to be remediated if it is developed.	0	The site is on the edge of Bradshaw Brook, any development should consider the proximity to Bradshaw Brook. Some small segments of open space on site may be lost, housing development should retain appropriate landscaping. A sufficient buffer zone should be included to protect the ecological interest of the SBI.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Minimal impact some small loss of trees. Housing development should seek to retain trees.	+	It is estimated that 22 dwellings could be provided on the site.																										
52SC	Longsight CP School	Redundant school	Housing	+	The buildings are currently vacant. Housing development will improve the overall appearance of the area which may have a positive effect on well-being.	+	Development of a vacant school will improve neighbourhoods.	+	Site in urban area. Any new houses would be close to schools.	+	Would reuse existing buildings.	+	In urban area. Within 300m of a high frequency bus route. New houses and other uses may increase traffic generation. (79 houses)	0	No impact.	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	-	Loss of some open space to soak up excess water. In EA Flood Zone 1. New access and highways would be required.	+	Potential to improve visual amenity of the area through appropriate design.	+	PDL reuse of redundant school. In the urban area. But would be some loss of open space.	-	This development lies adjacent to Castle Croft and Bradshaw Brook SBI. Buffer zones should be incorporated within the development to protect the ecological interest of the SBI. Some loss of open space, habitat and biodiversity loss. TPO on edge of site, existing peripheral landscaping should be retained.	-	Loss of urban green space. Impacts on air quality.	-	Loss of some adaptive capacity, i.e. through reducing capacity to soak away water, binding soils, sequester CO2 by a change from part of the site that was open space to areas of hard standing.	++	It is estimated that 18 dwellings would be provided on site.																										
54SC	Darwen Road	Garage colony	Housing	+	Brownfield site, dilapidated appearance. Housing development would improve the overall appearance of the area which may have a positive effect on well-being.	++	Site would benefit from redevelopment. Would improve visual amenity and neighbourhoods.	+	Potentially new houses would be close to schools.	+	Development would improve the overall appearance of the site that is currently rather dilapidated.	+	Within 300m of a high frequency bus route. New houses may increase traffic generation. (18 houses)	0	No impact.	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	-	Brownfield development. EA Flood Zone 1. Access could be problematic and highway improvements would be necessary.	+	Potential to improve visual amenity of the area through appropriate design.	+	Brownfield land.	-	Some small loss of open space.	-	Some small loss of open space.	-	Minimal impact. Some small loss of open space.	+	It is estimated that 79 dwellings would be provided on site.																										
131S C	Oldhams County Primary	Former school	Housing	+	The buildings are currently vacant. Housing development will improve the overall appearance of the area which may have a positive effect on well-being.	+	Development of a vacant site would improve the appearance of the area.	+	Site in urban area, any potential new housing would be close to schools.	+	Development of a vacant site could improve the appearance of the whole area.	+	Site is on the edge of the existing urban area, it is within 400m of a high quality bus route.	0	No impact.	0	Not in area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	The site is in the existing urban area.	+	Potential to improve visual amenity of the area through appropriate design.	+	PDL. The site is adjacent to the Greenbelt and benefits from landscaping around the periphery. This should be retained to maintain natural screening.	0	Uncertain effects. The site contains some grassy areas and trees, these should be retained.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Minor negative impact if trees were lost. Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	+	Site is estimated to provide 32 houses.																										

Priority Theme		Healthy Bolton				Achieving Bolton				Prosperous Bolton				Safe Bolton				Cleaner and Greener Bolton				Strong and Confident Bolton																																					
Sustainability Objective		To protect and improve the health and well-being of the population?				To protect and improve the quality of where people live?				To improve access to educational and learning facilities?				To improve the prosperity of the borough and the vitality of the town and district centres?				To ensure new developments are in sustainable locations and reduce the need to travel?				To reduce waste production and encourage reuse and recycling?				To safeguard mineral resources?				To reduce crime and the fear of crime?				To ensure development is supported by the necessary infrastructure?				To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets?)				To conserve and enhance the natural environment and landscape?				To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure?)				To make efficient use of natural resources and reduce pollution?				Reduce contribution and vulnerability to climate change?				To create decent, affordable and resource efficient homes that meet the needs of local people?	
Site no	Site description	Current Use	Potential Use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence																						
Allocated sites																																																											
56SC	Hollycroft Avenue	Car Park and football cage.	Housing	0	Football cages are included in this site, the removal of these cages would have negative impacts on health and wellbeing unless mitigation measures are in place to provide an alternative. The site is adjacent to a playing field, new residents would benefit from this recreational green space. Developing the car park area of the site would improve the visual amenity of the site which may have positive impacts on wellbeing.	+	The site is a car park of low visual appearance. Developing this site would improve the visual amenity of the area. There would be a loss of football cages, which may be viewed as a negative impact. Mitigation may be required.	+	Site is in the urban area, any new houses will be close to schools.	+	The site is underused at present, housing development will improve the vitality of the area and have positive impacts on prosperity.	+	The site is in an existing residential area. It is located on the periphery of a housing estate near Bury Rd. There is a bus route nearby and local shops within 0.5km.	0	No impact.	0	Not in an area of search.	+	Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.	+	Good location with no known infrastructure issues.	+	Potential to improve visual amenity of the area through appropriate design.	0	Mixed impacts. Some very small loss of open space, although site is directly adjacent to a playing field, and part of the site contains degraded and underused land which will be brought back into productive use by housing development.	+	Some small patches of grass would be developed, but these are minimal. Appropriate landscaping and the provision of houses with gardens would create and enhance green space. The site is in close proximity of Radcliffe Road marshes SBI any development would need to be sensitive to this context.	0	The grassy area is minimal and does not contain any trees. Limited impact, potentially more houses mean more cars and more air pollution.	+	The site does not contain any trees, it is mainly an area of hardstanding which could be improved through landscaping and the provision of houses with gardens. Policy CG2 will apply which will require the housing development to adhere to sustainable design and construction principals.	+	It is estimated 34 dwellings would be provided on the site.																										
58SC	St Osmonds	Old school site	Housing	0	New housing in a deprived residential area, with adjacent recreational/open space (Levehulme Park)	+	Development will improve a visually unattractive, derelict site	+	Site is in the urban area, any new houses will be close to schools.	+	The site is underused at present, housing development will contribute to the regeneration of the area and have positive impacts on prosperity.	+	The site is in the existing urban area, bus routes are adjacent, local schools & District Centre in short walking distance.	0	No impact.	0	Not in an area of search.	+	Site is currently vacant, with the potential to attract antisocial behaviour. Development will improve quality of the area and increase natural surveillance.	+	Good location with no known infrastructure issues.	+	Potential to improve visual amenity of the area through appropriate design.	+	Development will enhance the character of the site and immediate surroundings by bringing derelict land back into productive use	0	The site is a former school site and contains the school playing field. There would be some loss of green space, although houses with gardens and appropriate landscaping could improve green space. There are a number of trees across the site protected by TPO's	0	Limited impact, although potentially more houses mean more cars and more air pollution.	+	There would be a loss of a school playing field, although any development would have to comply with the CG 2.	+	It is estimated 41 dwellings would be provided on the site.																										
59SC	Back Bury Road South	Disused open land	Housing	0	The site is currently disused. New housing would improve the visual amenity of the site.	+	Improve visually unattractive, derelict site	+	Site is in the urban area, any new houses will be close to schools.	+	The site is underused at present, housing development will contribute to the regeneration of the area and have positive impacts on prosperity.	+	Existing residential area, close to Bury Rd corridor and local services	0	No impact.	0	Not in an area of search.	+	Site is currently vacant, with the potential to attract antisocial behaviour. Development will improve quality of the area and increase natural surveillance.	+	Good location with no known infrastructure issues.	+	Potential to improve visual amenity of the area through appropriate design.	+	Improvement of existing site, treatment of site would enhance local character	0	Loss of open land.	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space and some trees. Landscaping, and the provision of houses with gardens could go some way to mitigating this loss of open space.	+	It is estimated that 22 dwellings would be provided on the site.																										
62SC	Deepdale Road 2	Informal green space (includes public walkways)	Housing	0	Development would result in the loss of open space which may have negative impacts on well-being.	-	Development would result in a loss of open space which provides an open aspect.	-	Site is in the urban area, any new houses will be close to schools.	+	Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet.	+	In proximity of Bury Rd transport corridor	0	No impact.	0	Not in an area of search.	+	Removing this open space may reduce the opportunity for antisocial behaviour.	+	Not in flood zone 2/3. Conversion of open space to hardstanding increasing flood risk, but small impact as small site. New access and highways would be required.	0	No impact on historic landscape.	0	Development would result in the loss of open space that provides an open aspect. This will be in part mitigated by green space improvements nearby.	0	There would be a loss of open space.	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space, although any development would have to comply with CG2.	+	It is estimated that 22 dwellings would be provided on the site.																										
63SC	St. Andrew's Primary Playing Field	Disused playing field	Housing	0	Uncertain impacts. Development on open green space is likely to be viewed negatively by local residents. However the playing field is not accessible to the public, so it will not be a loss of recreational open space. Although the loss of green space may have negative impacts on well-being, the development of new housing in a deprived residential area, with nearby recreational/open space (Levehulme Park), is likely to be beneficial for well-being.	0	Development would result in a loss of open space which provides an open aspect.	-	Site is in the urban area, any new houses will be close to schools.	+	Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet.	+	Accessible site: bus routes adjacent, local schools & district centre in walking distance.	0	No impact.	0	Not in an area of search.	0	Building houses on the former school playing field may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	0	Not on flood zone 2/3, although developing this site will result in a change from open space to hardstanding increasing flood risk. Site is in the urban area, but it will require new access and highways.	0	No impact on historic landscape.	0	There would be a loss of open space.	0	There would be a loss of open space.	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space, although any development would have to comply with CG2.	++	It is estimated that 55 dwellings will be built on this site.																										
68SC	Wasdale Avenue	Grass verge	Housing	0	Removal of green space may have negative local impact	-	Potential loss of wider view (especially from north side of Wasdale Ave), loss of open green space	-	Site is in the urban area, any new houses will be close to schools.	+	Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet.	+	Accessible site: bus routes adjacent, local schools & neighbourhood shops (limited retail potential) in short walking distance. Close to centre of Brightmet	0	No impact.	0	Not in an area of search.	0	No evidence available to inform either way: open space could attract antisocial behaviour, or green space could alleviate tension. Previous removal of play furniture may indicate local ASB problems.	0	Not on flood zone 2/3; existing PDL in urban area. New access and highways would be developed.	0	No impact on historic landscape.	0	Site is of limited natural/landscape value, but offers open aspect to rural horizon.	0	Loss of informal open green space	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space although small size of site reduces contribution to climate change. Significant site slope and loss of grass area have potentially significant impact for vulnerability to heavy rainfall (run-off) and ability	+	It is estimated that 19 dwellings would be provided on this site.																										
69SC	Brightmet Hall	Education facility	Housing	0	Mixed impacts. The site is currently partially occupied for educational use. If the site became vacant, or alternative premises were sought for these users, housing would not be out of context in this area. The site also includes a large amount of open space although this is not accessible to the public.	0	Mixed impacts, there would be a loss of open space (large site) but the site is currently fenced off and if it is surplus to requirements, development would be beneficial in bringing underused land back into use.	+	Site is in the urban area, any new houses will be close to schools.	+	Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet.	+	Local bus services; adjacent to school development. 1km from local centre, 2.5km from Bolton TC.	0	No impact.	0	Not in an area of search.	0	No impact, site is currently fenced off.	+	Not on flood zone 2/3; existing PDL in urban area	0	No impact on historic landscape.	0	Development will enhance the character of the site and immediate surroundings by bringing derelict land back into productive use	0	Loss of playing field (green/open space, not open to public). Adjacent school development will contain green space. Slight loss could be mitigated by gardens in new development. Immediate neighbours will lose open aspect	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space (large site 1.79 Ha) Existing trees and landscaping should be retained.	++	It is estimated that 80 dwellings would be provided on this site.																										
70SC	St Catherine's-Woodlands Close	Disused green space	Housing	0	Would provide better housing in support of the regeneration of a renewal area.	+	Existing greenspace appears untidy and underused. Development would be a logical extension to recent development and overall the visual amenity may be improved.	+	Excellent access to education.	+	Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet.	+	Good access to high frequency bus network.	0	No impact.	0	Not in an area of search.	0	Building houses on this disused green space may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	0	Loss of scrub land. There is good access to the site, although new highways would be required.	0	No impact on historic landscape.	0	There would be a loss of open space.	0	Loss of informal open green space	0	Loss of urban green space. Impacts on air quality.	+	There would be a loss of open space, although any development would have to comply with CG2.	+	It is estimated 32 dwellings would be provided on this site																										
71SC	Earls Farm,	Fields, stables, kennels and cattery.	Housing	0	Greenfield (2.34 ha) Loss of open space. Housing would be close to existing sports centre.	-	Reduced visual amenity by loss of open space.	-	Site in urban area, any potential new housing would be close to schools.	+	The site currently comprises remnant agricultural land and farm buildings used as a cattery, stables and kennels, so a mixture of greenfield land and buildings. Redevelopment if these	+	Site is in existing urban area. Site is within 300m of a high frequency bus route. New houses will increase traffic generation.	0	No impact.	0	Not in an area of search.	0	No impact on crime.	0	Loss of green space to soak up water, within EA flood zone 1, may increase congestion.	0	No impact on historic landscape.	0	Greenfield site. Development will impact on the open outlook.	0	Loss of open space, biodiversity, site contains some trees.	0	Loss of green space. Impacts on air quality.	+	Loss of some adaptive capacity, i.e. reducing capacity to take up water by converting open space to development.	++	It is estimated that 53 dwellings would be provided on site.																										
13P.1	Undershore Works	Industrial	Employment	0	Provides employment land and job opportunities in a deprived area. (Redevelopment would only come forward on this site if the existing employment is protected.)	++	Redevelopment of the site could improve the current visual amenity.	+	No impact.	0	The employment allocation would provide job opportunities in a deprived area.	++	Less than 400m from a high frequency bus stop.	0	Uncertain impacts, dependent on whether current use produces a lot of waste.	0	Not in an area of search.	0	No impact, site is not vacant.	0	Located within a flood risk area, mitigation would be required.	0	No impact on historic landscape.	0	No impact, site is already in industrial use.	0	The site is already in industrial use, allocating this site for employment will not have any effects on the green infrastructure. Although the site is located in the Green Belt, adjacent to Seven Acres Country Park and Local Nature Reserve; any development would have to reflect this context.	0	No impact. Bradshaw Brook and a reservoir are adjacent to the site; any redevelopment should ensure there are no adverse impacts on these watercourses.	0	No impact.	0	No impact.																										

Published Allocations Plan: Sustainability Appraisal  
Appendix 6: Little Lever and Kearsley

Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton				Achieving Bolton				Prosperous Bolton				Safe Bolton				Cleaner and Greener Bolton				S&C											
Sustainability Objective		Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence										
<b>Allocated sites</b>																																	
4SC	<b>Moss Rose Mill, Little Lever and Kearsley.</b>	Industrial	Housing	+	Brownfield location in the urban area, also renewal area.	+	Well designed dwellings could improve visual amenity of the area. Housing would not be out of context in this area.	+	Site is in the urban area, very close to St Stephens Primary School. Any new dwellings would be close to schools.	+	There would be a loss of employment land. The mill is currently occupied, alternative premises would need to be sought.	+	Close to a high frequency bus network.	0	No impact.	0	Not within an area of search.	+	Opportunities to increase natural surveillance in the evening.	+	Site is in the existing urban area, located close to the strategic route network and has a frequent bus service.	+	Potential to improve visual amenity of the area through appropriate design.	+	Development of the site may help remediate likely contamination.	+	Development on this site may reduce pressure on greenfield sites. Potentially housing with gardens could improve wildlife habitats.	0	Uncertain impacts, its dependant on whether the current industrial uses are polluting or not. Potentially more houses mean more cars and more air pollution.	+	PDL, urban location, policy CG 2 will apply. Potential to reduce the Urban Heat Island effect through the increase in gardens and reduction in areas of hard standing.	++	It is estimated that 72 houses will be provided on site.
75SC	<b>Radcliffe Road 6</b>	Landscaped verge	Housing	-	Small infill site in existing residential area. Site is greenfield, and is designated as informal open space on the UDP although the SHLAA identifies it as underused.	-	Loss of recreational open space, may impact on visual amenity and neighbourhoods. Aerial photographs indicate this site isn't of high landscape value, but does provide local amenity.	+	Any potential new dwellings would be quite close to schools and higher education facilities.	+	Housing development has positive impacts on prosperity.	+	Within 300m of a high frequency bus route.	0	No impact.	0	Not within an area of search.	0	No impacts.	-	Shia indicates new drainage and access infrastructure would not be required.	0	No impact.	-	Greenfield site.	-	Loss of some open space.	0	Potentially more traffic will lead to more pollution.	-	Some loss of trees, and loss of open space to hard standing, may increase run off.	+	The SHLAA indicates the site would provide 22 dwellings.
76SC	<b>Riversdale Mill</b>	Mill building/industrial	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	+	Brownfield location in the urban area, also renewal area. Removal of unappealing industrial character and replacement with housing	0	No impact.	-	Loss of site for economic activity. Businesses may need to be relocated.	-	On the edge of the existing urban area. Accessibility is not ideal.	0	Uncertain effects depends on what waste is currently produced on site.	0	Not in an area of search.	0	Negligible impacts also may result in less heavy lorries on the local road network.	-	Site is located very close to the floodplain, although it is not in flood zone 3. Due to its former uses its assumed there will be high levels of contamination on site. Developing this site for residential purposes will require remediation. Access is not ideal.	0	Former mill, not considered to be of historic value.	+	Development of the site may help remediate likely contamination.	+	residential development should introduce green space within the site for gardens and peripheral public spaces	+	Site believed to be contaminated. This would be remediated if developed for residential uses. Removal of industrial processes (especially near watercourses) may reduce pollution.	0	longer term climate change may affect flood zones: development needs to consider flood resilience at lower levels of dwellings	+	It is estimated that 16 houses will be provided on site.
77SC	<b>Park Road</b>	Informal green space	Housing	-	Loss of open recreational space	-	Loss of green space buffer on fringe of Green Belt. The visual amenity of the properties facing the site will be significantly reduced.	+	Close to educational facilities	+	Housing development has positive impacts on prosperity.	+	Close proximity to centre of Little Lever district centre	0	No impact.	0	Not within an area of search.	0	Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	-	Edge of developed area, new access would be required. Park road is very narrow with poor visibility and congestion. A local bus service has been withdrawn due to the road being impassable due to parked cars. Consultation responses indicate run off and waterlogging is already a problem in the area. Developing this open space may increase surface water run off.	0	No impact on the historic landscape.	-	Negative impact on surrounding Green Belt landscape	-	Loss of informal green space and negative impact on surrounding Green Belt landscape.	0	Potentially more traffic will lead to more pollution.	-	Loss of open space, increased sealed surface and loss of urban cooling mechanism means increased exposure to heat stress and potential for run-off/drainage flooding risk.	+	It is estimated that 39 houses will be provided on site.
78SC	<b>Victory Road</b>	Open green space	Housing	-	Loss of informal green space.	-	Loss of public green space with an open aspect.	+	Any potential new dwellings would be quite close to schools and higher education facilities.	+	Housing development has positive impacts on prosperity.	+	Close proximity to centre of Little Lever district centre	0	No impact.	0	Not within an area of search.	0	Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	-	Infill development, new access would be required.	0	No impact on the historic landscape.	-	Loss of open space.	-	Loss of significant green open space.	0	Potentially more traffic will lead to more pollution.	-	Loss of open space, increased sealed surface and loss of urban cooling mechanism means increased exposure to heat stress and potential for run-off/drainage flooding risk.	+	The SHLAA indicates the site would provide 26 dwellings. These dwellings are immediately adjacent to large commercial premises, there may need to be some mitigation.
79SC	<b>Lever Gardens</b>	Sheltered accommodation	Housing	+	This site is currently sheltered accommodation. If the site becomes vacant in the longer term, housing would not be out of context in this area.	+	If the site becomes vacant, housing development would improve the area.	+	Any potential new dwellings would be quite close to schools and higher education facilities.	+	Housing development has positive impacts on prosperity.	+	Close proximity to centre of Little Lever district centre	0	No impact.	0	Not within an area of search.	0	Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	+	Infill development, new highway and access would be required.	0	No impact on the historic landscape.	+	PDL land, reduces need to develop Greenfield sites. Part of the site would include some landscaped gardens, the open nature of the site should be reflected in any development.	-	Loss of some paved space around existing buildings, but not public open space, this could be mitigated through appropriate landscaping and houses with gardens.	0	Potentially more traffic will lead to more pollution.	-	Potential for increased sealed surfaces leading to run-off/drainage; increased built density may increase local urban heat effect. PDL, so limited impact if designed to accommodate climate changes	+	The SHLAA indicates the site would provide 43 dwellings.
80SC	<b>Tarmac</b>	Industrial	Housing	-	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on well-being.	+	Well designed dwellings could improve visual amenity of the area.	+	Any potential new dwellings would be quite close to schools and higher education facilities.	+	The change from industrial uses to housing would result in less employment opportunities in this area, which would have negative impacts on prosperity.	+	Close to high frequency bus network.	0	Uncertain effects depends on what waste is currently produced on site.	0	This site is categorised as an Area of Search for open cast coal in the Unitary Development Plan (UDP). In April 2013 once the Minerals Plan is in place, this site will cease to be an area of search. Changing the allocation from industrial uses to residential will have no impacts on minerals. The site is in the urban area and mineral extraction is not viable with existing constraints.	0	Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	+	Infill development, would not require significant new infrastructure.	0	No impact on the historic landscape.	+	PDL land, reduces need to develop Greenfield sites. The site is bounded by the North by Green Belt and the South by a strip of trees protected by a TPO. The trees should be protected through any development of the site and consideration must be given to the open nature of the green belt.	+	Residential development should introduce green space within the site for gardens and peripheral public spaces	0	Uncertain impacts, its dependant on whether the current industrial uses are polluting or not. Potentially more houses mean more cars and more air pollution.	+	PDL, urban location. Drainage on the site may be improved as a result of residential development.	++	The SHLAA indicates the site would provide 101 dwellings.
83SC	<b>Holcombe Close</b>	Informal open space	Housing	-	Loss of open space, adverse health effects, although there is a football ground is directly adjacent to the site. Development would only take up only approximately 25% of the overall open space. The remainder of the residual open space could be improved to mitigate for the loss of open space.	-	Loss of recreational open space is detrimental to neighbourhoods. Loss of amenity.	+	Any potential new dwellings would be quite close to schools and higher education facilities.	+	Housing development has positive impacts on prosperity.	+	Infill development. Site is within 300m of a high frequency bus route.	0	No impact.	0	Not within an area of search. Although directly adjacent to an area of search for open cast coal.	0	Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	-	SHLAA indicates new drainage would be required. Highway improvements may be necessary. Loss of open space to hard standing, loss of absorption capacity.	0	No impact on the historic landscape.	-	Greenfield site, Directly adjacent to Green belt. The site would restrict the view of the Green belt for residents facing the site.	-	Loss of open space, loss of some trees and biodiversity. Site is directly adjacent to the Greenbelt and the Clifton Moss LNR. Loss of stepping stone function.	0	Potentially more traffic will lead to more pollution.	-	Loss of absorptive capacity due to increase areas of hard standing.	+	The SHLAA indicates the site would provide 23 dwellings.

Priority Theme		Healthy Bolton			Achieving Bolton			Prosperous Bolton			Safe Bolton			Cleaner and Greener Bolton			S&C						
Sustainability Objective		Current use	Potential use	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence	Evidence						
Site no	Site description			Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score						
85SC	<b>Gorses Road</b>	Disused railway	Housing	0 There would be no impact on health. The site is a disused railway line, which is open space but it is in close proximity to Lever Hulme Park, so there would be areas to exercise nearby.	0 Site is over a dismantled railway line. New housing wouldn't be out of character of the area as it is located next to existing residential. There may be some loss of visual amenity to the houses directly facing the site.	+	+	+	0 No impact.	0 Not within an area of search.	0 Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	-	0 Shia indicates new drainage and access infrastructure would not be required. Site is flood zone 1. Change from area of open space to area of hard standing. Loss of absorption capacity.	0 No impact on the historic landscape.	-	0 Greenfield site, currently forms a useful buffer with Leverhulme Park. Trees and buffer Zone should be considered with any development.	0 Loss of open space, loss of trees and hedges, impacts on biodiversity and wildlife habitat. Site is close to a green corridor and Leverhulme park.	0 Potentially more traffic will lead to more pollution.	-	0 Some loss of trees, and loss of open space to hard standing, may increase runoff.	+	0 The SHLAA indicates the site would provide 38 dwellings.	
86SC	<b>Suffolk Close</b>	Greenfield, open space.	Housing	- Loss of recreational open space in urban area, adverse health impacts. Development would take up under 50% of the overall open space and there is scope to consider improvements to the residual open space area including its toddler and junior play equipment.	- Although more residential would not be out of context with existing residential, loss of recreational open space would likely be detrimental to the area.	+	+	+	0 No impact.	0 This site is categorised as an Area of Search for open cast coal in the Unitary Development Plan (UDP). In April 2013 once the Minerals Plan is in place, this site will cease to be an area of search. Changing the allocation from open space to residential will have no impacts on minerals. The site is in the urban area and mineral extraction is not viable with existing constraints.	0 Uncertain effects. The site is an area of open space directly next to a children's playground. More housing in this area would increase the amount of natural surveillance.	-	0 Infill development, would not require significant new infrastructure.	0 No impact on the historic landscape.	-	0 Loss of recreational open space, Greenfield site.	-	0 Loss of recreational open space. There are a few trees. Site appears to be lawned area, doesn't appear to be high in ecological value.	0 Potentially more traffic will lead to more pollution.	-	0 Increased sealed surface and loss of urban cooling mechanism means increased exposure to heat stress and potential for runoff/drainage flooding risk	+	0 The SHLAA indicates the site would provide 23 dwellings.
87SC	<b>Long Lane/Radcliffe Road</b>	Vacant site	Housing	0 There would be no impact on health. The site is a disused railway line, which is open space but it is directly adjacent to Leverhulme Park, so there would be areas to exercise nearby.	0 The site appears untidy following evidence of some clearing work and stalled development. Housing development would improve the visual amenity of the site.	+	+	+	0 No impact.	0 Not within an area of search.	0 Negligible impacts although, potentially more dwellings could increase traffic generation and potential for traffic accidents.	-	0 New highways and access would be required.	0 No impact on the historic landscape.	-	0 Greenfield site, currently forms a useful buffer with Leverhulme Park. Trees and buffer Zone should be considered with any development.	-	0 Loss of open space, loss of trees and hedges, impacts on biodiversity and wildlife habitat. Site is close to a green corridor and Leverhulme park.	0 Potentially more traffic will lead to more pollution.	-	0 Some loss of trees, and loss of open space to hard standing, may increase runoff.	+	0 It is estimated that 27 dwellings would be provided on the site.

Published Allocations Plan Publication: Sustainability Appraisal Appendix 7: Farnworth																																	
Bolton Sustainability Appraisal Toolkit (SAT)																																	
Priority Theme		Healthy Bolton				Achieving Bolton		Prosperous Bolton				Safe Bolton		Cleaner and Greener Bolton				S&C															
Sustainability Objective		Improve the health and well-being of the population?		To protect and improve the quality of where people live?		To improve access to educational and learning facilities?		To improve the prosperity of the borough and the vitality of the town and district centres?		To ensure new developments are in sustainable locations and reduce the need to travel?		Reduce waste production and encourage reuse and recycling?		To safeguard mineral resources?		To reduce crime and the fear of crime?		To ensure development is supported by the necessary infrastructure?		To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)		To conserve and enhance the natural environment and landscape?		To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?		To make efficient use of natural resources and reduce pollution?		Reduce contribution and vulnerability to climate change?		To create decent, affordable and resource efficient homes that meet the needs of local people?			
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence				
<b>Allocated sites</b>																																	
088SC	Minerva Road	Former railway line (Brownfield)	Housing	+	Development of a disused brownfield site.	+	Development would provide an opportunity to visually enhance the area.	+	Close to educational facilities.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	+	Development will provide opportunities to increase natural surveillance.	+	Good access to public transport infrastructure.	0	No impact on historic landscape.	+	Development would improve the appearance of the site.	-	Developing this site would result in a loss of green space. There are a number of TPOs that should be retained.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	There would be a loss of permeable open space, trees should be retained. Policy CG 2 will apply.	+	It is estimated that 22 dwellings would be provided on site.
089SC	Redgate Way	Hospital building	Housing	+	The site has been declared surplus to requirements by the Royal Bolton Hospital. There will be no loss of health facilities, the current clinical and support services will be relocated. Finding an alternative use for this site would be preferable to a vacant site.	+	Development may improve the visual amenity of the area.	+	Close to educational facilities.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	+	Development will provide opportunities to increase natural surveillance.	+	Good access to public transport infrastructure.	0	There was a building of local distinctiveness on the site, however it has already been demolished as it was not economically viable to conserve the building. Developing this site would have no impacts on the historic landscape.	+	If the site becomes vacant, any development would improve the appearance of the site.	0	The site includes a small area of landscaping which would be lost, but it is scored to have neutral impacts, as housing with gardens will provide some green spaces. There are some trees present that should be retained where possible.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	+	The site is Previously Developed Land (PDL) in an urban location. Policy CG2 will apply which will require the housing development to adhere to sustainable design and construction principals. There is a small amount of landscaping that would be lost but houses with gardens will provide some green spaces.	++	It is estimated that 70 dwellings would be provided on site.
090SC	Carr Drive	Hospital buildings and car park.	Housing	+	The site has been declared surplus to requirements by the Royal Bolton Hospital. There will be no loss of health facilities, the current clinical and support services will be relocated. Finding an alternative use for this site would be preferable to a vacant site.	+	Development may improve the visual amenity of the area.	+	Close to educational facilities.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	+	Development will provide opportunities to increase natural surveillance.	0	The loss of car parking may add increased pressure upon parking facilities already at capacity however a re-provision of alternative car parking would be a pre-requisite to any site disposal.	0	The former workhouse was a building of local distinctiveness, however it has already been demolished as it was not economically viable to conserve the building. Developing this site would have no impacts on the historic landscape.	+	If the site becomes vacant, any development would improve the appearance of the site.	0	The site includes a small area of landscaping which would be lost, but it is scored to have neutral impacts, as housing with gardens will provide some green spaces. There are some trees present that should be retained where possible.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	+	The site is Previously Developed Land (PDL) in an urban location. Policy CG2 will apply which will require the housing development to adhere to sustainable design and construction principals. There is a small amount of landscaping that would be lost but houses with gardens will provide some green spaces.	++	It is estimated that 50 dwellings would be provided on site.
091SC	Redgate Way - 014A:	Grass (Greenfield)	Housing	-	Would result in the loss of a green verge between the hospital and existing housing.	-	Development could possibly be considered detrimental to visual amenity.	+	Close to educational facilities.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	0	No impact.	0	Development would result in the loss of permeable surfacing. This could be mitigated within the design.	0	No impact.	-	Greenfield site. Loss of green space within hospital grounds.	-	Would result in the loss of open space and some trees.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Loss of green space, loss of permeable surfacing. Trees should be retained where possible. Any development would have to comply with the CG 2.	+	It is estimated that 32 dwellings would be provided on site.
092SC	Highfield Road	Recreational open space (Greenfield)	Housing	-	Would result in the loss of recreational open space. Any development should be mitigated through upgrading nearby recreational open space.	-	Development may be considered harmful to the visual amenity of the area.	+	Any new houses will be close to schools.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	0	Removing this area of recreational open space may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	Development would result in the loss of permeable surfacing. New access and highways would be required.	0	No impact.	-	The site is currently recreational open space on the edge of the urban area and is bounded by greenbelt to the South. Screening would be required.	-	Would result in a loss of public open space and possibly some trees.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Loss of green space, loss of permeable surfacing. Trees should be retained where possible. Any development would have to comply with the CG 2.	+	It is estimated that 13 dwellings would be provided on site.
093SC	Dean Close	Recreational open space (Greenfield)	Housing	-	Would result in the loss of recreational open space. Any development should be mitigated through upgrading nearby recreational open space.	-	Development could be considered detrimental to visual amenity.	+	Any new houses will be close to schools.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	0	Removing this area of recreational open space may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	Development would result in the loss of permeable surfacing. The site is on the edge of the urban area, but new access and highways would be required.	0	No impact.	-	Greenfield site.	-	Would result in the loss of open space.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Loss of green space, loss of permeable surfacing. Trees should be retained where possible. Any development would have to comply with the CG 2.	+	It is estimated that 25 dwellings would be provided on site.
094SC	Blindsill Road	Informal green space. (Greenfield)	Housing	-	Would result in the loss of a large area of informal green space (2.53ha). Any development should be mitigated through upgrading nearby recreational open space.	-	The site is currently informal green space. It is considered to be of fairly low amenity value and is underused at present.	+	Located in the existing urban area and in very close proximity to St James Secondary School.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	0	Removing this area of recreational open space may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	Development would result in the loss of permeable surfacing. The site is on the edge of the urban area, but new access and highways would be required.	0	No impact.	-	The site is currently an area of informal green space. It is bordered by houses, more houses would not be out of context in this area, but there would be a loss of a large area of open space.	-	There would be loss of a large area of open space,	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Loss of green space, loss of permeable surfacing. Trees should be retained where possible. Any development would have to comply with the CG 2.	++	It is estimated that 94 dwellings would be provided on site.
096SC	Century Lodge	Informal green space. (Greenfield)	Housing	-	Would result in the loss of informal green space.	-	Loss of open space in the urban area.	+	Any new houses will be close to schools.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	0	Removing this area of recreational open space may reduce the opportunity for antisocial behaviour, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	Development would result in the loss of permeable surfacing. This could be mitigated within the design. The site is in the urban area but new highways may be required. A consultation response indicates that there is a culvert on the site which may prevent a flood risk. This will have to be dealt with at planning application stage.	0	No impact.	-	Greenfield site, there would be some loss of visual amenity.	-	There would result in the loss of open space and habitats.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	-	Loss of green space, loss of permeable surfacing. Trees should be retained where possible. Any development would have to comply with the CG 2.	+	It is estimated that 32 dwellings would be provided on site.

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Priority Theme		Healthy Bolton				Achieving Bolton		Prosperous Bolton				Safe Bolton		Cleaner and Greener Bolton				S&C															
Sustainability Objective		Improve the health and well-being of the population?		To protect and improve the quality of where people live?		To improve access to educational and learning facilities?		To improve the prosperity of the borough and the vitality of the town and district centres?		To ensure new developments are in sustainable locations and reduce the need to travel?		Reduce waste production and encourage reuse and recycling?		To safeguard mineral resources?		To reduce crime and the fear of crime?		To ensure development is supported by the necessary infrastructure?		To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)		To conserve and enhance the natural environment and landscape?		To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?		To make efficient use of natural resources and reduce pollution?		Reduce contribution and vulnerability to climate change?		To create decent, affordable and resource efficient homes that meet the needs of local people?			
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence				
097SC	Manor Garage	Derelict site.	Housing	+	Development could contribute to the regeneration of a renewal area. Housing development would be in keeping with the surrounding area.	++	Development would substantially improve the visual amenity of the site and enhancing the overall neighbourhood.	+	Any new houses will be close to schools.	+	Housing development has positive impacts on prosperity, and for the regeneration of Farnworth.	+	Close to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	++	Vacant site. Development would improve surveillance and improve the perception of safety in the neighbourhood.	0	Good access to public transport infrastructure but new highway would be required.	0	No impact.	++	PDL. Will reduce the need for greenfield development. Will reduce degraded and derelict brownfield land.	+	No impact, but an opportunity to increase habitat through landscaping.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	+	It is estimated that 33 dwellings would be provided on site.
101SC	Bent Street Works Mill	Commercial use and scrap yard, and includes a small element of green space.	Housing	++	Development would contribute to the regeneration of a renewal area through a mix of uses and better quality development.	++	Site appears derelict and underused. Development would substantially improve the visual amenity of the site and support the on-going regeneration of Farnworth.	+	The site is close to educational facilities.	+	Site appears unsightly, development for residential use would significantly improve the appearance of the site and would support the on-going regeneration of Farnworth.	+	Close to high frequency bus corridor.	+	Site is currently operating as a scrap metal yard and is of poor visual appearance with evidence of fly tipping.	0	Not in minerals area of search.	+	Development would improve surveillance and improve the perception of safety in the neighbourhood.	0	Good access to public transport infrastructure but new highway would be required.	0	No impact.	+	The majority of the site is PDL. Developing this site will reduce degraded and derelict land.	+	No impact, but an opportunity to increase habitat through landscaping.	0	Limited impact, although potentially more houses mean more cars and more air pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	+	It is estimated that 33 dwellings would be provided on site.
104SC	Harrowby Mill	Commercial uses	Housing	+	Development could contribute to the regeneration of a renewal area. Housing development would be in keeping with the surrounding area.	0	Uncertain effects, and other residential areas. Depends on whether there are any current bad neighbour issues; potentially houses will be less of a concern than current use.	+	The site is close to educational facilities.	+	May result in the loss of employment space, and subsequent jobs. Support may be required to help displaced firms find suitable alternative premises.	++	Close to high frequency bus corridor and town centres services and facilities.	0	No impact.	0	Not in minerals area of search.	+	Would increase around the clock surveillance.	0	Good access to public transport infrastructure but new highway would be required.	0	No impact.	+	PDL. Will reduce the need for greenfield development.	+	Could increase habitat opportunities through introduction of landscaping.	0	Potentially more houses mean more cars and more pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	+	It is estimated that 23 dwellings would be provided on site.
1H	Albert Road	Farnworth Outreach Centre.	Health Centre	++	New health centre in a renewal area.	+	Development might contribute to the visual enhancement of the site.	0	No impact.	+	New health centre would contribute positively to the regeneration of Farnworth town centre.	++	A new health centre in Farnworth town centre will provide health services close to where people live. It is on the strategic route network in the existing urban area.	0	No impact.	0	Not in minerals area of search.	0	No impact.	+	Good access to transport infrastructure.	0	No impact.	+	PDL. Will reduce the need for greenfield development.	+	PDL. Would not result in loss of open space.	0	Potentially more houses mean more cars and more pollution.	0	Brownfield site. Any development would have to comply with the CG 2.	0	Health Centre allocation.
1P6AP	Moses Gate	Mills, housing employment.	Mixed use	++	Development could create more employment contributing to prosperity in a deprived area. Site is occupied. Need to ensure the comprehensive regeneration of this area doesn't impact negatively on existing tenants.	+	Development might contribute to the visual enhancement of the site.	0	No impact.	+	Such a development would contribute positively to regeneration through providing some new employment facilities.	+	Close to high frequency bus corridor. Housing and employment on the same site may reduce travel times.	0	No impact.	0	Not in minerals area of search.	+	Would increase surveillance around the clock.	0	Potentially a mixed use development will increase traffic and potentially cause congestion.	+	Moses Gate is a collection of mill buildings. Comprehensive redevelopment should ensure the historical and architectural value of the buildings is maintained.	+	PDL. Will reduce the need for greenfield development.	+	PDL. Would not result in loss of open space.	0	Potentially more houses mean more cars and more pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	+	Would provide more housing
12P1.1	Express Industrial Estate	Open storage yard (Brownfield)	Employment	++	Development could create more employment contributing to prosperity in a deprived area.	+	Development might contribute to the visual enhancement of the site.	0	No impact.	+	Such a development would contribute positively to regeneration through providing some new employment facilities, possibly through extension.	+	Moderate access to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	+	Development would improve the perception of safety in the neighbourhood.	0	No impact.	0	No impact.	+	PDL. Will reduce the need for greenfield development.	+	PDL. Would not result in loss of open space.	0	Potentially more houses mean more cars and more pollution.	+	Any development would have to comply with the CG 2.	0	No impact.
11P1.1	Stone Hill Road	Part cash and carry, part vacant (Brownfield)	Employment	++	Development could create more employment contributing to prosperity in a deprived area.	+	Development might contribute to the visual enhancement of the site.	0	No impact.	+	Such a development would contribute positively to regeneration through providing some new employment facilities, possibly through extension.	+	Moderate access to high frequency bus corridor.	0	No impact.	0	Not in minerals area of search.	+	Development would improve the perception of safety in the neighbourhood.	0	No impact.	0	No impact.	+	PDL. Opportunity to improve the area by using remaining disused land.	-	Could result in the loss of open space and some trees.	+	PDL. Will reduce the need for greenfield development.	+	Any development would have to comply with the CG 2.	0	No impact.
129SC	Farnworth Industrial Estate	Former scrap yard	Housing	+	Development will increase the overall appearance of the area which can have positive impacts on health and well being.	++	Development would substantially improve the visual amenity of the site and enhancing the overall neighbourhood.	+	Site is located close to Harper Green School.	+	The Scrap yard part of the site is dilapidated. There is evidence of fly-tipping. Development would improve the appearance of the site. There are businesses operating out of some of the units that would need to be relocated.	+	The site is in an accessible location. It is within 400 metres of a high quality bus route.	0	No impact.	0	Not in area of search.	+	Development would improve the perception of safety in the neighbourhood.	0	No access or highway issues.	0	Site is overlooking Farnworth Park which is listed. Any development should be sensitive to this context.	++	The site is categorised as previously developed land. (PDL) Building on this land will reduce the need for greenfield development and reduce degraded and derelict brownfield land.	+	PDL. Would not result in loss of open space.	++	The site is categorised as previously developed land. (PDL) Building on this land will reduce the need for greenfield development and reduce degraded and derelict brownfield land.	+	Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	++	Site is estimated to provide 60 houses.

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Priority Theme		Healthy Bolton				Achieving Bolton		Prosperous Bolton				Safe Bolton		Cleaner and Greener Bolton				S&C															
Sustainability Objective		Improve the health and well-being of the population?		To protect and improve the quality of where people live?		To improve access to educational and learning facilities?		To improve the prosperity of the borough and the vitality of the town and district centres?		To ensure new developments are in sustainable locations and reduce the need to travel?		Reduce waste production and encourage reuse and recycling?		To safeguard mineral resources?		To reduce crime and the fear of crime?		To ensure development is supported by the necessary infrastructure?		To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)		To conserve and enhance the natural environment and landscape?		To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?		To make efficient use of natural resources and reduce pollution?		Reduce contribution and vulnerability to climate change?		To create decent, affordable and resource efficient homes that meet the needs of local people?			
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence				
128SC	Century Mill	Commercial retail use	Housing	+	The mill is quite unsightly and run down. Improving the overall appearance of the area which can have positive impacts on health and well being.	++	Development would substantially improve the visual amenity of the site and enhancing the overall neighbourhood.	+	Any new houses will be close to schools.	-	The site is quite run down. Developing this site for housing would improve the appearance and regeneration of the area. There are some businesses operating out of the mill who would have to be relocated.	+	The site is in an accessible location. It is within 400 metres of a high quality bus route.	+	Potentially changing the use from commercial use to housing may reduce the waste produced.	0	Not in area of search.	+	Development would improve the perception of safety in the neighbourhood.	-	New access and highway would be required.	0	The mill building should seek to be retained where possible.	+	PDL. Currently the mills is dilapidated. Development will reduce the need for greenfield development.	+	PDL. Would not result in loss of open space.	+	PDL.Will reduce the need for greenfield development.	+	Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	++	Site is estimated to provide 61 houses.

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Appendix 8: Westhoughton

## Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton				Achieving Bolton		Prosperous Bolton			Safe Bolton			Cleaner and Greener Bolton				S&C															
Sustainability Objective		Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence												
Allocated sites																																	
107SC	Part Street	Miscellaneous green space	Housing	-	The site currently provides an overgrown area of green space that is of no particular use. Developing this site for housing would result in a loss of open space in urban location.	-	Infill development, new housing would not be inappropriate, but there would be loss of urban green space and compaction.	+	Next to the Gates Primary school. Any new dwellings would be close to schools.	+	Housing development can have positive impacts on prosperity.	-	May increase existing traffic problems. In urban area. Very close to Westhoughton Railway station.	0	No impact.	0	Not in an area of search.	0	Removing this area of open space may reduce opportunity for antisocial behaviours, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	May increase congestion, as highways capacity is a concern to local residents. Loss of open space to hard standing may increase flooding.	0	There is a Conservation area in Westhoughton Town centre but the proposed development would not impact on this.	-	Infill development on open space, loss of visual amenity.	-	There are some trees on the site. There will be habitat loss and may be some loss of biodiversity.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air, improving localised air quality. Removal of this open space may lead to a decrease in air quality.	-	There would be a loss of open space, and trees; although any development would have to comply with policy CG 2.	++	The SHLAA calculates 90 houses could be developed on site.
108SC	James Street	Miscellaneous green space	Housing	-	The site currently provides an area of green space that is of no particular use. Developing this site for housing would result in a loss of open space in urban location.	-	Infill development, new housing would not be inappropriate, but there would be loss of urban green space and compaction.	+	Next to the Gates Primary school. Any new dwellings would be close to schools.	+	Housing development can have positive impacts on prosperity. Good access to employment opportunities, will support businesses located in the area.	-	May increase existing traffic problems. In urban area. Very close to Westhoughton Railway station.	0	No impact.	0	Not in an area of search.	0	Removing this area of open space may reduce opportunity for antisocial behaviours, however without evidence that this occurs in this specific location, it is difficult to form judgement.	-	May increase congestion, as highways capacity is a concern to local residents. Loss of open space to hard standing may increase flooding.	0	There is a Conservation area in Westhoughton Town centre but the proposed development would not impact on this.	-	Infill development on open space, loss of visual amenity.	-	There would be a loss of open space and may be subsequent habitat and biodiversity loss.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air, improving localised air quality. Removal of this open space may lead to a decrease in air quality.	-	There would be a loss of open space, although any development would have to comply with policy CG 2.	+	The SHLAA calculates 31 houses could be developed on site.
109SC	Leigh Common	Agricultural	Housing	0	Development on open green space is likely to be viewed negatively by local residents. However the site is not accessible to the public, so it will not be a loss of recreational open space.	-	The site is former agricultural land, and part of the site borders Green Belt. Developing this site is likely to be unpopular with local residents.	+	Any new dwellings would be close to schools.	+	Housing development can have positive impacts on prosperity.	-	May increase existing traffic problems, which is already a concern for local residents. Close to Westhoughton Railway station and town centre.	0	No impact.	0	Not in an area of search.	0	No impact.	-	May increase congestion. Loss of open space to hard standing may increase flooding. Within flood zone 1. New infrastructure would be required as its currently a greenfield site.	0	There is a Conservation area in Westhoughton Town centre but the proposed development would not impact on this.	-	Loss of open space, loss of visual amenity. Part of the site borders the Green Belt to the West, appropriate screening would be required to reduce adverse impacts.	-	There are a few trees on the site. There may be some habitat and biodiversity loss.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air, improving localised air quality. Removal of this open space may lead to a decrease in air quality.	-	There would be a loss of open space, although any development would have to comply with policy CG 2.	+	The SHLAA calculates 43 houses could be developed on site.
110SC	Armour Holdings Factory	Disused factory	Housing	+	The site is currently a disused factory of poor visual appearance, development this site for housing will improve the visual amenity of the area.	+	Development would provide an opportunity to visually enhance the area. Area is surrounded by residential development. More residential in this location would not adversely effect neighbouring uses.	+	The site is directly adjacent to Sacred Heart RC Primary School and in close proximity to Westhoughton Primary School.	+	Housing development can have positive impacts on prosperity.	-	May increase existing traffic problems, which is already a concern for local residents. Good access to high frequency bus network. Site is located in the existing urban area.	+	Vacant sites have the potential to attract fly tipping. Developing this site for housing will reduce this risk.	0	Not in an area of search.	0	Vacant sites have the potential to attract antisocial behaviour and vandalism. Developing this site for housing will reduce the opportunities for antisocial behaviour and increase natural surveillance in the area.	++	Large site, could increase congestion. May be some access issues which would need to be mitigated.	-	The site includes Perseverance Mill although, the Mills Action Framework identifies this as not being worthy of retention.	0	PDL. Will reduce the need for greenfield development.	+	Potentially houses with gardens will improve wildlife habitats.	+	Potentially more houses mean more cars and more pollution. (Large site)	0	PDL, urban location, any development would have to comply with the CG 2.	+	It is estimated that 104 dwellings would be provided on the site.
111SC	Roscoes Farm	Agricultural	Housing	0	Open Space. Large site (3.77 ha). However the site is private land and not publicly accessible.	-	Roscoes Farm is a residual area of agricultural land. Development of this site for housing would result in the loss of this open green area which is likely to be viewed negatively by local residents.	+	The site is in close proximity to Sacred Heart RC Primary School and in close proximity to Westhoughton Primary School.	+	Housing development can have positive impacts on prosperity.	-	May increase existing traffic problems, which is already a concern for local residents. Good access to high frequency bus network. Site is located in the existing urban area. Good access to high frequency bus network and	0	No impact.	0	Not in an area of search.	0	Potentially more houses could lead to more traffic and more accidents.	-	Will increase congestion (170 dwellings). Although the site is in Flood Zone 1 and is unlikely to flood; development of this site would result in a loss of open space.	0	There is a Conservation area in Westhoughton Town centre but the proposed development would not impact on this.	-	Greenfield site, will infill between edge of existing urban area and Bolton Road. Housing development would affect the character of the area.	-	Loss of large area of open space, loss of habitats and biodiversity, site contains a pond. This area is important for its population of Great Crested Newts. Before any development takes place, detailed information on how these newts would be protected would be required. It is adjacent to a green corridor and Hall Lea Brook SBI, any development would need to maintain an appropriate buffer with the SBI. There is also a cluster of trees protected by a TPO that should be protected.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air, improving localised air quality. Removal of this open space may lead to a decrease in air quality. May increase congestion. Air quality issues. Large site.	-	There would be a loss of a large area of open space, although any development would have to comply with policy CG 2.	++	The SHLAA calculates 170 houses could be developed on site.
112SC	Edges Farm	Small farm surrounded by residential. (Brownfield/Greenfield)	Housing	+	The site is the remaining part of a farm, following the development of surrounding houses over time. Although there would be some loss of open space it is not of high visual quality and is underused.	+	Development would provide an opportunity to visually enhance the area and would improve upon the disused nature of the site.	+	No impact.	+	Housing development can have positive impacts on prosperity.	-	May increase existing traffic problems, which is already a concern for local residents. Good access to high frequency bus network. Site is located in the existing urban area. Good access to high frequency bus network and	0	No impact.	0	Not in an area of search.	0	Potentially more houses could lead to more traffic and more accidents.	-	New access and highway would be required.	0	Would result in the loss of an old farm house, although it is the farm house that now appears out of character with the modern housing.	-	Some PDL, bus also some loss of open space.	-	Would result in a loss of green space, trees and habitat. There are some mature trees on the site that should be retained.	-	Trees, shrubs and turf remove smoke, dust and other pollutants from the air, improving localised air quality. Removal of this open space may lead to a decrease in air quality.	-	There would be some loss of some open space, although any development would have to comply with CG2.	+	The SHLAA calculates 20 houses could be developed on site.
033P	Barr Fold Close	Derelict site	Employment	++	The site is currently derelict. Development of a brownfield site for employment use will have positive impacts on the well-being of the population through the provision of job opportunities.	++	Development would provide an opportunity to visually enhance the area, which is currently derelict.	0	No impact, employment allocation.	++	Employment uses in this location would impact positively on the local economy.	+	Site is located in the existing urban area.	+	Vacant sites have the potential to attract fly tipping. Developing this site for housing will reduce this risk.	0	Not in an area of search.	++	Vacant sites have the potential to attract antisocial behaviour and vandalism. Developing this site for housing will reduce the opportunities for antisocial behaviour and increase natural surveillance in the area.	+	There is no bus stop or railway station within 800 metres. However the site is part of the existing Wingates Industrial Estate, with good site access to the M61 corridor. Development may increase traffic but it's a small site.	0	There is a Conservation area in Westhoughton Town centre but the proposed development would not impact on this.	+	PDL. Will reduce the need for greenfield development.	0	Uncertain impacts. There is a small pond on site, the impacts on wildlife should be considered.	0	Developing the site could increase congestion to the existing road network which is currently categorised as high/moderate.	+	Wingates is identified in the Allocations Plan as an electricity intense area. Developments in this location will be expected to mitigate a proportion of their emissions using low or zero carbon technologies.	0	Employment site.

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 Bolton Sustainability Appraisal Toolkit (SAT)

Priority Theme		Healthy Bolton				Achieving Bolton		Prosperous Bolton			Safe Bolton			Cleaner and Greener Bolton				S&C															
Sustainability Objective		Improve the health and well-being of the population?				To protect and improve the quality of where people live?		To improve access to educational and learning facilities?		To improve the prosperity of the borough and the vitality of the town and district centres?		To ensure new developments are in sustainable locations and reduce the need to travel?		Reduce waste production and encourage reuse and recycling?		To safeguard mineral resources?		To reduce crime and the fear of crime?		To ensure development is supported by the necessary infrastructure?		To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)		To conserve and enhance the natural environment and landscape?		To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?		To make efficient use of natural resources and reduce pollution?		Reduce contribution and vulnerability to climate change?		To create decent, affordable and resource efficient homes that meet the needs of local people?	
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence				
<b>Allocated sites</b>																																	
113SC	Lostock Hall Farm,	Disused agricultural buildings and grounds (Brownfield)	Housing	+	Brownfield location in the urban area.	+	The site currently appears derelict and underused. Development would most likely improve the visual amenity of the area, as long as design is of high quality.	+	The site is close to a nursery school and quite close to Lostock academy.	+	This site could accommodate high quality housing to retain/attract investors.	0	Although close to a good quality cycle network, the site is less well placed for services and public transport.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	The impact on traffic would most likely be minimal. Much of the site is taken up with hardstanding therefore flood risk not affected.	+	The site would be adjacent to a listed building. Subsequent development should be of high quality and sympathetic in this context. The right development could enhance the site. Some buildings on site may be suitable for conversion.	++	The site is PDL and currently derelict and degraded. Development would improve the outlook of the site and reduce the need for greenfield development. The site lies on the edge of the Green Belt and therefore should be sympathetic to this context.	-	Although the site is derelict, existing trees and vegetation may support a range of habitats. If these are destroyed it may result in a loss of habitat. This may be avoidable with appropriate design/mitigation measures.	+	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	Brownfield site. Any development would have to comply with the CG 2.	+	Will contribute more housing, and presents an opportunity for high quality homes. It is estimated that the site will provide 26 dwellings.
115SC	OX Hey Lane	Water treatment facility (Brownfield)	Housing	0	No impact. Space not accessible to public.	-	The site allows for an open aspect to the rear of properties on Shaftesbury Avenue. Development would be unpopular with these addresses. However, development of the site for housing would fit in with the character of the area and could improve the appearance of the site itself.	+	Any potential new houses would be quiet close to schools.	+	Housing would have positive impacts on prosperity.	0	Good access to high frequency bus corridor, and reasonable access to Horwich Parkway Station.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	New access and highway would be required.	0	No impact on the historic environment.	+	Previously developed land would reduce the need for development of greenfield. The site borders the greenbelt, any development would have to be sensitive to this context.	-	The site is a water treatment facility and the development of this site for housing would result in a loss of open space.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality. Any development would have to take into account the presence of the Thirlmere Aqueduct which runs through the Southern part of the site.	-	Brownfield site. Any development would have to comply with the CG 2. Although there would be a loss of open space. This could be mitigated by appropriate landscaping and by providing housing with gardens.	+	It is estimated that 26 dwellings would be provided on site.
117SC	Swallowfield Hotel and Brazley site	Residential development, community centre and day care centre.	Housing	+	The site is large and includes Horwich Day Care Centre (in use), and Brazley Community Centre (the community centre part of the building is use, the other part of the building is not), an element of wooded space and a large area where development has started and stalled. It is the intention that the day centre and community centre buildings would be replaced by a new community facility on site by the developer. There would not be a loss of community facilities.	+	The site includes and area that has been cleared, development has started and now stalled. This site provides a prominent frontage to Chorley New Road. Developing on this area would improve the visual amenity of the site on a busy road.	+	The site is very close to St Joseph's High School and Claypool Primary School.	+	Housing would have positive impacts on prosperity.	0	Good access to public transport including rail network and in particular the high frequency bus corridor.	0	No impact.	0	Not in a mineral area of search.	+	Derelict sites have the potential to attract crime and antisocial behaviour, developing this part of the site would increase natural surveillance in the area.	+	There are no access or transport issues but this development has the potential to add traffic to a busy strategic route.	0	No impact on the historic environment.	0	Mixed impacts, developing the vacant part of the site will help to reduce the pressure to build on areas of open space. However, the site does contain an area of lightly wooded space which would be lost. This could be in part mitigated through appropriate landscaping and houses with gardens.	-	There would be a loss of a lightly wooded area there are mature trees and hedges around the perimeter of the site, that may provide important habitats.	-	Removal of the wooded area for development will reduce the capacity of the urban area to filter air pollutants.	-	Brownfield site. Any development would have to comply with the CG 2. Although there would be a loss of open space. This could be mitigated by appropriate landscaping and by providing housing with gardens.	++	It is estimated that 67 dwellings would be provided on site.
119SC	Mount Street	Disused playing field	Housing	-	(122) Would result in the loss of a public recreational open space, however there is a playing field located very close to the site so opportunities for exercise should not be reduced.	-	There would be a loss of green open space, although it is overgrown, development at this site is likely to be unpopular with local residents. However, the site is privately owned and not allocating it for housing would not, in any case, make the site available for public open space.	+	Close to schools and higher education, although the site could provide for expansion of the adjacent primary school.	+	Housing would have positive impacts on prosperity.	+	Good access to high frequency bus corridor and local services.	+	There is a history of fly tipping at the site. Developing this site would reduce the opportunity for fly tipping.	0	Not in a mineral area of search.	0	No impact.	-	Development would result in the loss of permeable surfacing. This could be mitigated within the design. New access and highways would be required.	0	No impact on the historic environment.	-	Greenfield site. There would be a loss of urban green spaces.	-	Development would result in a loss of open space.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality. Any development would need to take into account the presence of Nellie's Clough, which runs under the site in a culvert.	-	There would be a loss of open space, large site.	++	It is estimated that 71 dwellings would be provided on site.
121SC	Berne Avenue	Informal green space	Housing	0	Would result in the loss of a public recreational open space, however there is a playing field located very close to the site so opportunities for exercise should not be reduced.	-	There would be a loss of green open space, this is likely to be unpopular to the houses on Berne Avenue backing on to the site. The site does appear rather untidy and may be improved by development.	+	In the existing urban area. Any new dwellings would be close to school.	+	Housing would have positive impacts on prosperity.	+	Good access to high frequency bus corridor and local services.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	Access is currently problematic. Development would result in the loss of permeable surfacing. This could be mitigated within the design.	0	No impact on the historic environment.	-	Greenfield site. There would be a loss of urban green spaces.	-	Development would result in a loss of open space.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	There would be a loss of an urban green space.	+	It is estimated that 17 dwellings would be provided on site.
122SC	Crown Lane	Recreational open space/park (Greenfield)	Housing	-	Would result in the loss of a well used public recreational open space.	-	The site is a relatively attractive site of recreational open space, housing development would be unpopular with local residents, especially for the houses that benefit from a view onto the park. The site occupies a prominent street frontage, development in this location would be detrimental to visual amenity and local environmental quality.	+	In the existing urban area. Any new dwellings would be quite close to schools.	+	Housing would have positive impacts on prosperity.	+	Good access to high frequency bus corridor and local services.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	Development would result in the loss of permeable surfacing.	0	No impact on the historic environment.	-	Greenfield site.	-	Would result in a loss of green space and some trees and shrubs currently providing habitat.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	There would be a loss of open space. There are a number of mature trees that should be retained.	+	It is estimated that 16 dwellings would be provided on the site.
125SC	Manchester Road	Informal open space (Greenfield)	Housing	-	Would result in the loss of a public recreational open space.	-	There would be a loss of open space, development here would be very unpopular with local residents.	+	In the existing urban area. Any new dwellings would be quite close to schools.	+	Housing would have positive impacts on prosperity.	+	Good access to high frequency bus corridor and Blackrod Rail station.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	Development would result in the loss of permeable surfacing. This could be mitigated within the design.	0	No impact on the historic environment.	-	Greenfield site.	-	Would result in a loss of open space.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	There would be a loss of open space.	+	It is estimated that 30 dwellings would be provided on the site.
114SC	Land at Lostock Lane	Cleared site and former sports ground	Housing	0	The site comprises a cleared site (former British Aerospace buildings were demolished), land that was previously a sports ground, but no longer performs any active recreational function. (Some of which has already been granted planning permission).	+	The site is currently unkempt and its visual appearance is poor.	+	Any new dwellings would be close to schools via car/bus.	+	Housing would have positive impacts on prosperity.	+	Good access to Middlebrook retail park, bus stops and Horwich Parkway Railway station.	0	No impact.	0	Not in a mineral area of search.	0	No impact.	-	Development would result in the loss of permeable surfacing. This could be mitigated within the design.	0	No impact on the historic environment.	-	Mixed impacts, developing the cleared part of the site will help to reduce the pressure to build on areas of open space. However, the site does contain a large area of open space which would be lost.	-	Would result in a loss of open space.	-	The part of the site that comprises the former sports ground may be improving localised air quality. Developing dwellings in this area may lead to a decrease in quality.	-	There would be a loss of open space (former sports ground.)	++	It is estimated that 276 dwellings will be provided on site.

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Bolton Sustainability Appraisal Toolkit (SAT)																																														
Priority Theme		Healthy Bolton				Achieving Bolton			Prosperous Bolton			Safe Bolton			Cleaner and Greener Bolton					S&C																										
Sustainability Objective		Improve the health and well-being of the population?				To protect and improve the quality of where people live?			To improve access to educational and learning facilities?			To improve the prosperity of the borough and the vitality of the town and district centres?			To ensure new developments are in sustainable locations and reduce the need to travel?			Reduce waste production and encourage reuse and recycling?			To safeguard mineral resources?			To reduce crime and the fear of crime?			To ensure development is supported by the necessary infrastructure?			To conserve and enhance the distinctiveness of the historic landscape? (including its archaeological, architectural, and cultural assets)			To conserve and enhance the natural environment and landscape?			To create, protect and enhance a network of green spaces? (areas of open space and green infrastructure)?			To make efficient use of natural resources and reduce pollution?			Reduce contribution and vulnerability to climate change?			To create decent, affordable and resource efficient homes that meet the needs of local people?	
Site no	Site description	Current use	Potential use	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence	Score	Evidence											
6P6AP	British Aerospace	Mix of employment use and derelict/vacant buildings.	Mixed	++	The site currently comprises predominantly poor quality industrial buildings (some of which are vacant) and undeveloped land following demolition. Developing this site for housing and employment would provide employment areas, close to where people live. The provision and access of employment opportunities can have a positive impact on well-being if local people can benefit from these jobs.	++	The site is currently of poor visual appearance. Appropriate development at this site will improve the overall environmental quality. The site is close to existing residential properties, a mixed use development would not be out of context in this area.	+	Any new development would be close to schools via car/bus.	++	A mixed use development would improve prosperity and the local economy. A policy will be included in the Allocations Plan to ensure that the appropriate balance of employment and residential is achieved on site.	+	Employment uses would be able to benefit from good access to the M61 corridor. Less than 250 metres from a low frequency bus stop, Horwich Parkway Railway Station is less than 15 minutes walk.	+	Potentially sites would be improved by development, although it depends on whether current uses provide a lot of waste. Sites with vacant units tend to attract fly tipping and litter.	0	Not in a mineral area of search.	+	Partially vacant site tend to attract antisocial behaviour. Mixed use site will increase natural surveillance. Development will provide vibrant mix of uses which may help to improve perception and sense of place.	0	No impact on the historic environment.	+	The site is 100% PDL and made up of poor quality industrial buildings. Development would improve the outlook of the site and reduce the need for greenfield development.	++	100% PDL site, of industrial character. Developing this very large site for both housing and employment will help to reduce pressure on greenfield sites.	0	Uncertain impacts, its dependant on whether the current industrial uses are polluting or not. Potentially more houses mean more cars and more air pollution.	+	Brownfield site. Any development would have to comply with the CG 2.	+	Mixed use site, residential use would be included in the development. Very large site (7.46 ha)															
132SC	Horwich College, Victoria Road, Horwich.	Higher education college	Housing	+	The site is currently used as a higher education facility. If the college becomes vacant it could be used for housing. Housing would be preferable to a vacant site.	+	Loss of an educational facility, but if the site becomes vacant, development could improve the area.	+	If the site becomes vacant there would be a loss of a higher education facility. If new dwellings were built they would be very close to St Mary's RC Primary.	0	Loss of an educational facility, but if the site becomes vacant, development could improve the area.	-	Loss of an educational facility may result in more people travelling to access higher education. If the site becomes vacant, housing in this area would be in an accessible location. It is within 400m of a high frequency bus corridor. The site is very close to a primary school, Horwich town centre and Horwich leisure centre so any potential new housing would have good access to amenities.	0	No impact.	0	Not in area of search.	0	Uncertain impacts, if the site became vacant. It may attract crime. Development in this case would be beneficial.	-	New access and highway would be required. The culverted Nellys Clough flows through the site and could be a source of flood risk. This will need to be considered as part of the planning application stage.	0	The college buildings are prominent but not particularly distinctive. There would be no impact on the historic environment.	-	The college site currently includes some grassland and is bounded by some large trees. The perimeter planting should be retained in order to help the development blend into its surroundings.	-	The college site currently includes some grassland and is bounded by some large trees. There would be some loss of this green space if housing development went ahead. This could be mitigated in part by retaining the perimeter planting and landscaping.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	There would be some loss of open space. Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	++	Site is estimated to provide 76 houses.													
133SC	Singleton Avenue, Horwich.	Recreational area.	Housing	-	Site is currently part of a recreational area, developing this site would result in a loss of recreational open space. Core Strategy Policy CG1 requires that any loss of urban green spaces is mitigated by either improvements to the remainder of the open space or improvements to nearby open space.	-	Development on this site is unlikely to be viewed favourably by local residents, especially the residents of the houses on Singleton avenue.	+	Site is in the existing urban area, and very close to Rivington and Blackrod High School. Any new dwellings would be close to schools and amenities.	+	Housing would have positive impacts on prosperity.	+	Site is in the existing urban area. It is less than 400m from a high frequency bus route.	0	No impact.	0	Not in area of search.	0	No impact.	-	New access and highway would be required.	0	No impact on historic landscape.	-	Greenfield site there would a loss of some recreational open space.	-	There would be some loss of recreational open space. Although this site is a portion of an existing site it cannot be used for pitches as it is sloped.	-	The grassy area may be improving localised air quality. Removal of these may lead to a decrease in quality.	-	There would be a loss of open space. Any development would have to adhere to policy CG 2 which requires all development proposals to mitigate any adverse effects and adapt to climate change by incorporating high standards of sustainable design and construction principles.	+	Site is estimated to provide 53 houses.													