

| 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? | Reason site rejected            |       |   |   |   |   |  |   |   |   |  |   |   |   |  |   |   |  |
| Site no                  | Site description                     | Current use  | Potential use  | Score   | Evidence  | Score  | Evidence   | Score                           | Evidence  | Score   | Evidence   | Score  | Evidence   | Score  | Evidence   | Score  | Evidence                        | Score | Evidence  |   |   |   |  |   |   |   |  |   |   |   |  |   |   |  |
| R1.1                     | Columbia Mill (12SC)                 | Existing mill in employment use. Some recent upgrade has been carried out to part of the mill. | Housing  | 0   | 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 mill 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.           | -   | Loss of the industrial space may result in some loss of business and employment.   | +  | Close to high frequency bus network.   | 0  | No impact  | 0  | Not in an area of search.       | +     | Opportunities to increase natural surveillance in the evening.  | + | Good location with no infrastructure issues.  | 0 | Uncertain effects depending on whether the mill buildings are retained. The mill building is in good condition, with some recent good quality refurbishment. 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. | + | Development of the site may help remediate likely contamination.  | 0 | Potentially houses with gardens will improve wildlife habitats.  | 0 | Limited impact, although potentially more houses mean more cars and more air pollution.   | + | Potential to reduce UHI effect through increase in gardens therefore reducing amount of hardstanding. Policy CG2 will apply. | + | The SHLAA estimates 47 houses will be provided. | The mill is in a well-established commercial use.  |
| R1.2                     | Haslam Mill (13SC)                   | Storage yard.  | 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                                    | +                               | Site in urban area. Any new houses would be close to schools.           | -   | Loss of the industrial space may result in some loss of business and employment.   | +  | Close to high frequency bus network.   | 0  | No impact  | 0  | Not in an area of search.       | +     | Opportunities to increase natural surveillance.                 | + | Good location with no infrastructure issues.  | 0 | No impact on historic landscape.   | + | PDL, complimentary to existing landscape.   | 0 | Potentially houses with gardens will improve wildlife habitats.  | 0 | Limited impact, although potentially more houses mean more cars and more air pollution.   | + | Potential to reduce UHI effect through increase in gardens therefore reducing amount of hardstanding. Policy CG2 will apply. | + | The SHLAA estimates 23 houses will be provided. | The mill is in a well-established commercial use.  |
| R1.3                     | Walkers Institute (31SC)             | Recreational open space - football pitch   | Housing  | -   | Greenfield location in the urban area. Developing this site will remove a sports and leisure facility, thus limiting access to exercise.  | -  | Removing a public open space may decrease the quality of the area.   | +                               | Site in urban area. Any new houses would be close to schools.           | +   | Housing development has positive impacts on prosperity.  | +  | Located in the urban area and close to Bolton town centre. Less than 50m to nearest bus route (571/572)  | 0  | No impact  | 0  | Not in an area of search        | 0     | No impact.  | - | The site is playing fields, and development may increase the potential for surface water run off. Otherwise it is a location which is well served for infrastructure.         | 0 | No impact on historic landscape.   | + | Greenfield site that provides a pocket of green in a built up area.   | - | Developing this site would lead to a loss of open space.   | - | 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. | - | Loss of open space but any development would have to comply with the CG2.  | + | More housing would be provided.                 | The site is used as a playing field.   |
| R1.4                     | Land to rear of Halliwell Mills      | Woodland/ Scrub  | Housing  | -   | Loss of an area of trees.   | -  | The site currently provides a green corridor of land which development would remove.   | +                               | Site in urban area. Any new houses would be close to schools.           | +   | Housing development has positive impacts on prosperity.  | +  | Poor access to public transport.   | 0  | No impact  | 0  | Not in an area of search.       | 0     | No impact.  | - | Would require improved infrastructure.  | 0 | No impact on historic landscape.   | + | Could damage the character of this green corridor and valley area.  | - | Loss of trees and habitat.   | - | 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. | - | Loss of trees which sequester carbon dioxide.  | + | More housing would be provided                  | The site has value as woodland.  |
| R1.5                     | Land off Tonge Moor Road             | Woodland/ Scrub  | Housing  | -   | Loss of an area of trees.   | -  | The site currently provides a green corridor of land which development would remove.   | +                               | Potentially any new houses would be well located for accessing schools. | +   | Housing development has positive impacts on prosperity.  | +  | In the urban area. Close to the Bolton town centre, accessible location for visitors and workers.  | 0  | No impact  | 0  | Not in an area of search.       | 0     | No impact.  | - | Loss of an open space along the river valley, close to the river tonge.   | 0 | No impact on historic landscape.   | + | Could damage the character of this green corridor and valley area.  | - | Loss of trees and habitat.   | - | 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. | - | Loss of trees which sequester carbon dioxide.  | + | More housing would be provided                  | The site is part of a corridor of open space along the river tonge.  |
| R1.6                     | Land off Leaf Street                 | Green field, but is former railway cutting   | Housing  | +   | May lead to loss of undesignated informal recreational space, reducing opportunities for exercise.  | +  | Developing the site may lead to improvements in visual coherence and natural surveillance, but a loss of green space.                  | +                               | Site in urban area. Any new houses would be close to schools.           | +   | Housing development has positive impacts on prosperity.  | +  | Located in the urban area and close to Bolton town centre, but not close to quality bus corridors  | 0  | No impact  | 0  | Not in an area of search        | +     | Opportunities to increase natural surveillance.                 | + | The site is currently greened over, and development may increase the potential for surface water run off. Otherwise it is a location which is well served for infrastructure. | + | As the site of the former railway cutting, opportunities to reflect the historic significance of this should be incorporated into any new schemes to add to sense of place and character.  | + | Although the site is covered in greenery, there may be underlying contamination which would be remediated through redevelopment | 0 | This site is close to a designated green corridor, and due to the current greened over nature of the site, any development will lead to a loss of brownfield wildlife habitats, which are linked into the existing green corridor. | 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. | - | Loss of trees which sequester carbon dioxide.  | + | More housing would be provided.                 | The site is not easily developable for housing.  |
| R1.7                     | Thistleton Road (36SC)               | Greenfield - Recreational open space   | Housing  | -   | A recreational open space, would be lost, reducing opportunities for exercise.  | -  | There would be a loss of open space. There will be a loss of visual amenity, houses on Thistleton Road will be particularly affected.  | +                               | 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        | +     | Evidence of fly tipping and littering which could be addressed. | + | Good location with no known infrastructure issues.  | 0 | No impact on historic landscape.   | + | Greenfield site in a built up area.   | - | Developing this site would lead to a loss of open space.   | - | 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, although any development would have to comply with the CG 2.                            | + | More housing would be provided.                 | The site is currently undeliverable as it is partly used as garages and partly as a garden.  |
| R1.8                     | Crompton Way (3MU)                   | Protected Employment Land.   | Mixed  | 0   | Changing the allocation from Protected Employment Land to a mixed use site, will be detrimental to the current occupiers on the site, and may force relocation and a subsequent loss of jobs. This would have negative impacts on the well-being of the staff employed at the site. | 0  | No change.   | 0                               | No impact.  | 0   | Although a mixed use allocation would provide employment and housing on the site, changing the allocation from protected employment land to a mixed use site, will be detrimental to the current occupiers on the site, and may force relocation and a subsequent loss of jobs. This will be detrimental to the local economy. | +  | Site is in the urban area, although not within 300m of a high frequency bus route. Employment land review identifies this site as having low local congestion. There may need to be some mitigation to ensure public transport usage is maximised. | 0  | Depends on what type of development comes forward.       | 0  | Not in an area of search.       | +     | No issues of congestion at this site.                           | + | No issues of congestion at this site. Brownfield land.  | 0 | No impact on historic landscape.   | + | PDL.  | 0 | Next to green corridor.  | 0 | No impact.  | 0 | Policy CG2 would apply.  | + | Mixed site, dwellings would be provided.        | Allocated as a protected employment land allocation. This will help to ensure that the existing company can continue to operate from the site and contribute to the well-being of the local economy. |
| R1.9                     | Thynne St - 004:                     | Grass verge G/B  | Housing  | 0   | Would result in the loss of grass verge and green buffer, but would also support the regeneration of greenfield land in a renewal area.   | +  | Development may improve the visual amenity of the site and enhance the overall neighbourhood.  | +                               | Close to educational facilities   | -   | Development for housing would result in the loss of an employment designation and the potential jobs that could be generated.  | +  | Close to high frequency bus corridor and Moses Gate Rail Station.  | 0  | No impact  | 0  | Not in minerals area of search. | +     | Would increase surveillance in a predominantly industrial area. | + | Development would result in the loss of permeable surfacing. This could be mitigated within the design. Some of the site is hardstanding.                                     | 0 | No impact on historic landscape.   | + | Part PDL. Will reduce the need for greenfield development.  | 0 | Some TPOs and other trees on site that would be lost.  | - | 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. | - | Loss of trees which sequester carbon dioxide.  | + | Would provide more housing                      | Not easily developable for housing.  |
| R1.10                    | Lynwood Avenue 1 - S26 - Great Lever | Recreational open space (Greenfield)   | Housing  | -   | Would result in the loss of recreational open space.  | -  | Development would be harmful to the visual amenity of the area.  | +                               | Close to educational facilities   | +   | Housing development has positive impacts on prosperity.  | +  | Close to high frequency bus corridor.  | 0  | No impact  | 0  | Not in minerals area of search. | 0     | No impact   | - | Development would result in the loss of permeable surfacing and apply pressure on the watercourse.  | 0 | No impact on historic landscape.   | + | Development would be detrimental to the character of the existing landscape.  | - | Would result in the loss of open space, trees, shrubs and habitat. There are some TPOs around the periphery of the site.   | - | 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. | - | Loss of trees which sequester carbon dioxide.  | + | Would provide more housing                      | The site has value as open space.  |
| R1.11                    | Bishop's Road - S29 - Great Lever    | Recreational open space (Greenfield)   | Housing  | -   | Would result in the loss of recreational open space.  | -  | Development would be harmful to the visual amenity of the area.  | +                               | Close to educational facilities   | +   | Housing development has positive impacts on prosperity.  | +  | Close to high frequency bus corridor.  | 0  | No impact  | 0  | Not in minerals area of search. | 0     | No impact   | - | Development would result in the loss of permeable surfacing and apply pressure upon the watercourse.  | 0 | No impact on historic landscape.   | + | Development would be detrimental to the character of the existing landscape.  | - | Would result in the loss of open space and some trees.   | - | 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. | - | Loss of trees which sequester carbon dioxide.  | + | Would provide more housing                      | The site has value as open space.  |

|    | A   | B                          | C              | D             | E     | F   | G     | H   | I     | J  | K     | L   | M     | N   | O     | P         | Q     | R                                | S     | T         | U     | V  | W     | X   | Y     | Z                               | AA    | AB   | AC    | AD  | AE    | AF  | AG    | AH  | AI   |          |
|----|---|----------------------------|----------------|---------------|-------|---|-------|---|-------|--|-------|---|-------|---|-------|-----------|-------|----------------------------------|-------|-----------|-------|--|-------|---|-------|---------------------------------|-------|--|-------|---|-------|---|-------|---|--|----------|
| 1  | Published Allocations Plan: Sustainability Appraisal  |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 2  | Appendix R2: Rejected sites, West Bolton  |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 3  | Bolton Sustainability Appraisal Toolkit (SAT)   |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 4  | Priority Theme  |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 5  | Sustainability Objective  |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 6  | Healthy Bolton: Improve the health and well-being of the population?; To protect and improve the quality of where people live?<br>Achieving Bolton: To improve access to educational and learning facilities?; To improve the prosperity of the borough and the vitality of the town and district centres?<br>Prosperous Bolton: 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?<br>Safe Bolton: To reduce crime and the fear of crime?; To ensure development is supported by the necessary infrastructure?<br>Cleaner and Greener Bolton: 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)?<br>S & C: 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?; Reason site rejected |                            |                |               |       |   |       |   |       |  |       |   |       |   |       |           |       |                                  |       |           |       |  |       |   |       |                                 |       |  |       |   |       |   |       |   |  |          |
| 7  | 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 |
| 8  | R2.1  | Part of Ladybridge HS      | Playing fields | Mixed         | -     | Loss of 3.45 ha of urban green space, loss of amenity and recreational value.   | -     | Loss of greenspace could have negative impacts of the local community, loss of community asset.   | +     | Depends on what comes forward, potentially new houses in this location would be very close to the existing school. | ++    | Mixed site, would provide jobs and amenities.           | +     | 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 hardstanding will add further strain to the network. Development will increase congestion. | 0     | No impact on historic landscape.  | +     | Loss of open space, large site. | +     | Loss of 3.45 of open space. There are some trees on site, these should be retained.                                    | +     | 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 green space loss of adaptive capacity and CO <sub>2</sub> sequestration. Although any development would have to comply with policy CG2. | +     | May be some homes developed. Any housing development would have to comply with policy SC1, which details affordable housing requirements. | The site has value as a playing field.                                     |          |
| 9  | R2.2  | Carlton Road               | Woodland       | Housing       | -     | Loss of 0.86 ha of woodland, loss of amenity.   | -     | Loss of woodlands, could detract from neighbourhoods, would lead to compaction.   | +     | Site is in existing urban area, any new houses would be close to 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 hardstanding will add further strain to the network.                                       | 0     | On the edge of a Chorley New Road Conservation area. The site is in the Chorley 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. | +     | Loss of woodland.               | +     | Loss of trees, some have TPOs. Loss of woodland cover, biodiversity and wildlife habitat, loss of urban amenity space. | +     | 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 green space loss of adaptive capacity and CO <sub>2</sub> sequestration. Although any development would have to comply with policy CG2. | +     | Dwellings will be provided.   | The site has value as a woodland and not suitable for housing development. |          |
| 10 | R2.3  | Greenhill Lane-Higher Dean | Fields         | Housing       | -     | Loss of 1.51 ha of greenspace, potential loss of amenity. Loss of greenspace in the urban area, this may have negative impacts on health. | -     | Loss of open space, negative impact on neighbourhoods. The site is currently boarded by existing houses and a school. More houses would not adversely affect existing uses. | +     | 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, the South Eastern half of the site is within 300m of a high frequency bus stop. | 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.                       | 0     | No impact on historic landscape.  | +     | Loss of open space.             | +     | Loss of urban green space, trees and habitat loss.   | +     | 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 green space loss of adaptive capacity and CO <sub>2</sub> sequestration. Although any development would have to comply with policy CG2. | +     | The SHLAA estimates 68 dwellings will be provided.  | The site has value as open space.  |          |

| 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? | Reason site rejected |   |       |   |   |   |   |  |   |  |   |   |   |   |   |   |    |                                   |
| 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  |   |   |   |  |   |  |   |   |   |   |   |   |    |                                   |
| R3.1                     | Hill Top Park, Halliwell            | Halliwell Recreational Ground, parts of it unmanaged woodland. | Housing  | -  | Greenfield site currently used as recreational ground. Loss of urban recreation ground. Open Space assessment identifies removal of this site would cause a minor catchment gap. Negative health effects. | -   | Reduced visual amenity by loss of open space.   | +  | Potentially new houses would be close to schools.  | +                                      | Housing development has positive impacts on prosperity.             | +   | 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.                                      | 0     | Loss of open space and woodland to soak up excess water. EA Flood Zone 1  | 0 | In Hill Top Conservation area. Loss of visual amenity.  | - | Loss of open space, SHLAA identifies 50% of land may be contaminated. This will be required to be remediated if it is developed.   | - | Loss of large area of open space, loss of unmanaged woodland, negative impact on species, biodiversity and habitats. Adjacent to green corridor, loss of 'stepping stone' function.          | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity through loss of woodlands.  | - | The SHLAA calculates 89 dwellings could be developed on site. | ++ | The site has value as a woodland. |
| R3.2                     | Land at Wythburn Avenue             | Recreational open space  | Housing  | -  | Greenfield site. Site is part of a Green Corridor. Loss of open space in urban area. Open space assessment identifies it will not cause a catchment gap.  | -   | Reduced visual amenity by loss of open space.   | +  | Potentially new houses would be close to schools.  | +                                      | Housing development has positive impacts on prosperity.             | +   | Within 300m of a high frequency bus route. New houses will increase traffic generation (24 houses)                              | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | Loss of open space and woodland to soak up excess water. EA Flood Zone 1.   | 0 | Loss of visual amenity, negative impact on character of the area.   | - | Greenfield site. Loss of soils, loss of landscape.   | - | Loss of open space, loss of woodland, loss of green corridor, water body runs through site, negative impact on species, biodiversity and habitats.   | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity through loss of woodlands.  | - | The SHLAA calculates 24 dwellings could be developed on site. | +  | The site has biodiversity value.  |
| R3.3                     | Stonesteads Way - 037C              | Bungalows and a row of green space behind them.                | Housing  | 0  | Brownfield site. some small loss of urban green space, but doesn't appear to be public or recreational.   | -   | Small loss of open space, unsure whether bungalows are occupied.  | +  | Potentially new houses would be close to St Johns RC school and Eagle Junior School.                     | +                                      | Housing development has positive impacts on prosperity.             | +   | 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.  | 0                    | No impact.                                      | 0     | Greenfield development. Loss of small amount of open space to soak up excess water. EA Flood Zone 1. New infrastructure not likely to be required.                          | 0 | No impact.  | - | Greenfield site.   | - | Some small loss of open space.   | - | Loss of urban green space. Impacts on air quality.  | - | Some small loss of open space.  | - | The SHLAA calculates 19 dwellings could be developed on site. | +  | The site has value as open space. |
| R3.4                     | Back Darwen Road South - 035B       | Open space with some dilapidated garages.                      | Housing  | -  | Greenfield site in the urban area. SHLAA indicates land is currently overgrown so may not be used for recreational uses.  | -   | Loss of open space, detracts from existing neighbourhoods. Garages are described as dilapidated by the SHLAA, may improve neighbourhoods by removing garages. | +  | Site in urban area, any potential new housing would be close to schools.                                 | +                                      | Housing development has positive impacts on prosperity.             | +   | Within 300m of a high frequency bus route. New houses may increase traffic generation (32 houses)                               | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | Opportunities to increase natural surveillance. | +     | Greenfield development. Loss of small amount of open space to soak up excess water. EA Flood Zone 1. New infrastructure not likely to be required.                          | 0 | No impact.  | - | Greenfield site, loss of trees, loss of soils.   | - | Loss of open space, loss of trees, loss of pond. Loss of habitat displacement of species. Site is adjacent to Green Belt.  | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity, i.e. through reducing capacity to soak away water by converting open space to areas of hard standing.  | - | The SHLAA calculates 32 dwellings could be developed on site. | +  | The site has value as open space. |
| R3.5                     | Dunoon Drive - 030L                 | Open Space   | Housing  | -  | Brownfield site, although some of the site is in the Greenbelt. SHLAA identifies it as unused. Next to play area.   | -   | Uncertain effects. loss of visual amenity for the houses backing onto the site on Dunoon Drive. Although SHLAA classes it as underused.                       | +  | Site in urban area, any potential new housing would be close to schools.                                 | +                                      | Housing development has positive impacts on prosperity.             | +   | In urban area. Within 300m of a high frequency bus route.   | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | Opportunities to increase natural surveillance. | +     | Loss of some open space to soak up excess water. EA Flood Zone 1. New infrastructure not likely to be required.   | 0 | No impact.  | - | PDL. SHLAA identifies site as underused. In a Landscape Character Area, (Upland Moorland Hills) In Greenbelt.  | - | Loss of open space, part of site is in Green Belt.   | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity, i.e. through reducing capacity to soak away water by converting open space to areas of hard standing.  | - | The SHLAA calculates 55 dwellings could be developed on site. | ++ | The site has value as open space. |
| R3.6                     | Blackburn Road - 034A               | Densely wooded green space.                                    | Housing  | 0  | Greenfield site. Densely wooded. Next to recreational ground.   | -   | Loss of wooded green space in urban area. Reduced visual amenity.   | +  | Site in urban area, any potential new housing would be close to schools.                                 | +                                      | Housing development has positive impacts on prosperity.             | +   | In urban area. Within 300m of a high frequency bus route. New houses may increase traffic generation (47 houses)                | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | Significant loss of trees to soak up excess water. EA Flood Zone 1. New infrastructure not likely to be required.   | 0 | Loss of visual amenity, in Egerton Conservation area. Any development would have to be in keeping with the Conservation area. | - | Greenfield site. Loss of soils, potential damage to character of the area.   | - | Significant loss of trees. Loss of habitat and biodiversity.   | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity, i.e. through reducing capacity to soak away water, binding soils, sequester CO2 by loss of trees to areas of hard standing.  | - | The SHLAA calculates 47 dwellings could be developed on site. | +  | The site has value as open space. |
| R3.8                     | Vallets Lane - 012B                 | Open space   | Housing  | -  | Currently designated on UPP as Recreational Open Space, loss of open space in urban area.   | -   | Loss of visual amenity for surrounding houses, loss of urban space.   | +  | Site in urban area. Any new houses would be close to schools.  | +                                      | Housing development has positive impacts on prosperity.             | +   | In urban area. Within 300m of a high frequency bus route. New houses and other uses may increase traffic generation (22 houses) | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | Loss of some open space and trees to soak up excess water. In EA Flood Zone 1.  | 0 | No impact.  | - | Greenfield development, loss of soils.   | - | Green Corridor which links to a potential Local Nature Reserve.  | - | 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.                            | - | The SHLAA calculates 22 dwellings could be developed on site. | +  | The site has value as open space. |
| R3.9                     | Smithills Dean Road - S01 - Chorley | Greenfield   | Housing  | -  | Greenfield site in urban area. Loss of open space in urban area.  | -   | Reduced visual amenity by loss of open space.   | +  | Any new housing would be very close to schools.  | +                                      | Housing development has positive impacts on prosperity.             | +   | In urban area. Within 300m of a high frequency bus route. May increase traffic generation (23 houses.)                          | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | Loss of some open space and trees to soak up excess water. In EA Flood Zone 1.  | 0 | No impact.  | - | Greenfield development, loss of soils.   | - | A significant proportion of the site is wooded, 5 Trees have Tree Preservation Orders on site. There is also a stream. Development would lead to loss of these habitats.                     | - | Loss of urban green space. Impacts on air quality.  | - | Significant loss of trees. 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. | - | The SHLAA calculates 23 dwellings could be developed on site. | +  | The site has value as a woodland. |
| R3.10                    | Land at Moss Lea Site B             | Open space   | Housing  | 0  | Greenfield land in urban fringe location. Land appears to be private.   | -   | 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.             | +   | Within 300m of a high frequency bus route. Very close to Moss Bank Way. New homes may increase traffic generation (27 houses)   | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | 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.  | - | Damage to landscape, character of the area. Site borders Greenbelt and the Upland Moorland Landscape Character area. Greenfield site, loss of soils.                                 | - | Loss of open space adjacent to open countryside/Greenbelt. Development of this site could negatively impact on neighbouring wildlife. Loss of wildlife habitats and impacts on biodiversity. | - | 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. | - | Loss of adaptive capacity, i.e. through reducing capacity to soak away water by converting open space to areas of hard standing. Loss of trees.   | - | The SHLAA calculates 27 dwellings could be developed on site. | +  | The site is attractive open land. |
| R3.11                    | Higher Ridings (5SSC)               | Recreational open space  | Housing  | -  | Greenfield site. Loss of urban recreational open space.   | -   | Loss of open space, detracts from existing neighbourhoods.  | +  | Potentially new houses would be next to St Johns RC Primary.   | +                                      | Housing development has positive impacts on prosperity.             | +   | Within 300m of a high frequency bus route. New houses may increase traffic.   | 0   | No impact.   | 0  | Not in an area of search.  | 0                    | No impact.                                      | 0     | Greenfield development. Loss of small amount of open space to soak up excess water. EA Flood Zone 1. New infrastructure not likely to be required.                          | 0 | No impact.  | - | Greenfield site. Loss of open space. The SHLAA indicates that more than 50% of the site is likely to be contaminated. This would be remediated as part of any potential development. | - | Loss of recreational open space. Biodiversity loss.  | - | Loss of urban green space. Impacts on air quality.  | - | Loss of adaptive capacity, i.e. through reducing capacity to soak away water by converting open space to areas of hard standing.  | - | The SHLAA calculates 32 dwellings could be developed on site. | +  | The site has value as open space. |

Published Allocations Plan: Sustainability Appraisal  
Appendix R4: Rejected sites, Brightmet.

| Bolton Sustainability Appraisal Toolkit (SAT) |                              |  |               |       |   |       |   |       |  |       |   |   |  |       |  |       |   |       |  |       |   |  |                                  |       |   |       |  |       |   |       |  |                                 |  |       |  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|------------------------------|--|---------------|-------|---|-------|---|-------|--|-------|---|---|--|-------|--|-------|---|-------|--|-------|---|--|----------------------------------|-------|---|-------|--|-------|---|-------|--|---------------------------------|--|-------|--|-------|--|--|--|--|--|---|--|--|--|--|---|--|--|--|--|--|--|--|--|--|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Priority Theme                                |                              | Healthy Bolton                                       |               |       |   |       | Achieving Bolton  |       |  |       |   | Prosperous Bolton   |  |       |  |       | Safe Bolton   |       |  |       |   | Cleaner and Greener Bolton   |                                  |       |   |       | Strong and Confident Bolton  |       |   |       |  |                                 |  |       |  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                               |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.1  | Brightmet Bleachworks        | Industrial use                                       | Housing       | -     | The site is in use as industrial premises. Allocating this site for housing may result in a loss of employment at the site. This would have negative impacts on well-being. | +     | Replacing old industrial use with housing may improve local neighbourhood quality.  | +     | Site is on the edge of the urban area, but is quite close to existing schools. | -     | Loss of site for industrial activity, loss of employment opportunities, negative impact on local economy        | +   | Accessible site: bus routes adjacent; local schools & DC in short walking distance. Site location is on fringe of rural land use, but close to centre of Brightmet on PDL. | 0     | Uncertain impacts, dependent on whether current use produces a lot of waste. | 0     | Not in area of search.  | +     | Development will provide opportunities to increase natural surveillance, and will improve the perception of safety in the area.  | +     | Not on flood zone 2/3; existing PDL in urban area. Consider the adjacent river/stream - climate change may warrant future-proofing flood risk mitigation measures | 0  | No impact on historic landscape. | +     | Potential to improve existing industrial site to more sympathetic residential character. Needs to have regard to adjacent residential & rural land uses. SHLAA indicates site is likely to be contaminated. Land would be remediated if development took place. | +     | No loss of space or habitat. Possible opportunity to improve access to green space to the east. Regard to possibility of small pockets of creature habitat in pockets of existing development. | ++    | Potential opportunity to make considerable improvements on water use and pollution control, land would be remediated if housing development took place. | +     | Potential to reduce GHG emissions by removing industrial use (heavy traffic, process); potential/requirement to introduce modern building standards for CC mitigation & adaptation in new residential development                      | ++                              | The SHLAA estimates that 214 dwellings could be provided on this site. | +     | The site is in use.  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.2  | Somerton Road 3              | Open green space                                     | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Loss of attractive green open space.  | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Adjacent to Bury Rd & bus stops for access to Town Centre, limited local services.   | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Development would impact natural water drainage. Part of site is in flood zones 2&3, while part near road slopes downwards, leading to run-off if developed       | 0  | No impact on historic landscape. | -     | Negative impact on attractive local green space   | -     | Loss of green space with mature trees/shrubs.  | -     | Loss of urban green space. Impacts on air quality.  | -     | Vulnerable to expansion of flood zones caused by climate change; site topography means that development would exacerbate run-off at site scale (agent), as well as being increasingly exposed to extreme wet weather events (receptor) | +                               | Dwellings would be provided on the site.                               | +     | The site has value as open space.  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.3  | Somerton Road 4              | Open green space                                     | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Loss of attractive green open space.  | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | adjacent to Bury Rd & bus stops for access to Town Centre, limited local services  | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Development would impact natural water drainage. Part of site is in flood zones 2&3, while part near road slopes downwards, leading to run-off if developed.      | 0  | No impact on historic landscape. | -     | Negative impact on attractive local green space   | -     | Loss of green space .  | -     | Loss of urban green space. Impacts on air quality.  | -     | Vulnerable to expansion of flood zones caused by climate change; site topography means that development would exacerbate run-off at site scale (agent), as well as being increasingly exposed to extreme wet weather events (receptor) | +                               | Dwellings would be provided on the site.                               | +     | The site has value as open space.  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.4  | Land North of Radcliffe Road | Overgrown unused site.                               | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Loss of open space.   | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Access may be an issue: limited road access, possible land-locking constraints.  | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Utilities may be an issue (drainage identified as issue in SHLAA)   | 0  | No impact on historic landscape. | -     | There would be a loss of open space.  | -     | Green space may be neglected, but development would remove its open/green potential  | -     | Loss of urban green space. Impacts on air quality.  | -     | Drainage may be an issue - may include surface drainage/run-off issues   | +                               | Dwellings would be provided on the site.                               | +     | Site is landlocked and access to the site would be difficult.                                      |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.5  | Brodick Drive (57SC)         | Part of playing fields                               | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Loss of open character and visual amenity in local area (from road/visual neighbours), even if fields remain behind developed site.             | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Existing residential area (further part from Bury Rd corridor and local services), close to primary school   | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Loss of green space to soak up run off. Not in flood zone 2/3.  | 0  | No impact on historic landscape. | -     | There would be a loss of open space.  | -     | Loss of sense of openness and green space  | -     | Loss of urban green space. Impacts on air quality.  | -     | Sustainable design and location potential; loss of adaptive capacity for climate change resilience   | +                               | Dwellings would be provided on the site.                               | +     | The land is partly used as a playing pitch.  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.6  | Winster Drive (67SC)         | Informal green open space                            | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Potential loss of wider view (esp. from north side of Winster Dr); loss of open green space.  | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Accessible site: bus routes adjacent; local schools & DC in short walking distance. Close to centre of Brightmet   | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Not on flood zone 2/3; existing PDL in urban area   | 0  | No impact on historic landscape. | -     | There would be a loss of open space.  | -     | There will be some loss of informal open green space, although existing trees will be retained.  | -     | 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.   | +                               | Dwellings would be provided on the site (Small site)                   | +     | The site has value as open space, and is difficult to develop because of topography.               |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.7  | Minthorpe Road 1 (60SC)      | Part -cleared site, part pub (in use)                | Housing       | +     | Development of the cleared site would improve the visual amenity of the site. If the pub becomes vacant, housing development would be preferable to a vacant pub.           | +     | Would improve quality & character of derelict land.   | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Very close to neighbourhood supermarket; on bus route with stops within 50 metres. Close to Bury Rd for access to TC   | 0     | No impact.   | 0     | Not in area of search.  | +     | Part of this site is vacant, with the potential to attract antisocial behaviour. Developing this site will provide opportunities to increase the natural surveillance in the area.                       | +     | Unlikely to be significant burden on existing infrastructure: sustainable location to tap into existing resources   | 0  | No impact on historic landscape. | +     | Improvement of existing site; adjacent to opposite informal open space; treatment of site would enhance local character   | +     | Removal of eyesore. Pub has some existing green landscaping at edge, which risks being lost through development unless permissions stipulates otherwise  | +     | Previously developed land.  | +     | There would be a loss of open space, although any development would have to comply with CG2.   | +                               | Dwellings would be provided on the site (Small site)                   | +     | The site likely to be used and has planning permission for an autistic spectrum disorder hospital. |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| R4.8  | Brightmet Fold Lane (65SC)   | Green open space                                     | Housing       | -     | Development would result in the loss of open space which may have negative impacts on well-being.   | -     | Loss of mature trees and open space for local neighbours; loss of visual amenity; impact on predominantly neighbouring single-storey residences | +     | Site in the urban area, any new houses will be close to school.                | +     | Housing development has positive impacts on prosperity and will support the on-going regeneration of Brightmet. | +   | Nearby shopping, employment and health facilities  | 0     | No impact.   | 0     | Not in area of search.  | -     | 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. | -     | Unlikely to be significant burden on existing infrastructure: sustainable location to tap into existing resources   | 0  | No impact on historic landscape. | -     | There would be a loss of open space.  | -     | Loss of significant, mature, local open space with grass and mature trees. Provides benefit for local cooling and run-off mitigation.  | -     | 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.   | +                               | Dwellings would be provided on the site (Small site)                   | +     | The site has value as open space.  |       |  |  |  |  |  |   |  |  |  |  |   |  |  |  |  |  |  |  |  |  |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |







Published Allocations Plan: Sustainability Appraisal  
 Appendix R8: Rejected sites: Horwich and Blackrod

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  | Reason site rejected |  |   |  |   |  |   |   |    |  |   |
| R8.1                     | <b>Brunel Street - H016</b>         | Recreational open space (Greenfield)                                       | Housing       | -     | Would result in the loss of public recreational open space and well used parking area.  | -                | Loss of recreational open space.  | +     | Any new dwellings would be close to schools.   | +                 | Housing development has 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. | +                          | Possible issues of antisocial behaviour or perceptions of antisocial behaviour that would be addressed through development. | 0     | Development would result in the loss of permeable surfacing. This could be mitigated within the design.                               | 0     | Adjacent to Horwich Loco Works conservation area, therefore any development would need to account for this. | -                    | Greenfield site that provides a pocket of green in a built up area.            | - | 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 pollutants from the air, improving air quality. The development of this green space may lead to a decrease in air quality           | - | Loss of trees which sequester carbon dioxide.   | +  | More housing would be provided.  | This site has value as open space.                                    |
| R8.2                     | <b>Rockhaven Avenue - H023</b>      | Open space (Greenfield)  | Housing       | 0     | Green space not accessible to the public. Minimal impact.   | -                | Development could possibly be considered detrimental to visual amenity.   | +     | Any new dwellings would be close to schools.   | +                 | Housing development has positive impacts on prosperity.                                       | +     | Reasonable access to high frequency bus corridor and Horwich Town Centre      | 0           | No impact | 0     | Not in a mineral area of search. | 0                          | Would slightly increase vehicular use on small residential highways.  | -     | Development would result in the loss of permeable surfacing. This could be mitigated within the design.                               | 0     | No impact   | -                    | Greenfield site.   | - | Would result in a loss of open space.  | - | 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. | +  | More housing would be provided.  | This site has value as open space.                                    |
| R8.3                     | <b>St Leonard's Avenue 1 - H002</b> | Recreational open space (Greenfield)                                       | Housing       | -     | Would result in the loss of a public recreational open space.   | -                | Development would adversely affect an attractive visual amenity.  | +     | Any new dwellings would be close to schools.   | +                 | Housing development has positive impacts on prosperity.                                       | +     | Reasonable access to Horwich Parkway Station and high frequency bus corridor. | 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   | -                    | Development would damage the character of the landscape.                       | - | Would result in a loss of open space, trees and shrubs that support a range of habitats. There are a substantial number of TPOs across the site. | - | 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           | - | Loss of trees which sequester carbon dioxide.   | +  | More housing would be provided, although the numbers would be small.             | This site has value as open space.                                    |
| R8.4                     | <b>Scot Lane</b>                    | Employment site- several small industrial units.                           | Housing       | -     | Site currently in employment uses. Would result in a loss of jobs   | +                | The site is not attractive and residential development would probably improve the visual amenity.   | +     | Any new houses would be quite close to schools.  | -                 | Would result in a loss of employment facilities and jobs.                                     | 0     | Moderate access to 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. | 0     | No impact   | +                    | Previously developed, and would reduce the need for development of greenfield. | + | Domestic gardens would create habitats.  | 0 | No impact  | + | PDL, urban location. Any development would have to comply with the CG 2.  | ++ | More housing would be provided in an area with little opportunity for expansion. | The site is in active employment use.                                 |
| R8.5                     | <b>Green Lane</b>                   | Recreational open space (Greenfield)                                       | Housing       | -     | Would result in the loss of a public recreational open space.   | -                | Development would be detrimental to the visual amenity.   | +     | Any new dwellings would be close to schools.   | +                 | Housing development has positive impacts on prosperity.                                       | +     | Good access to high frequency bus corridor.                                   | 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   | -                    | Greenfield site.   | - | Would result in a loss of open space, trees that support a range of habitats. There are a substantial number of TPOs across the site.            | - | 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           | - | Loss of trees which sequester carbon dioxide.   | +  | More housing would be provided.  | This site has value as wooded open space.                             |
| R8.6                     | <b>Blackrod Community centre</b>    | Community centre, car park, and some recreational open space. (Brownfield) | Housing       | -     | The community centre is a well used facility in Blackrod. Developing this site will result in loss of a community facility. It would be extremely unpopular with local residents and centre users. The site also includes an element of open space which would be lost. | -                | Site is surrounded by houses, development of housing in this location would not be out of context to its surroundings. However there would be a loss of a well used community facility. | -     | There would be a loss of a community centre which provides formal and informal learning opportunities. | -                 | Loss of a well used community centre would have negative impacts on the vitality of Blackrod. | +     | Good access to high frequency bus corridor.                                   | 0           | No impact | 0     | Not in a mineral area of search. | 0                          | No impact   | -     | Conversion of open space to hardstanding increasing flood risk.   | 0     | No impact   | -                    | Some of the site is recreational open space, loss of visual amenity.           | - | Some loss of recreational open space. Small loss of trees.   | - | Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of the small bit of green space at this site may affect air quality | - | Loss of trees which sequester carbon dioxide.   | +  | More housing would be provided. (Estimated 39 dwellings)                         | The site is a well used community centre.                             |
| R8.7                     | <b>Shawbury Close - B004,</b>       | Recreational open space (Greenfield)                                       | Housing       | -     | Would result in the loss of a public recreational open space.   | -                | Development would probably be considered detrimental to visual amenity especially as the site provide a direct link to the green belt.  | +     | Any new dwellings would be close to schools.   | +                 | Housing would have positive impacts on prosperity.  | +     | Good access to high frequency bus corridor.                                   | 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   | -                    | Greenfield site.   | - | Would result in a loss of trees, open space and visual link to the green belt.   | - | Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of the small bit of green space at this site may affect air quality | - | Loss of trees which sequester carbon dioxide.   | ++ | More housing would be provided in an area with little opportunity for expansion. | The site has value as open space.                                     |
| R8.8                     | <b>Highland Road - H009,</b>        | Open space (Greenfield)  | Housing       | 0     | Green space not accessible to the public. Minimal impact.   | +                | The site is currently inaccessible and obscured. Development may improve its visual amenity.  | +     | Any new dwellings would be very close to St Mary's RC Primary School and Chorley New Road Cp School.   | +                 | Housing would have positive impacts on prosperity.  | +     | Reasonable access to Horwich Parkway Station and high frequency bus corridor. | 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. There would be a loss of urban green spaces.                  | - | Would result in a loss of open space.  | - | Trees, shrubs and turf remove smoke dust and pollutants from the air, improving air quality. The development of the small bit of green space at this site may affect air quality | - | Loss of trees which sequester carbon dioxide.   | +  | More housing would be provided, although the numbers would be small.             | The site is too difficult to develop because of topography and access |