

## LUC52: Red Moss

### LUC52 / Red Moss

**Area** 86.30Ha

**Parcel description** The parcel is located to the west of Horwich. Land within the parcel rises in the southeast and predominantly comprises the Red Moss wetland SSSI in the centre of the parcel. Woodland blocks (mainly owned by the Council) are also located in the southeast and north of the parcel. A farm surrounded by agricultural land is located in the north of the parcel.

**Site history** The western portion of the development is part of the site area of the Horwich Loco development (91352/14), which provides for includes up to 1,700 dwellings, up to 2,500 square metres of retail and up to 2,500 square metres of retail / leisure uses and up to 2,700 square metres of ancillary D1 uses. The masterplan for this development identifies that the area within site LUC61 will remain undeveloped.



**Figure 5.145 Aerial view: LUC52**

## Adjoining land uses and compatibility

### Adjoining uses

To the immediate north of the site is a large industrial estate which is being redeveloped as part of the Horwich Loco site. To the immediate east of the site there is a wide variety of amenities including a football stadium. To the south and west of the site there is open farmland. The western boundary of the site lies along the edge of the M61.

### Compatibility with residential development

The close proximity of the site to the M61 creates a risk of noise pollution and possibly air pollution.

The presence of an industrial estate to the north of the site creates some risk of noise pollution.

The above factors are likely to restrict the developable area of the site.

The site is in close proximity to a wide variety of amenities, and access to employment, services and amenities will increase as a result of the Horwich Loco development.

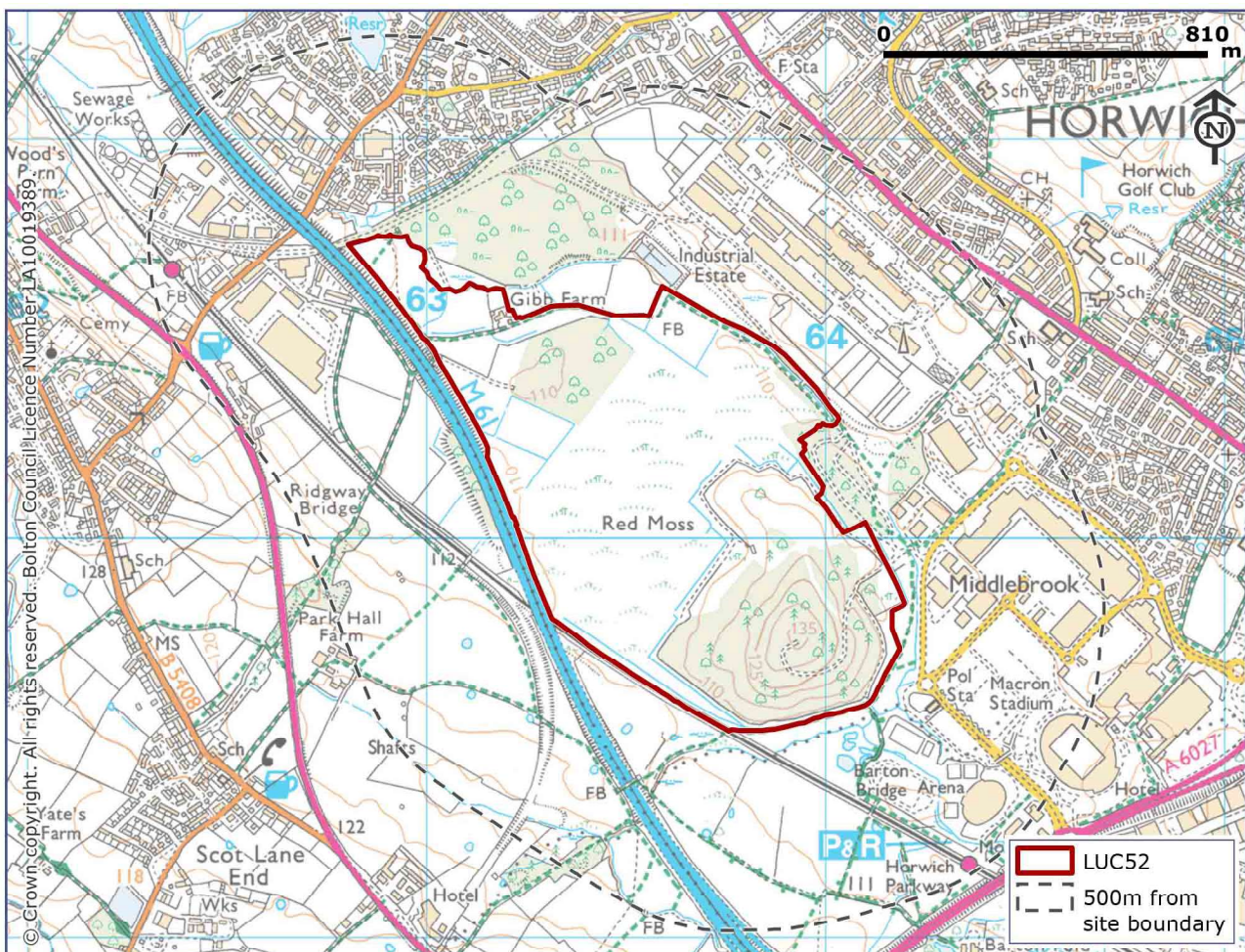
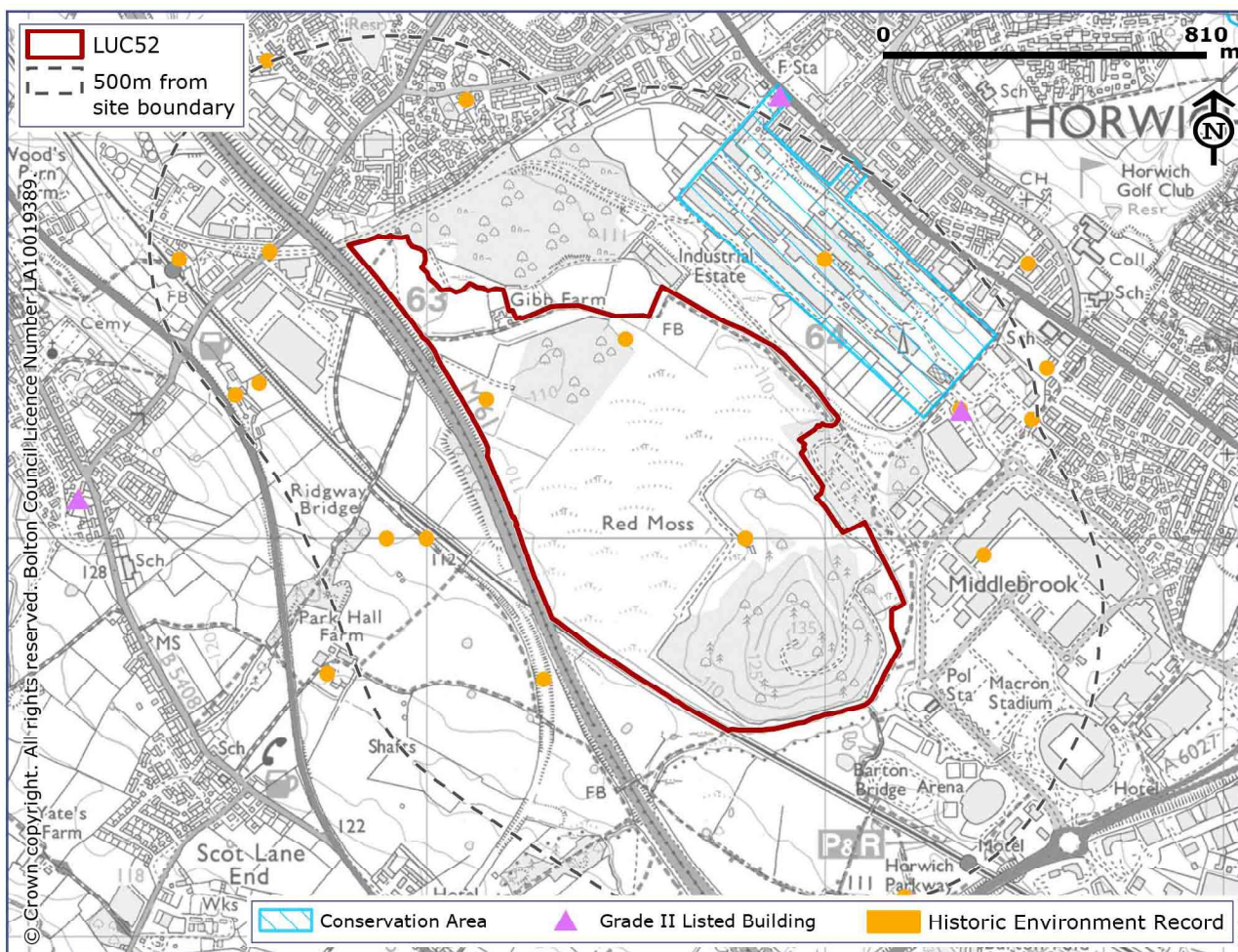


Figure 5.146 OS base map: LUC52

## Heritage

<p>Designated assets</p>	<p>There are no designated assets within the site, but a short distance to the northeast is the Horwich Locomotive Works Conservation Area. It has a historical and functional association with the railway that runs adjacent to the southwest of the site and the housing and welfare that was developed for the railway workers to the northeast of the works. Originally there was a siding and railway station that linked the railway to the works, but these have been dismantled, and there are no views towards the railway due to intervening vegetation. However, there is a key view of the conservation area from the M61. The visual connection with the workers houses is also severely diminished, again due to vegetation.</p> <p>Development of the site would sever the remaining connection to the railway and potentially change or block a key view of the conservation area. This would result in less than substantial harm: a medium-high effect.</p> <p>There is a Grade II listed building – Lower Farmhouse (1309783) – located just over 300m to the northeast of the site. The setting of this asset will not be affected due to it contributing little to the significance of the asset and the presence of intervening development.</p>
<p>Non-designated assets</p>	<p>The HER records a prehistoric burial and antler pick (442.1.0), prehistoric to Roman peat deposits, with evidence of fire (4341.1.0), and a Roman findspot of quernstone (4382.1.0) within the site. Whilst the finds themselves are no longer present they highlight a potential for further remains. Additionally, the peat may be of further geoarchaeological interest, as well as potentially contain archaeological features. Historic maps indicate a potential for post-medieval remains including a railway, tramways, buildings and ditches associated with the Red Moss filter beds. However, the south-eastern portion of the site is reportedly an area of historic landfill. This activity will have harmed any archaeological deposits in that area.</p> <p>Where archaeological remains are present these would be highly susceptible to physical change; this would likely result in a medium effect.</p>
<p>Summary of potential effects on heritage assets</p>	<p>Medium-high</p>
<p>Potential mitigation</p>	<p>As per paragraph 194 of the NPPF any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>In the event of development, a heritage statement will be required to assess any potential impacts on the Horwich Locomotive Works Conservation Area.</p> <p>Any development should have special regard to the Horwich Locomotive Conservation Area design guidelines.<sup>35</sup></p> <p>In light of the archaeological potential of the site an appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>

<sup>35</sup> Bolton Council. 2007. *Horwich Locomotive Works, Horwich Bolton: Conservation Area Management Plan*. Available online at: <https://www.bolton.gov.uk/downloads/file/883/horwich-town-centre-conservation-area-appraisal>



**Figure 5.147 Heritage: LUC52**

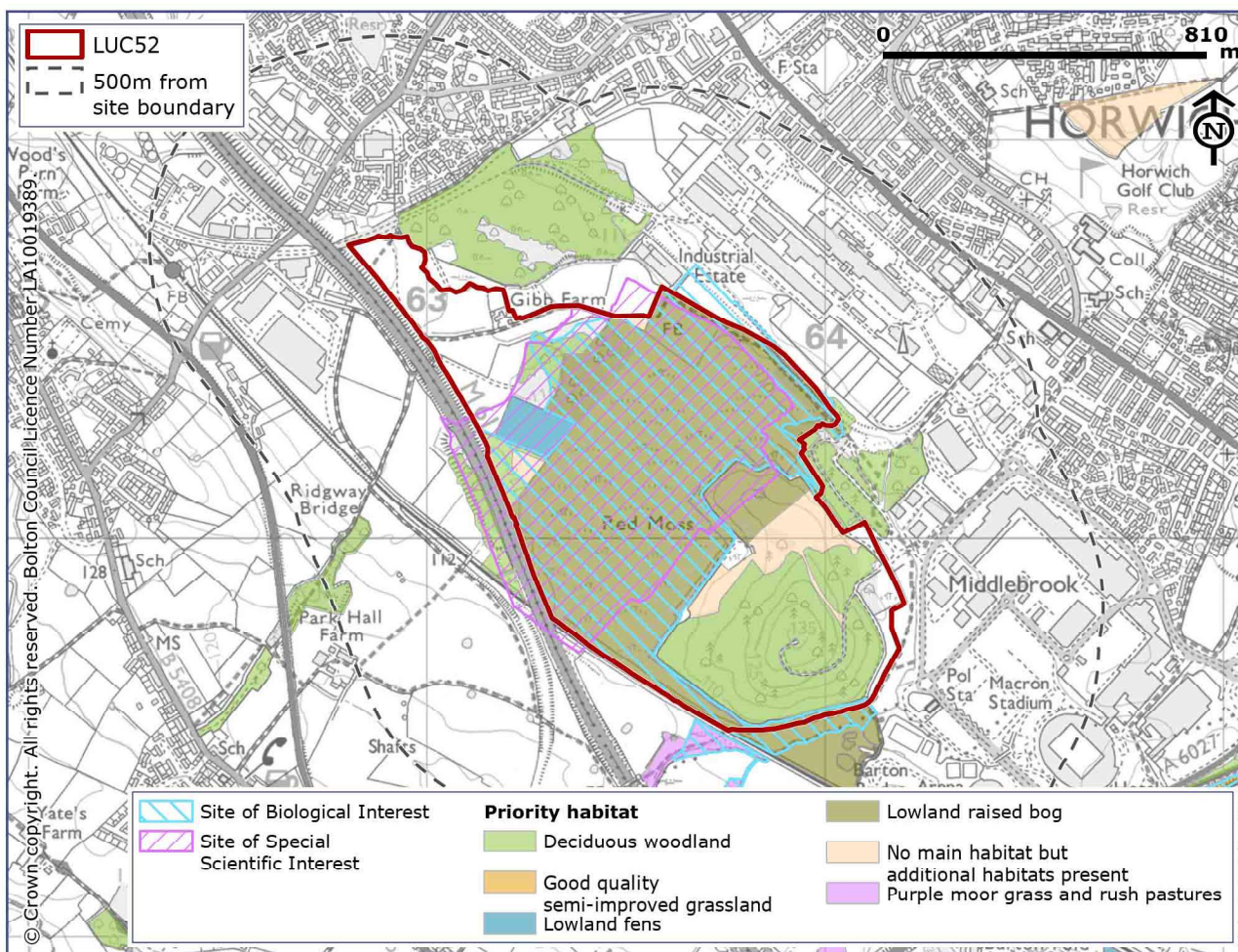
**Ecology**

<p>Overview of ecological features</p>	<p>Red Moss SSSI occupies the middle third of the land parcel. The SSSI is designated for supporting lowland raised mire. SSSIs are of National importance, and therefore it is unlikely that development which would cause the loss or degradation of such a site would be justified. This type of habitat is particularly susceptible to changes in hydrological conditions, including drainage, flooding, changes in chemical composition of water sources, or water pollution. As a result, this SSSI is highly susceptible to new developments in the vicinity. Red Moss SBI occupies a similar space to that of the SSSI. Priority habitats present include deciduous woodland, lowland fens and lowland raised bog within the parcel.</p> <p>Woodland dominates the southern part of the site where it occupies a raised hill. Surrounding the woodland is a path with a drain running adjacent. Vegetation within the drain includes bulrush, common reed and the invasive species Himalayan balsam and Japanese knotweed.</p> <p>The northern part of the site is a working farm comprising a mix of pasture and arable fields.</p>
<p>Protected sites</p>	<p>Red Moss SSSI is within the land parcel boundary, occupying the centre third. No protected sites within 1km of the land parcel boundary.</p>

<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI within the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Red Moss; Ponds, Dragonflies and Birds</li> </ul> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Junction 6 - M61; Grassland</li> <li>• Road Cutting on A6027; Grassland</li> <li>• Crown Clough; Woodland</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Arable field margin, Wetlands, Grassland, Hedgerow, Reedbed, Woodland, Bog</p>
<p>Other notable habitat/features</p>	<p>Mature/Veteran trees</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Badger, Brown Hare, Hedgehog, Common Toad, Great Crested Newt, Nesting &amp; Specialist birds, Reptile, Water Vole, Invertebrate assemblage</p>
<p>Summary of biological records for protected and notable species</p>	<p>Records within the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: Record of Common Pipistrelle within Red Moss SSSI</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Common Lizard</li> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Water Vole</li> <li>• Polecat</li> <li>• Brown Hare</li> <li>• Black Redstart</li> <li>• Little Ringed Plover</li> <li>• Curlew</li> <li>• Grasshopper Warbler</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Skylark</li> </ul>

	<ul style="list-style-type: none"> <li>• Song Thrush</li> <li>• Tree Pipit</li> <li>• Willow Tit</li> </ul> <p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species located to the north within residential area.</li> <li>- Other records: Pipistrelle species including Common and Soprano Pipistrelle, and unidentified bat species.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Common Lizard</li> <li>• Hedgehog</li> <li>• Brown Hare</li> <li>• Water Vole</li> <li>• Yellow Bird's-nest</li> <li>• Barn Owl</li> <li>• Black Redstart</li> <li>• Kingfisher</li> <li>• Little Ringed Plover</li> <li>• Black-tailed Godwit</li> <li>• Bullfinch</li> <li>• Cuckoo</li> <li>• Curlew</li> <li>• Dunnock</li> <li>• Grasshopper Warbler</li> <li>• Grey Partridge</li> <li>• Herring Gull</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Spotted Flycatcher</li> <li>• Starling</li> <li>• Tree Pipit</li> <li>• Willow Tit</li> <li>• Yellowhammer</li> </ul>
<p>Invasive species requiring consideration</p>	<p>Himalayan Balsam and Japanese Knotweed found within the woodland and drains to the south of the SSSI.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
<p>Ponds within 500m (Potential for presence of GCN)</p>	<p>There is 1 pond present within the land parcel, located to the north near the boundary within arable/pasture fields.</p> <p>There are 19 ponds within 500m of the land parcel boundary. The railway line to the south separates the land parcel from 9 of the ponds. Whereby 7 ponds are located to the south, 2 to the east and 1 to the north, all situated fairly close to the land parcel boundary.</p>

<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: woodland to the south on the raised hill and an area to the north near the working farm. Treeline corridor along the M61 on the west boundary and along a stream on the north boundary. Trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings: farmyard near the north boundary, and power station building within the southern woodland, are likely to support features with potential to support roosting bats.</p>
<p>Existing lighting</p>	<p>There is likely to be light spill, from the M61, and Middlebrook Retail &amp; Leisure park.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The ecological sensitivity of this land parcel is high given the presence of the SSSI and other priority habitats, as well as the extensive list of protected species records within the land parcel.</p> <p>Any future development proposals are likely to be significantly constrained by the SSSI and SBI.</p> <p>Any future proposals for housing at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
<p>Potential mitigation</p>	<p>Any proposed housing scheme within the wider land parcel, outside of the SSSI would need careful design to demonstrate that the SSSI would not be adversely affected.</p> <p>Any potential future housing within the land parcel should be directed to areas of lower ecological value, such as the farmland in the north of the site. Nevertheless, the habitats present support a range of habitats and species of principal importance such as hedgerows and farmland birds.</p> <p>The potential for ecological enhancement is likely to be limited by the existing high ecological of this site, and general opportunities for ecological enhancement would depend upon the nature of any proposals. Any proposed housing scheme should seek to provide features of ecological value. General opportunities for consideration should include wildflower grasslands, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>



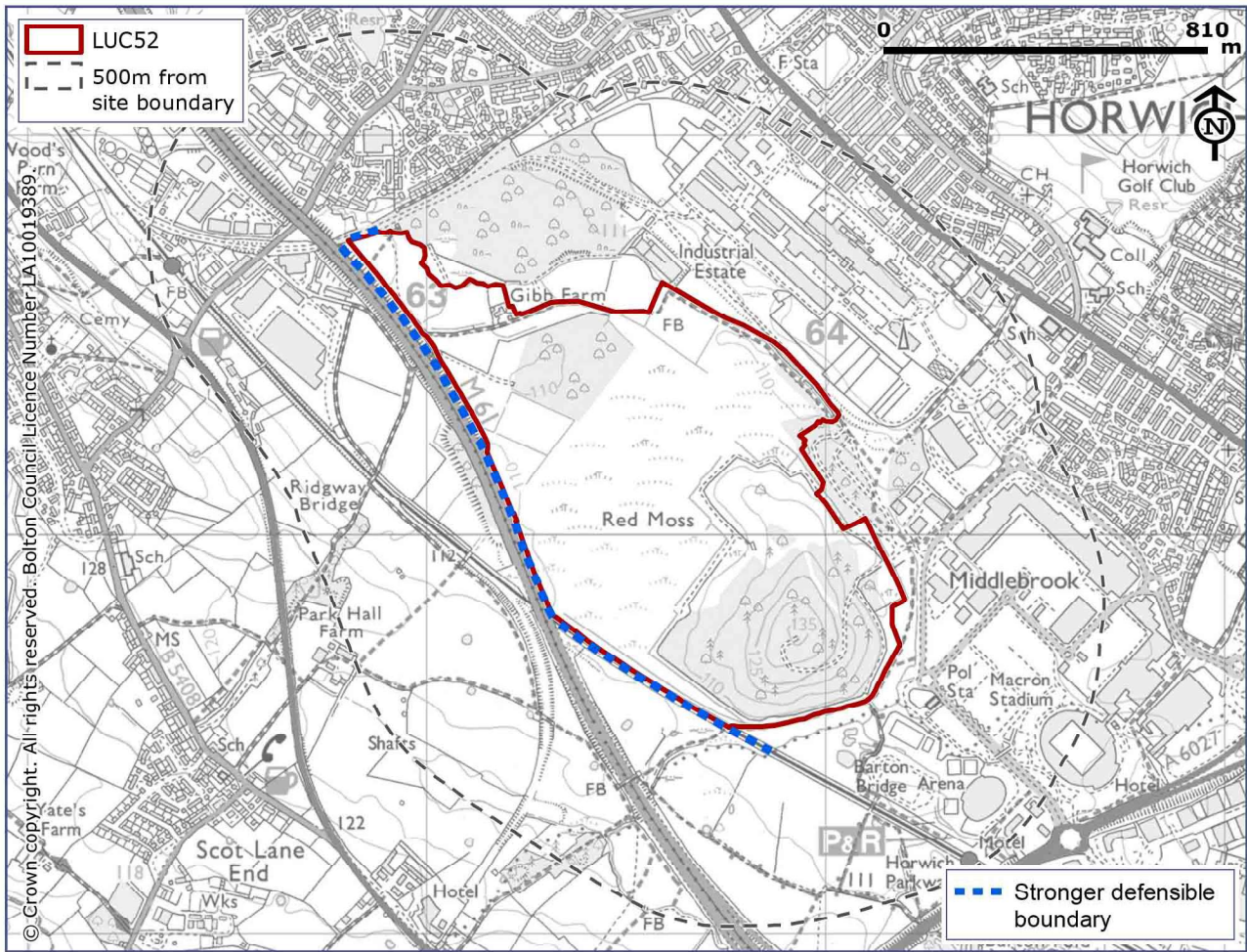
**Figure 5.148 Ecology: LUC52**

### Landscape

<p>Description of location, setting and scale</p>	<p>This site lies to the east of the M61 motorway, south of Horwich, and is a large area between the motorway, the active railway line to the south and the townscapes of Horwich Loco industrial park and Middlebrook leisure and retail park. The POL site includes a large scale wet moss landscape (Red Moss SSSI), with a raised wooded hill to the south and Gibb Farm to the north.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The southern and western boundaries of the site are the railway, which is slightly raised and generally open, and the motorway which is on a wooded embankment that forms a visual edge.</p> <p>The northern boundary of the POL is a small watercourse that runs along or close to the edge of woodland to the north of Gibb Farm. The woodland to the north is extensive, and there is no intervisibility with townscapes beyond. The eastern edge of the site runs along a disused railway line and along tracks to Aspinall Way. The boundary itself is hidden within birch woodland and there is little intervisibility with the industrial park beyond. To the southeast, the boundary is a small ditch across rough grassland parallel to Aspinall Way.</p>



<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Floodplain</p> <p>This area includes a large moss area, with birch woodland around its periphery. There is evidence of ditch cutting and peat extraction on the bog, but it retains natural vegetation and wetland character. A raised mound to the south of the site is wooded, and aerial imagery shows a series of tracks across it.</p> <p>Gibb Farm is located within the northern part of the POL, surrounded by fields of agricultural use, being grazed by horses and cattle. An area of mixed woodland is located to the south of the farm, between it and the moss.</p>
<p>Description of views and landmarks</p>	<p>Views are generally screened by trees within and around the site, although there are some views out towards Rivington Pike or to the University of Bolton Stadium. There is no public access to the hill within the site, which would have wider views from the top.</p>
<p>Perceptual qualities</p>	<p>The moss area is perceived as being inaccessible and uninviting due to the ground conditions. The woodlands between the moss and the surrounding industrial areas are wet underfoot with boggy paths and tracks. The screening that they afford means that the moss is relatively isolated from its surroundings and these woodlands form a buffer between the moss habitat and built up areas.</p> <p>The sense of distance from settlement is reduced around Gibb Farm, although there are no direct visual relationships between existing housing areas and the POL site.</p>
<p>Potential sensitivities to development</p>	<p>Part of this POL site is an isolated and wet landscape which is valued for ecological reasons and as a remnant moss/bog landscape within the wider settled valley is distinctive in character and vulnerable to loss by development.</p> <p>There are fewer landscape and visual issues relating to the western part of the site, although the existing woodland belt along the disused railway forms a strong defensible edge to the existing settlement, and development within the POL site would breach this boundary and be isolated from other settled areas. The motorway and railway also form very strong boundaries to the south.</p> <p>At the eastern end, the POL woodlands back onto industrial areas, with some more open ground along the ditch parallel to Aspinal Way. The character of the urban area in that direction is industrial/retail estates, such that although the sensitivity to development is somewhat reduced by their presence, housing developments would not be well connected to other residential areas.</p>
<p>Summary of potential effects on landscape and visual amenity</p>	<p>In landscape terms, this area is contained, with clear separation from surrounding townscapes, and features on all sides that form strong landscape boundaries. It is judged that whilst the sensitivity to development is medium around Gibb Farm and to the east of the wooded hill, and high for other parts of the POL, any development within this site would have to broach the landscape boundaries that exist around the site and would be isolated from other townscape areas and communities.</p>
<p>Mitigation</p>	<p>Should development be proposed on this site, it is recommended that existing woodlands are retained.</p>
<p>Assessment location/access</p>	<p>Accessed and assessed from the eastern end (footpath along woodland tracks), and the western end (footpath past Gibb Farm).</p>

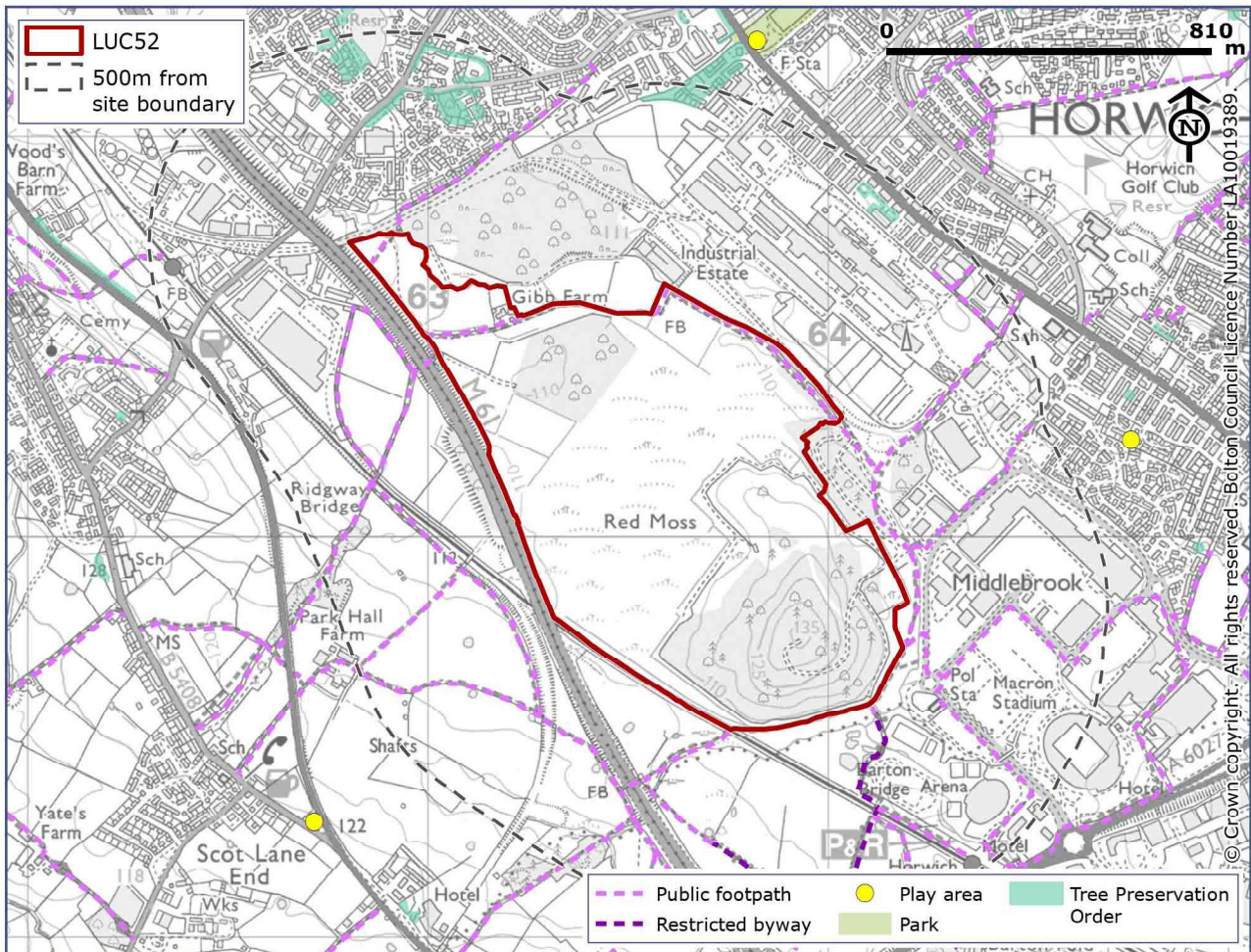


**Figure 5.149 Landscape: LUC52**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the boundaries of the site:</p> <p>BLA013</p> <p>The following Public Rights of Way pass along the boundaries of the site:</p> <p>BLA015</p> <p>BLA012</p> <p>BLA008</p> <p>BLA010</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>HOR179</p> <p>BLA004</p> <p>BLA006</p> <p>BLA005</p> <p>BLA009</p> <p>BLA011</p> <p>BLA020</p>
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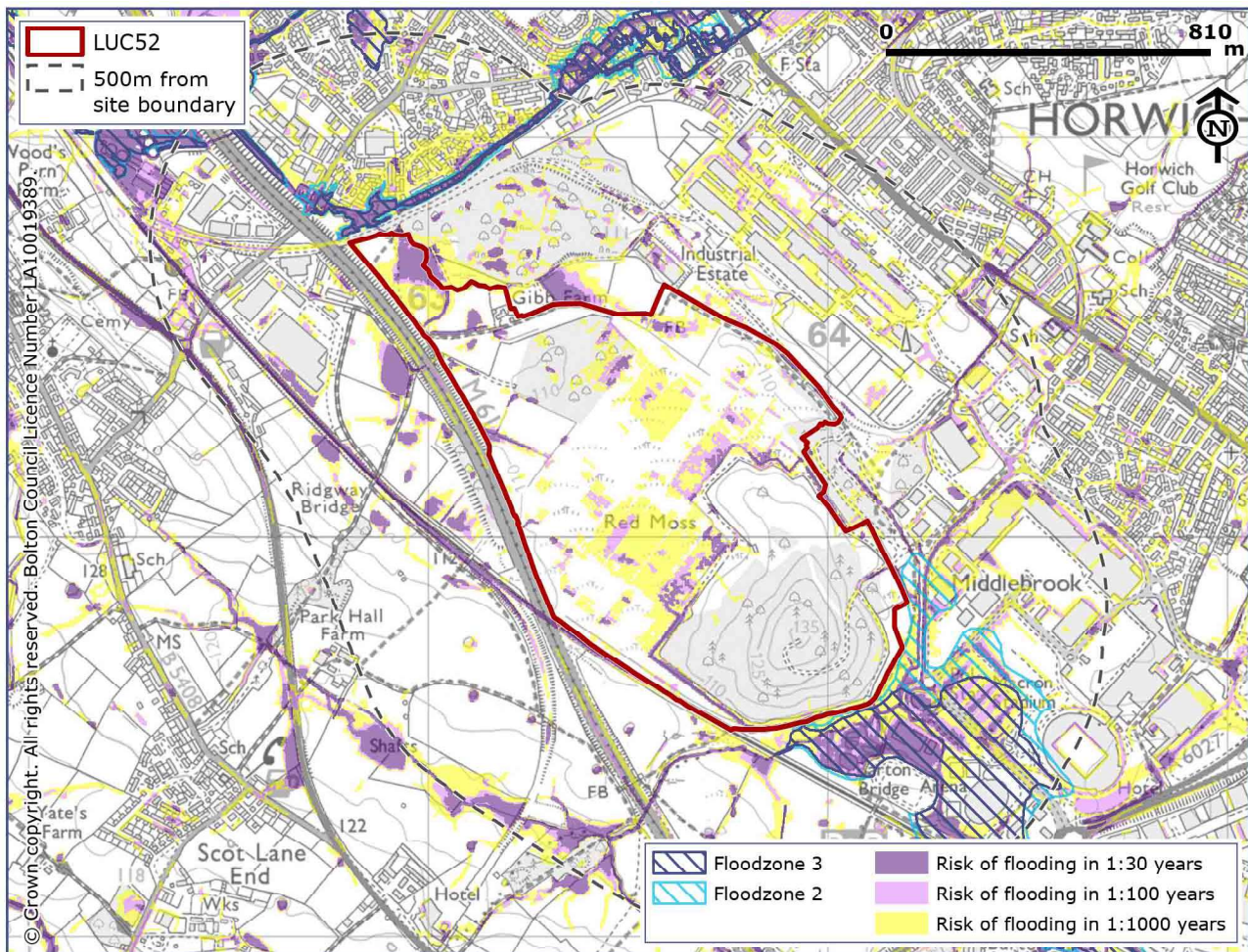
Nearby recreational facilities	There is extensive continuation of Public Rights of Way in all directions around the site. There are play areas to the south west, east and north of the site. There are two parks located to the north east of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable
Tree Preservation Orders	None.



**Figure 5.150 Public Recreation and TPOs: LUC52**

**Flooding**

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There are no areas of risk from fluvial flooding within the site boundaries. There are mostly areas at low risk from pluvial flooding and a few areas of high risk. There is a small area in the south of the site which is located within a postcode where there have been six sewer flood incidents in the DG5 record whilst the rest of the site is located in a postcode where there have been four.
Sequential/exceptions test required?	No test required.



**Figure 5.151 Flooding: LUC52**

### Site Summary

LUC52 is a medium sized site located to the west of Horwich. The western portion of the development is part of the site area of the Horwich Loco development (91352/14), which provides for includes up to 1,700 dwellings, up to 2,500 square metres of retail and up to 2,500 square metres of retail / leisure uses and up to 2,700 square metres of ancillary D1 uses. The masterplan for this development identifies that the area within site LUC61 will remain undeveloped.

There are no designated heritage assets within the site, but a short distance to the northeast is the Horwich Locomotive Works Conservation Area. Also, there is a Grade II listed building – Lower Farmhouse (1309783) – located just over 300m to the northeast of the site. The historic environment record indicates that there may be potential for non-designated heritage assets on the site. As a result, potential effects on heritage are judged to be medium-high.

Red Moss SSSI occupies the middle third of the land parcel. The SSSI is designated for supporting lowland raised mire. SSSI's are of National importance, and therefore it is unlikely that development which would cause the loss or degradation of such a site would be justified. Furthermore a SBI is within the site. The ecological sensitivity of this land parcel is high given the presence of the SSSI and other priority habitats, as well as the extensive list of protected species records within the land parcel. Any future development proposals are likely to be significantly constrained by the SSSI and SBI.

In landscape terms, this area is contained, with clear separation from surrounding townscapes, and features on all sides that form strong landscape boundaries. It is judged that whilst the sensitivity to development is medium around Gibb Farm and to the east of the wooded hill, and high for other parts of the POL, any development within this site would have to broach the landscape boundaries that exist around the site and would be isolated from other townscape areas and communities.

There is one Public Right of Way that crosses into the site and several in the surrounding area. The site includes areas of high risk of surface water flooding.

## LUC53: Kearsley / Baker Street

LUC53 Kearsley / Baker Street	
<b>Area</b> 42.60Ha	
<b>Parcel description</b>	This site is surrounded to the north, south and west by urban form, with Kearsley to the south, and Stonecloguh to the north. The parcel is a mixture of deciduous woodland, pasture fields, with an area of rush pasture (some of the woodlands are Council owned). The site includes a number of buildings including residential and employment uses.
<b>Site history</b>	A number of planning applications have been approved on the site, generally relating to the existing buildings and employment uses.



Figure 5.152 Aerial view: LUC53

### Adjoining land uses and compatibility

#### Adjoining uses

To the north, west and south of the site is urban development which is predominantly residential in character with amenities also present. To the north of the site there is also an industrial estate. The railway runs through the site and there is a train station to the immediate north west of the site. To the south east and east of the site is the River Irwell. To the immediate south of the site is the A666.

### Compatibility with residential development

The close proximity of the site to an industrial estate to the north also creates a risk from noise pollution.

The proximity and inclusion of a railway also provides potential for noise and air pollution.

The above factors are likely to restrict development of the site in full.

The site is in close proximity to amenities.

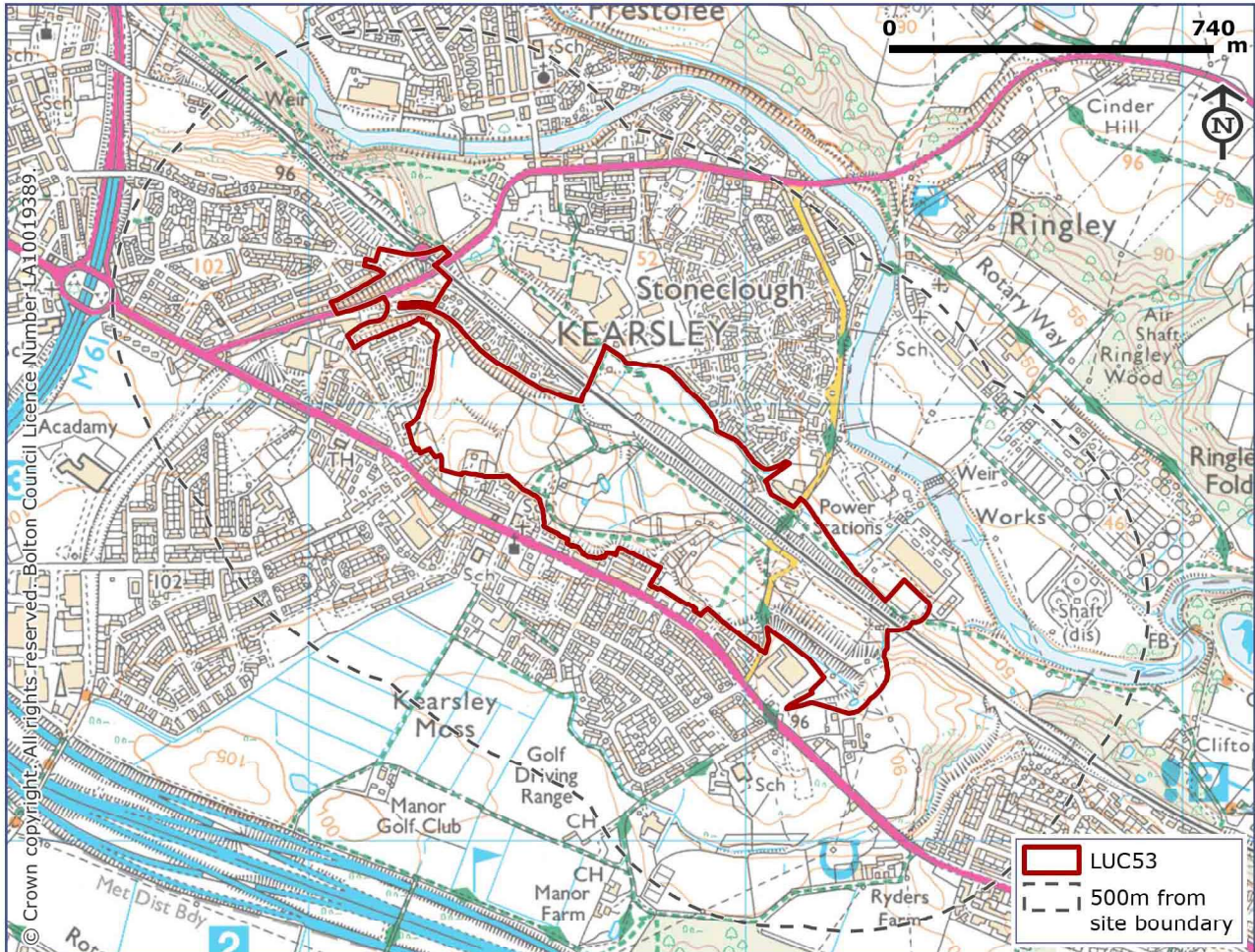


Figure 5.153 OS base map: LUC53

### Heritage

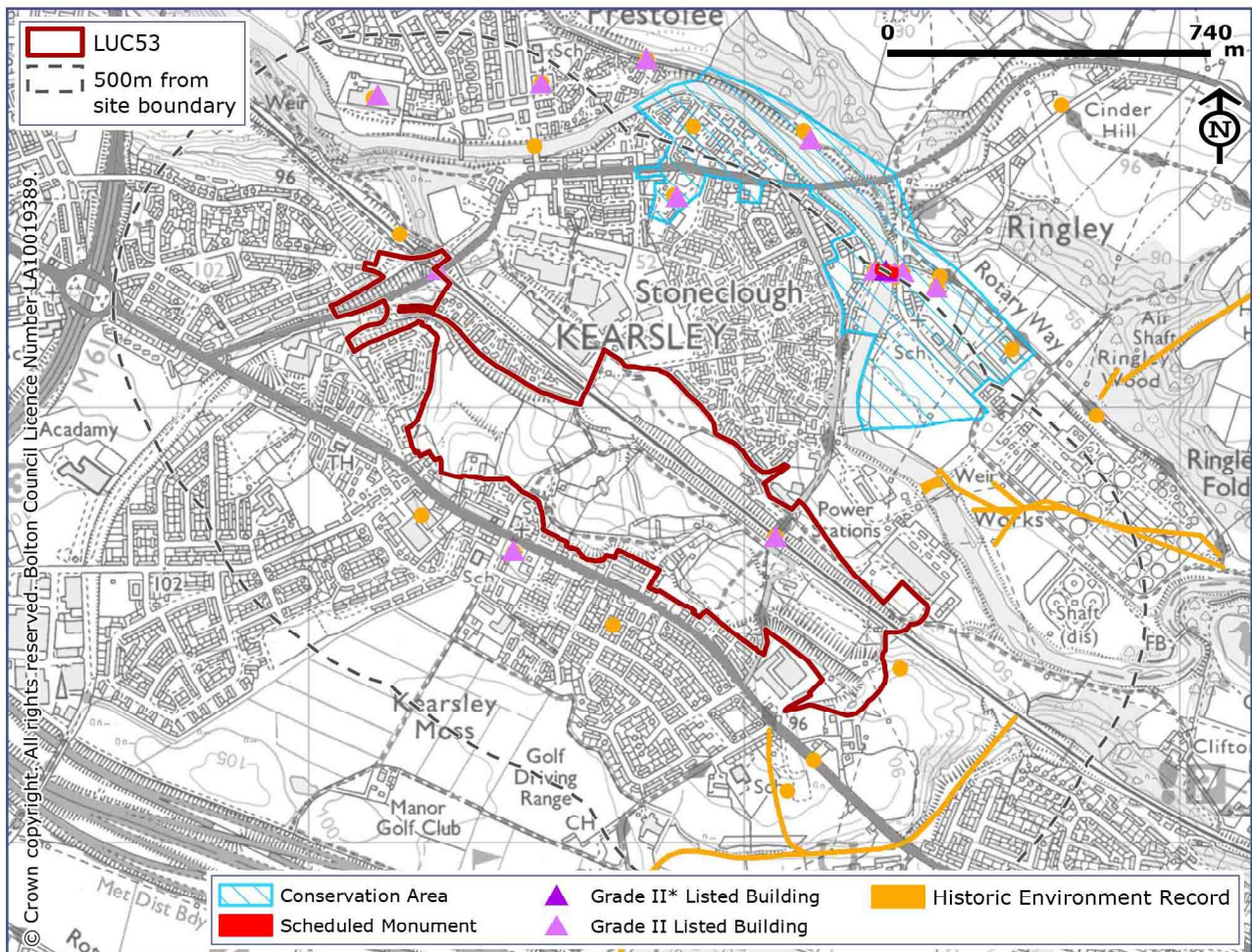
#### Designated assets

There is one designated asset within the site, a Grade II listed railway underbridge (1356798). Whilst it cannot normally be assumed that assets will be retained, in this instance it is, as it is an active element of the local infrastructure. In terms of setting change, its relationship with the railway and road should not be affected by development.

A second Grade II listed Railway bridge (1067302) is immediately adjacent to the site. Again, it is unlikely to be meaningfully affected by setting change.

There are further designated assets within the vicinity of the site including Ringley Fold Conservation Area and a number of listed structures within. However, none of these are likely to be meaningfully affected by setting change.

<p>Non-designated assets</p>	<p>Historic maps show that to the south of the railway line the site was subject to coal mining and quarrying activity. Subsequently three discrete areas within the site have been used as landfill. Despite this disturbance there is potential for the remains of some post-medieval buildings and unknown earlier remains to survive. These would be highly susceptible to physical change and are liable to be damaged or removed in the event of development. This would result in a medium effect.</p>
<p>Summary of potential effects on heritage assets</p>	<p>Medium</p>
<p>Potential mitigation</p>	<p>In the event of development, a heritage statement will be required to assess any potential impacts on the Ringley Fold Conservation Area.</p> <p>In light of the archaeological potential of the site an appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>



**Figure 5.154 Heritage: LUC53**

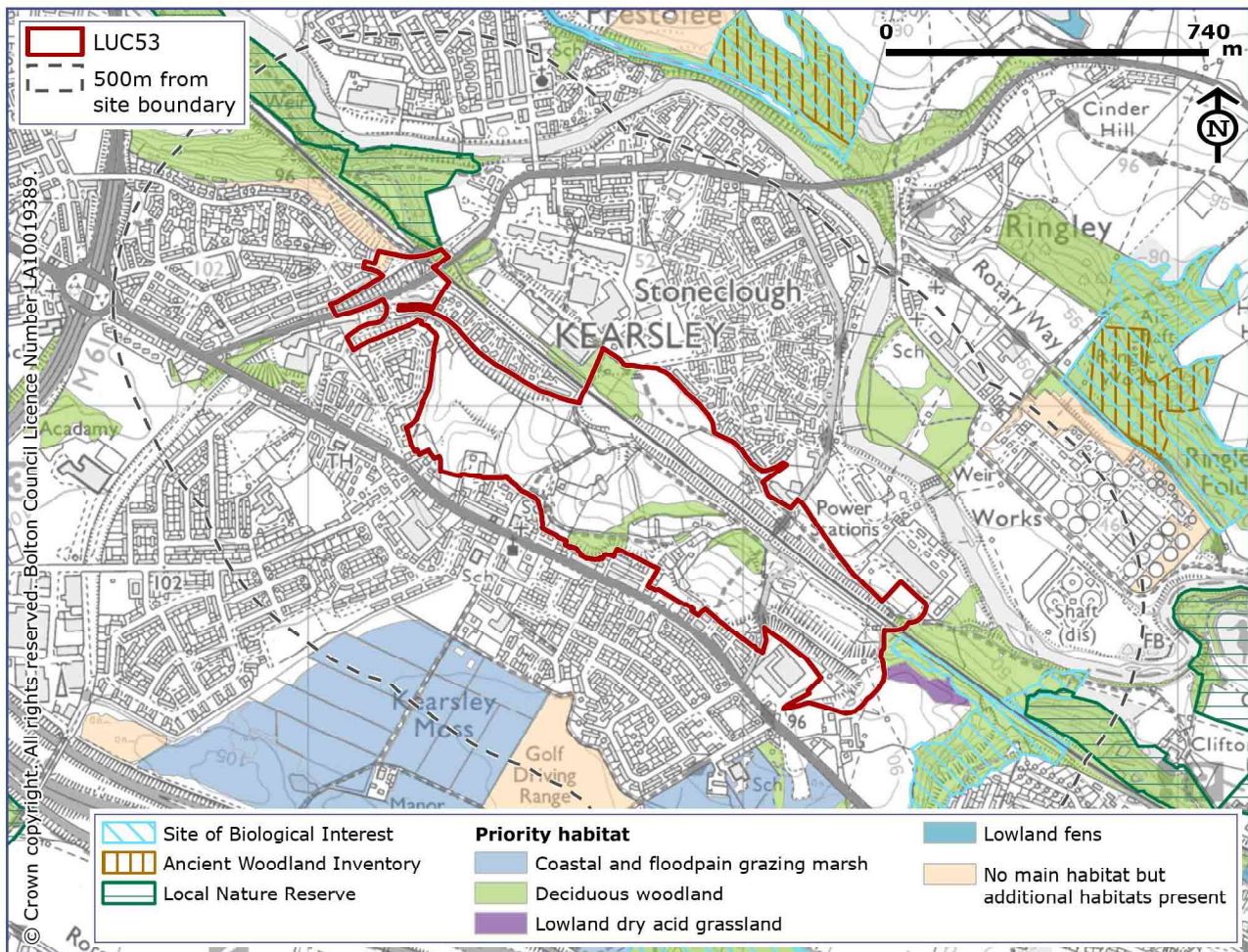


## Ecology

<p>Overview of ecological features</p>	<p>The parcel is a mixture of deciduous woodland, pasture fields, with an area of rush pasture.</p> <p>A railway line runs through the parcel along the north boundary, and a drain runs along the perimeter of residential housing to the north of the railway line.</p> <p>Japanese knotweed and Himalayan balsam are present throughout the parcel. Businesses and industrial buildings occupy the south, with occasional residential properties within the centre of the site.</p> <p>There are no statutory and non-statutory sites within the land parcel.</p> <p>Priority habitat within the land parcel included deciduous woodland. Invasive species of Japanese knotweed and Himalayan balsam are present within woodland areas and the drain to the north.</p>
<p>Protected sites</p>	<p>No protected sites within the land parcel boundary.</p> <p>Nob End, Clifton Country Park and Moses Gate LNRs are within 1km of the land parcel boundary. Moses Gate LNR sits just outside the land parcel to the north. Nob End and Clifton Country Park LNRs are located to the northwest and southeast respectively, intersecting the 1km boundary.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Nob End; Calcareous Grassland and Scrub</li> <li>• Woodland near Ringley Bridge; Ancient Woodland</li> <li>• Ringley Woods (West); Ancient Woodland</li> <li>• Shore Top Reservoir; Ponds &amp; Small lodges, Open Water and Swamp</li> <li>• Clifton Moss (North &amp; South); Woodland, Scrub, Fen and Ponds</li> <li>• Clifton Country Park; Woodland, Ponds and Birds</li> <li>• Unity Brook; Woodland</li> <li>• Manchester Bolton &amp; Bury Canal (West); Canal</li> </ul> <p>No AWI within the land parcel, however Prestolee Wood, Ringley Wood and another unnamed AWI are within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Arable field margin, Grassland, Hedgerow, Pond, Wetland, Woodland</p>
<p>Other notable habitat/features</p>	<p>Mature/Veteran trees, Brownfield</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Badger, Brown Hare, Hedgehog, Common Toad,</p>

	<p>Great Crested Newt, Nesting birds, Reptile</p>
Summary of biological records for protected and notable species	<p>Records within the land parcel boundary; European Protected species:</p> <ul style="list-style-type: none"> <li>• Bat: one record of Pipistrelle species near Sand Hole Road</li> </ul>
	<p>Records within 1km of the land parcel boundary; European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species including Common and Soprano Pipistrelle, the majority of records within the residential area of Prestolee.</li> <li>- Other records: Pipistrelle species including Common and Soprano Pipistrelle, Daubentons, Noctule and unidentified bat species.</li> </ul> </li> <li>• Otter</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Badgers: <ul style="list-style-type: none"> <li>- Setts: three records all located near the 1km boundary, the closest to the southeast within Clifton Country Park LNR.</li> <li>- Presence: recording of tracks located to the northwest within Moses Gate LNR.</li> </ul> </li> <li>• Autumnal Rustic</li> <li>• Cinnabar</li> <li>• Small Phoenix</li> <li>• Small Square-spot</li> <li>• Brown Trout (Sea Trout)</li> <li>• Common Toad</li> <li>• Hedgehog</li> <li>• Brown Hare</li> <li>• Barn Owl</li> <li>• Common Scoter</li> <li>• Kingfisher</li> <li>• Scaup</li> <li>• Bullfinch</li> <li>• Cuckoo</li> <li>• Dunnock</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Lesser Spotted Woodpecker</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Twite</li> <li>• Willow Tit</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam and Japanese Knotweed located within woodland areas and the drain to the north.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>

<p>Ponds within 500m (Potential for presence of GCN)</p>	<p>There are 3 ponds present within the land parcel, located centrally.</p> <p>There is 1 pond within 500m of the land parcel boundary, located to the south near unity brook and Spindle Point Primary School.</p> <p>There is potential for great crested newts to be present within the land parcel due to the number of waterbodies present.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: areas of woodland to the north, centrally and the south, with single trees throughout the land parcel. Trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings: Businesses and industrial buildings to the south, with occasional residential properties within the centre, are likely to support features with potential to support roosting bats.</p> <p>Other: Two railway bridges and bat boxes on trees in residential gardens along railway line off Hulme Road.</p>
<p>Existing lighting</p>	<p>There is likely to be light spill, from the M61, and Middlebrook Retail &amp; Leisure park.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The site ranges between moderate and high ecological value. Habitat features such as hedgerows and watercourses and areas of woodland, and marshy grassland are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of pasture are likely to be of moderate ecological value. Determining the relative value of grasslands within the site would require detailed ecological survey. The entire site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.</p> <p>Any future development proposals for the site would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate</p>
<p>Potential mitigation</p>	<p>The deciduous woodland priority habitat and wildlife corridors along the railway line should be retained to keep the connectivity of habitats within the wider environment. The ponds should be retained, and incorporated into any future housing proposals, along with areas of rush pasture.</p> <p>Enhancements should include the management and removal of invasive species, potentially improving the biodiversity of the parcel.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>

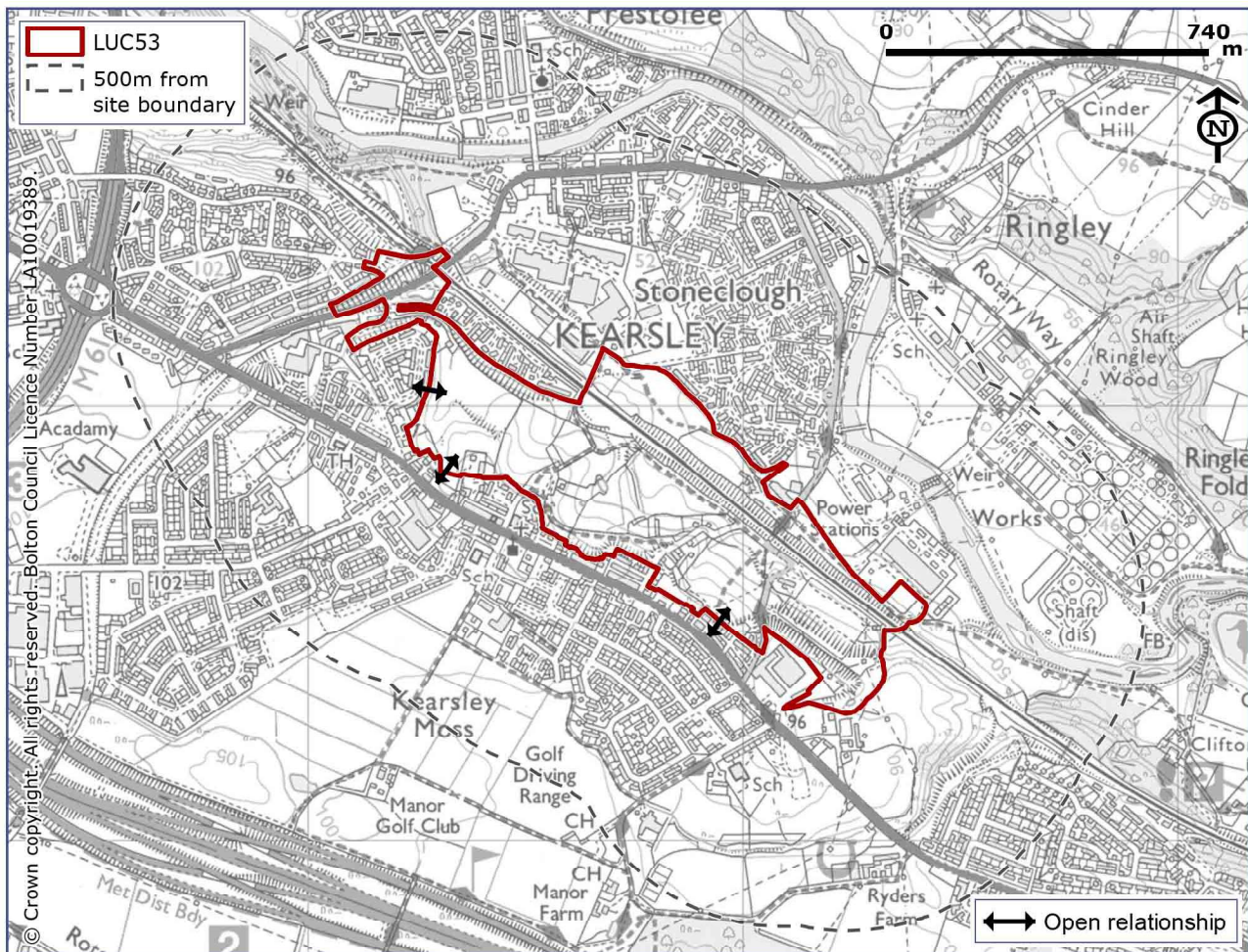


**Figure 5.155 Ecology: LUC53**

### Landscape

<p>Description of location, setting and scale</p>	<p>This site is located between Kearsley and Stoneclough, to the north of Bolton Road. It is a relatively large urban edge site, but of small scale spaces between woodlands on the north facing slopes down to the railway.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This is a linear site, between the backs of properties off Bolton Road and the railway line, plus a strip of land to the north of the railway. The southern boundary is made generally of rear property fences, some with sections of steep wooded banks. There is little intervisibility between properties and the POL area due to the slope of the ground. To the north, rear garden fences and industrial boundary railings form the POL edge, with intervisibility with houses limited by woodland within the site.</p> <p>The western end is an irregular area with roads, woodlands and works yards, but with no open space and steep embankments or cuttings to roads in places.</p> <p>The eastern end is of industrial yards with woodland belts between them, and an area of open pasture fields grazed by horses and sheep.</p> <p>The boundaries around this site are variable in terms of strength of landscape edges. The railway forms a strong linear feature across the site.</p>

Description of land use, features, condition and character	<p>Landscape character area: Settled Valleys</p> <p>This area is a north facing slope with woodlands and open areas that are either unmanaged, horse yards or grazed by horses. The slope is steep in places, with areas of rugged topography to the west that may relate to former ground disturbance. To the north of the railway, there is a small wooded hill (mixed deciduous plantation), and horse fields to the west of Slackey Brow. To the west of Slackey Brow there are works yards set in scrub woodland.</p>
Description of views and landmarks	<p>Long views north are possible from the higher (southern) edge of the site, extending over an undulating, heavily settled landscape towards moorland hills in the far distance. These include the Peel Tower on Holcombe Moor, and Scout Moor with wind turbines. A small chapel off Manchester road forms a focal point in the western end of the site as it is located at the top of the bank overlooking the fields.</p> <p>Other parts of the site have views contained by woodland and topography.</p>
Perceptual qualities	<p>This is a fragmented area with a sense of proximity to urban areas, both residential and industrial, and some intrusion by works yards, kennels and stables.</p>
Potential sensitivities to development	<p>There are relatively few landscape and visual issues for this site, although woodlands on steeper slopes form a wooded structure to the landscape.</p> <p>The plantation on the hill to the north of the railway may be valued locally (it appears to be managed).</p>
Summary of potential effects on landscape and visual amenity	<p>The site is considered to be generally of low sensitivity to development.</p>
Mitigation	<p>Should development be proposed for this site, woodland should be retained where possible to provide structure to the area, and to continue their role as green corridors across the site. Development should be set back from the slopes below the chapel to retain its prominent position above the valley.</p>
Assessment location/access	<p>Accessed and assessed from public footpaths within the site, from Bolton Road and Slackey Brow</p>

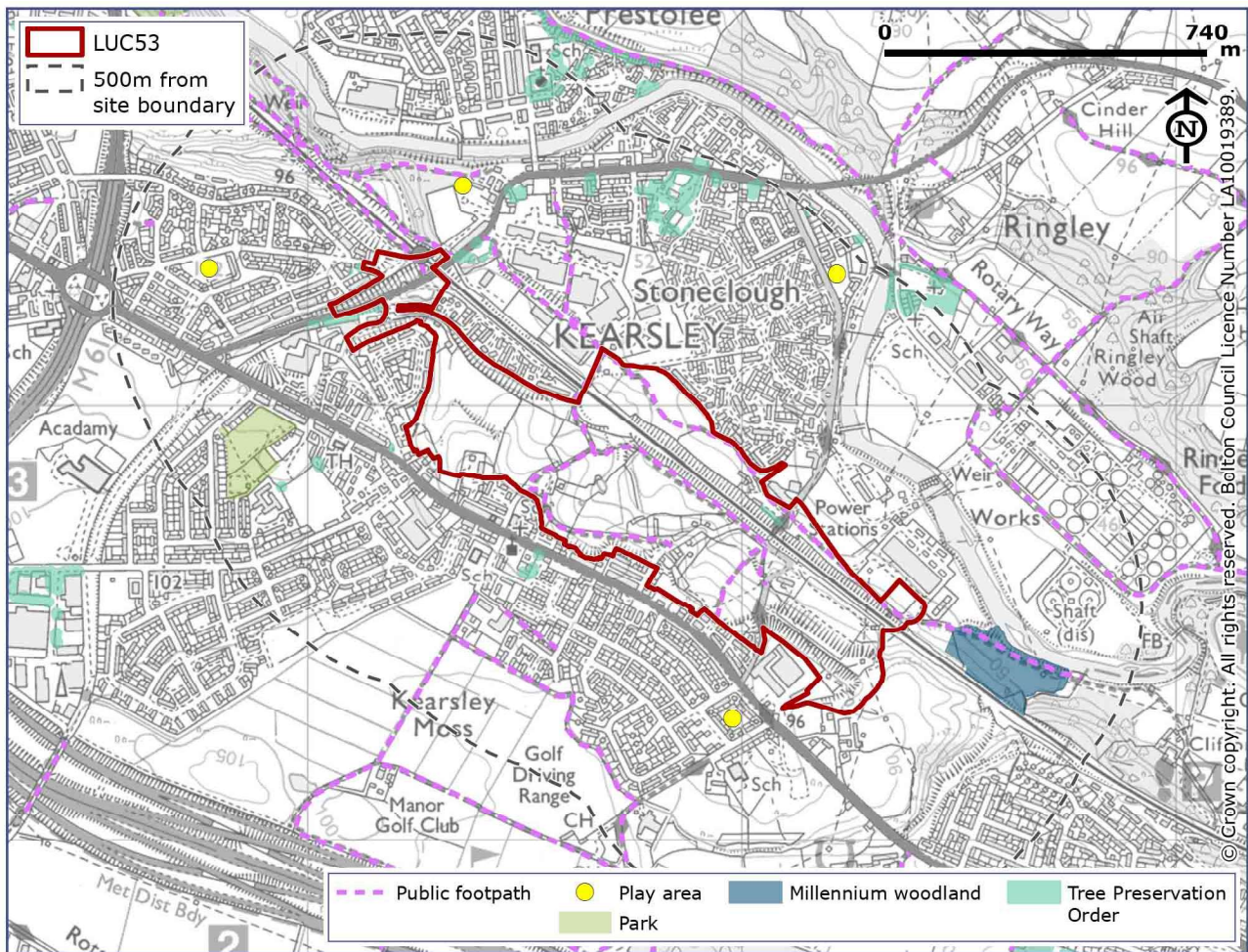


**Figure 5.156 Landscape: LUC53**

**Public Recreation and Tree Preservation Orders**

Recreational assets within site	<p>The following Public Rights of Way pass through the site boundaries:</p> <ul style="list-style-type: none"> <li>KER035</li> <li>KER033</li> <li>KER022</li> <li>KER032</li> <li>KER036</li> <li>KER031</li> <li>KER030</li> <li>KER008</li> </ul> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <ul style="list-style-type: none"> <li>KER023</li> </ul>
Nearby recreational assets	<p>There are play areas located to the north and south of the site. There is continuation of Public Rights of Way to the north and south of the site. There is a park to west of the site.</p>

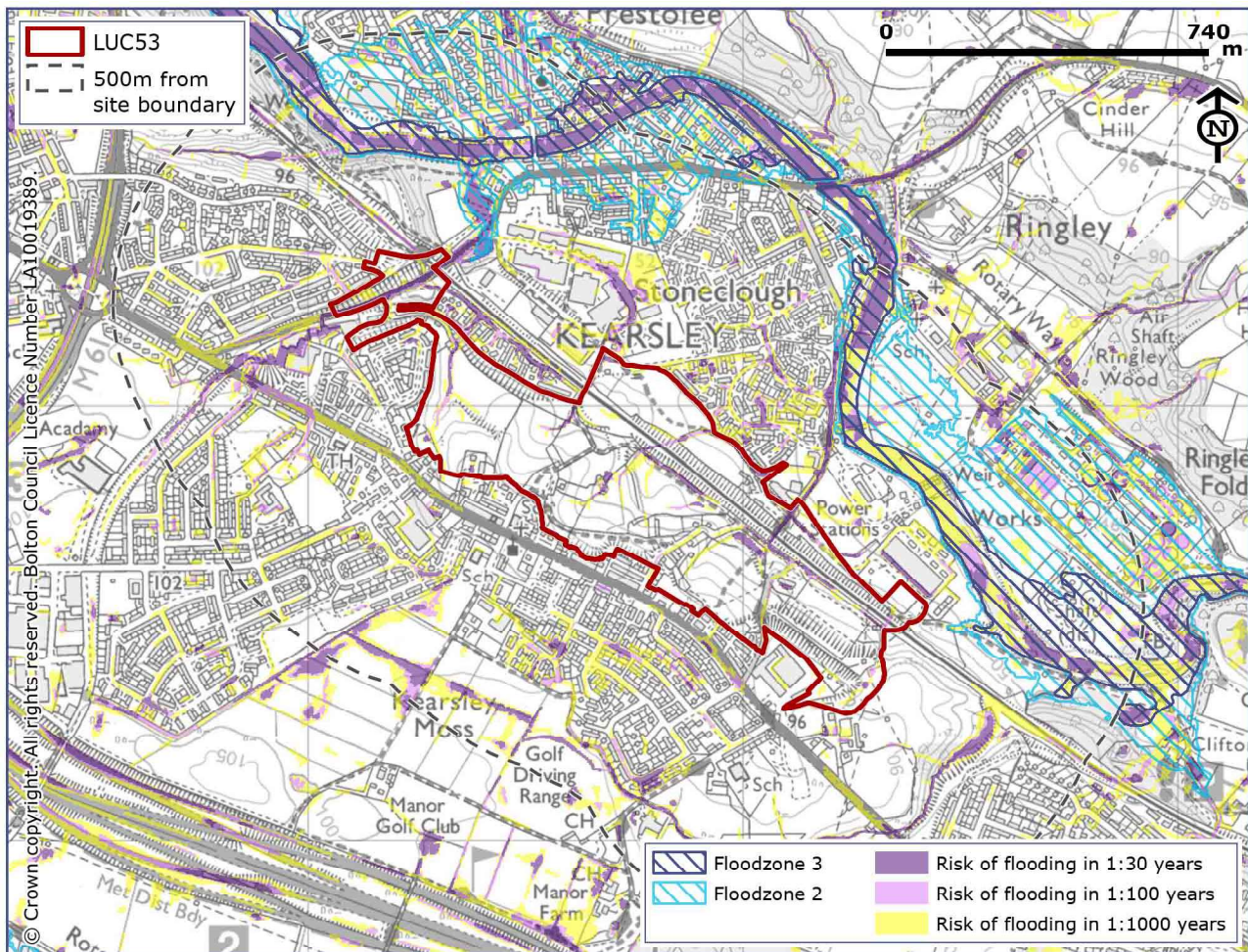
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.



**Figure 5.157 Public Recreation and TPOs: LUC53**

**Flooding**

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There are no areas of risk from fluvial flooding within the site boundaries. There are some small areas of high risk from pluvial flooding within the site boundaries. There are 2 BMBC land drainage problem areas located within the site boundaries. The site is located in a postcode in which there have been four sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.158 Flooding: LUC53**

### Site Summary

LUC53 is a medium sized site located with Kearsley to the south, and Stoneclogh to the north. The parcel is a mixture of deciduous woodland, pasture fields, with an area of rush pasture (some of the woodlands are Council owned). The site includes a number of buildings including residential and employment uses. A number of planning applications have been approved on the site, generally relating to the existing buildings and employment uses.

There is one designated asset within the site, a Grade II listed railway underbridge, and further designated assets within the vicinity of the site including Ringley Fold Conservation Area and a number of listed structures within. However, none of these are likely to be meaningfully affected by setting change. There is potential for the remains of some post-medieval buildings and unknown earlier remains to survive. These would be highly susceptible to physical change and are liable to be damaged or removed in the event of development. It is judged that there is medium potential for effects on heritage assets.

There are no statutory and non-statutory ecological sites within the land parcel. However the site ranges between moderate and high ecological value. Habitat features such as hedgerows and watercourses and areas of woodland, and marshy grassland are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of pasture are likely to be of moderate ecological value. Determining the relative value of grasslands within the site would require detailed ecological survey. The entire site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.



In landscape terms there are relatively few landscape and visual issues for this site, although woodlands on steeper slopes form a wooded structure to the landscape. The plantation on the hill to the north of the railway may be valued locally (it appears to be managed). The site is considered to be generally of low sensitivity to development.

There are numerous Public Rights of Way which provide access through the site. There are some small pockets of surface water flood risk within the site.

## LUC54: Bowlands Hey

### LUC54 Bowlands Hey

**Area** 44.50Ha

**Parcel description** The site lies to the west of Westhoughton. It currently comprises open pasture and some pockets of woodland. Presently, development of housing is taking place in the north-eastern corner of the site.

**Site history** As set out above, the planning history on this site is complex. An application for 129 dwellings was refused by the Bolton Planning Committee but subsequently allowed at appeal. It is this development which is currently being built out (97377/16).

A further application on the southern portion of the site for 174 dwellings has been refused by the Bolton Planning Committee and is currently pending an appeal (02781/18).



**Figure 5.159 Aerial view: LUC54**

## Adjoining land uses and compatibility

### Adjoining uses

To the south and east of the site there is urban development which is predominantly residential in nature with amenities present. There is a golf course to the north and an industrial estate to the north east of the site. To the west of the site there is open farmland. There is a secondary school to the east of the site and a primary school further to the south east.

The railway borders the site to the north.

### Compatibility with residential development

The proximity to the railway may result in increased noise and air pollution, which is likely to restrict development of the site in full.

The site is set back from major roads reducing the risk of noise pollution and air pollution from these.

The site is in close proximity to amenities and schools.

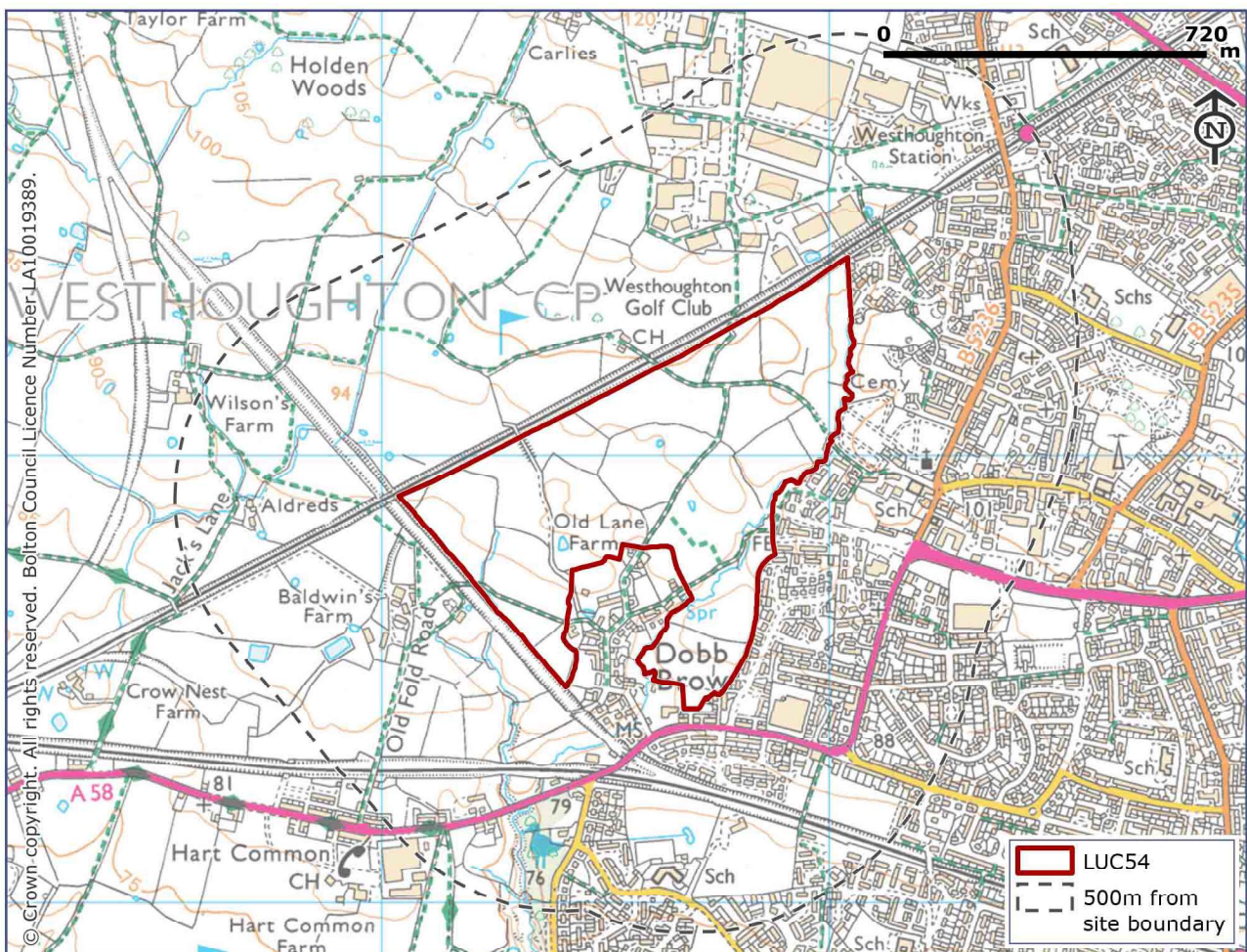
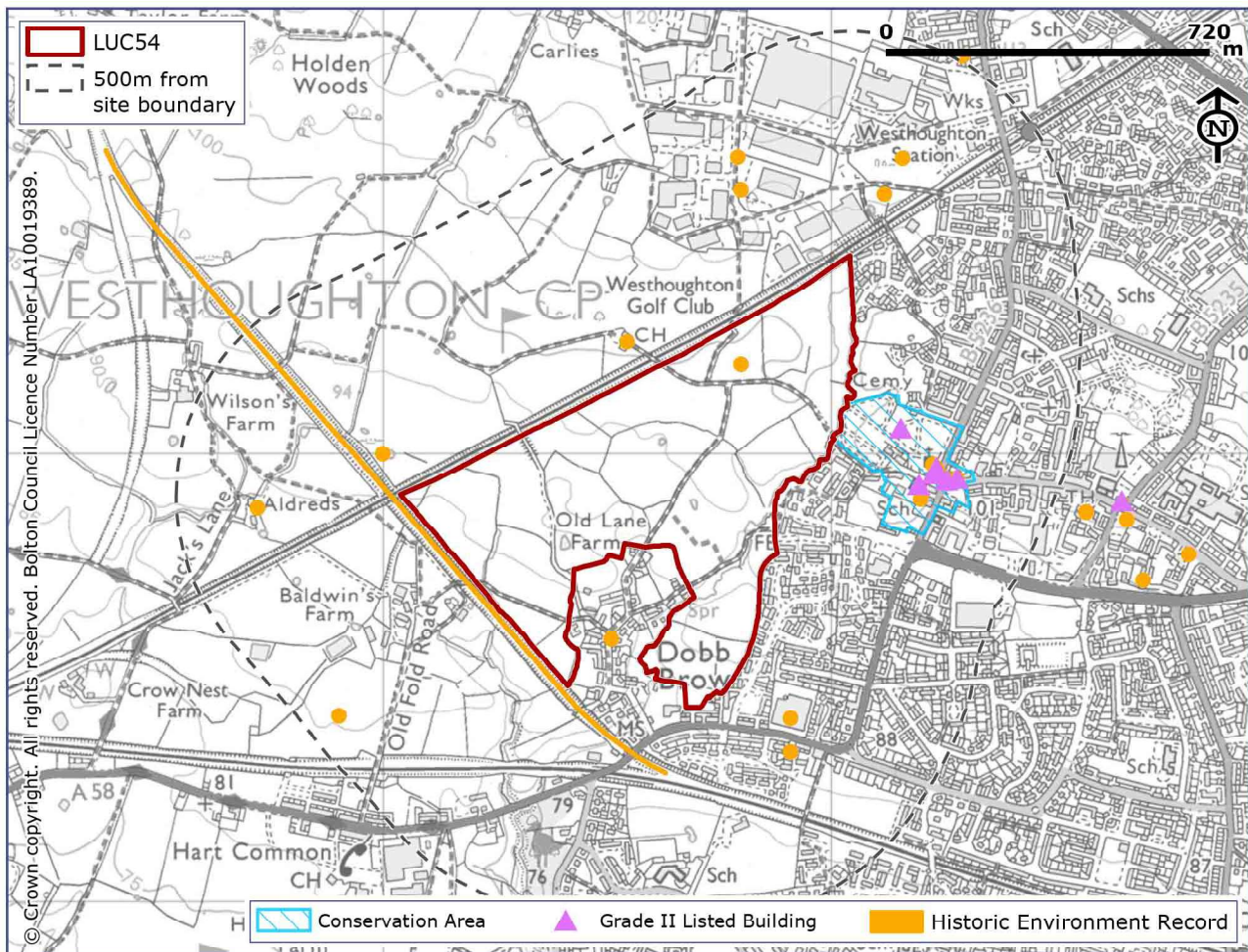


Figure 5.160 OS base map: LUC54

## Heritage

Designated assets	<p>The site includes a tiny portion of the Westhoughton Conservation Area, which otherwise lies adjacent to the eastern boundary of the site. The site forms an important part of the conservation areas setting, as the rural land helps with the legibility of the rural origins of the settlement. It is the last surviving area to adjoin directly with the historic core of the settlement. However, an area adjacent to the Conservation Area is already being developed, meaning that the legibility of this village settlement is all but lost. The effect of development would result in the final enclosure of the site. This would be less than substantial harm: a medium-high effect.</p> <p>There are a number of Grade II listed buildings in the conservation area but the setting of these are unlikely to be meaningfully affected by the development.</p>
Non-designated assets	<p>The site contains a circular cropmark of unknown date (4574.1.0). Historic maps also indicate that there was a post-medieval farm within the site, archaeological remains of which may survive. Both assets would be highly susceptible to physical change and would be damaged or removed in the event of development.</p> <p>As a greenfield site any unknown remains would survive relatively well, although there may be some disturbance to the southwest of the site as it follows the line of the former Lancashire and Yorkshire Railway's Westhoughton connecting line.</p>
Summary of potential effects on heritage assets	Medium-high
Potential mitigation	<p>As per paragraph 194 of the NPPF any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>In the event of development, a heritage statement will be required to assess any potential impacts on the Westhoughton Conservation Area.</p> <p>Any development should have special regard to the Westhoughton Town Centre Conservation Area.<sup>36</sup></p> <p>In light of the archaeological potential of the site an appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>

<sup>36</sup> Bolton Metro Environment Department. ND. *Westhoughton Conservation Area*. Available online at: <https://www.bolton.gov.uk/downloads/file/891/westhoughton-conservation-area-appraisal>



**Figure 5.161 Heritage: LUC54**

**Ecology**

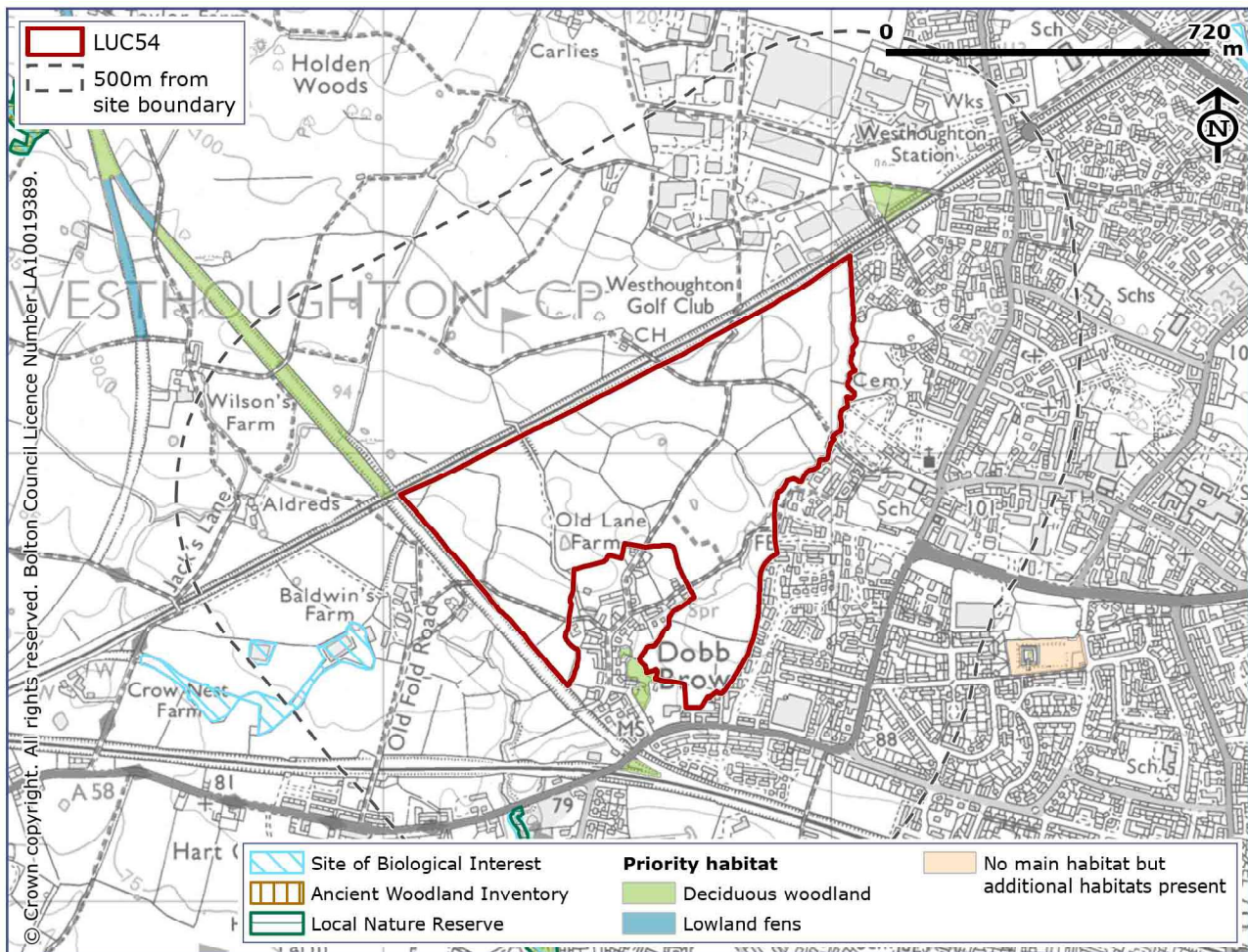
<p>Overview of ecological features</p>	<p>Small section of Westhoughton Golf course found to the north sitting just south of Old Lane. In the north corner, development was occurring at the time of the site visit. The majority of the land parcel was comprised of pasture field, with 3 ponds, and predominately birch woodland within the golf course.</p> <p>Pennington brook flows from the north along the east boundary of the site into the housing area to the south of the land parcel.</p> <p>Himalayan balsam was present along the brook, with scrub and occasional willow also.</p> <p>A small patch of blackthorn scrub occurred to the south of Dobb Brow road footpath, together with hedgerows present around field margins, with species such as hawthorn, ash and bramble present.</p> <p>There are no statutory and non-statutory sites within the land parcel.</p> <p>Priority habitats of woodland, hedgerow, grassland and ponds were within the land parcel. Invasive species of Himalayan balsam can be found along Pennington Brook, running from the north along the east boundary.</p>
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Protected sites	<p>No protected sites within the land parcel boundary.</p> <p>Cunningham Clough, Eatock Lodge and Hall Lee Brook LNRs are within 1km of the land parcel boundary. Hall Lee Brook located to the east intersecting the 1km boundary, with Cunningham Clough and Eatock Lodge to the south just within the 1km boundary.</p>
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Cow Lee Brook; Grassland</li> <li>• Hart Common; Ponds and Small Lodges</li> <li>• Cunningham Brook; Woodland</li> <li>• Eatock Lodge; Amphibians, Grassland, Ponds and Small lodges</li> <li>• Hall Lee Bank Park; Woodland</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	<p>Arable field margin, Grassland, Hedgerow, Pond, Stream, Woodland</p>
Other notable habitat/features	<p>Mature/Veteran trees</p>
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Bats, Badger, Brown Hare, Hedgehog, Common Toad, Great Crested Newt, Nesting &amp; Specialist birds, Reptile</p>
Summary of biological records for protected and notable species	<p>Records within the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Small Heath</li> <li>• Yellowhammer</li> <li>• Willow Tit</li> <li>• Song Thrush</li> </ul>

	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species and unidentified bat species to the west within the residential area of Westhoughton.</li> <li>- Other records: Pipistrelle species including Common Pipistrelle, Daubentons and unidentified bat species, to the south within the residential area of Dobb Brow.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Common Lizard</li> <li>• Brown Hare</li> <li>• Water Vole</li> <li>• Hedgehog</li> <li>• Bullfinch</li> <li>• Dunnock</li> <li>• Grey Partridge</li> <li>• Herring Gull</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Little Ringed Plover</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Tree Sparrow</li> <li>• Willow Tit</li> <li>• Yellowhammer</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam present along the watercourse.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are 3 ponds present within the land parcel, 2 located centrally either side of Dobb Brow Road (footpath) and the other within Old Lane Farm pasture fields.</p> <p>There are 19 ponds within 500m of the land parcel boundary. There are 11 ponds to the north, 3 of which are located within Wingates Industrial area, these 11 are separated from the land parcel by the railway line. There are 2 ponds to the south near St Georges C of E Primary School separated by Wigan Road A58, and 6 ponds to the southwest and west within arable and pasture fields.</p>
Features requiring consideration for bat roost potential?	<p>Woodland/Trees: woodland area within Westhoughton golf club, and occasional trees within hedgerows throughout the land parcel. The trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p>
Existing lighting	<p>There is likely to be light spill on the east boundary due to residential housing.</p>

<p>Summary of potential effects on ecological assets</p>	<p>The site ranges between moderate and high ecological value. Habitat features such as hedgerows and watercourses and areas of woodland, and some grasslands are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of pasture and arable are likely to be of moderate ecological value. Determining the relative value of grasslands and other constituent habitats within the site would require detailed ecological survey. The entire site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.</p> <p>Any future development proposals for the site would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
<p>Potential mitigation</p>	<p>Hedgerows should be retained and restored to ensure the connectivity of the neighbouring field boundaries is maintained. Semi mature trees also represent features of increased ecological value within the site and should be protected and retained.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>





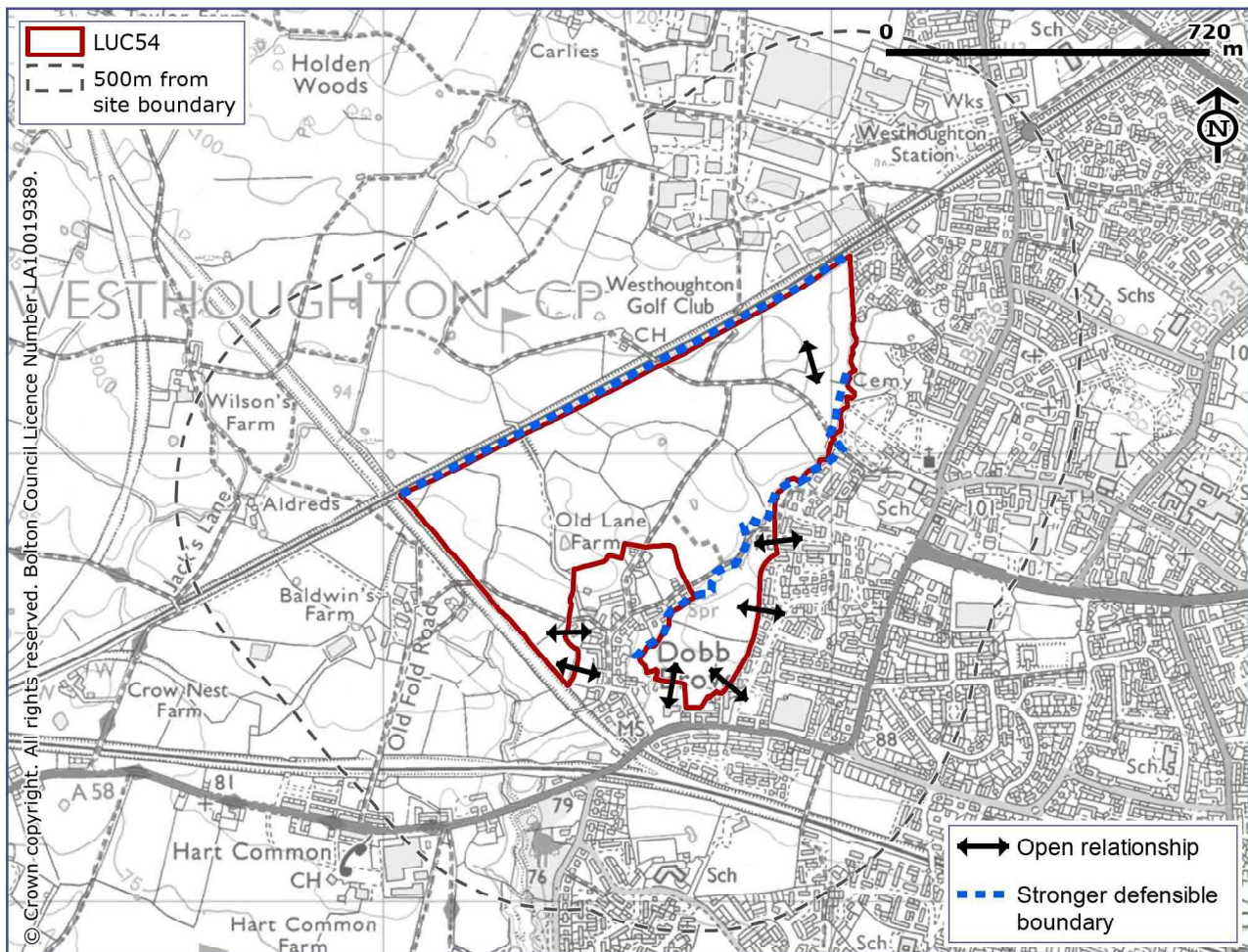
**Figure 5.162 Ecology: LUC54**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This POL site is located on the western side of Westhoughton, between the settlement edge and two railway lines, one active, one disused. It is generally a rural landscape with its south-eastern part of peri-urban character.</p> <p>The POL site is a large area, of medium scale fields decreasing to small scale further south. The POL site is adjacent to townscape areas to the south and east, including the burial ground of Westhoughton Parish Church. It has open rural land to its northwest and southwest.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The northern edge of the roughly triangular area is an active railway line on a low embankment with some screening vegetation. The western edge is a disused railway line, which forms part of an open field to the north, and forms a wooded strip of land further south.</p> <p>The south and south-eastern boundary is formed by the rear garden fences of houses along Green Meadows and a timber yard. The eastern boundary from Bardwell Avenue northwards is along a tree lined watercourse.</p> <p>There are visual connections to the wider landscape to the west from this POL. There are intervisibility connections with townscapes along the southern and south-eastern edges of the area. The wooded watercourse along the eastern edge prevents visual connection in this direction, but there will be open intervisibility with new properties being constructed to the north of School Street.</p>

Description of land use, features, condition and character	<p>Landscape character area: Agricultural Coal Measures.</p> <p>This is a large area of gently undulating agricultural pasture land, divided into fields bounded by post and wire fences or hedges, some of which are in good condition, others are remnant hedgerows with outgrown shrubs and gaps. There are some mature field boundary trees. Fields are grazed by sheep, with horses grazed south of the watercourse. Two fields are managed as part of the golf course (Westhoughton Golf Club).</p> <p>A sunken tree lined lane runs to the west of the Grange.</p>
Description of views and landmarks	Views are generally open across this site, with the houses of Westhoughton visible to the south and southeast, and Westhoughton Parish Church tower visible over the trees to the east.
Perceptual qualities	This area is not remote, although there is a perceived distance from the settlement from Old Lane (north of Grange) and to the west of Grange. Areas to the south are perceived as being close to settlement.
Potential sensitivities to development	Defensible edges in and around this POL site include the wooded watercourse that forms the current natural edge to the settlement along the eastern side of the POL area. However, this is undermined by the fact that the area has been encroached upon by development to the north of School Street. Development has also occurred around the Grange, and defensible boundaries are not present around this part. The railway embankment to the north of the site would also form a defensible edge.
Summary of potential effects on landscape and visual amenity	<p>This area currently has development within its northern part. The natural boundary formed by the wooded watercourse has been undermined by development to the north.</p> <p>These areas of development reduce the sensitivity of the POL to development to medium. The area to the south of the watercourse is considered to be of low sensitivity.</p> <p>At the time of writing there was ongoing construction of housing on a site north of School Street. A further application for development of much of this site for housing is currently at appeal<sup>37</sup>.</p>
Mitigation	If development is permitted on this site, it is recommended that the hedgerows and trees should be retained where possible.
Assessment location/access	Accessed and assessed from School Street and Old Lane on public paths.

<sup>37</sup> 02781/18 Bowlands Hey (phase 2), west of Westhoughton

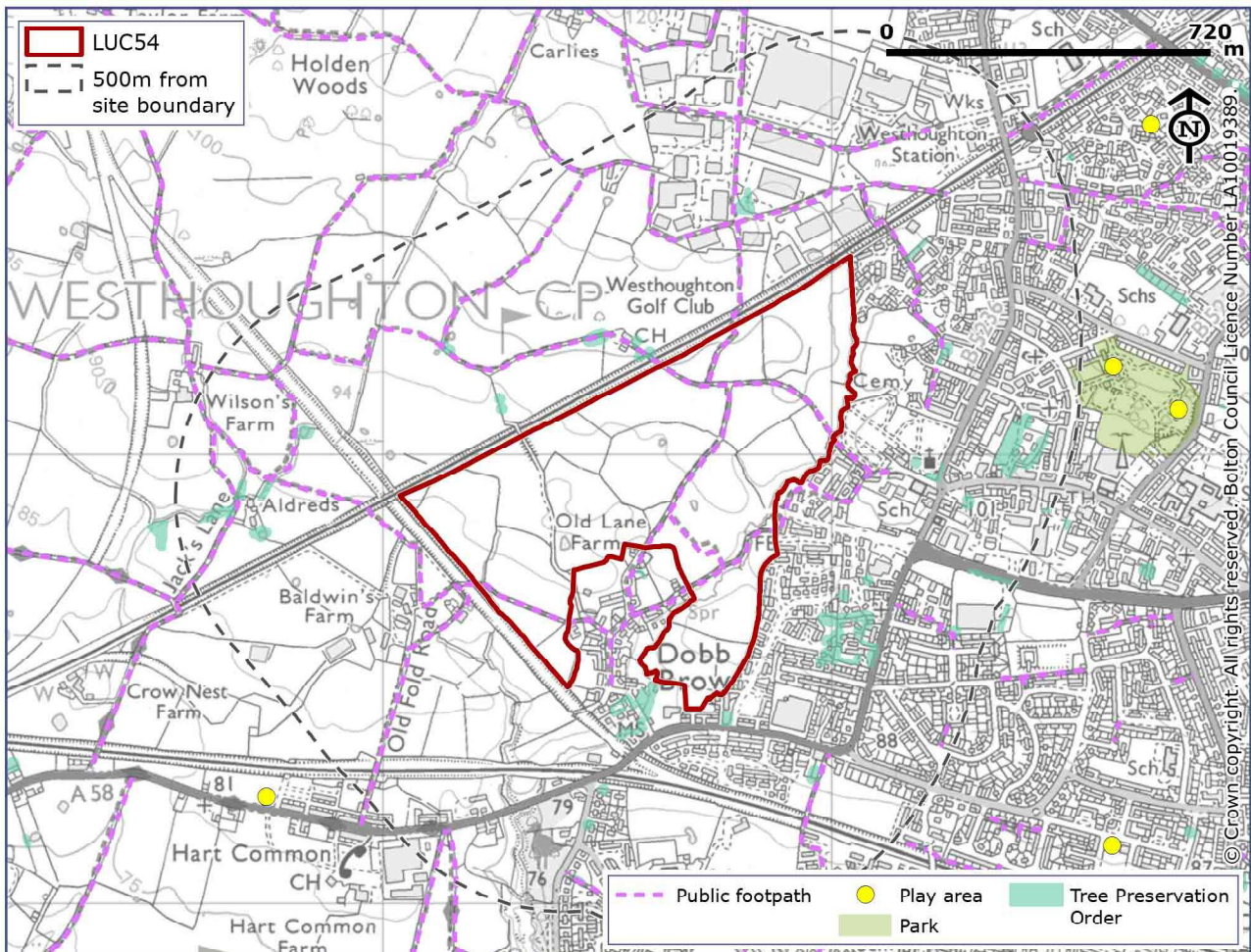


**Figure 5.163 Landscape: LUC54**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries:</p> <ul style="list-style-type: none"> <li>WES089</li> <li>WES093</li> <li>WES092</li> <li>WES065</li> <li>WES067</li> <li>WES094</li> <li>WES064</li> <li>WES091</li> <li>WES066</li> </ul> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <ul style="list-style-type: none"> <li>WES086</li> <li>WES087</li> <li>WES088</li> </ul>
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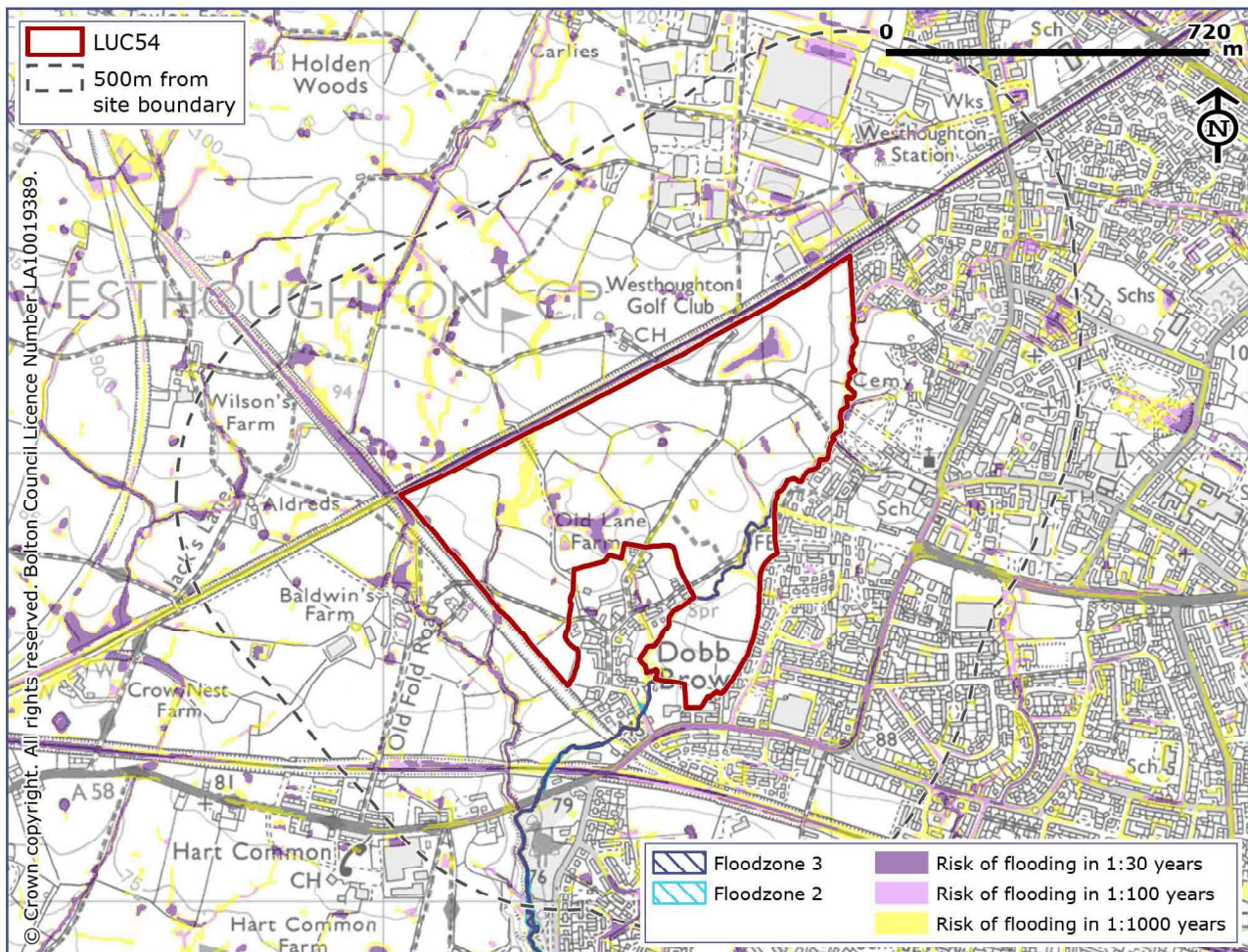
	WES063
Nearby recreational assets	There is a park and two play areas to the east of the site as well as further play areas to the north east south, south east and south west of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.



**Figure 5.164 Public Recreation and TPOs: LUC54**

### Flooding

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a small river running along the eastern boundary of the site creating some areas of risk from fluvial flooding. There are some areas of high risk from pluvial flooding within the site boundaries. There is one BMBC land drainage problem area located within the site boundaries. The site is located in a postcode in which there have been five sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.165 Flooding: LUC54**

### Site Summary

LUC54 is a medium sized site located to the west of Westhoughton. An application for 129 dwellings was refused by the Bolton Planning Committee but subsequently allowed at appeal. It is this development which is currently being built out (97377/16). A further application on the southern portion of the site for 174 dwellings has been refused by the Bolton Planning Committee and is currently pending an appeal (02781/18). To the south and east of the site there is urban development which is predominantly residential in nature with amenities present. There a golf course to the north and an industrial estate to the north east of the site. To the west of the site there is open farmland.

The site includes a tiny portion of the Westhoughton Conservation Area, which otherwise lies adjacent to the eastern boundary of the site. The site forms an important part of the conservation areas setting, as the rural land helps with the legibility of the rural origins of the settlement. It is the last surviving area to adjoin directly with the historic core of the settlement. However, an area adjacent to the Conservation Area is already being developed, meaning that the legibility of this village settlement is all but lost. The effect of development would result in the final enclosure of the site. This would be less than substantial harm: a medium-high effect. There are a number of Grade II listed buildings in the conservation area but the setting of these are unlikely to be meaningfully affected by the development. The potential effects on heritage assets are judged to be medium-high.

No protected ecological sites are within the land parcel boundary. However, the site ranges between moderate and high ecological value. Habitat features such as hedgerows and watercourses and areas of woodland, and some grasslands are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of pasture and arable are likely to be of moderate ecological value. Determining the relative value of grasslands and other constituent

habitats within the site would require detailed ecological survey. The entire site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.

In landscape terms, this area currently has development within its northern part. The natural boundary formed by the wooded watercourse has been undermined by development to the north. These areas of development reduce the sensitivity of the POL to development to medium. The area to the south of the watercourse is considered to be of low sensitivity.

There are several Public Rights of Way within the site. There are numerous small areas identified as being at risk of surface water flooding within the site.

## LUC55: Anchor Lane

LUC55 Anchor Lane	
<b>Area</b>	35.82Ha
<b>Parcel Description</b>	The site comprises open farmland and scrub located between Little Hulton and Farnworth. The site is bounded to the south by the M61 motorway and to the north by residential development. A playing field is found in the western portion of the site, and a Millennium woodland in the east.
<b>Site history</b>	There is little planning history on the site, save for the playing field which was approved under application 52792/98. This involved the erection of 118 dwellings in area north of the Protected Open Land designation.



Figure 5.166 Aerial view: LUC55

### Adjoining land uses and compatibility

#### Adjoining uses

The M61 travels through the site along its southern boundary. To the north, east and south of the site is urban development which is predominantly residential in nature with amenities also present. There are secondary schools to the south and north of the site. To the west of the site is the M61 and also open farmland.

### Compatibility with residential development

The fact that the M61 falls within the site creates some risk of noise pollution and possibly air pollution. This is likely to restrict development of the site in full.

The site is in close proximity to amenities and schools.

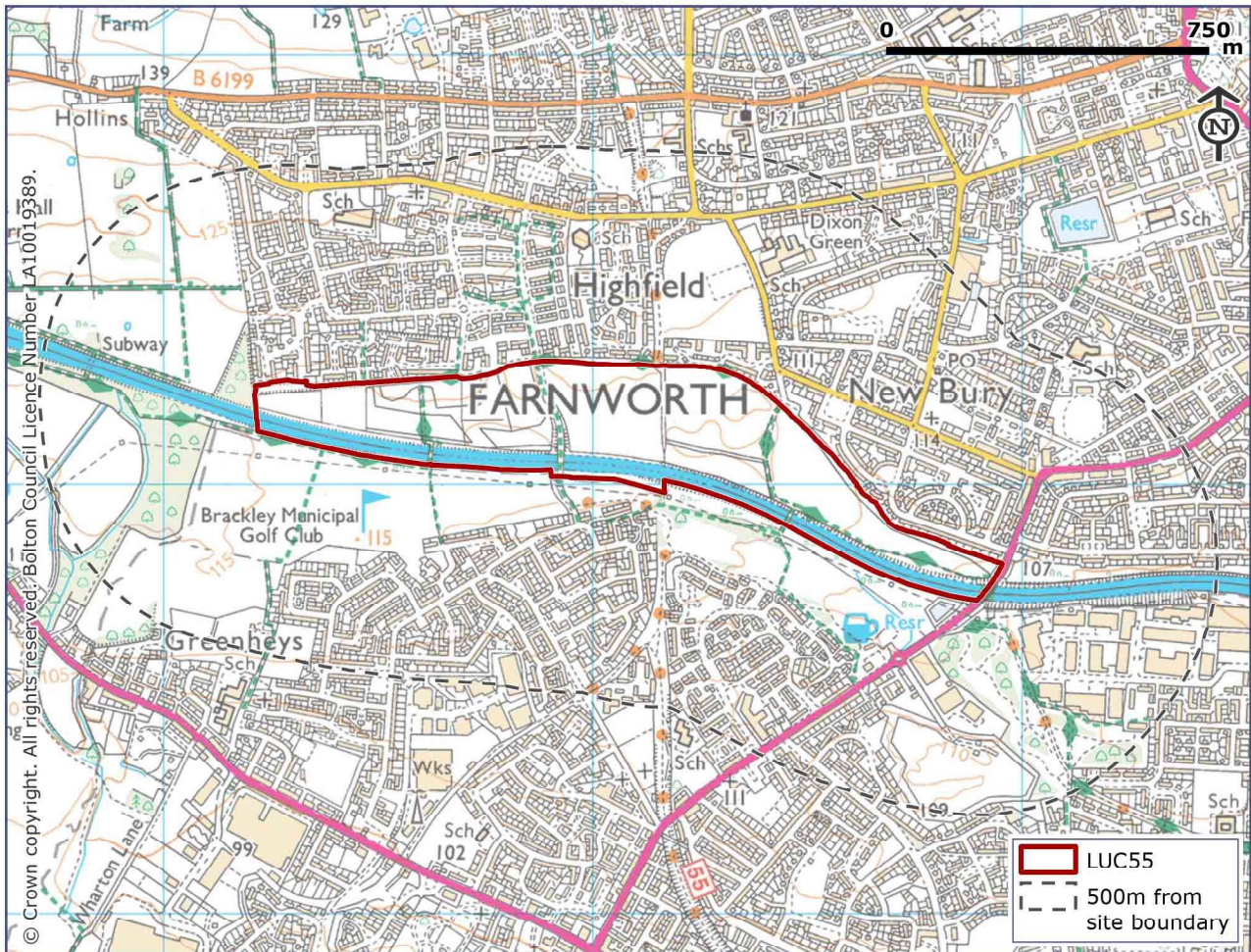


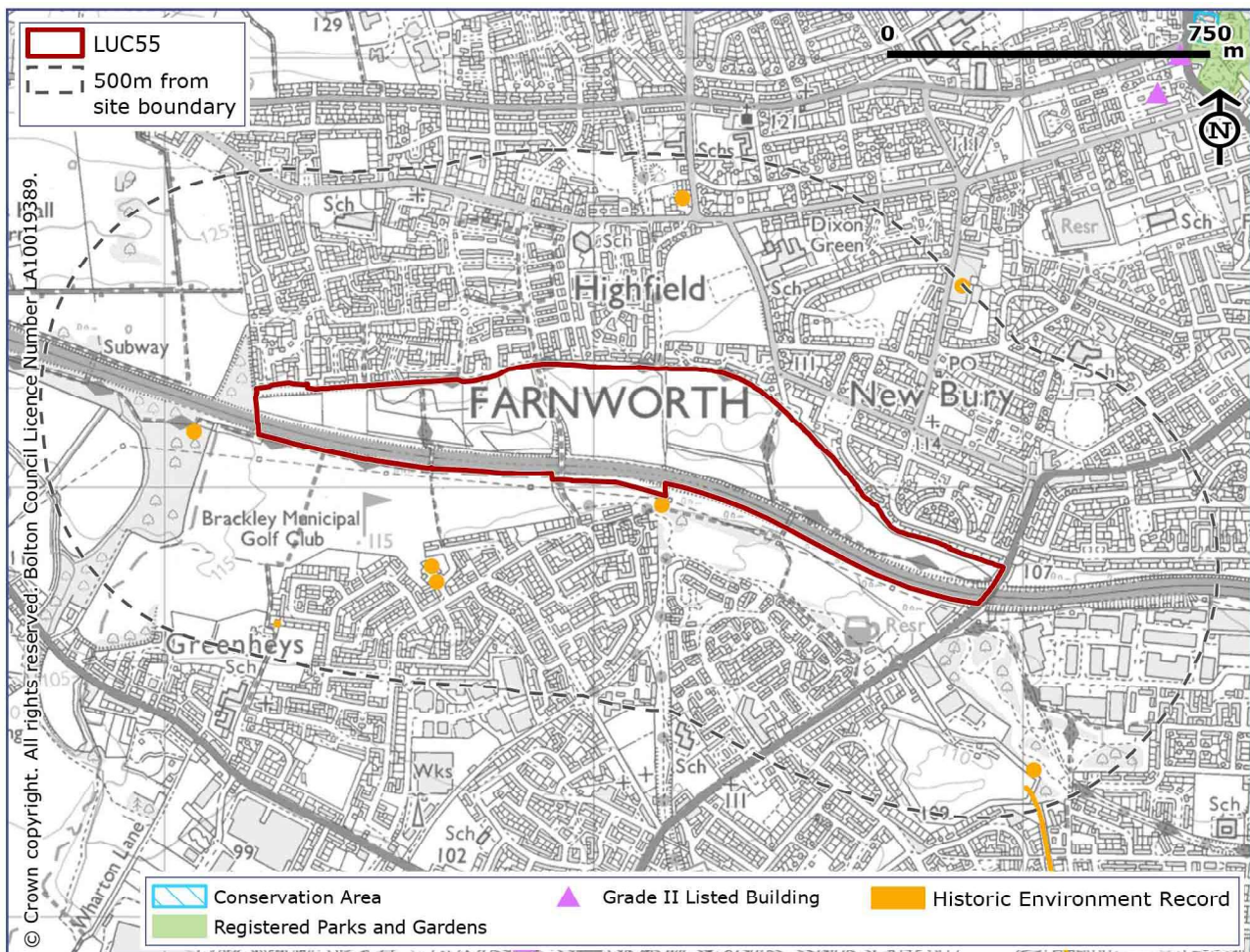
Figure 5.167 OS base map: LUC55

### Heritage

Designated assets	There are no designated assets within the site or the wider vicinity with the potential to experience change as a result of development.
Non-designated assets	<p>The former Worsley and Bolton Line ran through the site N-S (1955.1.0), and the former Bridgewater Collieries Railway ran along the northern boundary of the site (4304.1.0). Historic maps show that a group of post-medieval buildings – referred to as Highfield Lane End - were located either side of Anchor Lane.</p> <p>These assets may survive as archaeological remains, which would be highly susceptible to physical change. Development would result in the damage or removal. In the case of the buildings this would result in a medium effect. The effect on the railway would be lower as it is part of a larger whole.</p> <p>The rest of the site appears to have been greenfield indicating that any unknown archaeological remains will survive relatively intact, although there is an area of historic landfill in the eastern half of the site.</p>



Summary of potential effects on heritage assets	Medium
Potential mitigation	In light of the archaeological potential of the site an appropriately staged programme of archaeological works that begins with a desk-based assessment and ultimately preserves any remains by record would need to be agreed with the local authority's Planning Archaeologist.



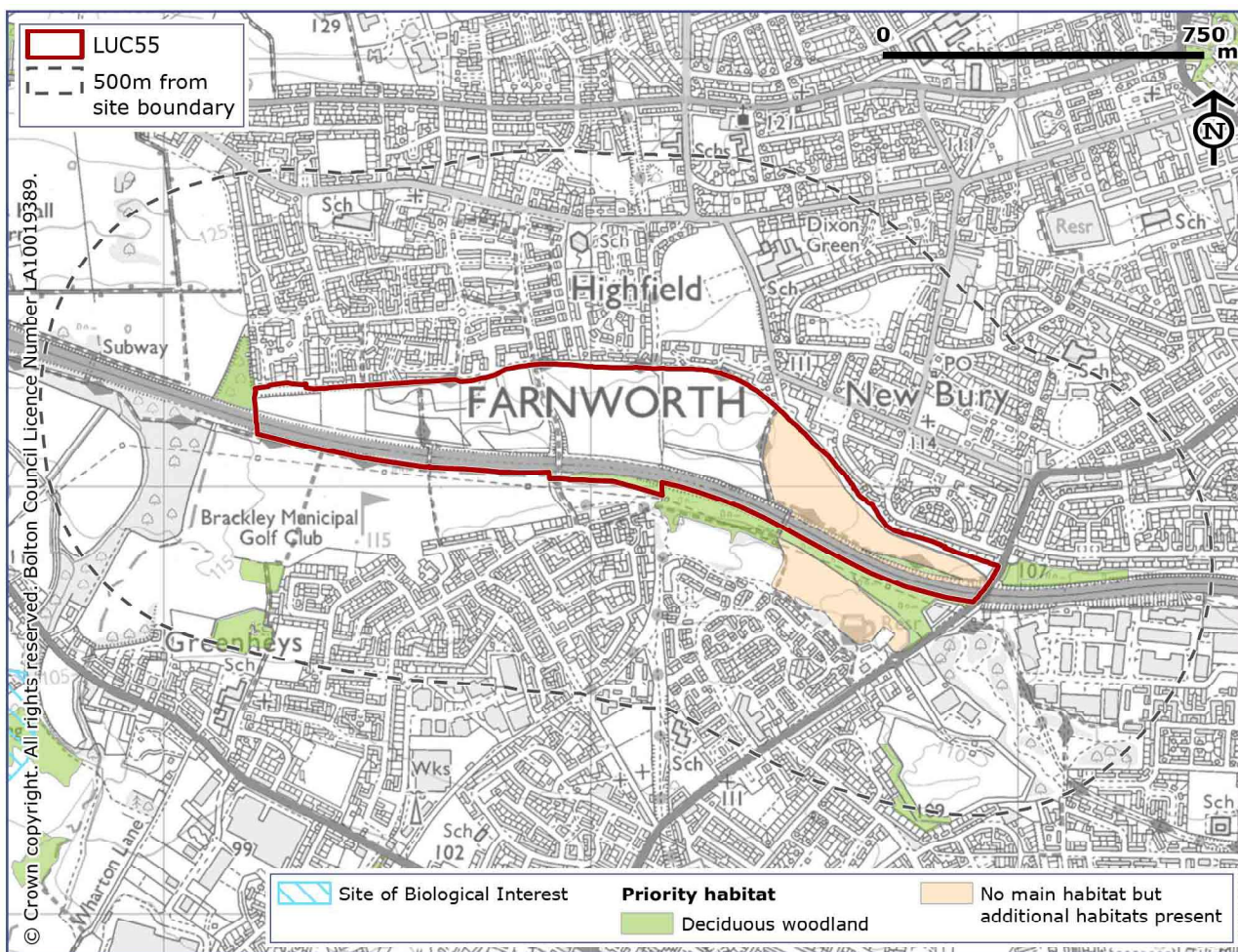
**Figure 5.168 Heritage: LUC55**

## Ecology

Overview of ecological features	<p>The site comprised pastoral grazing fields and an area of woodland to the east which included hazel, birch, and rowan.</p> <p>A large rush pasture field was recorded within the centre of the parcel with grazing pasture fields located either side.</p> <p>A small area of amenity grassland that is used for recreational purposes was recorded along the north boundary just south of Derwent Road. This was enclosed by a hawthorn hedgerow. There was a small patch of scrub area near the recreational ground which comprised mainly of bramble, nettle and ash saplings.</p> <p>There are no statutory and non-statutory sites within the land parcel.</p>
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	<p>Priority habitats of woodland, hedgerow, grassland and ponds were within the land parcel. Invasive species of Himalayan balsam and Japanese balsam can be found along the north boundary.</p>
Protected sites	<p>No protected sites within the land parcel boundary.</p> <p>Blackleach Country Park LNR is within 1km of the land parcel boundary, to the southeast with a small section intersecting the 1km boundary.</p>
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Ponds near Lomax Brow; Ponds and Amphibians</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	<p>Arable field margin, Grassland, Hedgerow, Wetland, Woodland</p>
Other notable habitat/features	<p>Mature/Veteran trees</p>
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Bats, Badger, Brown Hare, Hedgehog, Common Toad, Nesting birds, Reptile, Invertebrate assemblage</p>
Summary of biological records for protected and notable species	<p>No records within the land parcel boundary.</p>
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species to the south within the residential area of Little Hulton.</li> <li>- Other records: Pipistrelle species, Daubentons and unidentified bat species, within the residential areas surrounding the land parcel.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Grass Snake</li> <li>• Brown Hare</li> <li>• Water Vole</li> </ul>

	<ul style="list-style-type: none"> <li>• Polecat</li> <li>• Hedgehog</li> <li>• Barn Owl</li> <li>• Bullfinch</li> <li>• Dunnock</li> <li>• Grasshopper Warbler</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Tree Sparrow</li> <li>• Twite</li> <li>• White-letter Hairstreak</li> <li>• Willow Tit</li> <li>• Yellow Wagtail</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam and Japanese Knotweed can be found along the north boundary of the parcel.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds present within the land parcel.</p> <p>There are 4 ponds within 500m of the land parcel boundary, 1 pond to the west, and the other 3 ponds to the southeast separated from the land parcel by the M61.</p>
Features requiring consideration for bat roost potential?	<p>Woodland/Trees: woodland to the east adjacent to the Buckley Lane A5082, with treeline corridors following the south perimeter along the M61 and to the north along the pedestrian footpath. Trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p>
Existing lighting	<p>There is likely to be light spill due to the land parcel being surrounded by residential housing and the south boundary being adjacent to the M61.</p>
Summary of potential effects on ecological features	<p>The ecological sensitivity of the parcel is moderate due to the presence of habitats of principal importance and the potential for viable population of protected and notable species to be present.</p> <p>Any future proposals for housing at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Hedgerows should be retained and restored to ensure the connectivity of the neighbouring field boundaries is maintained. Semi mature trees also represent features of increased ecological value within the site and should be protected and retained.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>

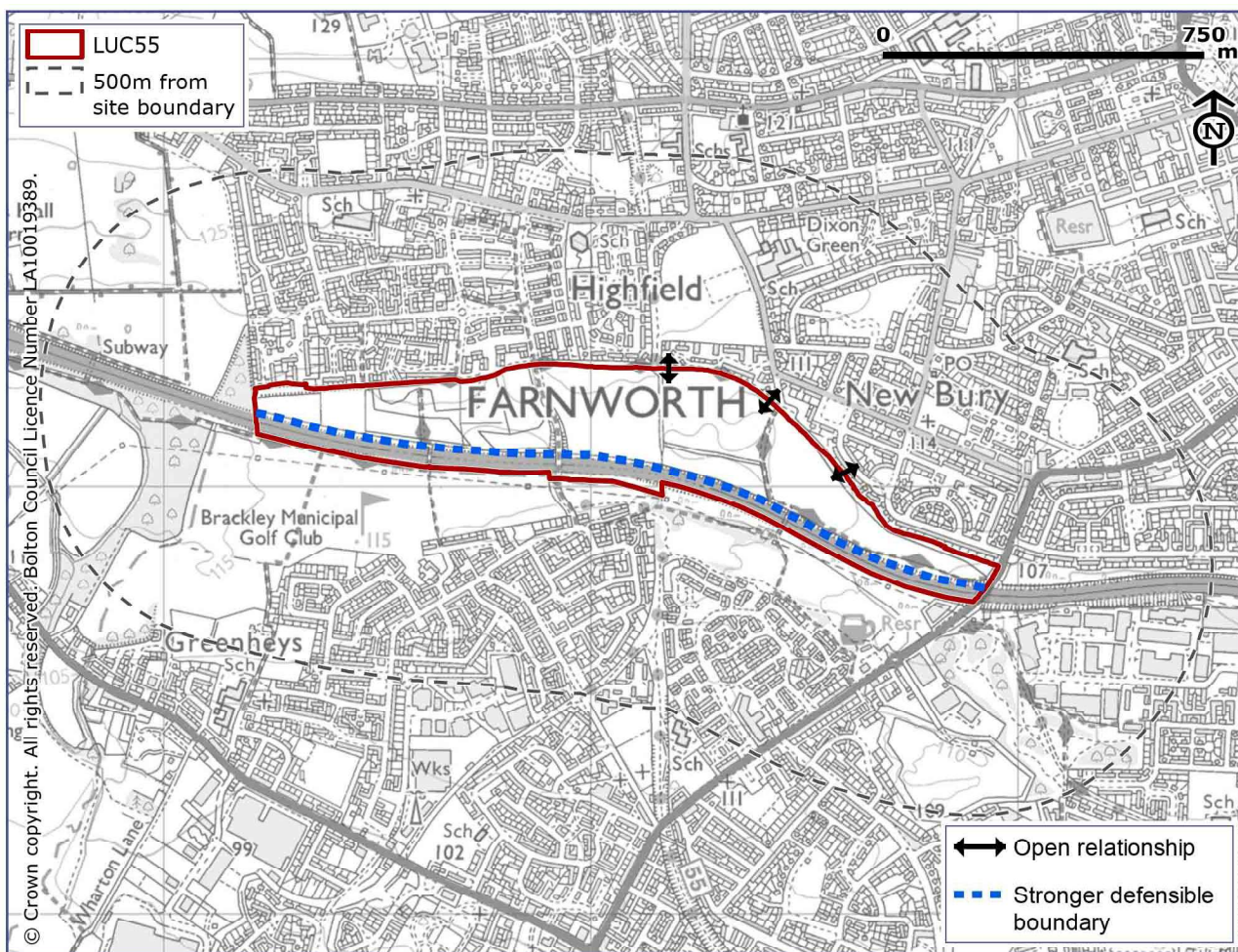


**Figure 5.169 Ecology: LUC55**

## Landscape

Description of location, setting and scale	This site is located between Farnworth and the M61 motorway, and is a narrow strip of undulating land of medium to small scale pasture fields.
Description of boundaries and relationship to adjacent areas and townscapes	<p>The motorway forms a very strong southern boundary to the site, with trees and shrubs along the embankment, though there are intermittent views of traffic passing. The landscape beyond is screened from views by additional trees and vegetation on the south side of the motorway.</p> <p>The northern edge of the POL site is a footpath that runs along an embankment or cutting, which is the line of the mineral railway. It forms the current settlement edge. To the south of the footpath there are hedges or a line of trees that in some sections screen views from the existing settlement, other sections further east are open with inter-visibility. The eastern end of the POL is a Millennium woodland plantation, that extends to Buckley Lane.</p>
Description of land use, features, condition and character	<p>Landscape character area: Agricultural Floodplains</p> <p>This area is in agricultural use, for ley pasture east of Anchor Lane and grazing cattle to the west, with horses at the western end. There are sections of mature hedge to the west of Anchor Lane, enclosing a football pitch and along other field boundaries. Other sections of hedge are no longer intact. Field boundaries to the east of Anchor Lane are post and wire fences, with occasional hawthorn shrubs.</p>

Description of views and landmarks	Views are generally limited to within the POL by trees along the motorway, or houses to the north. From the footpath across the site to the south-eastern edge there are views northwards to Rivington Moor.
Perceptual qualities	This is a narrow strip of land between settlement and motorway, both of which influence the perception of the area as urban edge.
Potential sensitivities to development	The open fields east of Anchor Lane create some separation between the settlement and the motorway, but the existing settlement edge to the north is not a strong barrier to development as there is intervisibility between the POL land and the townscape.  West of Anchor Lane the raised bank with trees forms a stronger settlement edge, and the connection with the existing built up area is reduced.
Summary of potential effects on landscape and visual amenity	This area is considered to be of medium sensitivity to development west of Anchor Lane, and of low sensitivity to the east of the road.
Mitigation	If development is proposed for this site, it is recommended that hedges are retained as structural features in the masterplan, and that planting along the motorway is enhanced. The Millennium Woodland should be retained.
Assessment location/access	Accessed and assessed from the footpath along the north edge, and footpaths crossing the site.

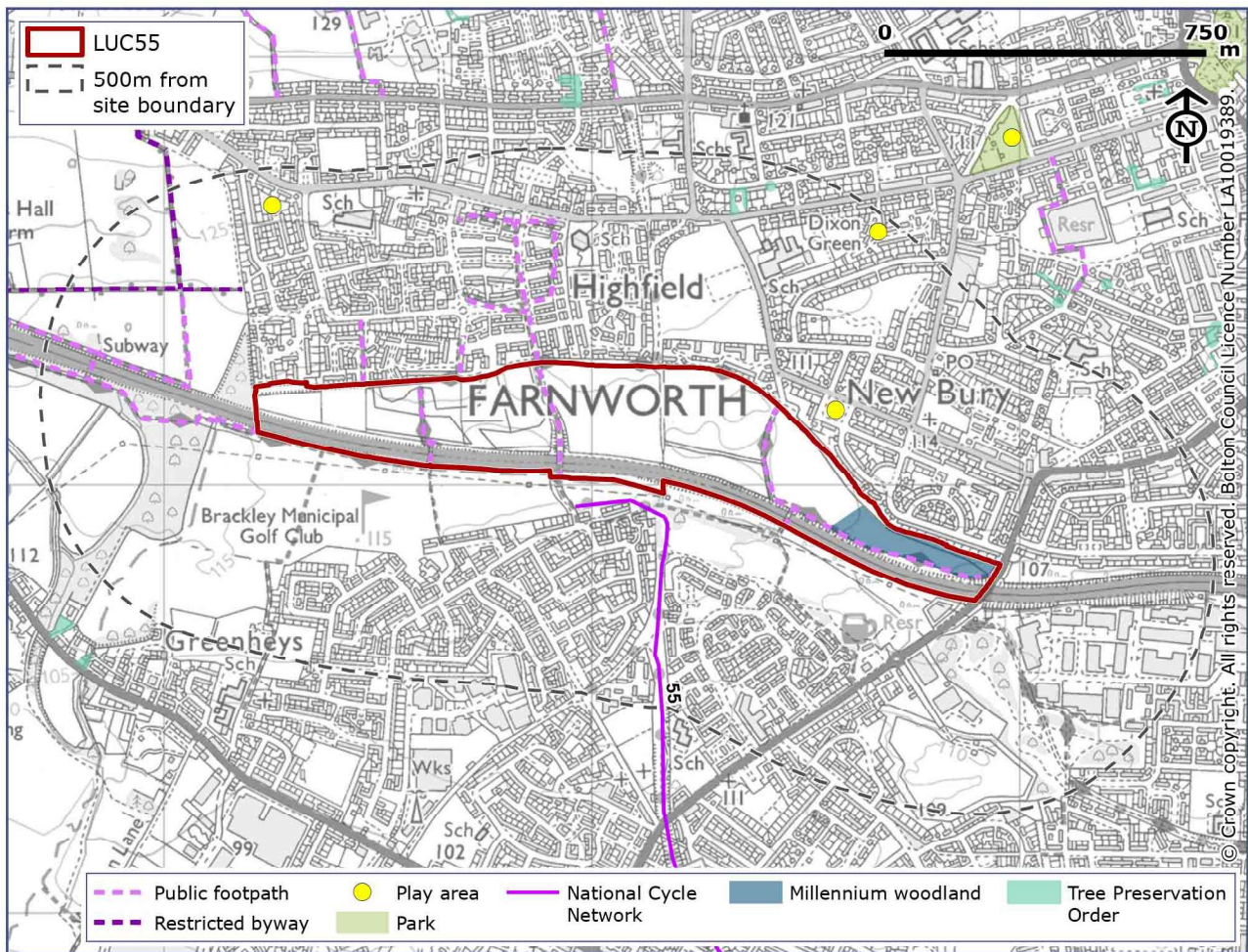


**Figure 5.170 Landscape: LUC55**

**Public Recreation and Tree Preservation Orders**

Recreational assets within site	<p>The following Public Rights of Way pass through the site boundaries:</p> <p>FAR007</p> <p>FAR012</p> <p>FAR027</p> <p>FAR029</p> <p>The following Public Rights of Way pass along the site boundaries:</p> <p>FAR006</p> <p>FAR008</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>FAR002</p>
Nearby recreational assets	<p>There is a cycle path immediately to the south. There is continuation of Public Rights of Way to the north of the site. There are parks located to the north east and east of the site. There is a football pitch for community use at the end of Derwent Rd, constructed via planning gain when the estate was built around 2000.</p>

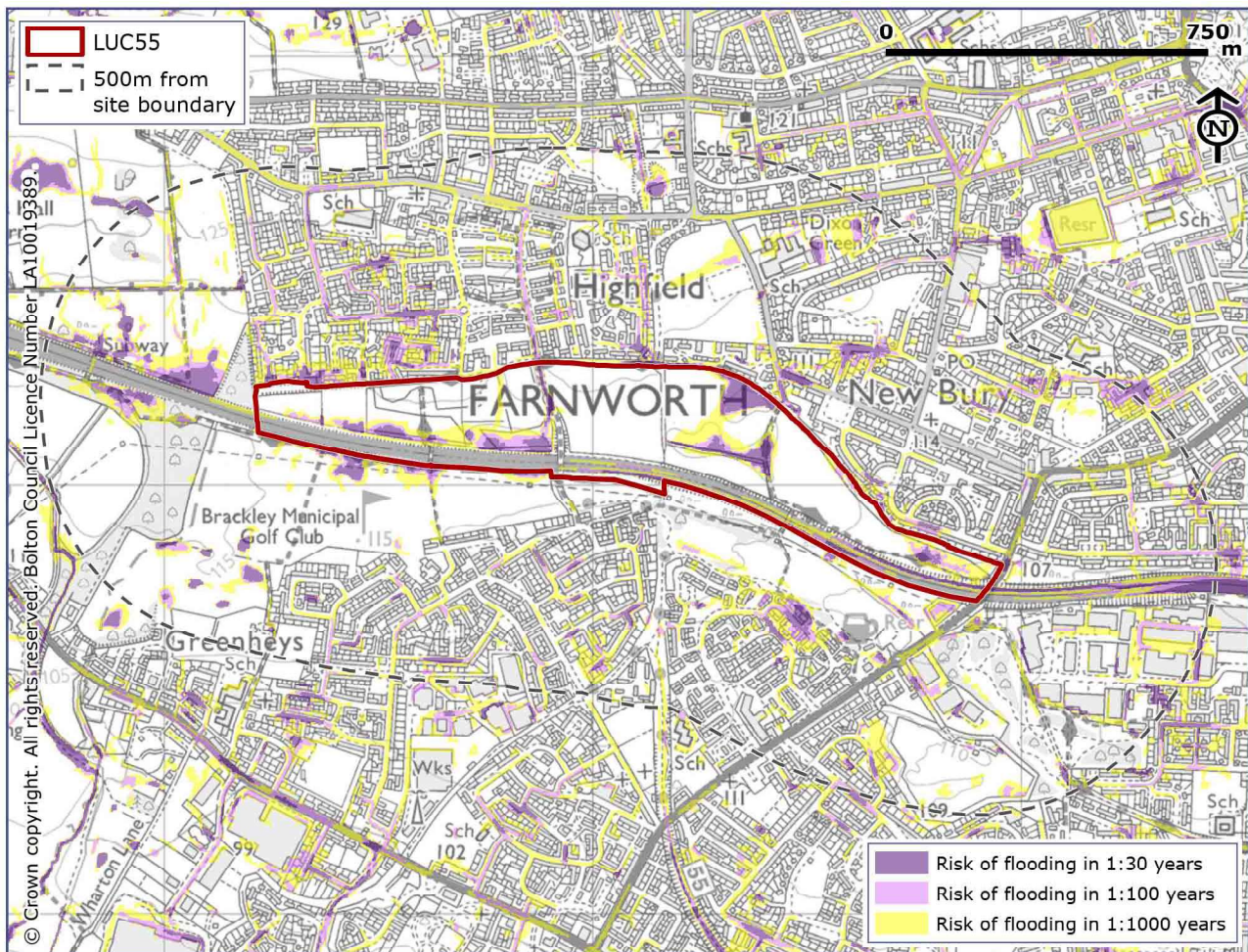
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.



**Figure 5.171 Public Recreation and TPOs: LUC55**

### Flooding

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There are no areas of risk from fluvial flooding within the site boundaries. There are equal amounts of land of low and high risk from pluvial flooding within the site boundaries. The site is located in an area in which there have been six sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.172 Flooding: LUC55**

### Site Summary

LUC55 is a medium sized site located between Little Hulton and Farnworth. The site is bounded to the south by the M61 motorway and to the north by residential development. A playing field is found in the western portion of the site, and a Millennium woodland in the east.

There are no designated heritage assets within the site or the wider vicinity with the potential to experience change as a result of development on this site. Historic maps show that a group of post-medieval buildings – referred to as Highfield Lane End - were located either side of Anchor Lane. These non-designated heritage assets may survive as archaeological remains, which would be highly susceptible to physical change. Development would result in the damage or removal. The potential effect on heritage assets is judged to be medium.

There are no statutory and non-statutory ecological sites within the land parcel. The ecological sensitivity of the parcel is moderate due to the presence of habitats of principal importance and the potential for viable population of protected and notable species to be present.

The open fields east of Anchor Lane create some separation between the settlement and the motorway. This area is judged to be of medium landscape sensitivity to development west of Anchor Lane, and of low sensitivity to the east of the road.

There are several Public Rights of Way within the site and an area of Millennium Woodland in the eastern corner. There are some areas identified to be at high risk of surface water flooding within the site boundary.



## LUC56: Lee Hall

LUC56 Lee Hall	
<b>Area</b>	104.16Ha
<b>Parcel Description</b>	The site comprises an expansive area of open farmland to the immediate south of the Chequerbent roundabout, east of Westhoughton. Hall Lee Bank Public Park contains a watercourse and associated woodland running and runs a north-south direction along the western boundary of the site.
<b>Site history</b>	An application in 1998 was made for mixed use development including residential and employment (53975/98), however this was withdrawn.  Application 94696/15 for the erection of 300 dwellings which will be accessed from Chequerbent roundabout was approved at appeal. This is largely within this Protected Open Land site.



Figure 5.173 Aerial view: LUC56

## Adjoining land uses and compatibility

### Adjoining uses

To the south east, west and north of the site there is urban development which is predominantly residential in nature with amenities also present. To the south and west of the site there is open farmland. To the immediate north of the site is the A58. To the immediate south of the site there is a railway with stations located at the south west corner of the site and to the south east. There is a primary school located to the south west of the site and a secondary school located to north west.

### Compatibility with residential development

The close proximity of a railway and the A58 creates some risk of noise pollution and possibly air pollution. These are expected to restrict development of the site in full.

The site is in close proximity to amenities, public transport and schools.

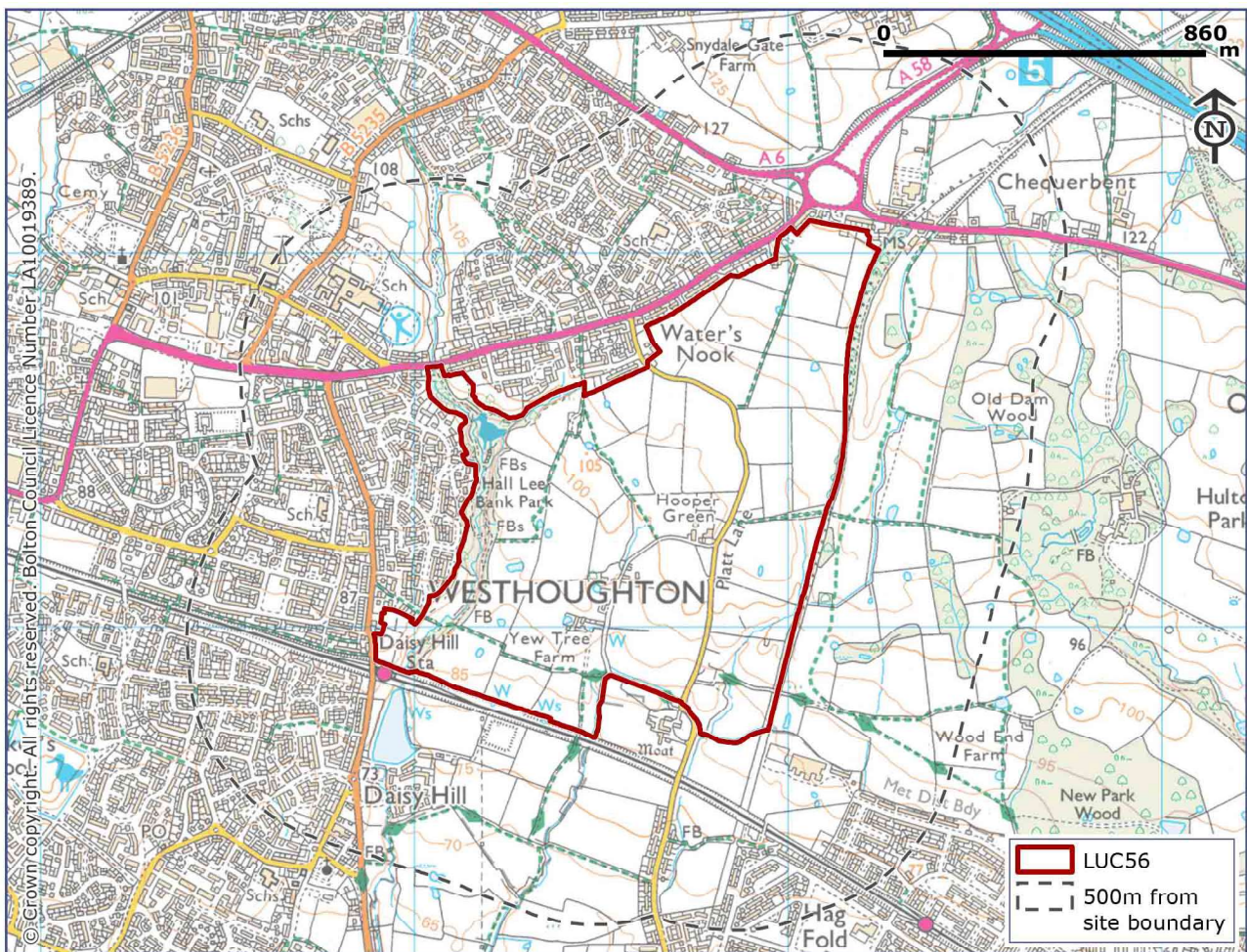


Figure 5.174 OS base map: LUC56

## Heritage

### Designated assets

The site is immediately adjacent to Hulton Park, the majority of which is a Grade II Registered Park and Garden (1001581). However, the registered area – including the key landscaped grounds - is the historic park which lies approximately 270m to the east of the site, the area in between having formerly been a colliery. This area would act as a buffer to the effect of development to some extent, with the trees along the perimeter providing some screening, which would need to be strengthened in the event of development.

	<p>Nonetheless, development would reduce the wider rural setting of the park – which has already been lost to the east and south - and the ability to appreciate that it was once the grounds of a country house. The effect of this setting change would be less than substantial: a medium-high effect.</p> <p>The main house to the park was knocked down and the only listed structure within it is a dovecote (1391407), the setting of which should not be meaningfully affected. Neither should the setting of any other designated assets in the vicinity.</p>
<p>Non-designated assets</p>	<p>The HER records a number of non-designated assets within the site, these include: the site of Reeves House (4555.1.0), the site of Lower Whittles Farm (4159.1.0), the site of Higher Whittles (4557.1.0/ 4905.1.0), the site of a 19th century structure (4559.1.0), the site of Owler Hall (16633.1.0), the site of a cottage (16634.1.0), two circular cropmarks (4558.1.0 and 4560.1.0), a linear hollow of unknown date (4561.1.0) the site of Lee Hall (450.1.0) a medieval moated site. Review of historic maps suggests that there may be further post-medieval archaeological assets within the site. These assets would all be highly susceptible to physical changes as result of development, which would damage or totally remove them. In general this would cause substantial harm to assets of low value and result in a medium effect. However, the medieval moated site will be of higher value, especially as cartographic sources suggest it is a round moat, which is a minority type. The effect would therefore be higher.</p> <p>Platt Lane is recorded as having medieval origins (4159.1.0) and the post-medieval Hooper Green Farm (4556.1.0) is still extant. Both are susceptible to physical change and may have associated archaeological remains that would also be susceptible. These two assets are also susceptible to setting change, as both have historical and functional relationship with the rural land comprising the site. This would be lost as a result of development and their legibility as a farm and country road subsequently diminished. The farm may also be subject to setting change as a result of alterations to its plan and the relationships between its historic buildings.</p>
<p>Summary of potential effects on heritage assets</p>	<p>Medium-high</p>
<p>Potential mitigation</p>	<p>As per paragraph 194 of the NPPF any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>In the event of development, a heritage statement will be required to assess any potential impacts on the setting of the Registered Park and Garden.</p> <p>In light of the archaeological potential of the site an appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>

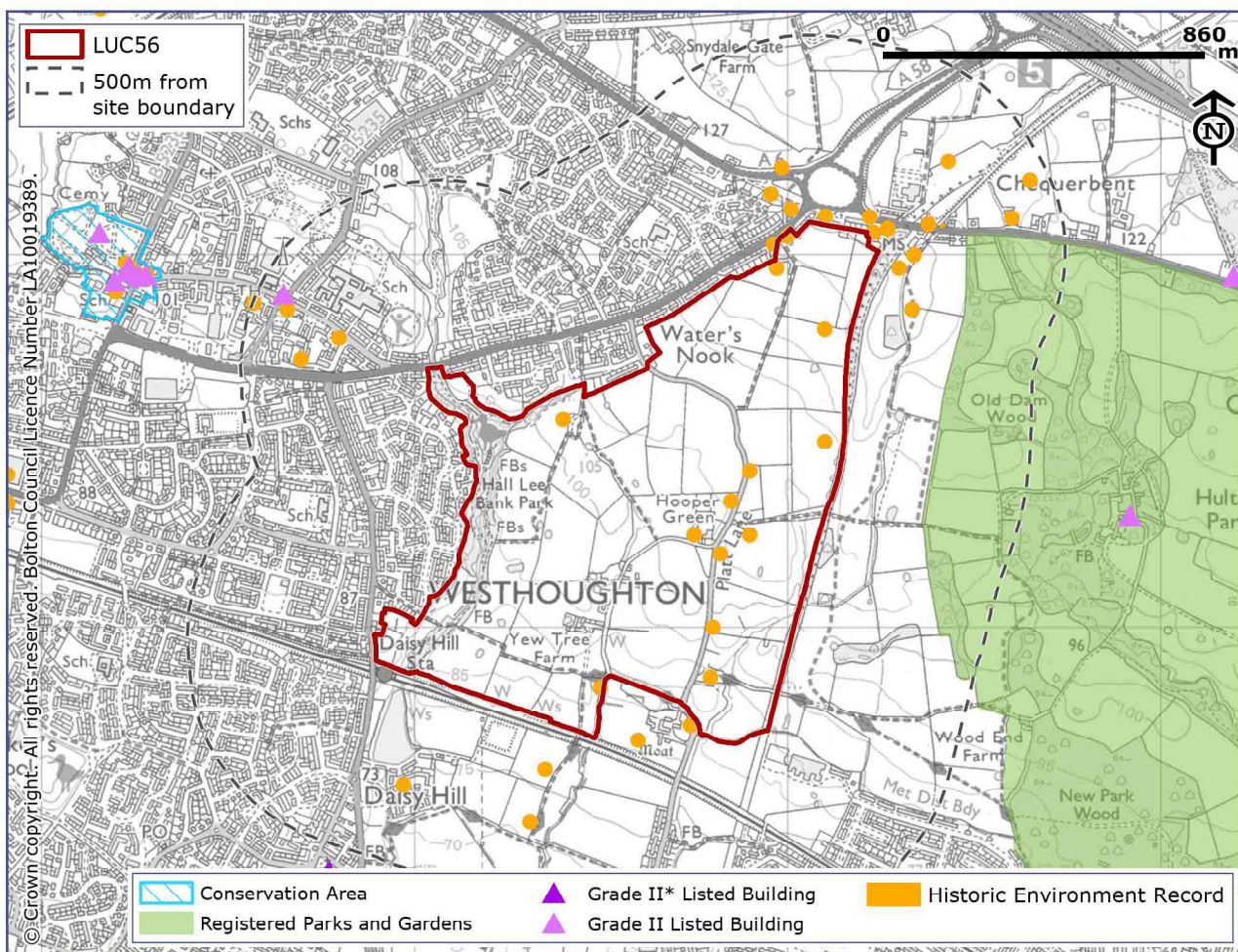


Figure 5.175 Heritage: LUC56

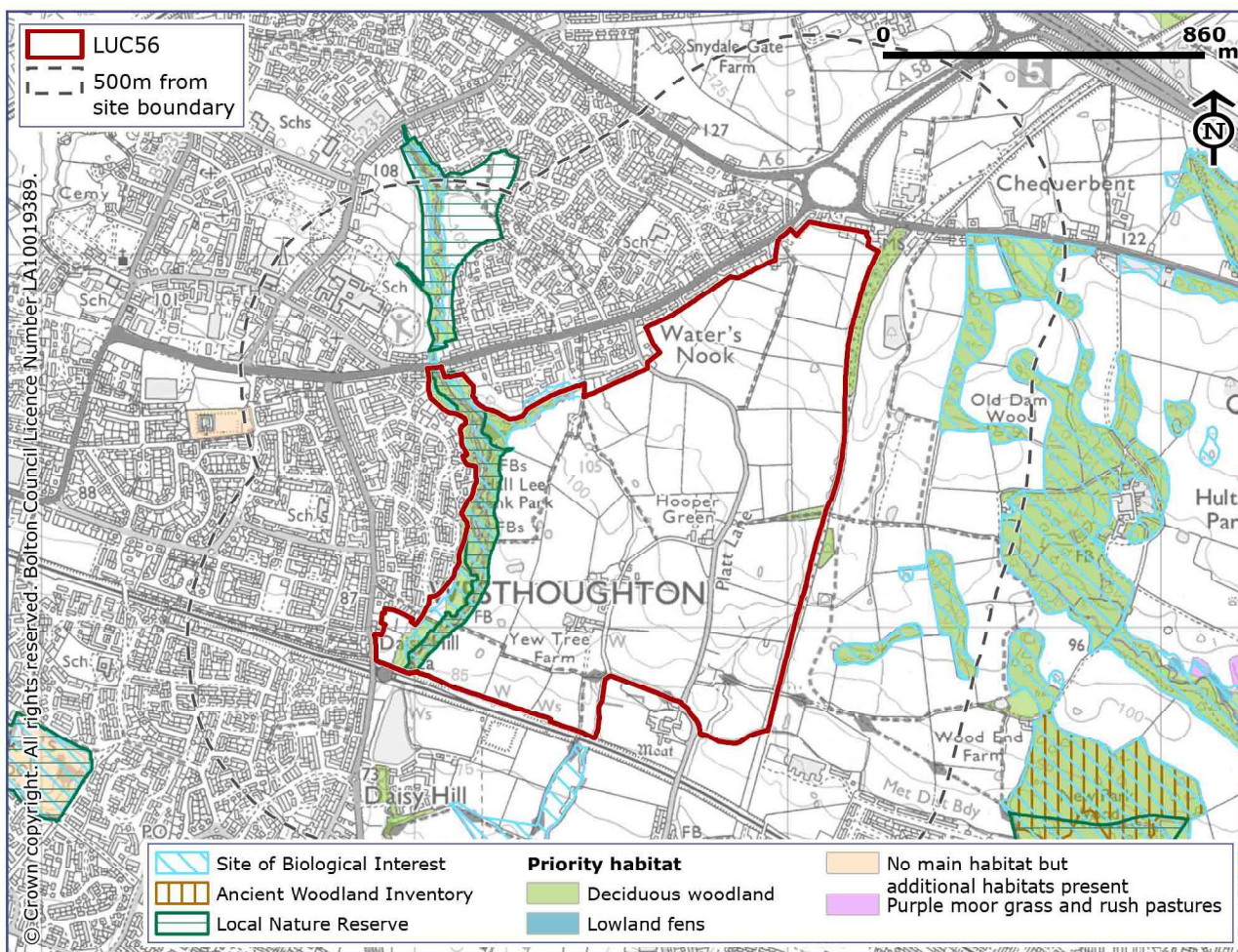
**Ecology**

<p>Overview of ecological features</p>	<p>The site comprised fields of arable crops and grazing pasture, interspersed by hawthorn dominated hedgerows.</p> <p>Broadleaved woodland occurred in the west of the site, where Hall Lee brook occurred.</p> <p>Multiple ponds occurred within the land parcel, Himalayan balsam was found near the watercourses and along many of the hedgerows.</p> <p>Areas of bracken occurred along woodland edges, with scrub in the north of the site near the residential area of Lee Bank and Forest Drive.</p> <p>Hall Lee Bank Park LNR is within the land parcel boundary, along the west boundary.</p> <p>Hall Lee Bank Park SBI, and priority habitats of deciduous woodland, hedgerow and ponds are within the land parcel. Invasive species of Himalayan balsam can be found near the watercourses and along some hedgerows.</p>
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Protected sites	<p>Hall Lee Bank Park LNR is within the land parcel boundary, along the west boundary.</p> <p>Hall Lee Brook, Eatock Lodge and Pretoria Pit LNRs are within 1km of the land parcel boundary. Hall Lee Brook only separated from the land parcel by the A58 road. Eatock Lodge and Pretoria Pit, located to the southwest and southeast respectively, both intersecting the 1km boundary.</p>
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	<p>SBI within the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Hall Lee Bank Park; Woodland</li> </ul> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• New Park Wood; Ancient Woodland and Plantation Woodland</li> <li>• Mill Dam Wood; Woodland and Open Water</li> <li>• Eatock Lodge; Amphibians, Grassland, Ponds and Small lodges</li> <li>• Hulton Park; Woodland and Ponds</li> <li>• Gorse Wood; Woodland, Amphibians and Ponds</li> <li>• Gibfield Park (North); Ponds, Amphibians and Dragonflies</li> </ul> <p>No AWI within the land parcel, however North park Wood is within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	<p>Arable field margin, Grassland, Hedgerow, Pond, Woodland</p>
Other notable habitat/features	<p>Mature/Veteran trees</p>
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Bats, Badger, Brown Hare, Barn Owl, Hedgehog, Common Toad, Great Crested Newt, Nesting &amp; Specialist birds, Reptile, Invertebrate assemblage</p>
Summary of biological records for protected and notable species	<p>Records within the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species within Hall Lee Bank Park LNR.</li> <li>- Other records: Common Pipistrelle within Hall Lee Bank Park LNR and an unidentified bat species near the north boundary.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p>

	<ul style="list-style-type: none"> <li>• Badgers:</li> <li>- Sett - two records within Hall Lee Bank Park LNR</li> <li>- Presence - two records within Hall Lee Bank Park LNR and one centrally within the land parcel</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Common Toad</li> <li>• Kingfisher</li> <li>• Bullfinch</li> <li>• Dunnock</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Willow Tit</li> </ul>
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats:</li> <li>- Roosts: Pipistrelle species and unidentified bat species within the residential area to the west.</li> <li>- Other records: Pipistrelle species including Common and Soprano, Daubentons, Brown Long-eared and unidentified bat species, within residential area to the west and Hulton Park SBI to the east.</li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Badgers: two records of presence to the northeast.</li> <li>• Brown Hare</li> <li>• Water Vole</li> <li>• Hedgehog</li> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Barn Owl</li> <li>• Kingfisher</li> <li>• Little Ringed Plover</li> <li>• Bullfinch</li> <li>• Dunnock</li> <li>• Grey Partridge</li> <li>• Herring Gull</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Tree Sparrow</li> <li>• Twite</li> <li>• Willow Tit</li> <li>• Yellowhammer</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam found near the watercourses and along some hedgerows.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>

<p>Ponds within 500m (Potential for presence of GCN)</p>	<p>There are 15 ponds present within the land parcel, 4 to the east of Platt Lane, with the remaining 11 contained within west portion of the parcel.</p> <p>There are 24 ponds within 500m of the land parcel boundary. Located to the east are 18 ponds in the adjacent arable/pasture fields and woodland. Separated by Chequerbent roundabout and the A58 are 2 ponds to the north, with 1 to the northeast separated by residential buildings, and Westhoughton High School. The remaining three ponds, one being a reservoir are to the south the opposite side of the railway line.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: Hall Lee Bank Park LNR is comprised of woodland and trees can be found within hedgerows on field boundaries. Trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings: residential properties on green common lane and a farm yard at the intersection of green common road and platt lane, are likely to support features with potential to support roosting bats.</p> <p>Biological records show the presence of roosts within the Hall Lee Bank Park LNR.</p>
<p>Existing lighting</p>	<p>There is likely to be light spill to the west from residential buildings and main roads.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The site is considered to have high ecological value, due to the presence of a Local Nature Reserve within the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodland, grasslands and watercourses which are likely to provide important habitats and movement corridors for wildlife within the landscape. The site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals for the site are likely to be significantly constrained by the sites ecological value, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated.</p> <p>Any future development proposals would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
<p>Potential mitigation</p>	<p>It is recommended that the woodland and shrub to the west is retained, to ensure the connectivity to the neighbouring habitat. Hedgerows should be retained and restored to ensure the connectivity of the neighbouring field boundaries is maintained. Semi mature trees also represent features of increased ecological value within the site and should be protected and retained.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>



**Figure 5.176 Ecology: LUC56**

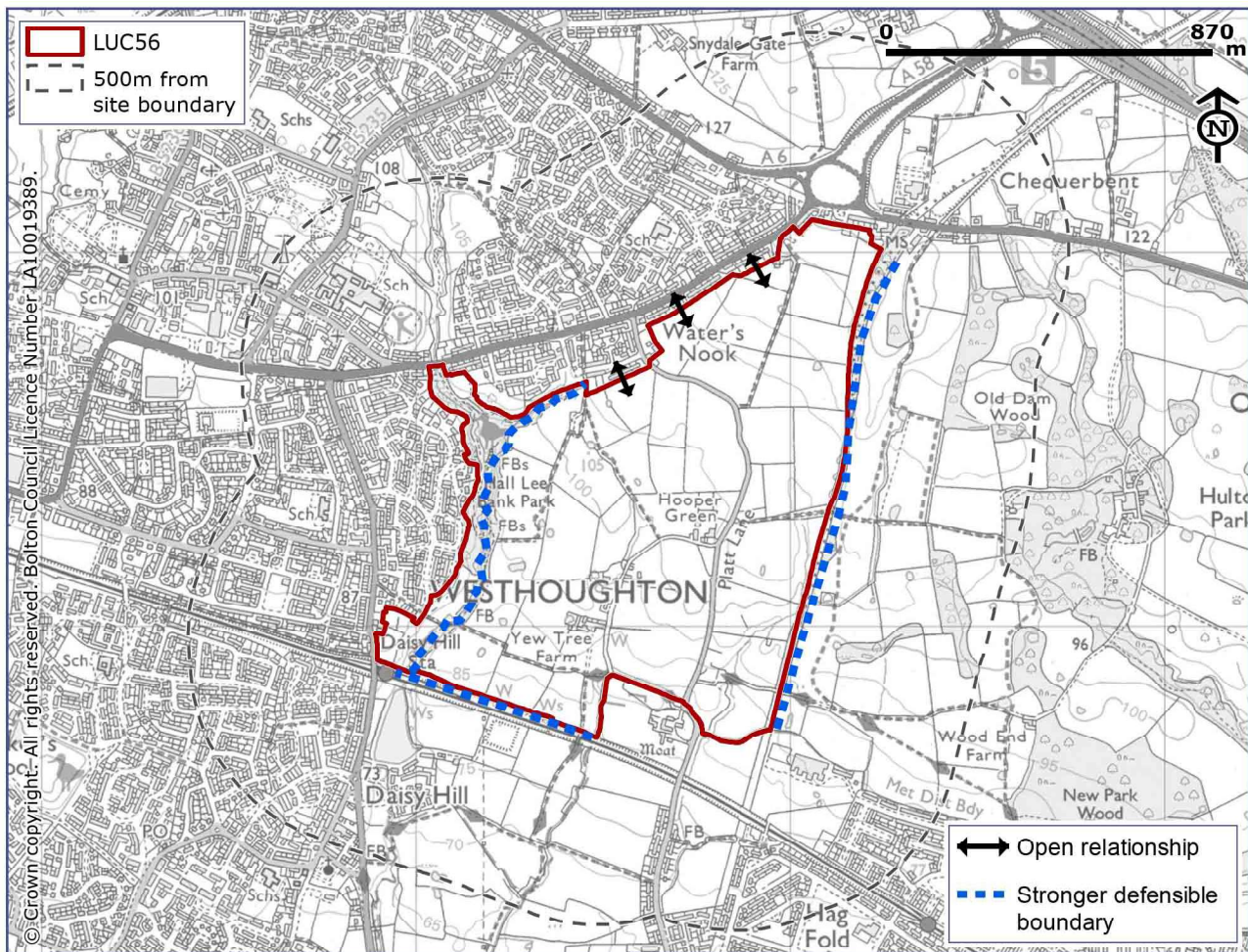
### Landscape

<p>Description of location, setting and scale</p>	<p>This area lies to the east of Westhoughton on gently south facing slopes. Platt Lane runs across the relatively large scale rural landscape.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This site is bounded to the west by the Hall Lee Brook, in an incised watercourse valley with mature deciduous woodland, forming a distinct topographical boundary. Paths link across and along the valley, and signs highlight that it is a local nature reserve. This is a strong landscape feature and the woodland serves as a barrier to views to or from the urban area to the west.</p> <p>Part of the southern boundary to the POL is an active railway line with a wooded edge. The remainder of the southern edge is along shrub lined ditches with agricultural land extending to the railway line beyond.</p> <p>The eastern boundary of the POL site is a disused railway line that forms a linear woodland and a strong landscape boundary feature. Beyond it the rural landscape continues around Hulton Park.</p> <p>The northern edge is formed by the hedges and garden fences behind the houses that line Park Road.</p>



Description of land use, features, condition and character	<p>Landscape character area: Agricultural Coal Measures</p> <p>This landscape is rural in character and under agricultural use, with ley pasture for grazing of horses and sheep. Field boundaries are generally intact hedgerows, forming rectilinear fields with a mature and well managed appearance. Around Hooper Green farm hedges are present but tend to be less intact with gaps and remnant sections or replaced with post and wire fences. There are occasional ponds scattered across the fields to the west of the site, some of which are isolated within the rectilinear fields, the layout of which does not respond to the distribution of ponds.</p>
Description of views and landmarks	<p>This area is generally of open views though some are screened by hedgerows, particularly where they are tall or thick. Views extend southwards over the broad settled valley towards Atherton and beyond. Glimpses of Rivington Moor to the north are possible from some parts of the site.</p>
Perceptual qualities	<p>This is an open rural landscape, with perceived distance from settlement, except within the fields that back onto Park Road properties. Thick hedges reduce this sense of proximity.</p>
Potential sensitivities to development	<p>This is a rural area with a strong wooded edge to the west, separating it from the urban edge on that side. It is an area with intact and thick hedgerows in places which provide a strong structure to the farmland and a sense of landscape quality.</p> <p>There are strong linear landscape features forming boundaries to the POL site to the south, east and west, but the rear garden fences do not form strong boundaries to the north. There are no strong landscape boundary features across the site, although Platt Lane crosses the site as a busy rural road.</p>
Summary of potential effects on landscape and visual amenity	<p>This area is considered to have a relatively intact rural character with thick and maintained hedges forming a strong landscape pattern, particularly to the east of Platt Lane and in the western part of the site beyond Common Lane. The centre of the site is more open, with extensive views southwards.</p> <p>It is considered that the sensitivity to development is high for this site to the west of Platt Lane and to the south-east of the site, as development would breach the strong landscape boundaries around the site, and affect the open yet hedge-structured character of the landscape. At the time of writing, permission for a large development to the north-east of Platt Lane has been granted<sup>38</sup> which will extend the urban edge further south to Platt Lane and across fields towards the disused railway.</p>
Mitigation	<p>Should further development be permitted within this site, it is recommended that woodlands and hedgerows a retained and managed, to maintain the structure of the landscape.</p>
Assessment location/access	<p>Accessed and assessed from Platt Lane and from a footpath across the Hall Lee valley from Landedmans.</p>

<sup>38</sup> 94696/15 Chequerbent, Westhoughton

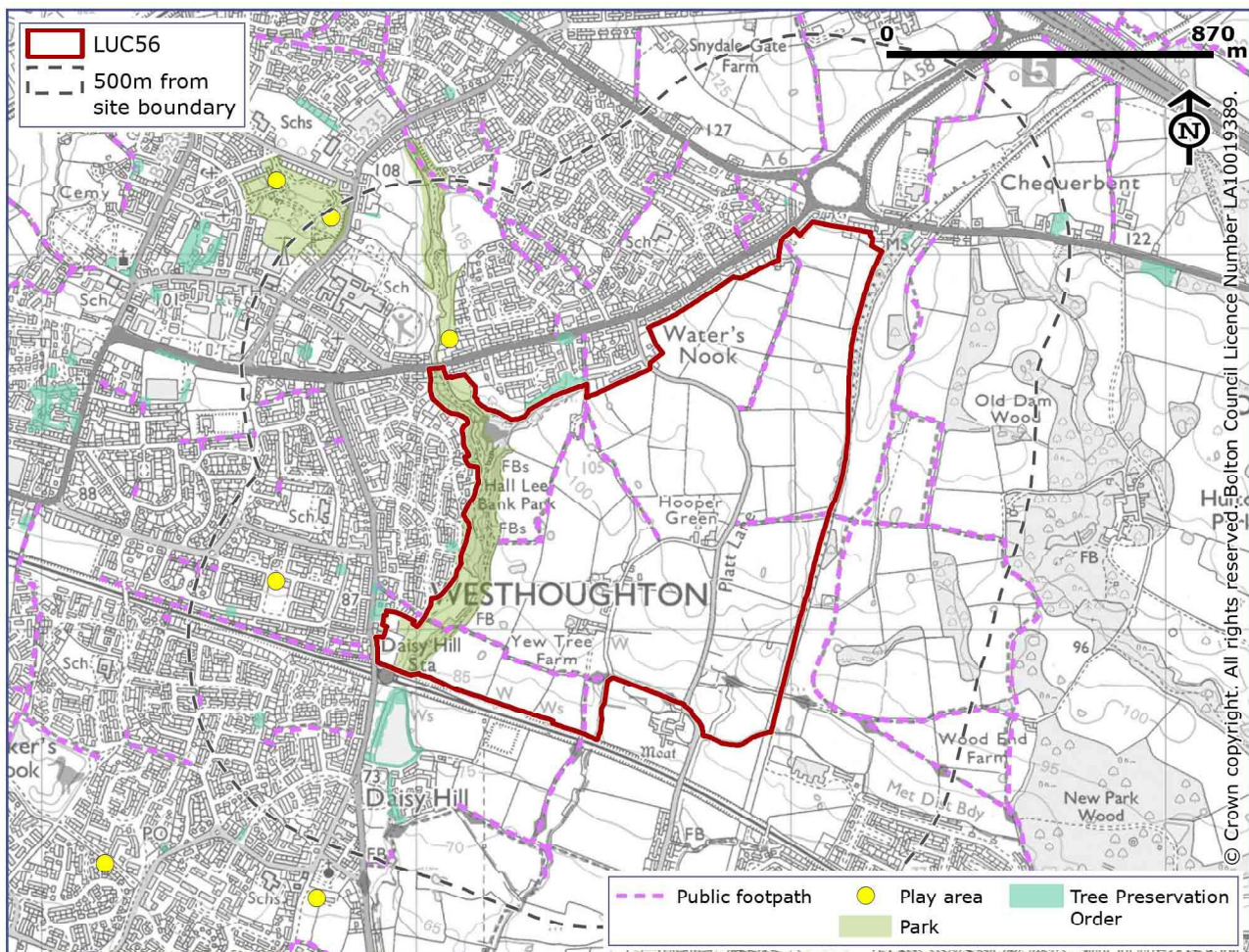


**Figure 5.177 Landscape: LUC56**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries:</p> <ul style="list-style-type: none"> <li>WES136</li> <li>WES152</li> <li>WES154</li> <li>WES155</li> <li>WES156</li> <li>WES158</li> <li>WES159</li> <li>WES161</li> </ul> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <ul style="list-style-type: none"> <li>WES153</li> <li>WES135</li> <li>WES137</li> <li>WES138</li> </ul>
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	WES139 Hall Lee Bank Park follows the western edge of the site boundary in the southern portion of the site.
Nearby recreational facilities	There is extensive continuation of Public Rights of Way in all directions around the site.
Open Space Assessment results for area (surplus/deficiencies)	It has been assessed that Hall Lee Bank Park should be retained within this site and that the quality of it should be improved.
Tree Preservation Orders	None.



**Figure 5.178 Public Recreation and TPOs: LUC56**

### Flooding

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a small river at the western boundary of the site creating some areas of risk from fluvial flooding. There are areas of high risk from pluvial flooding constrained to the river edges as well as small patches of high risk land located across the site. The site is located in a postcode in which there have six sewer flood incidents in the DG5 record.

Sequential/exceptions test required?

No test required.

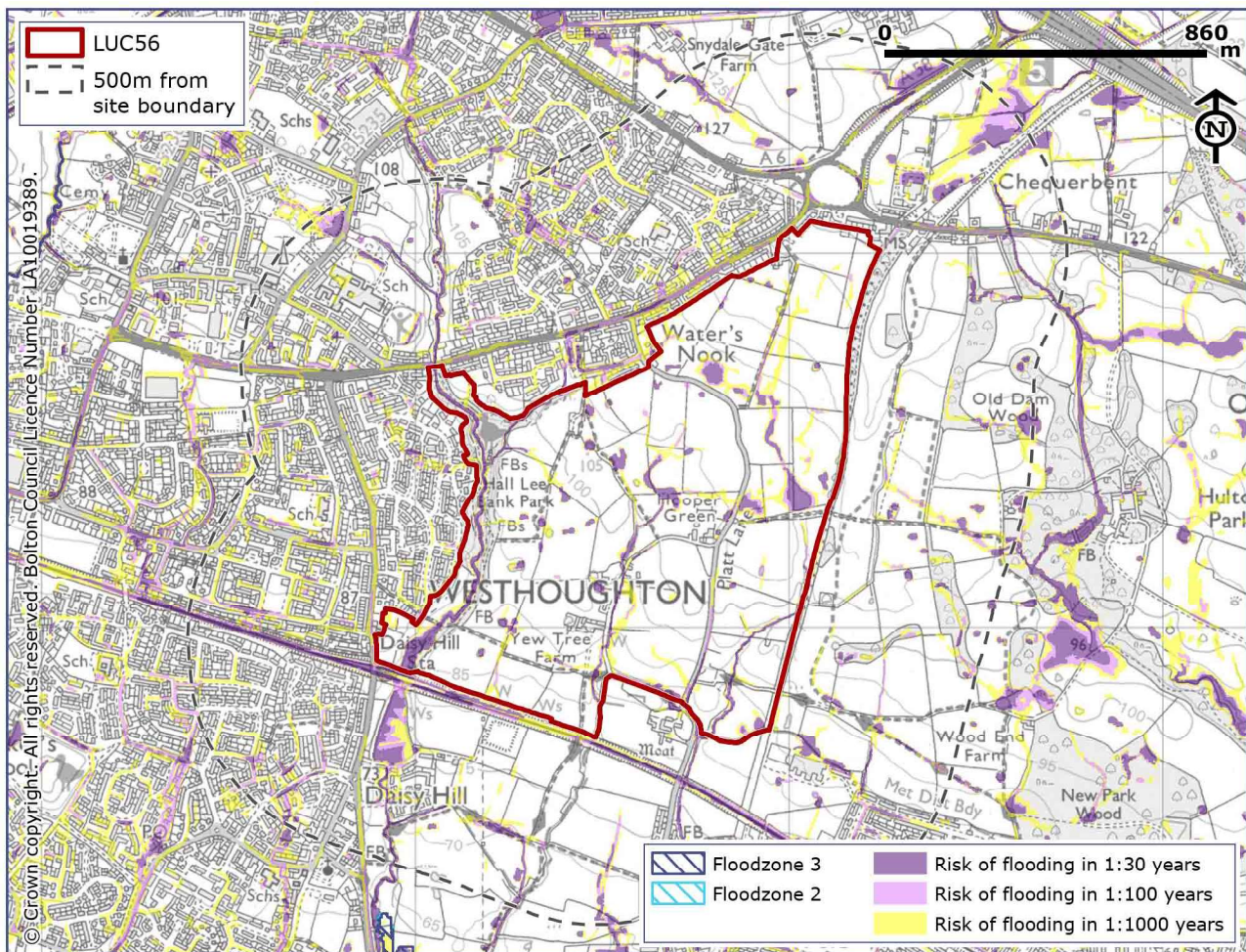


Figure 5.179 Flooding: LUC56

### Site Summary

LUC56 is a large site located to the immediate south of the Chequerbent roundabout, east of Westhoughton. Application 94696/15 for the erection of 300 dwellings which will be accessed from Chequerbent roundabout was approved at appeal. This is largely within this Protected Open Land site. To the south east, west and north of the site there is urban development which is predominantly residential in nature with amenities also present. To the south and west of the site there is open farmland. To the immediate north of the site is the A58. To the immediate south of the site there is a railway with stations located at the south west corner of the site and to the south east

The site is immediately adjacent to Hulton Park, the majority of which is a Grade II Registered Park and Garden (1001581). Development would reduce the wider rural setting of the park – which has already been lost to the east and south - and the ability to appreciate that it was once the grounds of a country house. The HER records a number of non-designated assets within the site. The potential effects on heritage assets is judged to be medium-high.

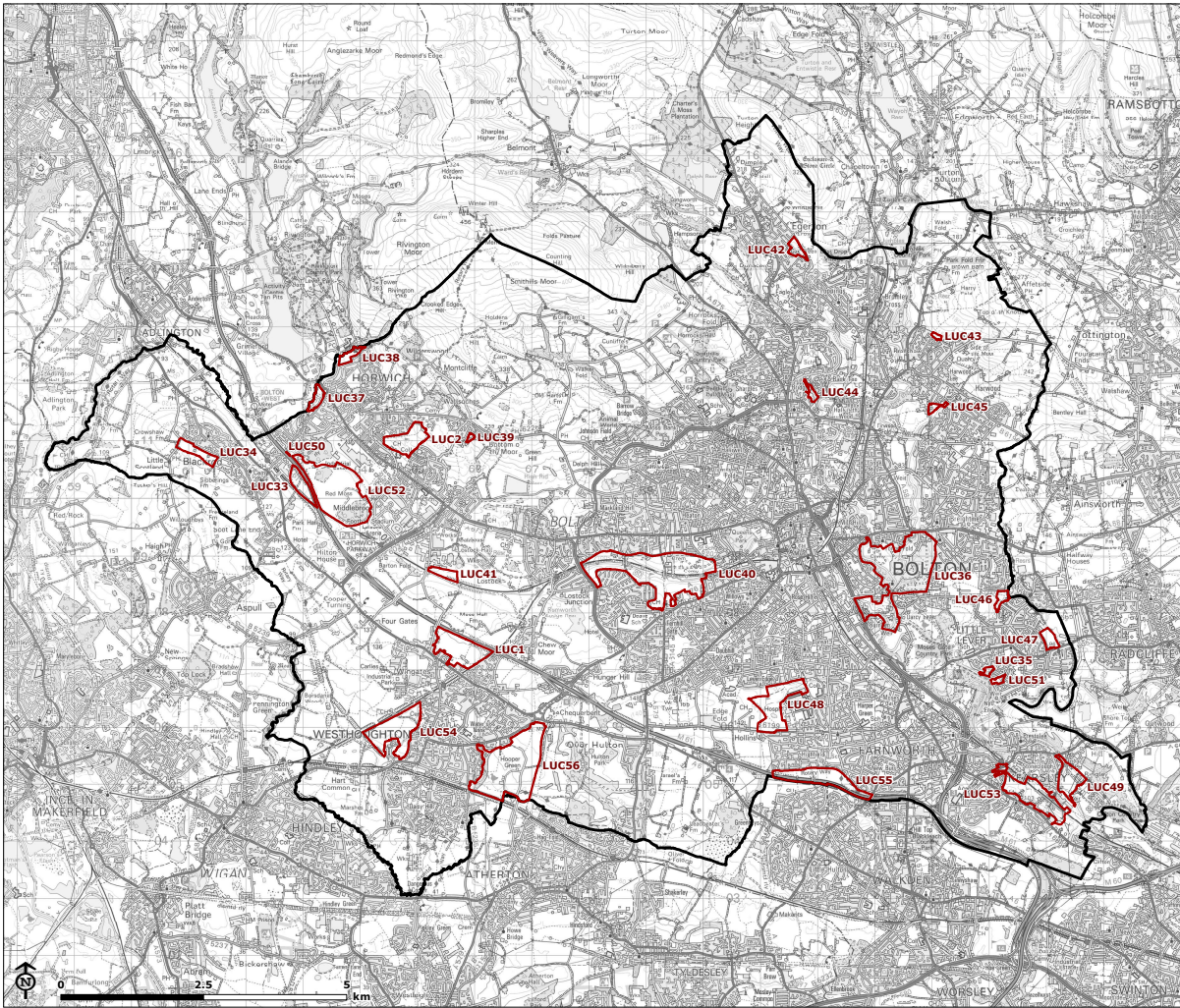
The site is considered to have high ecological value, due to the presence of a Local Nature Reserve within the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodland, grasslands and watercourses which are likely to provide important habitats and movement corridors for wildlife within the landscape. The site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals for the site are likely to be significantly constrained by the sites ecological value, and it is unlikely that associated

impacts to designated sites, habitats, and species could successfully be mitigated.

In landscape terms, this area is considered to have a relatively intact rural character with thick and maintained hedges forming a strong landscape pattern, particularly to the east of Platt Lane and in the western part of the site beyond Common Lane. The centre of the site is more open, with extensive views southwards. It is considered that the sensitivity to development is high for this site to the west of Platt Lane and to the south-east of the site, as development would breach the strong landscape boundaries around the site, and affect the open yet hedge-structured character of the landscape.

There are numerous Public Rights of Way within the site, and Hall Lee Bank Park follows part of the boundary of the site. Some areas at high risk of surface water flooding are located within the development site.

# Appendix 1: Overview of Protected Open Land Sites



**BOLTON COUNCIL  
OPEN SPACE**

**Protected Open Land Sites  
Overview**

- Bolton District Council
- Protected Open Land sites
- LUC1: Ditchers Farm, Westthoughton
- LUC2: Horwich Golf Club / Knowles Farm
- LUC3: Moss Lane
- LUC34: Hill Lane
- LUC35: Melrose Road
- LUC36: Leverhulme Park
- LUC37: Crown Lane
- LUC38: Lever Park Avenue
- LUC39: Bottom o'th Moor
- LUC40: Middlebrook Valley
- LUC41: Lostock Lane
- LUC42: Cox Green Road
- LUC43: Catterall Crescent
- LUC44: Mason Clough
- LUC45: Longsight Lane
- LUC46: Linden Avenue
- LUC47: Stopes Road
- LUC48: The Hollins / Wil Hill
- LUC49: Ringley
- LUC50: Crown Lane / M61 embankment
- LUC51: Carlisle Close
- LUC52: Red Moss
- LUC53: Kearsley / Baker Street
- LUC54: Bowlands Hey
- LUC55: Anchor Lane
- LUC56: Lee Hall

Map Scale @A3: 1:65,000

