



Bolton Strategic Housing and
Employment Land Availability
Assessment (SHELAA) 2026

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1. Executive Summary

1.1. The following tables provide a summary of the sites that make up the emerging Local Plan land supply, referenced to the location of the evidence base in the SHELAA.

Housing

1.2. The SHELAA identifies potential housing land supply for 14,052 – 15,778 net additional homes to meet the housing requirement of 13,717, providing headroom for up to 2,061 homes or 15%.

Table 1 Housing Requirement and Land Supply

Bolton's housing requirement 2025 - 2042 (minimum net additional homes)	13,717
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SHELAA Ref	Emerging Local Plan Ref	Proposed Capacity	Potential Headroom*	Evidence Ref.
	Sites with Planning Permission	4,976	0	Stage 4
	Neighbourhood Plan Allocations	20	0	Stage 4
	Strategic Housing Land Availability Assessment Sites (see list below)	1,741	639	See table below
	Windfall Sites	1,600	800	Stage 4
Strategic/Key Allocations:				
342	BSA01 Crompton Place	340	0	Annex A
377	BSA02 Health Innovation Bolton**	1,895	0	Annex C**
380	BSA03 Anchor Lane**	460	34	Annex B**
375	BSA04 Lee Hall**	1,450	0	Annex B**
076/240	BSA05 Ditchers Farm, Westhoughton**	570	253	Annex B**
413	BSA06 Burden Way, Middlebrook	1,000	0	Annex A
TOTAL		14,052	1,726	

* The potential headroom is the difference between the proposed and the SHELAA Assessment capacity which is calculated by applying the PfE density policy JP4 to the SHELAA net developable area assumption.

** Further evidence for these sites can also be found in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

Table 2 Strategic Housing Land Availability Assessment Identified Sites

SHELAA Ref	Site Name	Proposed Capacity	Potential Headroom*	Evidence Ref.
019	Heaton Grange (Atkinson's Farm)**	88	10	Annex B**
021	Darwen Road, rear of	12	0	Annex A
029	Radcliffe Road, north	9	3	Annex A
031	Holcombe Close, west	16	0	Annex A
038	Century Lodge, north of	30	0	Annex A
049	Quakerfields, east of	12	0	Annex A
055	Gas Street, north of	25	0	Annex A
061	Westpoint (Site 2)	31	0	Annex A
095	Site of former St Andrew's Chapel	9	0	Annex A
289	Bowlands Hey, west of**	115	0	Annex B**
334	St. Helena Road Car Park	62	0	Annex A
361	Former Withins Pub	22	0	Annex A
386	Europa Way, south of**	95	54	Annex B**
399	The Grange, No. 2	30	7	Annex A
401/450	Logistics North Extension**	300	0	Annex C**
407	Valley Leisure Park	108	17	Annex A
410	Former Westhoughton Service Reservoir	30	37	Annex A
417	Doris Avenue, south of	30	0	Annex A
453	Windyhill Drive, south	49	0	Annex A
455	Westpoint (Site 1)	82	0	Annex A
493	Back Seymour Road	42	0	Annex A
494	Darley Court	11	11	Annex A
508	Toppings Barn	2	0	Annex A
515	Dover Street	14	0	Annex A
653	Former Ikon site	17	0	Annex A
Town Centre Regeneration Area		500	500	Stage 4
TOTAL		1,741	639	

* The potential headroom is the difference between the proposed and the SHELAA Assessment capacity which is calculated by applying the PfE density policy JP4 to the SHELAA net developable area assumption.

** Further evidence for these sites can also be found in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

Travellers

1.3. The SHELAA identifies a potential site for travelling showpeople to deliver 5-10 net additional plots to contribute towards a requirement of 30 plots.

1.4. The proposed site has an estimated deliverable capacity for 45-50 plots, 40 of which are expected to meet relocation needs from existing unsuitable plots.

Table 3 Traveller Sites Requirement and Land Supply

Requirements	
Gypsy and Traveller Pitches	13
Travelling Showperson Plots	30

SHELAA Ref	Emerging Local Plan Site Ref.	Site Name	No. Plots (net)	Evidence Ref.
532	H7	The Alders, Tonge*	5-10	Annex D*

* Further evidence for this site can also be found in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

Industrial & Warehouse

1.5. The SHELAA identifies potential new industrial and warehousing floorspace land supply for 799,329 – 849,329 sq m to meet the requirement of 811,727 sq m, providing headroom for up to 37,602 sq m or 5%.

Table 4 Industrial & Warehouse Floorspace Requirement and Land Supply

Bolton's Industrial and Warehousing requirement 2025 – 2042	811,727sqm
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Iceni Ref	Emerging Local Plan Ref	Proposed Capacity	Evidence Ref.*
Sites with Planning Permission		166,085	Stage 4
PfE Allocations			
JPA 4	Bewshill Farm	21,000	Stage 4
JPA 5	Chequerbent North	25,000	Stage 4
JPA 6	West of Wingates / M61 Junction 6	440,000	Stage 4
Intensification within Protected Employment Land			
VPEL01	Europa Trading Estate	1,400	Stage 4
VPEL02	Greater Leaver – Plot 1	525	Stage 4
VPEL03	Greater Leaver – Plot 2	1,155	Stage 4
VPEL04	Bury Road/Brightmet Fold Lane	7,700	Stage 4

VPEL05	Long Lane (UDP 7E)	1,365	Stage 4
Local Plan Allocations			
CFS401/450	BSA07 Blackrod Employment Cluster**	44,800	Stage 5**
CFS404/421	BSA08 Logistics North Extension**	30,000 – 80,000	Stage 5**
CFS377	BSA02 Health Innovation Bolton**	40,839	Stage 5**
12P1.1	BSA11 Express Industrial Estate B	2,695	Stage 4
2P1.1	BSA012 Barrs Fold Close	1,645	Stage 4
8P1.1	BSA013 Watermead	13,265	Stage 4
9P1.1	BSA014 Mill Street	1,855	Stage 4
Total		799,329 – 849,329	

*Industrial and warehousing floorspace sites are assessed in detail in Appendix 1 of Icen Projects (2026) Bolton Employment Need and Land Study (EVE01).

** Further evidence for this site can also be found in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

Office

1.6. The SHELAA identifies potential new office floorspace land supply for 21,026 sq m to meet the requirement of 16,700 sq m, providing headroom for up to 4,326 sq m or 25%.

Table 5 Office Floorspace Requirement and Land Supply

Summary	
Bolton's Office Floorspace Requirement 2025 – 2042	16,700 sqm

Icen Ref	Emerging Local Plan Ref	Proposed Capacity	Evidence Ref.*
Sites with Planning Permission		8,026	Stage 4
Local Plan Allocations			
8P1.1	BSA01 Crompton Way, Bolton Town Centre	10,500	Stage 4
9P1.1	BSA06 Burnden Way, Middlebrook	2,500	Stage 4
Total		21,026	

*Office floorspace sites are assessed in detail in Appendix 1 of Icen Projects (2026) Bolton Employment Need and Land Study (EVE01).

2. Introduction

2.1. Bolton's Strategic Housing and Employment Land Availability Assessment (SHELAA) has been prepared as part of the evidence base to inform Bolton's emerging Local Plan. Its purpose is to identify the supply of suitable sites that are available and achievable to meet identified needs for housing and employment land and the identification of a five-year supply of land for housing and traveller sites.

2.2. This assessment informs the range of sites that are available, it is not to determine which of the potential sites should be allocated. That is the role of the Local Plan.

2.3. This assessment has been prepared in accordance with Planning Practice Guidance, Housing and Economic Land Availability Assessment and closely follows each stage of the guidance for each land use.

3. Policy Background

National

3.1. Bolton's emerging Local Plan is being prepared in accordance with the 2021 NPPF (see Bolton Local Plan Integrated Topic Paper, ref. EVG01). All references in this document are to the 2021 NPPF, unless otherwise specified.

Land for Housing and Travellers

3.2. NPPF (2021) ¶68-74 require a clear understanding of housing land availability, taking into account availability, suitability and viability. From there, local plans are required to identify a mix of sites to provide sufficient deliverable and developable sites to meet housing needs, including:

- A five-year supply of deliverable housing sites, with an appropriate buffer (to be maintained)
- 5-10, and where possible 10-15 year's supply of developable housing sites
- Small and medium-size sites to accommodate 10% of the housing requirement.

3.3. Local Planning Authorities are required to update their housing land supply evidence annually and to maintain a five-year supply of deliverable housing sites (with an appropriate buffer) in accordance with NPPF (2021) ¶78 and a five-year supply of traveller sites in line with Planning Policy for Traveller Sites.

3.4. The NPPF transitional arrangements do not apply for the purposes of decision making. If the Council cannot demonstrate a five-year housing land supply of housing land or gypsy and traveller sites, or where the Housing Delivery Test falls below target; development of grey belt land within the Green Belt will not be regarded as inappropriate (NPPF, 2026, Policy GB7).

3.5. Planning Practice Guidance "Planning Policy for Traveller Sites" mirrors the NPPF (2021) requirements to identify and maintain 5, 5-10 and 10-15 years supply of traveller sites. (¶10).

Employment Land

3.6. "Planning policies should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet the anticipated needs over the plan period." (¶82)

3.7. Planning Practice Guidance "Housing and Economic Land Availability Assessment" sets the method for assessing housing and economic land availability.

Regional

3.8. Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022-2039 (adopted March 2024, ref.DP01) sets the strategic framework for local plans for each of these districts and their respective housing requirements.

Bolton Emerging Local Plan

3.9. The role of the Local Plan is to set more detailed planning policy for Bolton within the context of the NPPF (2021) and PfE (DP01), but in a way that reflects local circumstances.

Housing

3.10. The distribution of the PfE housing requirement supports the overall strategy which enables people to reduce the need to travel to key regional assets. Bolton is required to deliver 787 new homes a year (2022-2039) to contribute towards the PfE minimum housing requirement (Policy JP-H1).

Industrial & Warehousing

3.11. PfE states that at least 3,513,000 sqm of new industrial and warehousing floorspace will be developed across its Plan area over 2022 to 2039 but does not set a Bolton-specific requirement. The plan specific requirement is established through Iceni Projects (2026) Bolton Employment Need and Land Study (EVE01), which identifies a requirement of 811,727 sqm of industrial and warehousing floorspace over the Bolton Local Plan period.

Office

3.12. PfE states that at least 2,019,000 sqm of new office floorspace will be developed across its Plan area over 2022 to 2039 but does not set a Bolton-specific requirement. The plan specific requirement is established through Iceni Projects (2026) Bolton Employment Need and Land Study (EVE01), which identifies a requirement of 16,700 sqm of office floorspace over the Bolton Local Plan period.

4. Identification of sites and broad locations (Stage 1)

4.1. The Council continuously monitors land supply. A shortfall of development land to meet identified needs began to emerge in recent years triggering a full review and assessment of land availability in 2025. This included a full review of all sites that had previously been identified for development and a search for new sites.

4.2. It was anticipated that sufficient sites would not be found without a review of land with policy constraints, and so a borough wide search of all potential land supply began. Green Belt and other protected open land was not ruled out of the study.

4.3. The sources of land supply assessed are set out below.

Sites with Planning Permission (31st March 2025) and Planning Applications Under Consideration

4.4. Bolton's live monitoring system provided the identified capacity of deliverable sites and likely rates of development. Unimplemented permission and planning permissions that were due to expire were reviewed to ensure that all sites with detailed planning permission were deliverable or developable.

4.5. Planning applications under consideration are kept under review, planning permissions for new homes granted since 2025 have been added into the land supply and those that remain undetermined have been appraised alongside sites from other sources of land supply.

Neighbourhood Plans

4.6. There is only one adopted Neighbourhood plan in Bolton which includes an allocated housing site. This is the Blackrod Neighbourhood Plan where a site for 20 new homes on Vicarage Road is allocated.

Bolton Allocations Local Plan 2014 Unimplemented Sites

4.7. The Allocations Local Plan allocated all sites that were considered suitable for development. Many of these sites have not been delivered to date. These have been reassessed in accordance with the practice guidance and only those that were found to be suitable, available and achievable have been included in the total identified deliverable and developable land supply.

Bolton Unitary Development Plan 2005

4.8. Sites that were allocated for employment use in the 2005 UDP but were deallocated in the 2014 Allocation Plan were comprehensively reassessed.

Bolton Strategic Housing Land Availability Study (SHLAA) 2011

4.9. The housing sites allocated in the Allocations Local Plan were informed by the 2011 SHLAA. All sites identified in this SHLAA that have not yet been developed were also reviewed.

Brownfield Land Register

4.10. No additional sites were identified from the brownfield register. The suitable sites identified by this study will be uploaded to the brownfield land register to help support the reuse and recycling of brownfield sites.

Town Centre Policy Area Potential

4.11. Further sites were identified through Bolton Council's town centre regeneration work, which is delivering one of the most ambitious regeneration programmes in Greater Manchester. The regeneration programme is transforming Bolton Town Centre into a thriving, inclusive and sustainable regional centre through a coordinated programme of housing, employment, cultural, leisure, transport and public realm investment. The Council's long-term vision is aligned with the Bolton Blueprint, the Town Centre Framework and wider economic growth ambitions, creating a stronger town centre economy, increasing residential population, attracting inward investment and improving quality of place. Significant progress has already been made across the town centre intervention areas. Development activity is committed or underway at Crompton Place, Croal Valley, Church Wharf, Cheadle Square and wider town centre public realm projects, supported by substantial Government and Council investment. These interventions are creating the conditions for long-term growth through new homes, commercial space, cultural investment and enhanced connectivity.

Call for Sites

4.12. Bolton Council conducted an open 'Call for Sites' from 4th March 2025 to 15th April 2025 inviting developers, landowners and residents to propose sites that may be suitable for development and allocation through the Local Plan. Respondents were invited to submit their proposals through an online questionnaire, which is attached in Appendix C of this document, providing information on ownership, proposed future use, factors affecting site suitability and availability, and delivery timescale. An interactive GIS map enabled respondents to plot the boundaries of the relevant site, and additional supporting information could be provided by email. The call was publicised online on the council's Local Plan webpage, via social media through the council's Consultation & Engagement team, via press release to local media outlets, and by direct email to the consultation list maintained by the council's Planning Policy team. Late submissions were accepted. A total of 118 submissions were registered, which were provided both by individuals and by agents working on behalf of developers and landowners.

Sites in Bolton Council's Strategic Asset Management Plan (SAMP)

4.13. In May 2025 Bolton Council's Corporate Property Estates team began a comprehensive review of all disposal-related casework. The objective of this exercise is to enable progress on casework, alongside the establishment of a strategic disposal pipeline. As part of this exercise, the Corporate Property Estates team engaged with the council Planning Policy team, reviewed a series of sites under consideration for disposal during the Local Plan period, and determined those for assessment through the SHELAA process.

5. Site/Broad location assessment (Stage 2)

5.1. All sites promoted for all land uses, were plotted using GIS to ensure no overlapping sites or duplicates with sites from any land supply source. As a SHELAA is strategic in nature, a physical site size threshold of 0.25ha or above was adopted, although smaller sites submitted were not ruled out. In some cases, sites were amalgamated and the combined areas assessed as a single site where this was appropriate. Where there was a live planning permission or planning application, this took precedence and the area outside of it was assessed separately.

Sites with Policy Constraints

5.2. No sites were ruled out by the SHELAA due to policy constraints alone, specifically, other protected open land and Green Belt. However, some were ruled out for further consideration following assessments for other reasons, such as those that had constraints that could not be mitigated, for example due to:

- recognised protection for environment or heritage;
- highways site access constraints that cannot be overcome;
- relatively poor access to local services and amenities where there is limited scope for improvement, including consideration of whether accessibility and connectivity could be improved by grouping potential sites together.

5.3. Further assessment and consideration was required to determine which of these sites were most appropriate for allocation in the Local Plan. The sites with policy constraints that have been identified as suitable, available and achievable are considered further in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

Employment Site Assessments

5.4. All potential employment sites were assessed by Iceni Projects (2026) Bolton Employment Need and Land Study (EVE01). Appendix 1 of that study sets out the methodology used, a list of sites appraised organised by land supply source, and an appraisal for each site.

Housing and Traveller Site Assessments

5.5. Potential housing and traveller sites were assessed by the Council, the results of which are annexed to this report. Some sites were assessed for both housing and employment uses and are included in both assessments.

5.6. The remainder of this chapter describes the methodology used by the Council to assess the potential housing and traveller sites.

Suitability Assessment

5.7. Baseline data was gathered for all sites from various sources to identify potential constraints. The potential housing capacity of sites was then estimated. The gross site area was measured and adjusted to take account of those parts of the site that are undevelopable due to the presence of waterbodies, significant slope, or other relevant

factors such as land identified for the development of non-residential uses. For brownfield sites, the net developable area was calculated on the basis of:

Site Size	Net Developable Area	
	Previously Developed Land	Greenfield Land
Up to 0.4 ha	100%	100%
0.4-2 ha	85%	75%
2-10 ha	65%	55%
>10 ha	50%	50%

5.8. The location of the site was then examined to measure its proximity to train stations and retail centres, and the appropriate development density determined in accordance with the provisions of Places for Everyone Policy JP-H4. The potential housing capacity of each site was calculated as the product of the net developable area and the development density.

5.9. Further consultation and research was undertaken to assess the implications of any identified constraints and any sites with absolute constraints that would prevent or severely restrict development were ruled out at this stage. For each site, the following twelve sets of potential development constraints (a. - l.) were appraised using a RAG rating:

- **Red:** Unsuitable. There are development constraints and there is no scope for mitigation.
- **Amber:** Potentially unsuitable. There are development constraints but there may be scope for mitigation.
- **Green:** Potentially suitable. There are no constraints on development which cannot be mitigated.

a. Access to the Site

5.10. This section assesses whether there are any constraints on access to the site from the public highway. It also identifies constraints to pedestrian and vehicular movement in the immediate vicinity including the presence of footpaths, the width of roads, and any need to traverse third-party land requiring site assembly.

b. Capacity of Utilities

5.11. This section assesses whether there is sufficient capacity in the utilities networks at a strategic scale, including in the context of cumulative developments clustered in close proximity. Consultation with utilities stakeholders identified no major constraints for digital, water, electricity or gas capacity that will prevent development in principle, therefore all sites are assessed as 'Green'.

c. Contamination and d. Noise

5.12. The Council's Environmental Health team advised on contamination and noise issues arising in respect of individual sites which might constrain development. The presence and proximity of Sites of Potential Contamination and existing and former landfill sites was identified. The source and character of noise issues were also

identified for each site, including transport-related noise from roads, motorways and railways, noise associated with industrial and commercial activities, and noise from sports, entertainment and hospitality venues.

e. Ground Conditions

5.13. This section assesses whether the ground surface, subsurface and topography may constrain development. The Council holds extensive records of the legacy of coalmining activities in the borough, which were consulted in addition to the Coal Authority's database. The 2012 Greater Manchester Joint Minerals Development Plan identifies areas of search and mineral safeguarding areas to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028. In addition, Bolton's physical topography is notable for steep slopes, particularly in its incised river valleys, which can constrain development.

f. Flood Risk

5.14. A two-level Strategic Flood Risk Assessment (SFRA) was commissioned by the Council to examine the flood risk associated with sites, and is published in the accompanying Local Plan evidence base (refs. EVB02 & EVB03). Flood risk was assessed from all sources of flooding including from rivers, surface water, groundwater and reservoirs, as was the cumulative impact that development or changing land use would have on the risk of flooding as well as the effects of climate change. Level 1 of the SFRA conducted a site screening assessment of each site resulting in one of four strategic recommendations:

- A. Withdraw from consideration if built development cannot avoid the functional floodplain;
- B. Progress to a more detailed Level 2 SFRA due to high and/or medium risk now or in the future;
- C. Progress to developer-led site-specific Flood Risk Assessment (FRA); or
- D. Consider for allocation.

5.15. Recommendation A results in a 'Red' assessment, Recommendations B and C result in an 'Amber' assessment and recommendation D results in a 'Green' assessment. Where relevant, further detail has been provided from the Level 2 SFRA on individual sites.

g. Bio & Geodiversity

5.16. This section assesses whether biodiversity and geodiversity assets may provide a constraint to development on the site. Designated biodiversity assets include Sites of Special Scientific Interest (SSSI), Sites of Biological Importance (SBI), Tree Protection Orders (TPO), Local Nature Reserves (LNR) and Green Corridors. Geodiversity assets concern the value of agricultural land, which is of relevance in greenfield locations.

h. Landscape & Open Space

5.17. This section assesses whether the landscape character and sensitivity or open space provide a constraint to development. The 2018 Greater Manchester Landscape Character and Sensitivity Assessment provides an important evidence base for greenfield locations in terms of sensitivity to housing development. The presence of

Accessible Green Space (AGS) or designated Recreation Sites on each site is also identified.

i. Historic Environment

5.18. This section assesses whether the historic environment provides a constraint to development. The presence and proximity of designated assets – Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens – as well as non-designated assets from the Historic Environment Record (HER) is identified, and the potential for impacts and scope for mitigation is assessed.

j. Townscape Character

5.19. This section assesses the townscape setting of the site and the degree to which this may present a constraint to development. Sites located in a strong townscape setting may demand a particularly sensitive design response, as will sites located in a greenfield site remote from existing development where there is no established townscape setting.

k. Connectivity & Accessibility

5.20. This section assesses whether development on the site will be constrained or enabled by access to local services and amenities including public transport. The presence and proximity of town, district or local centres and train stations provides the starting point for this assessment. Data from the regional Greater Manchester Accessibility Level (GMAL) and the national Department for Transport (DfT) Connectivity Level supplement this evidence base. The assessment also considers the scope for the site, both on its own and in conjunction with neighbouring development sites, to generate the critical mass needed to support new local services and amenities.

5.21. The DfT Connectivity Tool combines transport and land-use data to indicate relative levels of connectivity across the Borough to jobs, shops, schools, healthcare and other services and facilities by walking, cycling and public transport.

5.22. All sites with a maximum Connectivity level score of 75 or more were assessed as “Green: Potentially suitable” for development. Sites with a score of 60 or more were assessed as “Amber: Potentially unsuitable” as mitigation may be required. Sites that scored less than 60 were assessed as “Red: Unsuitable”, but the potential for improvement was reviewed. For example, if a site scored less than 60, but there is the potential for connectivity to improve if the site were to be developed in conjunction with adjoining potential sites, the site was assessed as “Amber: Potentially unsuitable”

l. Road Network

5.23. This section assesses in broad terms the impact development of the site could have on the wider road network. This is guided by two key principles. Firstly, traffic impacts are only a valid reason to refuse a development if impact is assessed to be “severe” (generally a 20% or greater increase in delay across several junctions after whatever mitigations proposed by the development) and “significant” (above 30 vehicles generated per hour, equivalent to the AM peak hour trip generation of approx. 100 dwellings). Consequently, all sites with fewer than 100 dwellings were assessed as ‘Green’ because they do not generate a significant number of vehicle movements.

5.24. For the remaining sites, the location of the site was compared with Aecom’s modelled assessment of 2042 traffic congestion in the ‘Do-minimum scenario’. Where

the site was found to be located near to junctions which are assessed to be experiencing 1 or 2 minutes forecast delay in 2042 'Do-minimum scenario', they were assessed as 'Amber'. Where such sites are located near well-connected rail stations, the station was assessed as a partial mitigation in accordance with the provisions of the 2026 changes to the National Planning Policy Framework (NPPF).

5.25. All other sites were rated 'Green'. No 'Red' assessments were made because that could only follow from a 'severe' impact assessment, which could only be made on the basis of a formal Transport Assessment.

5.26. The overall suitability assessment was based on all twelve factors (a.-l.). Where any one factor was rated as 'Red', then the site was deemed unsuitable for development and no further consideration was made. All remaining sites were then progressed to the next stage of the assessment.

Availability Assessment

5.27. Information of site availability was requested as part of the information collected through the call for sites. The availability of sites that had previously been identified through the SHLAA (2011) or allocated in the Site Allocations Local Plan (2014) was reviewed and sites were ruled out where they were in active use, were now proposed for an alternative use or where there was no landowner or developer interest in progressing the site for development.

5.28. Only sites with evidence of availability are included in the identified land supply.

Achievability Assessment

5.29. A Whole Plan Viability Assessment was carried out by Porter Economics to assess the viability implications of the emerging local plan policies for a range of development typologies (EVD01). This has informed the local plan policy formulation to ensure that the types of development that are expected to come forward in Bolton are viable. The viability of a selection of sites proposed for allocation in the Local Plan was also assessed.

5.30. Prospective developers' local knowledge of build costs and markets informed the viability study to ensure that all sites identified were achievable. Where constraints were identified, or sites were proposed for allocation in the local plan, these sites and the emerging policies were discussed with developers.

5.31. Site specific policy requirements have been applied to some sites to ensure that development can be achieved, for example the Local Plan proposes no affordable housing requirement in the Town Centre where viability is particularly weak to support regeneration objectives and ensure sites are attractive to investors.

5.32. Only sites with evidence of achievability are included in the identified land supply.

Assessment of Deliverability and Developability

5.33. Where viability was considered weak, but likely to improve, this has been reflected in the anticipated delivery timescales.

Deliverability and Developability

5.34. Finally the likely delivery trajectory of each site proposed for allocation in the Local Plan was assessed. The delivery trajectory was requested from the landowner or developer using a form based on the Local Plans: Housing Land Supply Evidence Template (Planning Inspectorate, May 2026).

5.35. In a small number of cases a completed form was not provided. In these instances, available assumptions based on local knowledge of delivery rates and Lichfields delivery rate analysis was used to inform judgements on likely delivery rates. These are as follows:

Site Size	Lead in Time Until first Home Delivered	No. Homes p.a.
Up to 5 homes	2.5 Years	40 homes p.a.
Up to 100 homes	3 Years	40 homes p.a.

NB. Housing Land Supply Evidence Templates were submitted for all sites in excess of 100 homes.

Assessment Results

5.36. Conclusions - An overall assessment rating is summarised in the conclusion. Only sites that are suitable, available and achievable; and deliverable or developable within the Local Plan period received a green rating and these are the sites that are included in the Stage 4 assessments of land supply for each land use.

6. Windfall Housing Assessment (Stage 3)

6.1. Bolton is one of the largest towns in the UK, similar in size to many cities. It covers an area of 13,979ha of which around 50% is outside of the Green Belt. Land within the Borough is continuously re-used and recycled and so it is not possible for this study to identify every site that is likely to come forward for development within the Local Plan period, or to predict which land will come forward for development when there is no current landowner or developer interest in promoting or developing a site.

6.2. Bolton's Allocations Plan (2014) allocated all suitable sites that were identified and these sites have been monitored annually. Of the 102 sites allocated in the Core Strategy, almost half (48) have not delivered any new homes, whilst 2,281 new homes have been delivered on windfall sites that had not been identified in the allocations plan (2015-2025).

6.3. From experience, it is also likely that allocating all identified suitable land supply for particular uses is also likely to have prevented or stagnated the reuse and redevelopment on previously developed land. This has been due to landowners being deterred from promoting developments for alternative uses that would depart from the Local Plan designation.

6.4. Through the site assessments, Bolton has identified many sites that are likely to be suitable for development, but where there is no current evidence that the sites are available or achievable. There is therefore no reason to believe that windfall sites will not continue to be promoted for development and delivered within the Plan period.

6.5. In determining the appropriate windfall allowance, Bolton has accounted for past trends of windfall delivery and likely future capacity.

7. Housing - Stage 4 Land Supply Assessment Review

7.1. PfE sets an annual housing delivery target for Bolton of 787 net additional dwellings per year (PfE Policy JP-H1 and ¶1.56). This equates to the Local Plan requirement of 15,740 net additional dwellings (787 homes per year over 20 years, 2022-2042).

7.2. As of 1st April 2025, 2,023 net additional dwellings had already been delivered towards the housing requirement, bringing the requirement down to 13,720.

**Bolton's housing requirement 2025 - 2042
(minimum net additional homes)**

13,717

Planning Permissions

7.3. Deliverable sites for 4,976 dwellings were identified from this source of housing land supply, this included a large area of land with outline planning permission at Horwich Loco works. This is part of a large site for 1,700 dwellings which is under construction. The likely delivery trajectory is monitored and reviewed with the Regeneration team in who have provided a delivery trajectory showing that the site is likely to be complete by 2032. All sites with planning permission were therefore considered deliverable within the first five years from the anticipated date of adoption in accordance with the Planning Practice Guidance.

7.4. A possible additional site is Land at Hulton Park which has capacity for an additional 500 homes. The site is within the Green Belt and was granted in exceptional circumstances predicated on the Ryder Cup. It's capacity is not included here as the site cannot be considered to be deliverable or developable within the Local Plan period (Appeal reference APP/N4205/W/22/3299644)

Housing land supply – Deliverable sites with planning permission

4,976

Allocated Sites

7.5. Land west of Vicarage Road is allocated in the Blackrod Neighbourhood Plan. This site has been assessed as suitable, available and achievable within the Local Plan period and will be included in the Local Plan housing land supply.

Housing land supply – Allocated Sites

20

Other Suitable, Available and Achievable Housing Sites

7.6. A thorough search of potential housing sites has been undertaken. This has included a review of all sites included in the 2014 Site Allocations Local Plan and the 2011 Strategic Housing Land Availability Study, a public call for sites and a review of Council owned land.

7.7. From this search a further 23 sites with a total deliverable housing land supply for 1,983 net additional homes were identified through the assessment process. In addition, potential for an additional 500 homes within the Local Plan period was identified within Bolton Town Centre.

7.8. Bolton hosts an ambitious regeneration programme. Cheadle Square has already delivered housing growth, development of Church Wharf has started and over the next few years the Council and its partners are expecting to progress bringing forward sites at Crompton Place and Westpoint. Following this, Trinity Quarter is the next identified priority for comprehensive mixed-use regeneration and is expected to deliver a minimum of 500 new homes within the Plan period.

7.9. Site assessment proformas for each of these sites can be found at Annex A

Other Suitable, Available and Achievable Sites	2,483
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7.10. Of the sites identified, the following are proposed as site allocations in the emerging Local Plan:

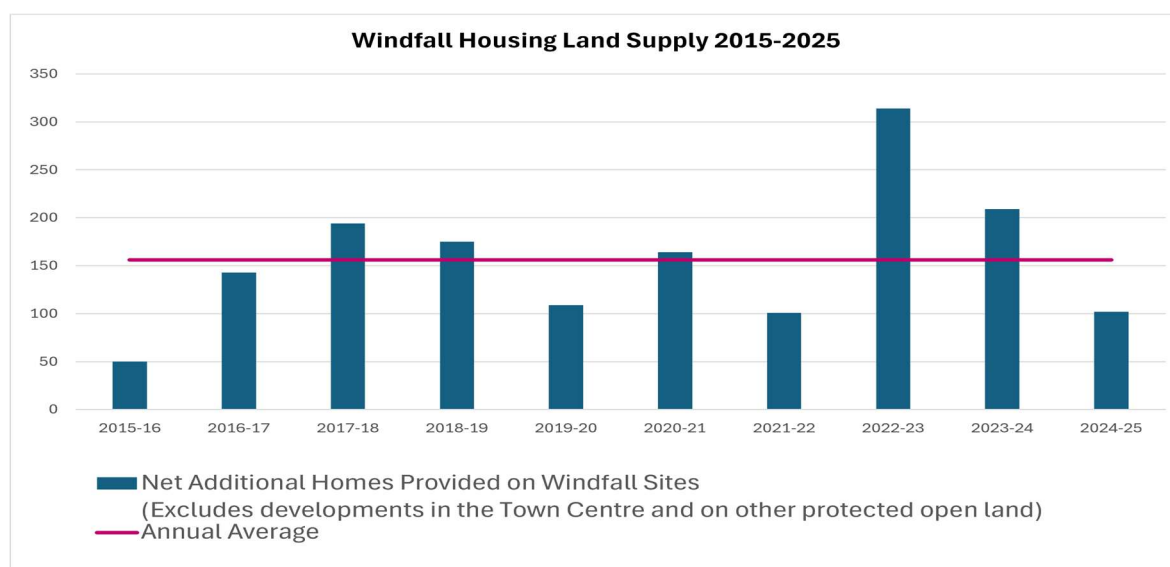
Annex A Site Ref	Emerging Local Plan Site Ref	Site Name	Min. Deliverable Capacity
342	BSA01	Crompton Place	340
413	BSA06	Burnden Way Middlebrook	1,000

Windfall Housing Land Supply

7.11. The starting point for determining the appropriate windfall allowance was an analysis of the number of new homes delivered on sites that were not allocated in the Site Allocation Plan (2014) and were granted planning permission after its adoption. A number of these were on former Green Belt and OPOL which were granted planning permission in exception or very special circumstances and these were excluded from the analysis at the outset.

7.12. Windfall sites, excluding former Green Belt and OPOL sites, delivered 2, 281 net additional homes from 2015 to 2025. 720 homes delivered within the emerging Local Plan Town Centre Policy Area were then also deducted as the potential capacity for Town Centre homes had already been taken into account through the inclusion of the likely Town Centre Regeneration Programme capacity, leaving a total of 1,561 (156 per year) net additional homes as the baseline windfall allowance to be included in the Local Plan.

Figure 1. Windfall Housing Supply 2015-2025



7.13. Because Bolton is introducing a windfall allowance for the first time, a cautious assumption of 1,600 homes will be introduced, an average of 100 homes per year from 2026.

Windfall Housing Supply

1,600

Land Supply Capacity Review – Optimising Density and Other Potential Supply

7.14. At this stage, insufficient sites and broad locations had been identified to meet objectively assessed needs for housing. Initially each land supply source was reviewed as follows:

Sites with Planning Permission and Planning Applications

7.15. There was no scope to increase the capacity of the sites with planning permission as only a few were in outline, and minimum density policies had already been applied to these sites (PfE Policy JP4).

Other Suitable, Available and Achievable Housing Sites

7.16. The SHELAA site appraisals assessed the capacity of each site with the objective of making the most efficient use of land. Where no site capacity had been proposed, the SHELAA capacity was applied. The difference between the proposed site capacities and the potential capacities identified by the SHELAA evidences a small potential uplift of 75 net additional homes when PfE density policy JP4 is applied to the SHELAA net developable area assumption.

7.17. The realisation of Boltons regeneration and growth ambitions has the potential to deliver a minimum of 500 homes in addition to the potential capacity of the town centre sites identified above.

Windfall Sites

7.18. The likely capacity from windfall sites is also likely to be higher; based on past trends an additional 800 homes are feasible within the Plan period.

Table 6 Land Supply Capacity Review – Optimising Density and Other Potential Supply

Suitable, Available and Achievable Housing Sites – applying PfE Density Policy	+75
Potential Additional Town Centre Capacity	+500
Potential Additional Windfall Sites Capacity	+800
TOTAL	+1,375

7.19. At the end of Stage 4, the SHELAA identified capacity for 9,079 net additional homes, with headroom for an additional 1,375.

Summary

Table 7 Stage 4 Identified Housing Land Supply

Housing Requirement	
PfE Housing Requirement 2025-2042	13,717
Planning Permissions*	4,976
Allocated Sites	20
Other deliverable sites identified by the SHELAA	2,483
Windfall land supply	1,600
Shortfall	-4,638
Land Supply Capacity Review - Potential Headroom	+1,375

* Excludes Hulton Park, development of which is predicated on the award of the Ryder Cup

8. Travellers Sites - Stage 4 Land Supply Assessment Review

8.1. Bolton's Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment (Arc4, 2026) identified a need for:

- 13 gypsy and traveller pitches, of which 11 are required in the short term and 2 in the longer-term
- 30 plots for Travelling Showpeople, 15 in the short-term and a further 15 in the long-term.

8.2. The Council continues to work closely with communities to identify suitable sites. However, to date only one potential site option for a travelling showpersons site has been identified. This site was appraised through the SHELAA and no absolute constraints have been identified. The site is within the Green Belt, so further assessment of suitability and the potential for Green Belt harm was required before the site could be considered further as a potential site for allocation in the Local Plan.

Summary

Table 8 Stage 4 Identified Travellers Land Supply

Requirements	
Gypsy and Traveller Pitches	13
Travelling Showperson Plots	30
No suitable, available, achievable sites identified	0
Shortfall	
Gypsy and Traveller Pitches	13
Travelling Showperson Plots	30

9. Industrial and Warehousing – Stage 4 Land Supply Assessment Review

9.1. PfE states that at least 3,513,000 sqm of new industrial and warehousing floorspace will be developed across its Plan area over 2022 to 2039 but does not set a Bolton-specific requirement. The plan specific requirement is established through Icen Projects (2026) Bolton Employment Need and Land Study (EVE01), which identifies a requirement of 811,727 sqm of industrial and warehousing floorspace over the Bolton Local Plan period.

Bolton's Industrial and Warehousing requirement 2025 – 2042	811,727sqm
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Sites with Planning Permissions

9.2. Deliverable sites with planning permission were identified totalling 166,085 sqm of industrial/warehousing floorspace.

Deliverable sites with planning permission	166,085sqm
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Places for Everyone Allocations

9.3. PfE allocated three strategic sites in Bolton for industrial/warehouse use, all of which are deliverable and developable within the plan period.

PfE Site Ref	Site Name	Floor space (sqm)
JPA 4	Bewshill Farm	21,000
JPA 5	Chequerbent North	25,000
JPA 6	West of Wingates / M61 Junction 6	440,000
Total		486,000

Industrial/warehousing – Allocated Sites	486,000sqm
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2014 Allocations Plan – Allocated Employment Land

9.4. The 2014 Allocations Plan allocated 12 sites for new employment development. These sites have all been comprehensively assessed to determine their availability, achievability and deliverability. Four of these sites have been carried forward as industrial and warehousing development site allocations to the new Bolton Local Plan.

Allocations Plan Site Ref	Emerging Local Plan Site Ref	Site Name	Floor space (Sqm)
12P1.1	BSA011	Express Industrial Estate B	2,695
2P1.1	BSA012	Barrs Fold Close, Wingates	1,645
8P1.1	BSA013	Watermead	13,265
9P1.1	BSA014	Mill Street	1,855
2014 Allocations Plan – Allocated Employment Land			19,460

9.5. Sites that were not considered available, available or achievable for industrial and warehousing development in the Local Plan are listed in Appendix B of this document.

2014 Allocations Plan Employment Sites	19,460
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2014 Allocations Plan – Comprehensive Mixed Use Development Allocations

9.6. The 2014 Allocations Plan allocated 6 sites for mixed use development through Policy P6AP which states that opportunities for employment development should be maximised.

9.7. Sites that were not considered available, available or achievable for industrial and warehousing development in the Local Plan are listed in Appendix B of this document.

2014 Allocations Plan Mixed Use Sites	0
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Former UDP Employment sites

9.8. Sites that were allocated for employment use in the 2005 UDP but were deallocated in the 2014 Allocation Plan were comprehensively reassessed by Iceni Projects.

9.9. Long Lane (UDP ref 7E) has been included with the long term industrial and warehousing supply. It a vacant plot within the existing Wingates Industrial Estate with no major infrastructure requirements. The site has the potential to deliver around 1,365sqm of industrial and warehousing development.

UDP Employment Sites	0
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9.10. Long Lane is both an opportunity for intensification within Wingates Protected Employment Area (BOLPEL5) and a former UDP site. It has been included under the latter (see below) to avoid double counting.

9.11. Sites that were not considered available, available or achievable for industrial and warehousing development in the Local Plan are listed in Appendix B of this document.

Intensifying Industrial and Warehousing Use

9.12. A 35% plot ratio, consistent with Places for Everyone, has been used to calculate the amount of industrial and warehousing floorspace that will be delivered on a site. Local Plan policy EC2 (criteria 1) supports the intensification of existing industrial and warehousing businesses including through extensions, mezzanine floors and subdivision.

9.13. Icení Projects (2026) Bolton Employment Need and Land Study (EVE01) carried out a comprehensive assessment of the additional development potential of vacant undeveloped land within protected employment sites. This exercise resulted in 5 sites being added to the industrial and warehousing supply for long term development totalling 12,145 sqm. This is outlined below:

Land Supply Site Ref	Name	Floorspace (sqm)
VPEL01	Europa Trading Estate	1,400
VPEL02	Greater Leaver – Plot 1	525
VPEL03	Greater Leaver – Plot 2	1,155
VPEL04	Bury Road/Brightmet Fold Lane	7,700
VPEL05	Long Lane (UDP 7E)	1,365
Total		12,145

Intensification	12,145 sqm
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9.14. Long Lane is both an opportunity for intensification within Wingates Protected Employment Area (BOLPEL5) and a former UDP site. It has been included under the former (see above) to avoid double counting.

Call for Sites Submissions

9.15. 22 sites were submitted in total, of which 15 were considered unsuitable, unavailable or unachievable for industrial/warehouse use within the Local Plan period and were ruled out from further consideration, either as recommended by the Employment Needs Study, Sites Assessment (Icení, 2026, EVE01.2) or by the Council following further investigation. These are listed, with reasons, in Appendix B of this document.

9.16. The remaining sites considered potentially suitable were located in the Green Belt. They were not ruled out at this stage and were identified for further consideration in exceptional circumstances.

Call for Sites submissions

0

Summary

9.17. At this stage, insufficient sites and broad locations have been identified to meet objectively assessed needs for industrial and warehousing use. This is set out below:

Table 9 Stage 4 Identified Industrial & Warehousing Land Supply

Bolton's Industrial and Warehousing requirement 2025 – 2042	811,727
Planning Permissions	166,085
PfE Allocations	486,000
2014 Allocations Plan – Allocated Employment Land	19,460
2014 Allocations Plan – Comprehensive Mixed Use Development Allocations	0
Former UDP Employment Sites	0
Intensifying Industrial and Warehousing Use	12,145
Call for Sites Submissions	0
Total	683,690
Shortfall	128,037

10. Offices - Stage 4 Land Supply Assessment Review

10.1. PfE states that at least 2,019,000 sqm of new office floorspace will be developed across its Plan area over 2022 to 2039 but does not set a Bolton-specific requirement. The plan specific requirement is established through Icen Projects (2026) Bolton Employment Need and Land Study (EVE01), which identifies a requirement of 16,700 sqm of office floorspace over the Bolton Local Plan period.

Bolton's Office Floorspace Requirement 2025 – 2042

16,700 sqm

Sites with Planning Permissions

10.2. Deliverable sites with planning permission were identified totalling 8,026 sqm of office floorspace.

Offices – Deliverable sites with planning permission

8,026 sqm

10.3. This excludes 2,500 sqm from planning permission 89159/12 at Middlebrook to avoid double counting with allocation BSA06 (Burnden Way, Middlebrook)

Proposed Allocations

10.4. In line with NPPF (¶ 86c), PfE Policy JP-Strat12, and emerging Local Plan Policy EC4 office development is focused in Central Bolton.

10.5. Crompton Place is a priority project for Bolton Council and is a flagship project of the council's regeneration strategy. It comprises a mixed-use development including around 10,500 sqm of office floorspace.

10.6. Burnden Way, Middlebrook (BSA06) has been allocated as a residential led mixed use development including around 2,500 sqm of office floorspace.

Summary

10.7. At this stage, sufficient sites have been identified to meet objectively assessed needs for office floorspace. This is set out below:

Table 10 Stage 4 Identified Office Floorspace Supply

Bolton's office floorspace requirement 2025 – 2042	16,700
Planning permissions	8,026
Crompton Way, Bolton Town Centre (BSA01)	10,500
Burnden Way, Middlebrook (BSA06)	2,500
Total	21,026
Surplus	4,326

11. Land Supply Assessment Conclusions (Stage 5)

11.1. At the end of Stage 4 a shortfall in the availability of suitable and achievable housing, traveller and Industrial & warehousing sites had been identified. The following table provides a summary of identified land supply by land use.

Table 11 Stage 4 Land Supply Conclusions

Land Use	Requirement	SHELAA Identified Supply	Shortfall	Headroom
Housing (no. homes)	13,717	9,059	4,638	1,375
Gypsy & traveller Pitches	13	0	13	0
Travelling Showperson Pitches	30	0	30	0
Industrial & Warehousing (sqm)	811,727	683,690	128,037	0
Offices (sqm)	16,700	21,027	0	4,326

11.2. In accordance with the Housing and Economic Land Availability Assessment practice guidance it is necessary to investigate how shortfalls can best be planned for.

11.3. Alongside the land supply included in Table 11, the SHELAA identified sites potentially suitable, available and achievable sites with protected open land and Green Belt policy constraints. The release of these sites for development is beyond the scope of the SHELAA. These sites are strategically assessed and considered further in Bolton Council (2026) Site Selection and Green Belt Topic Paper (EVS01).

12. Final Evidence Base

Emerging Local Plan

12.1. Bolton Local Plan Site Selection and Green Belt Topic Paper (EVS01) investigated how the shortfall could be met. The emerging Local Plan proposes the following:

Other Protected Open Land

12.2. That the 'Other Protected Open Land' policy designation should not be saved. This provides the following additional housing capacity:

Table 12 Emerging Local Plan Proposed Housing Sites – Other Protected Open Land

Ref	Emerging Local Plan Site Ref.	Site Name	Proposal	Headroom*
19	SHELAA	Heaton Grange (Atkinson's Farm)	88	10
76/240	BSA05	Ditchers Farm	570	253
289	SHELAA	Bowlands Hey, west of	95	0
375	BSA04	Lee Hall	1,450	0
377	BSA02 (Part)	Health Innovation Bolton	250	0
380	BSA03	Anchor Lane	460	34
386	SHELAA	Europa Way, south of	95	54
Total			3,008	351

*The difference between the proposed site capacities and the potential capacities identified by the SHELAA evidences a small potential uplift of 351 net additional homes when PfE density policy JP4 is applied to the SHELAA net developable area assumption.

Green Belt Land

12.3. Alterations to the Green Belt boundary and allocation of the following sites:

Table 13 Emerging Local Plan Proposed Housing Sites – Green Belt Land

Ref	Emerging Local Plan Site Ref.	Site Name	Net Additional Homes Deliverable during Plan Period
377	BSA02 (part)	Health Innovation Bolton	1,645
401/450	BSA08	Logistics North Extension	300
Total			1,945

Table 14 Emerging Local Plan Proposed Travelling Showpersons Site – Green Belt Land

Ref	Emerging Local Plan Site Ref.	Site Name	No. Plots
532	H7	The Alders, Tonge	45-50*

*Up to 40 plots are likely to be required for relocation of Bolton families, leaving a net additional supply of 5-10 plots.

Table 15 Emerging Local Plan Proposed Industrial & Warehouse Sites – Green Belt Land

Ref	Emerging Local Plan Site Ref.	Site Name	Industrial & Warehouse Floorspace (Sqm)
377	BSA02	Health Innovation Bolton	40,839
401/450	BSA08	Logistics North Extension	30,000 - 80,000
404/421	BSA07	Blackrod Employment Cluster	44,800
Total			115,639 – 165,639

Emerging Local Plan Land Supply

12.4. The SHELAA and the emerging local plan together identify sufficient land supply to meet identified needs for housing and new industrial and warehousing floorspace.

12.5. Bolton continues to work closely with the gypsy and traveller and travelling showpeople communities to identify suitable sites to meet the shortfall in identified needs. The Council will also explore opportunities to address need at the strategic scale will be through the emerging Greater Manchester Spatial Development Strategy.

Table 16 Emerging Local Plan Land Supply Requirements and Identified Supply

Land Use	Requirement	Emerging Local Plan Supply	Shortfall	Headroom
Housing (no. homes)	13,717	14,012	0	1,726
Gypsy & traveller Pitches	13	0	13	0
Travelling Showperson Pitches	30**	5-10	20-25	0
Industrial & Warehousing (sqm)	811,727	799,329 – 849,329	0*	0*
Offices (sqm)	16,700	21,027	0	4,326

* Industrial/warehousing development is the primary purpose of the Logistics North Employment Extension Employment Led Mixed Use Allocation (BSA08). However, if this site contributes the lower end of 30,000 sqm of industrial and warehousing development there is a shortfall of 12,398 sqm. Further Green Belt release on this basis is unnecessary and unsustainable given the lack of other sustainable and deliverable

sites, and the need to minimise change to the Green Belt. In addition, policy EC1 supports intensification and new employment development within protected employment areas, policy EC2 supports further intensification of industrial and warehousing uses and sets a positive basis for determining planning applications for industrial and warehousing use on land that isn't allocated for that purpose.

** Net need is expected to reduce to 25 because of household dissolution.

12.6. The following assessments and summaries are provided as Annexes:

Annex A	Proformas of all sites with no policy constraints
Annex B	Proformas of all Other Protected Open Land sites
Annex C	Proformas of all Green Belt sites
Annex D	Proforma of proposed Travelling Showpeople site

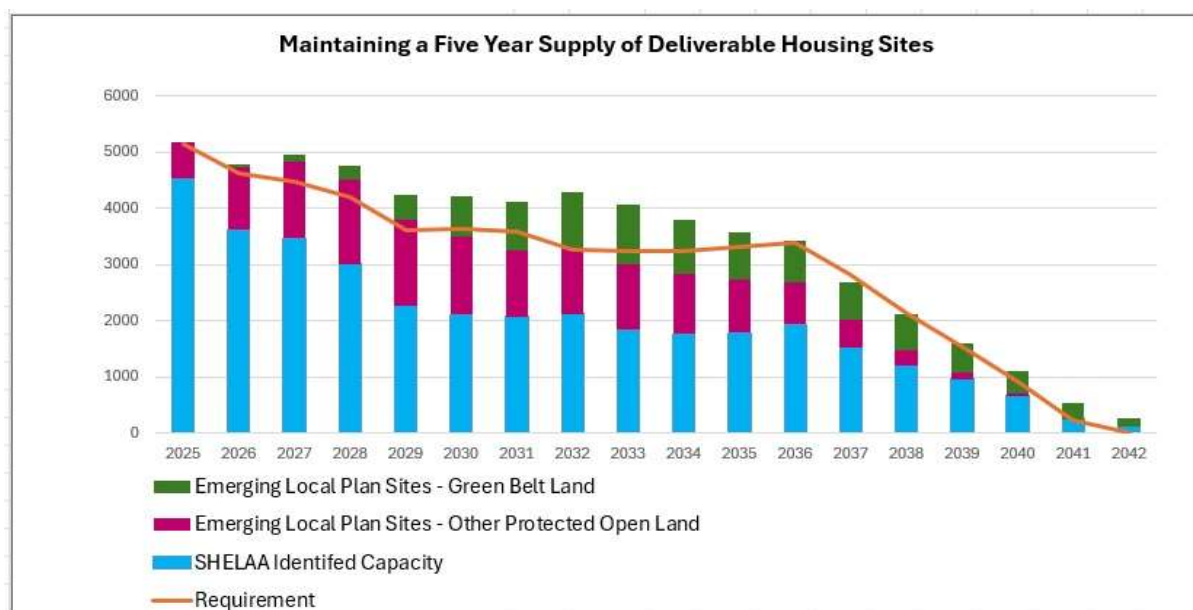
Identifying and Maintaining a Five-Year Supply of Specific Deliverable Sites - Housing

12.7. The NPPF (¶68) requires the identification of specific, deliverable sites for years one to five of the plan period. The NPPF (2026) Annex D requires the five-year housing land supply to be identified and updates annually with the inclusion of a buffer (moved forward from later in the Plan period).

12.8. For the purposes of decision-making, the required buffer is 20% where the housing requirement has been adopted within the last five years and examined against a version of the NPPF published prior to December 2024. (NPPF, 2026, Annex D, ¶8-9). It is likely that Bolton will be required to include a 20% buffer from April 2026 and so 20% has been applied as the appropriate buffer.

12.9. The following chart is the emerging local plan delivery trajectory. This shows that the NPPF paragraph 68 requirement to identify specific, deliverable sites for years one to five of the Local Plan period cannot be met without the contribution of OPOL and Green Belt Land.

Figure 1 Five-Year Housing Land Supply and Delivery Trajectory



Identifying and Maintaining a Five-Year Supply of Specific Deliverable Sites – Gypsies and Travellers and Travelling Showpeople

12.10. No suitable sites for gypsies and travellers have been identified. The Council continues to work with communities to identify suitable sites and Policy HS7 sets out the criteria against which proposals for such uses will be considered.

12.11. The proposed site for travelling showpeople has the potential to meet the five year housing land requirement as set out in the following table:

Table 17 Five-Year Land Supply – Travelling Showpeople

Requirement	
Gypsy, Traveller and Travelling Showperson Accommodation Needs Assessment 2026 (EVH02)	15 Plots
Anticipated Household Dissolution	-5 Plots
Net Requirement	10 Plots
Supply	
The Alders, Tonge – Potential Capacity	45-50 Plots
Anticipated Family Relocations	-40
Total	5-10 Plots

13. Appendix A - Index of Assessed Sites

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
001	Tonge Fold Mill	Clegg Street, Tonge Moor, Bolton BL2 6BL	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
002	21 Weston Street	Weston Street, Bolton BL3 2SB	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
003	Halliwell Mills	Bertha Street, Halliwell BL1 8AH	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
004	Hall Lane (Site 1)	Hall Lane, Farnworth, Bolton BL4 7QE	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
005	86 Chapeltown Road	Chapeltown Road, Bromley Cross, BL7 9NE	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
006	The Hollins, East of Harry Fold Farm	Slack Lane, BL2 4JS	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
007	99 Chapeltown Road	Chapeltown Road, Bromley Cross BL7 9LZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
008	Brownlow Folds Mill	Brownlow Folds Mill, BL1 3DX	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
009	Tennyson Mill	Tennyson Mill, BL1 3HW	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
010	Gilnow Mill	Gilnow Mill, Queen's Park, BL1 4SF	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
011	Dinsdale Drive	Dinsdale Drive, Bolton, BL3 5JE	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
013	Nixon Road (south of)	Nixon Road, BL3 3PX	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
014	St Pauls Mill	St Pauls Mill, BL3 6SX	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
015	Back Minorca Street	Back Minorca Street, BL3 6UP	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
016	Mather Street Mill	Mather Street Mill, Bolton, BL4 8AT	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
017	Astley Lane	Astley Lane, Astley Bridge, BL1 6NW	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
018	Dealey Road	Dealey Road, BL3 4QS	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
019	Heaton Grange	Overdale Drive, Heaton, Bolton BL1 5BU	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	OPOL land. Site can be considered further for allocation in the Local Plan if needed.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
	(Atkinson's Farm)		site assessment proforma in Annex B.	
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
Included in the emerging Local Plan SHELAA land supply				
020	Garthmere	Garthmere, M46 9GT	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
021	Darwen Road, rear of Nos. 238-216	Darwen Road, Bromley Cross, Bolton BL7 9JG	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
022	Former Beehive Works	Fold Roads, Turton Street, Bolton, BL1 2TF	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
023	Back Bury Road South	Back Bury Road South, BL2 6EA	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
024	Deepdale Road #1	Deepdale Road #1, Brightmet, BL2 6PH	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
025	Wasdale Avenue	Wasdale Avenue, BL2 5JR	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
026	Site of former St Catherine's Acacemy Primary School	Greenroyd Avenue, Breightmet BL2 5DD	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is proposed for an alternative use. No longer promoted.
027	Earls Farm	Earls Farm, Breightmet , BL2 4HX	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
028	Moss Rose Mill	Moss Rose Mill, Kearsley, BL4 8JW	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
029	Radcliffe Road, north	Radcliffe Road, Darcy Lever, Bolton BL3 1RU	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
030	Riversdale Mill	Hacken Lane, BL3 1SD	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
031	Holcombe Close, west	Holcombe Close, Kearsley, Bolton BL4 8JU	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
032	Bembridge Drive, North of	Gorses Road, BL3 1SS	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
033	Suffolk Close	Suffolk Close, BL3 1XJ	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
034	Radcliffe Road, North of	Long Lane, BL3 1SX	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
035	University Medical School	Redgate Way, Farnworth, BL4 0HW	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
036	Carr Drive	Carr Drive, BL4 0JR	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
037	Redgate Way	Redgate Way, BL4 0JL	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
038	Century Lodge, north of	Century Lodge, Farnworth, Bolton BL4 9PS	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
			Included in the emerging Local Plan SHELAA land supply	
039	Manor Garage	Manor Garage, BL4 9PH	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
040	Bent Street Works Mill	Bent Street, Works Mill, Farnworth, BL4 8BA	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
041	Harrowby Mill	Harrowby Street, BL4 7BT	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS041.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
042	Clare Court	Clare Court, BL4 0NE	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
043	Part Street	Part Street, Westhoughton, BL5 3QQ	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
044	Ox Hey Lane	Ox Hey Lane, BL6 4AW	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
045	Farnworth Industrial Estate	Farnworth Industrial Estate, Farnworth, BL4 7AQ	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
046	Romer Street Works & Tonge Fold Health Centre	Tonge Fold Health Centre, BL2 6DY	Red: Suitable, but not available or achievable.	Remaining Core Strategy Allocation. Site is in active use.
047	Rushlake Drive	Rushlake Drive, BL1 3RL	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
048	Cricketers Way	Wigan Road, Westhoughton BL5 3TW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is proposed for an alternative use. No longer promoted.
049	Quakerfields, east of	Quakerfields, Westhoughton, Bolton BL5 2BJ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
050	Hindley Road / Daisy Hill Recreation Ground	Hindley Road, Westhoughton BL5 2DZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
051	Hoskers Open Space South	Eatock Way, Westhoughton BL5 2QU	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
052	Urban Village 1	Chorley Street North, Bolton BL1 4AN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is proposed for an alternative use. No longer promoted.
053	Urban Village 2	Bark Street North, Bolton BL1 2PB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is proposed for an alternative use. No longer promoted.
054	Urban Village 3	Chorley Street East, Bolton BL1 2BB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
055	Gas Street, north of	Gas Street, Bolton BL1 4TG	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
056	Travis Perkins	Chorley Street, Bolton BL1 2BB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
057	Ladybridge High School (Part of)	Wigan Road, Daubhill BL3 3RS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
058	Derby Mill	Thomas Street, Bolton BL3 6JW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
059	Atlas Mill	Mornington Road, Bolton BL1 4EU	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
060	Beaumont	452 Chorley New Road,	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
061	Westpoint (Site 2)	New Holder Street, Bolton BL1 4SN	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
062	Egyptian Mill	Egyptian Streetm BL1 2HS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
063	West Pennine Villages (Site B)	Stapleton Avenue, Bolton BL1 5SG	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
064	Minerva Road	Minerva Road, Farnworth , BL4 0HW	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
065	Mather Street	Mather Street, Kearsley BL4 8AT	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
066	Rear of 565-571 Manchester Road	Manchester Road, Blackrod , BL6 5RU	Red: Not suitable, available or achievable.	Previous SHELAA site, in active use.
067	Hoskers Nook Farm	Eatock Way, Westhoughton BL5 2RB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
068	Rear of Halliwell Mills	Raglan Street, Bolton BL1 6NP	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
070	North of 659 Radcliffe Road	Radcliffe Road, Darcy Lever BL3 1AN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
071	Grundy Fold	Chester Avenue, Little Lever BL3 1AQ	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
072	Wharf Mill	Kirkebrok Road, BL3 4JE	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
073	Wigan Road	Wigan Road, Westhoughton BL5 2AS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
074	53 Regent Road	Regent Road, Lostock BL6 4BX	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
075	Haslam Mill	Marsh Fold Lane, Halliwell BL1 3AS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
076	Ditchers Farm	Slack Lane, Westhoughton, Bolton BL5 3LB	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
			Emerging Local Plan Housing Allocation BSA05	
077	Blackrod Bypass	Blackrod Bypass Road, Blackrod BL6 5DX	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
078	Leigh Common	Leigh Street, Westhoughton BL5 3TJ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
080	Cedar Avenue Recreation Ground	Cedar Avenue, Horwich BL6 6HT	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
081	Tempest Road	Tempest Road, Bolton BL6 4EP	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
082	Fold Road #3	Fold Road, Kearsley M26 1EX	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
083	Delph House	Dimple Road, Bolton BL7 9PT	Red: Not suitable, available or achievable.	Previous SHELAA site, in active use.
084	Irma Street Allotments	Irma Street, Bolton BL1 8PP	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
085	Longworth Road Allotments	Longworth Road, Horwich BL6 7BQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
086	Athlone Avenue	Athlone Avenue, Bolton BL1 6QT	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
087	Handel Street	Handel Street, Bolton BL1 8BN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
088	Darbishire Street	Darbishire Street, Bolton BL1 2TN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
089	Oakworth Drive	Oakworth Drive, Bolton BL1 7BG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
090	Darwen Road #3	Darwen Road, Bromley Cross BL7 9AA	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
091	Cheviot Close	Cheviot Close, Bolton BL1 6RA	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
092	Heatherfield	Heatherfield, Bolton BL1 7QE	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
093	Andrew Lane Open Space	Andrew Lane, Bolton BL1 7JN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
094	Deepdale Road #2	Deepdale Road, BL2 5JA	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
095	Site of former St Andrew's Chapel	Newby Road, Breightmet, Bolton BL2 5EW	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
096	New Heys Way	New Heys Way, Harwood BL2 4AR	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
097	Hatfield Road Recreation Ground (part)	Hatfield Road, Halliwell BL1 3BH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
098	Yarrow Place	Yarrow Place, Bolton BL1 3DN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
099	Tudor Avenue	Tudor Avenue, Bolton BL1 4LL	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
100	Plodder Lane	Plodder Lane, Farnworth BL4 0NH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
101	Doe Hey Grove Allotments	Doe Hey Grove, Bolton BL4 7HS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
102	Brazley Avenue	Brazley Avenue, Horwich BL6 6TH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
103	Ainsworth Avenue #2	Ainsworth Avenue, Horwich BL6 6LX	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
104	Vale Avenue	Vale Avenue, Horwich BL6 5RQ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
105	Ainsworth Avenue #1	Ainsworth Avenue, Horwich BL6 6NB	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
106	Bridge Street Linear Park	Bridge Street, Horwich BL6 7HF	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
107	Telford Street	Telford Street, Horwich BL6 5PG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
108	Ramsbottom Street	Ramsbottom Street, Bolton BL3 5AN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
109	Lansdowne Road	Lansdowne Road, BL2 2UQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
111	Deepdale Road #3	Deepdale Road, Breightmet BL2 5LS	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
112	Mobberley Road	Mobberley Road, Breightmet BL2 5AW	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
113	Milnthorpe Recreation Ground (part)	Crompton Avenue, Brightmet BL2 6PQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
114	Red Bridge Mill	Red Bridge Mill, BL2 5PB	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
115	Garstang Avenue	Garstang Avenue, Brightmet BL2 6JT	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
117	Inverbeg Drive Recreation Ground (part)	Inverbeg Drive, Brightmet BL2 6NA	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
118	Harpford Close Recreation Ground (part)	Harpford Close, Brightmet BL2 6TN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
119	Masefield Drive	Masefield Drive, Farnworth BL4 9TF	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
120	Rishton Avenue	Rishton Avenue, Great Lever BL3 2EW	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
121	Finney Street	Finney Street, Great Lever, BL3 6QG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
123	Worthington Street	Worthington Street, Great Lever BL3 3NL	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
124	The Meade	The Meade, Great Lever BL3 3HB	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
125	Daisy Dell	Back Hulton Lane, Higher Dean, Bolton BL3 4JQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
126	Eldercot Road	Eldercot Road, Higher Dean, Bolton BL3 4DZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
128	Nandywell	Nandywell, Little Lever BL3 1JS	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
129	Norfolk Close	Norfolk Close, Little Lever BL3 1XH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
130	Church Street	Church Street, Little Lever BL3 1EF	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
131	Bent Street Works Mill	Bent Street Works Mill, Farnworth , BL4 8BB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
132	Howard Avenue Recreation Ground	Howard Avenue, Kearsley BL4 8DN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
133	St Germain Nursery School	St Germain Street, Bolton BL4 7BQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
134	Waterside Business Park	Waterside Business Park, BL3 2PP	Red: Not suitable, available or achievable.	Previous SHELAA site, in active use.
136	New Chapel Lane	New Chapel Lane, Horwich BL6 6NP	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
137	Oakhurst Cottage	Wigan Road, Westhoughton BL5 2BT	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
138	Station Road #2	Station Road, Blackrod BL6 5JE	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
139	Station Road #1	Station Road, Blackrod BL6 5JE	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
140	Leaf Street	Leaf Street, Bolton BL2 1NL	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
141	Bolton Road	Bolton Road, Kearsley BL4 8AH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
142	Oakenbottom Mill	Oakenbottom Road, Bolton BL2 6DW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
143	Chorley Road #2	Chorley Road, Westhoughton BL5 3NA	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
144	Chorley Road #1	Chorley Road, Blackrod BL6 5LD	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
145	Lostock Lane	Lostock Lane, Westhoughton BL6 4BN	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
146	Dangerous Corner Railway	Corner Lane, Westhoughton WN2 4TE	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
148	Hall Lane Recreation Ground	Hall Lane, Little Lever BL3 1BT	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
149	St Thomas Church	Ashworth Street, Farnworth BL4 7BX	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
150	Hill Farm	Tottington Road, Bolton BL2 4DN	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
151	Shorefield House	Dunscar Fold, BL7 9EJ	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
152	Stone Hill Road	Stone Hill Road, BL4 8HR	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 11P1.1	
153	Albert Mill	Albert Road, Farnworth BL4 9EE	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
154	Brightmet Bleachworks	Redbridge, Brightmet BL2 5PH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS154.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
155	Colombia Mill	Bedford Street, Bolton BL1 4BZ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
156	Cemetery Road	Cemetery Road, Kearsley BL4 7SL	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
157	Moss Lea Allotments	Moss Bank Way, Bolton BL1 6PJ	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
158	Hill Top Park	Harvey Street, Smithills BL1 8BQ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
159	Clifton Moss (North)	Clifton Moss, Kearsley BL4 8RU	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
160	Clifton Street	Clifton Street, Kearsley BL4 8DU	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
161	Dene Bank Allotments	Dene Bank, Harwood BL2 3DY	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
162	Doe Hey Brook	Rowena Street, Farnworth BL3 2PD	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
163	Unity Brook (West)	Ellen Grove, Kearsley BL4 8RG	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
164	Fold Road #2	Fold Road, Kearsley M26 1FT	Red: Not suitable or available.	Previous SHELAA site. In active use and with no current or future development promoter.
165	South of Fold Road	Fold Road, Kearsley M26 1EU	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
166	Kearsley Road (North)	Kearsley Road, Kearsley M26 1FR	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
167	Ladyshore Colliery	Ladyshore Road, Little Lever BL3 1LA	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
168	South of Manchester Road (Site 1)	Manchester Road, Kearsley BL4 8RE	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
169	Red Rock Lane	Red Rock Lane, Kearsley M26 1FL	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
170	East of Ringley Road	Ringley Road, Kearsley M26 1TF	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
171	Ringley Wood	Fold Road, Kearsley M26 1TF	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
172	Adjacent to River Irwell	River Irwell, Kearsley M27 6NN	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
173	Scot Lane #2	Scot Lane, Blackrod BL6 3SF	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
174	Captain's Clough West	Wythburn Avenue, Bolton BL1 6BN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
175	Tempest Road, West	Tempest Road, Lostock BL6 4NR	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
176	Southeast of The Pungle	Hindley Road, Westhoughton BL5 2RH	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
177	Former Walkers Institute	Parkfield Road, Great Lever BL3 2BQ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
178	Stonesteads Way	Stonesteads Way, Bromley Cross BL7 9JR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
179	Former Reservoir	Higher Ridings, Bolton BL7 9RG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
180	Clay Street	Back Darwen Road, Bolton BL7 9BU	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
181	Longson Street	Longson Street, Longson, Bolton BL1 2TL	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
182	Dunoon Drive	Dunoon Drive, Bolton BL1 6QX	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
183	Blackburn Road	Blackburn Road, Bolton BL7 9RS	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
184	St Catherine's Academy, south of	Greenroyd Avenue, Breightmet BL2 5JB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
185	Stitch-Mi Lane	Stitch-Mi Lane, Breightmet BL2 4HR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
186	Old Nans Lane	Old Nans Lane, Breightmet BL2 5HF	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
187	Winster Drive Recreation Ground	Winster Drive, Bolton BL2 5EX	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
188	Shepherd Cross Street / Hatfield Recreation Ground	Vallets Lane, Bolton BL1 6DU	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
189	Back Ainscow Street	Back Ainscow Street, Bolton BL1 2RW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
190	Peterborough Walk	Egyptian Street, Bolton BL1 2HP	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
191	Carslake Avenue	Carslake Avenue, Bolton BL1 4BU	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
192	Musgrave Road / Victory Street Recreation Ground	Musgrave Gardens, Bolton BL1 4LA	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
193	Thynne Street	Thynne Street, Farnworth BL2 1AA	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
194	Albert Road	Albert Road, Farnworth BL4 7DY	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
195	Hall Lane #2	Hall Lane, Farnworth BL4 7QS	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
196	Trentham Close	Trentham Close, Farnworth BL4 7ST	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
197	Marsh Lane ./ Highfield Road Recreation Ground	Dean Close, Bolton BL4 0AW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
198	Former Horwich Day Centre/Library	Cedar Avenue, Horwich BL6 6HN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
199	Brunel Street Open Space	Brunel Street, Horwich BL6 5NY	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
200	Hopwood Hill	Rockhaven Avenue, Horwich BL6 7EX	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
201	Highland Road	Highland Road, Horwich BL6 6LP	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
202	St Leonards Avenue Recreation Ground	St Leonards Avenue, Horwich BL6 4LZ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
203	Half Acre Lane	Half Acre Lane, Blackrod BL6 5LR	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
204	Greenbarn Way Recreation Ground	Shawbury Close, Blackrod BL6 5TN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
206	Green Way	Green Way, Bolton BL1 8UT	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
207	Ainsworth Lane	Ainsworth Lane, Bolton BL2 2EY	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
208	Starkie Road	Starkie Road, Bolton BL2 2PF	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
209	Hypatia Street	Land between Hypatia Street and Jethro Street, Bolton BL2 2PR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
210	Three Lovers Farm	Greenbarn Way, Blackrod BL6 5BJ	No further consideration.	Previous SHELAA site. There is no current or potential future development promoter.
211	Brightmet Fold Recreation Site (part)	Brightmet Fold Lane, Brightmet BL2 5LZ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
212	Oakenbottom Road	Oakenbottom Road, Brightmet BL2 6DG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
213	New House Farm Recreation Site 1 (part)	Brodick Drive, Brightmet BL2 6NN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
214	New House Farm	Hollycroft Avenue, Darcy Lever, BL2 6HF	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
	Recreation Site 2 (part)			
215	Maze Street	Maze Street, Breightmet BL3 1SZ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
216	Somerton Road Open Space, North	Somerton Road, Breightmet BL2 6QD	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
217	Somerton Road Open Space, South	Somerton Road, Breightmet BL2 6LL	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
218	Smithills Dean Road	Smithills Dean Road, Bolton BL1 6JY	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
219	Carlton Road	Carlton Road, Bolton BL1 5HD	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
220	Doe Hey Brook East	Bishops Road, Great Lever BL3 2ET	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
221	High Street	High Street, Great Lever BL3 6UR	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
222	Greenhill Lane	Greenhill Lane, Higher Dean, Daubhill BL3 4US	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
223	Hudson Road	Hudson Road, Higher Dean, Bolton BL3 3TG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
224	Hulton Lane Playing Fields (south)	Longfield Road, Higher Dean, Daubhill BL3 3SY	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
225	Hawkshead Drive	Hawkshead Drive, Higher Dean, Bolton BL3 4XL	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
226	Thistleton Road	Thistleton Road, Higher Dean, Bolton BL3 4RG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
227	Knutshaw Bridge Recreation Ground	Murfield Close, Higher Dean, Bolton BL3 4XJ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
228	Wilkinson Avenue	Wilkinson Avenue, Little Lever BL3 1QP	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
229	High Street Recreation Site	High Street, Little Lever BL3 1NF	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
230	Moses Gate Conservation Park	Redcar Road, Little Lever BL3 1EG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
231	Moses Gate Local Nature Reserve	Carlisle Close, Little Lever BL3 1ER	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
232	Mabel's Brow Recreation Ground	Moss Road, Kearsley BL4 8HR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
233	Stoneclough Road	Stoneclough Road, Kearsley BL4 8EH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
234	Baker Street, East of	Cross Street, Kearsley BL4 8RA	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
235	Sandhole Road #2	Sand Hole Road, Kearsley BL4 8QT	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
236	Sandhole Road #1	Sand Hole Road, Kearsley BL4 8EG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
237	Hulme Road Playground	Hulme Road, Kearsley M26 1AT	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
238	Sunny Bank	Sunny Bank, Kearsley M26 1HH	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
239	Albert Street	Albert Street, Kearsley BL4 8AR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
240	Church Lane, east of	Wingates, Westhoughton, Bolton BL5 3PS	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Emerging Local Plan Housing Allocation BSA05	
242	Bristle Hall Way	Bristle Hall Way, Westhoughton BL5 3UN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
243	Glazebury Drive	Glazebury Drive, Westhoughton BL5 3JZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
244	Landedmans #2	Landedmans, Westhoughton BL5 2JQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
245	Landedmans #1	Landedmans, Westhoughton BL5 2JQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
246	Hoskers Open Space North	Space North, Westhoughton BL5 2QS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
247	Industrial Street	Industrial Street, Westhoughton BL5 2LD	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
248	Clarence Street	Clarence Street, Bolton BL1 2ET	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
249	BIZ SPA RD2	SPA RD2, Bolton BL1 4SR	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
250	Bankfield Mill #1	Quebec Street, Bolton BL3 5JN	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
251	Grecian Mill	Lever Street, Bolton BL3 6PB	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
252	Bankfield Mill #2	Bankfield Street, BL3 5NL	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
253	Horwich Pipeworks (part)	Green Lane, Horwich BL6 7RP	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
255	New Tempest Road, east of	New Tempest Road, Lostock, Bolton BL6 4ER	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
256	United Utilities #2	Manchester Road, Bolton , BL3 2PQ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
257	Former Forwards Centre	Chorley Road, Westhoughton , BL5 3NA	Red: Not suitable, available or achievable.	Previous SHELAA site, in active use.
258	Adjoining Blue Bell Farm, part of West of Wingates site	Chorley Road, BL5 3NS	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
259	Kiln Field	Tongfields, Bromley Cross BL7 9EA	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
260	Horrocks Fold Farm	Belmont Road, Horrocks Fold BL7 9QY	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
261	Templecombe Drive	Templecombe Drive, Brightmet BL1 7TA	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
262	Manchester Road	Manchester Road, Blackrod BL6 5SU	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
263	Leigh Tenement Farm #2	Station Road, Blackrod BL6 5BW	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
265	Lands Farm	Hindley Road, Daisy Hill, BL5 2DU	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
266	Rumworth Road, west of	Rumworth Road, Lostock, Bolton BL6 4EL	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
269	United Utilities #1	Manchester Road, Bolton BL3 2QN	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
270	Former Castle Builders Merchants	Dove Bank Bridge, Radcliffe Road, Little Lever BL3 1AJ	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
271	South of Crow's Nest	Crow's Nest, Radcliffe Road, Little Lever BL3 1AL	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
272	Stitch-Mi Lane, south	Stitch-mi Lane, Harwood, Bolton BL2 4JT	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
274	Springfield Farm	Arthur Lane, Brightmet , BL2 4JB	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
275	Bank Top Farm	Thornham Drive, Astley Bridge, Bolton BL1 7RF	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
276	Holland Nurseries	Holland Nurseries, Bromley Cross BL7 9AB	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
277	Darwen Road #2	Darwen Road, BL7 9AB	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
278	Last Drop Village Hotel, west of	Hospital Road, Bromley Cross, Bolton BL7 9NY	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
279	Last Drop Village Hotel, north of	Hospital Road, Bromley, Bolton BL7 9PZ	Amber: Further assessment of suitability required, otherwise available and	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			achievable. See detailed site assessment proforma in Annex C.	
280	Cox Green Road #1	Cox Green Road, Egerton BL7 9UX	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
281	Adjoining The Mount	Dunscar Fold, Bolton BL7 9EH	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
282	Adjoining The Paddock	Dunscar Fold, Bolton BL7 9EH	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
283	South of The Hall Coppice	The Hall Coppice, Egerton BL7 9UF	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
284	Manor Street	Manor Street, Kearsley BL4 8SH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
285	Chew Moor Lane, east of	Chew Moor Lane, Westhoughton BL5 3EP	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
286	St. John's Road, west	St. John's Road, Westhoughton, Bolton BL6 4HD	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
287	Undershore Works	Tonge, Bolton BL2 2SE	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
289	Bowlands Hey, west of	Bowlands Hey, Westhoughton, Bolton BL5 2BY	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
			Included in the emerging Local Plan SHELAA land supply	
290	Snydale Gate Farm	Bolton Road, Westhoughton, Bolton BL5 3JR	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
291	Canal Arm	Hall Lane, Little Lever BL3 1ED	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
292	Bowness Road	Bowness Road, Little Lever BL3 1UF	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
293	Eagley Mills, Site 1	School Street, Bolton BL7 9DH	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
294	Eagley Mills, Site 2	Vale View, Bolton BL7 9DL	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
295	Eagley Mills, Site 3	Mills, Site 3, Bolton BL7 9DT	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
296	Eagley Mills Reservoir, Site 4	Reservoir, Site 4, Bromley Cross BL7 9DN	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
297	Rear of 801 & 803 Radcliffe Road	Radcliffe Road, Little Lever BL3 1AJ	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
298	Harwood Lodge	Stitch-mi Lane, Harwood, Bolton BL2 4HZ	Red: Site is unsuitable for development due to constraints that cannot be mitigated. See detailed site assessment proforma in Annex C.	Green Belt land. Site is unsuitable for development due to constraints that cannot be mitigated.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
299	Little Stanrose Farm	Cox Green Road, BL7 9UZ	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
300	Dixon Green Reservoir	St. Germaine Street, Bolton BL4 7BL	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
301	Suckling Calf Farm	Old Lane, Horwich BL6 6QL	Red: Not suitable or available.	Previous SHELAA site. There is no current or potential future development promoter.
302	Above Austin's Lane	Austin's Lane, Horwich BL6 6JJ	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
303	Dove Mill	Deane Church Road, Daubhill BL3 4ET	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
304	Blackrod Community Centre	Greenbarn Way, Blackrod , BL6 5TG	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
305	Brook Saw Mills	Saw Mills, Harwood , BL2 3EZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
306	Gilnow Road Playing Field	Gilnow Gardens, Bolton BL1 4LG	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
307	The Willows	41a Regent Road, Lostock BL6 4DG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
308	Red Rocks	514 Chorley New Road, Lostock BL6 4JY	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
310	Birtenshaw Hall School	Darwen Road, Bromley Cross BL7 9AB	Red: Not suitable or available.	Previous SHELAA site. In active use and with no current or future development promoter.
312	Hartford Tannery	Hartford Tannery, Bolton , BL3 2AW	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
313	Cox Green Road #3	Cox Green Road, Egerton BL7	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
315	Shepherd Cross Street Industrial Estate	Shepherd Cross Street, Bolton BL1 3DE	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
316	Wordsworth Mill	Wordsworth Mill, BL1 3ND	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
317	Rothwell Mill	Derby Street, Daubhill , BL3 6JF	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
318	Mortfield Allotments (part)	Back Hatfield Road, Bolton BL1 3BL	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
319	Rear of Five Acre Farm	Radcliffe Road, Bolton BL3 1AJ	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
320	74 Albert Road West	74 Albert Road West, Bolton BL1 5HW	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
321	Tonge Moor Road	Tonge Moor Road, BL2 2DJ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
323	Armor Holdings	Armor Holdings, Westhoughton , BL5 3JQ	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
324	Thorn Lea	364 Chorley New Road, Bolton BL1 5AD	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
325	Higher Swan Lane / Sunnyside	BL3 3NY	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 3P6AP.	No evidence the site is being promoted or is available for mixed use development. Site is in highly fragmented.
326	Kearsley Mill	Crompton, Kearsley , M26 1RH	No further consideration.	Previous SHELAA site. No absolute constraints identified, but the site is in active use and is not available or achievable.
327	Carlton Close	Carlton Close, Blackrod BL6 5DQ	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
328	Dean Close #1	Dean Close, BL4 9SD	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
332	Black Horse Street / Ormrod Street	Black Horse Street, BL3 6EB	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
333	Trinity Quarter	BL2 1BA	See Appendix 1 of Iceni Projects' 2026 Bolton	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Employment Need and Land Study (EVE01),1P1.1.	
334	St. Helena Road Car Park	Bark Street, Bolton BL1 2JS	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
335	Euro Car Parks	Car Parks, Bolton , BL1 2RZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
337	Brightmet Street	Brightmet Street, Bolton BL1 1ET	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
339	Lynwood Avenue	Lynwood Avenue, Great Lever BL3 2LT	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
340	Former rail cutting to north of Springfield Road (?)	Springfield Road, Kearsley, BL4 8LZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
342	Crompton Place	Victoria Square, Bolton BL1 1RJ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A. Available, achievable and deliverable, recommended	No policy constraints. Site allocated in the emerging Local Plan (BSA01).

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			as a mixed use allocation to protect delivery of new office space. See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS342.	
Emerging Local Plan Mixed Use Allocation BSA01				
344	Moorcroft	Grange Road, Bromley Cross BL7 9AU	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
345	11 Northwold Drive	Northwold Drive, Bolton BL1 5BH	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
346	Cherry Tree Bungalow	Chorley Road, Blackrod BL6 5LA	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
347	Tarmac Building Materials Ltd	Stopes Road, Little Lever BL3 1NR	No further consideration.	Remaining Core Strategy Allocation. No absolute constraints identified, but there is no current or potential future development promoter.
348	SMS Retail Park	417 Crompton Way, Bolton BL2 3AE	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
350	Bridgeman Place Works	Salop Street, Bolton BL2 1BQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
351	Bradshawgate	Bradshawgate, Bolton , BL2 1BJ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
352	549 Chorley New Road	549 Chorley New Road, Bolton BL1 5DP	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
353	Darwen Road	Former Garden Centre, Darwen Road, Bromley Cross, BL7 9AB	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS353.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
354	Knowsley Fold	Chorley New Road, Bolton BL1 5DQ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
355	Higher Critchley Fold Farm	Longworth Road, Egerton BL7 9PU	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.
356	The Link	Crown Street, Bolton BL1 2RU	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
357	Former snooker club	Market Street, Westhoughton BL5 3AZ	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
360	Old Links Golf Club Ltd	Chorley Old Road, Bolton BL1 5SU	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
361	Former Withins Pub	Milnthorpe Road, Breightmet, Bolton BL2 6PW	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
362	Holdens Farm	Coal Pit Road, Bolton BL1 7PD	Red: Not suitable, available or achievable.	Previous SHELAA site. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
363	Wenderholme Lodge	Victoria Road, Bolton BL1 5AN	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
364	South Of Dentdale Close	Dentdale Close, Lostock, BL1 5XD	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
365	Moor House	Grange Road, Bromley Cross BL7 9AX	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
366	Moorfield Farm	St Johns Road, Lostock BL6 4HD	No further consideration.	Previous SHELAA site. No absolute constraints identified, but there is no current or potential future development promoter.
367	Beechwood	Shady Lane, Bromley Cross BL7 9AF	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
368	Sunset Business Park	Manchester Road, Kearsley BL4 8RH	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
369	Hoover-Candy Site	Brieghtmet Fold Lane, Breightmet BL2 6PS	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
371	Redgate Way #2 (?)	Redgate Way, Bolton BL4 0NG	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
372	University Of Bolton Arena	Burnden Way, Middlebrook BL6 6JW	Red: Suitable, but not available or achievable.	Previous SHELAA site. Site is in active use.
			See Appendix 1 of Iceni Projects' 2026 Bolton	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Employment Needs Study (EVE01), CFS372.	
374	Brinsop Hall/West of Docconson Lane	Dicconson Lane, Westhoughton, Bolton BL5 3NW	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS374.	Consider allocating.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
375	Lee Hall	Manchester Road, Westhoughton, Bolton BL5 3WE	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
Emerging Local Plan Housing Allocation BSA04				
376	Hulton Park	Newbrook Road, Over Hulton, Bolton BL5 1BH	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS376.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
377	Health Innovation Bolton	Plodder Lane, Farnworth, Bolton BL4 0JR	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS377.	Consider allocating.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
Emerging Local Plan Mixed Use Allocation BSA02				
378	Hermon Bank Farm	Wigan Road, Bolton BL3 4XJ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
379	West Pennine Villages (Site C)	Beaumont Road, Lostock, Bolton BL6 4HU	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			site assessment proforma in Annex C.	
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
380	Anchor Lane	Anchor Lane, Farnworth, Bolton BL4 0QX	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
			Emerging Local Plan Housing Allocation BSA03	
381	Belmont Road, west of	Belmont Road, Horrocks Fold, Bolton BL1 7BY	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			site assessment proforma in Annex C.	
382	Umberton Farm	Salford Road, Over Hulton, Bolton BL5 1BP	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
383	Ormstons Farm, west/Ormstons Farm #2	Wingates Lane, Lostock, Bolton BLT 3LT	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Need and Land Study (EVE01), ref. CFS383.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
385	Rear of Tavern Fayre	Wigan Road, Bolton BL3 4RH	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and	Site was not selected for allocation in the emerging Local Plan.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Chapter 5 Assessment Review.	
386	Europa Way, south Europa Way and Hulme Road	Europa Way, Radcliffe, Manchester M26 1EG	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex B.	OPOL land. Site can be considered further for allocation in the Local Plan if needed.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS386.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
			Included in the emerging Local Plan SHELAA land supply	
387	Slack Lane, south of	Bradshaw Road, Bradshaw, Bolton BL2 4JJ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
388	Kearsley Golf Range	Moss Lane, Kearsley, Bolton BL4 8SF	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS388.	Do not allocate
389	Hart Common Golf Club, east	Wigan Road, Westhoughton, Bolton BL5 2BX	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
390	Rear of Blackrod MOT station	Manchester Road, Blackrod, Bolton BL6 5SU	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
391	Hart Common Golf Club, west	Wigan Road, Westhoughton, Bolton BL5 2BX	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
392	Waggon & Horses Public House	170 Chorley Road, Westhoughton, Bolton BL5 3PN	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
393	Bolton Road, north of	Bolton Road, Westhoughton, Bolton BL5 3EL	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
394	Morris Farm	Pocket Nook Road, Lostock, Bolton BL6 4HW	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
396	Chorley New Road, north of	Chorley New Road, Lostock, Bolton BL6 4AJ	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
398	Scot Lane Industrial Estate	Scot Lane, Blackrod, Bolton BL6 5SL	Red: Site is unsuitable for development due to constraints that cannot be mitigated. See detailed site assessment proforma in Annex C.	Green Belt land. No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS398.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
399	The Grange, No. 2	Dobb Brow Road, Westhoughton, Bolton BL5 2DQ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Included in the emerging Local Plan SHELAA land supply	
400	Ryders Farm	Manchester Road, Kearsley, Bolton BL4 8RU	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
401	Salford Road, east of M61 Junction 4/North of Salford Road	Salford Road, Over Hulton, Bolton BL5 1BX	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS401.	Consider allocating.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
			Included in the emerging Local Plan SHELAA land supply And Emerging Local Plan Mixed Use Allocation BSA08	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
402	Lock Lane, south of	Lock Lane, Hunger Hill, Bolton BL3 4RP	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
403	Lock Lane, north of	Lock Lane, Hunger Hill, Bolton BL3 4RL	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
404	Leigh Tenement Farm, south of/Land to the south of Leigh Tenement Farm and east of Blackrod Bypass (A6)	Blackrod Bypass Road, BL6	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS404.	Consider allocating
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
			Emerging Local Plan Industrial & Warehouse Allocation BSA08	
405	Rear of Chapeltown Road	Chapeltown Road, Turton, Bromley Cross, Bolton BL7 9AL	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
407	Valley Leisure Park	Eagley Brook Way, Bolton BL1 8TS	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
			Included in the emerging Local Plan SHELAA land supply	
408	Wingates Lane, west	Wingates Lane, Westhoughton, Bolton BL5 3LP	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
409	Cox Green Road, south of	Cox Green Road, Egerton, Bolton BL7 9QE	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
410	Former Westhoughton Service Reservoir	Southfield Drive, Westhoughton, Bolton BL5 2NB	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
411	Tottington Road	Tottington Road, Harwood Lee, Bolton BL2 4DA	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
412	Howarth Fold Farm	Blackburn Road, Egerton, Bolton BL7 9PP	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
413	North Car Parks	Burnden Way, Middlebrook, Bolton BL6 6JW	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS413.	Emerging Local Plan Allocation – BSA 06.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Emerging Local Plan Mixed Use Allocation BSA06	
414	St. Helen's Road, north of	St Helen's Road, Over Hulton, Bolton BL5 1EH	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
415	Seftons Farm	Wigan Road, Westhoughton, Bolton WN2 4DZ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
416	Manchester Road, south of	Manchester Road, Over Hulton, Bolton BL5 1EN	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
417	Doris Avenue, south of	Doris Avenue, Bolton BL2 6DB	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints. N.B. Site now has planning permission.
			Included in the emerging Local Plan SHELAA land supply	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
418	Lostock Lane, west of	Lostock Lane, Lostock, Bolton BL5 3LX	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
419	Bolton Road, south of	Bolton Road, Westhoughton, Bolton BL5 3BQ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
420	Ormstons Farm, east/Ormstons Farm #1	Wingates Lane, Westhoughton, Bolton BL5 3LT	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), CFS420.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
421	Leigh Tenement Farm/Leigh Tenement Farm #1	Blackrod Bypass Road, Blackrod, Bolton BL6 5RS	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS421.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
Emerging Local Plan Industrial & Warehouse Allocation BSA08				
422	Dogholes Farm, north of	Chorley Road, Westhoughton, Bolton BL5 3NL	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS422.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
423	Regent Park Golf Course, west	Mill Lane, Lostock, Bolton BL6 4AD	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS423.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
424	Salford Road, north	Salford Road, Over Hulton BL5 1BR	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			site assessment proforma in Annex C.	
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS424.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
425	Goodmans Fold Barn	Chorley Road, Blackrod BL6 5LG	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
426	West Pennine Villages (Site A)	Boot Lane, Smithills, Bolton BL1 5ST	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
427	West Pennine Villages (Site D)	Wigan Road, Hunger Hill, Bolton BL3 4RH	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			site assessment proforma in Annex C.	
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 5 Assessment Review.	Site was not selected for allocation in the emerging Local Plan.
429	St. John's Road, north	St. John's Road, Lostock, Bolton BL6 4HD	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
430	Crow's Nest Farm	Hart Common, Westhoughton, Bolton BL5 2DJ	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
432	Longsight Lane, west of	Longsight Lane, Harwood, Bolton BL2 3JJ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
433	Radcliffe Road, south	Radcliffe Road, Little Lever, Bolton BL3 1AN	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed	Green Belt land. Site can be considered further for allocation in exceptional circumstances.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			site assessment proforma in Annex C.	
434	Moss Lane	Moss Lane, Blackrod, Bolton BL6 5GH	Red: Not suitable. See detailed site assessment proforma in Annex B.	OPOL land. Site development constraints cannot be mitigated.
			See Appendix 1 of Iceni Projects' 2026 Bolton Employment Need and Land Study (EVE01), ref. CFS434.	Site was not selected for allocation in the emerging Local Plan, see Appendix B of this report.
435	Blackrod Station, south of	Blackrod Bypass Road, Blackrod, Bolton BL6 5JF	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
449	Junction 4 of the M61, southwest of	Salford Road, BL5	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS449.	Consider allocating.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and	Site was not selected for allocation in the emerging Local Plan.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Chapter 5 Assessment Review.	
450	Junction 4 of the M61, southeast of	Salford Road, BL5	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. CFS450.	Consider allocating.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
			Included in the emerging Local Plan SHELAA land supply And Emerging Local Plan Mixed Use Allocation BSA08	
451	Wilkinson's Farm	458 Manchester Road, Blackrod, Bolton BL6 5SU	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
452	Horwich Loco Works, Phase 4c	Horwich Loco Works, BL6 5UE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. M1 & M2.	
453	Windyhill Drive, south	Windyhill Drive, Daubhill, Bolton BL3 4TH	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Included in the emerging Local Plan SHELAA land supply	
454	Mountain Farm	Abelia Road, Westhoughton, Bolton BL5 2EJ	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
455	Westpoint (Site 1)	Garside Street, Bolton BL1 4TG	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
			Included in the emerging Local Plan SHELAA land supply	
457	377-379 Highfield Road	Highfield Road, Farnworth - Allocation, Farnworth BL4 0PQ	Red: Suitable and available, but not achievable.	Remaining Core Strategy Allocation. There is no current or potential future development promoter.
458	Oxlea Grove	Oxlea Grove, Westhoughton BL5 2AF	Red: Suitable and available, but not achievable.	Previous SHELAA site. There is no current or potential future development promoter.
460	New Heys Delph	Rear of Catterall Crescent, Bradshaw, Bolton BL2 4AD	Red: Not suitable, available or achievable. See detailed site assessment proforma in Annex B.	OPOL land. There is no current or future development promoter.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01),	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Chapter 2 Other Protected Open Land.	
467	Birtenshaw Farm	Darwen Road, Bromley Cross, Bolton BL7 9AB	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex C.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
471	Regent Park Golf Course, east	Rear of Regent Road, Lostock, Bolton BL6 4DE	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
476	Longsight Lane, east of	Longsight Lane, Harwood, Bolton BL2 3JJ	Red: Not suitable, available or achievable. See detailed site assessment proforma in Annex B.	OPOL land. There is no current or future development promoter.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Chapter 2 Other Protected Open Land.	
477	Horwich Loco Works, Phase 4b	Horwich Loco Works, BL6 5UE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. M1 & M2.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
490	Greenroyd Avenue, Nos. 28-30	Greenroyd Avenue, Breightmet, Bolton BL2 5DD	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current timescale for development.
493	Back Seymour Road	Back Seymour Road, Astley Bridge, Bolton BL1 8PT	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
494	Darley Court	Shepherd Cross Street, Bolton BL1 3EJ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
497	Buckley Lane, Nos. 37-45	Buckley Lane, Farnworth, Bolton BL4 9PE	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current timescale for development.
503	Sandhurst Drive	Breightmet, Bolton BL2 6DZ	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current timescale for development.
505	Cotton Tree Public House	15 Prince Street, Halliwell, Bolton BL1 2NP	Red: Suitable and available, but not achievable. See	No policy constraints. There is no current timescale for development.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			detailed site assessment proforma in Annex A.	
508	Toppings Barn	Darwen Road, Bromley Cross, Bolton BL7 9JQ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
515	Dover Street	Dover Street, Moses Gate, Bolton BL4 7JZ	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				
522	Mawdsley Street, Nos. 20-28	Mawdsley Street, Bolton BL1 1LF	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current timescale for development.
523	Whitworth Street	Whitworth Street, Horwich, Bolton BL6 5PN	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current timescale for development.
529	Saville Street, east	Saville Street, Bolton BL2 1BY	Red: Suitable and available, but not achievable. See detailed site assessment proforma in Annex A.	No policy constraints. There is no current or potential future development promoter.

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
530	Fazakerley Sharp	Old Fold Road, Westhoughton, Bolton BL5 2BU	Red: Not suitable. See detailed site assessment proforma in Annex C.	Green Belt land. Site development constraints cannot be mitigated.
532	The Alders	Thicketwood Road, Tonge Moor, Bolton BL2 3TR	Amber: Further assessment of suitability required, otherwise available and achievable. See detailed site assessment proforma in Annex D.	Green Belt land. Site can be considered further for allocation in exceptional circumstances.
			See Bolton Council 2026 Site Selection and Green Belt Topic Paper (EVS01), Appendix A Site Assessment Proformas and Chapter 6 Final Site Selections.	Site selected for allocation in the emerging Local Plan.
			Emerging Local Plan Traveller Site	
601	Bewshill Farm	Salford Road, BL5 1DB	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. JPA4.	
602	Chequerbent North	Manchester Road, BL5 3BA	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. JPA5.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
603	West of Wingates / M61 Junction 6	Chorley Road, BL5	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. JPA6.	Site is already allocated for industrial/warehousing (PfE, 2024).
604	PES Middlebrook Business Zone, North parcel	Mansell Way, BL6 6JL	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 01P.1.1.	
605	PES Middlebrook Business Zone, South parcel	Enterprise Park, BL6 6PE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 01P.1.1.	
606	PES Lostock Industrial Estate (Mansell Way)	Mansell Way, BL6	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 02P.2(a)	
607	PES Lostock Industrial Estate (Lynstock Way)	Lostock Lane, BL6 4BL	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 02P.2(b).	
608	PES Lostock Industrial	Cranfield Road, BL6 4SB	See Appendix 1 of Iceni Projects' 2026 Bolton	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
	Estate (Lostock Lane)		Employment Needs Study (EVE01), ref. 02P.2(c).	
609	Barrs Fold Close	Barrs Fold Road, BL5 3XP	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 02P1.1.	
610	PES Wingates Industrial Estate	Great Bank Road, BL5	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 03P1.2.	
611	PES The Valley (East)	Britannia Way, BL2 2HH	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 04P1.2.	
612	PES The Valley (North-West)	Hereford Street, BL1 8JB	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 04P1.2(a).	
613	PES The Valley (South-West)	Waters Meeting Road, BL1 8HQ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 04P1.2(b).	
614	PES The Valley (South), East parcel	BL1 2TE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Need and	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
			Land Study (EVE01), ref. 04P1.2(c) .	
615	PES The Valley (South), West parcel	Calvin Street, BL1 8XX	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 04P1.2(c) .	
616	Logistics North, Plots G1 & G2	Wharton Hall Avenue, BL5	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 05P1.1.	
617	PES Express Industrial Estate	Stone Hill Road, BL4 9TP	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 05P1.2.	
618	Middlebrook	The Linkway, BL6 6JA	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 06P1.1.	
619	Europa Trading Estate	Europa Way, M26	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 06P1.2.	
620	St Peter's Business Park A	Waters Meeting Road, BL1 8HQ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 07P1.1.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
621	PES Lyon Industrial Estate	Moss Road, BL4	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 07P1.2.	
622	Watermead	Slater Lane, BL1 2TE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 08P1.1.	
623	Great Lever Industrial Area, Plots 1 & 2	Lever Street, BL3 6NN	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 08P1.2.	
624	Mill Street	Mill Street, BL1 1UG	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 09P1.1.	
625	PES Crescent Road and Manchester Road	Manchester Road, BL3 2NZ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 09P1.2.	
626	Mill Street / Mule Street	Mule Street, BL2 2AR	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 10P1.1.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
627	Bury Road / Brightmet Fold Lane	Meadow Lane, BL2 6PT	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 10P1.2.	
628	PES Raikes Lane	Raikes Lane, BL3 2NH	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 11P1.2.	
629	Express Industrial Estate B	Stone Hill Road, BL4 9TP	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 12P1.1.	
630	PES Tonge Bridge Industrial Estate	Tonge Bridge Way, BL2 6BD	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 12P1.2.	
631	PES Thornbank Industrial Estate	Fern Street, BL3 5NS	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 13P1.2.	
632	PES Edge Fold	Plodder Lane, BL4 0LW	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 14P1.2.	
633	PES Station Road,	Station Road, BL6 5GJ	See Appendix 1 of Iceni Projects' 2026 Bolton	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
	Blackrod (South)		Employment Needs Study (EVE01), ref. 15P1.2a.	
634	PES Station Road, Blackrod (North)	Station Road, BL6 5BN	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 15P1.2b.	
635	PES Crown Lane / Lodge Bank	Lodge Bank, BL6	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 16P1.2.	
636	PES Mill Hill	Mill Hill Street, BL2 2AA	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 17P1.2.	
637	PES Pearl Brook	Canada Street, BL6 7PB	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 18P1.2.	
638	PES Bella Street / St Helen's Street	Bella Street, BL3	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 19P1.2.	
639	PES Ox Hey Lane Industrial Estate	Crescent Road, BL6 4BU	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 21P1.2.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
640	PES Mayfield Avenue Employment Area	Manchester Road, BL3 2NU	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 22P1.2.	
641	PES Land bound by Manchester Road and St Peter's Way	Manchester Road, BL3 2ND	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 23P1.2.	
642	PES Salford Road	Salford Road, BL5 1BZ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 24P1.2.	
645	Moses Gate	Cawdor Street, BL4 7JE	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 1P6AP.	
646	PES Halliwell Mills	Rossini Street, BL1 8GJ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 2P6AP.	
647	The Greenwood	Chorley new Road, BL6 6JZ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 4P6AP.	

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
648	British Aerospace	Hercules Road, BL6	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 5P6AP.	
649	Le Mans Crescent	Le Mans Crescent, BL1 1UA	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. OFF6.	
650	Lever Bridge Mills	Radcliffe Road, Bolton, BL3 1RU	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. 14541/22.	
651	Former Argos	Bow Street, BL1 2EQ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. OFF1.	
652	Former Courthouse PH	Mawdsley Street, BL1 1LF	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. OFF2.	
653	Former Ikon site	Bridge Street, Bolton BL1 2EF	Green: Suitable, available and achievable. See detailed site assessment proforma in Annex A.	No policy constraints.
Included in the emerging Local Plan SHELAA land supply				

Ref	Site Name	Site Address	Assessment Conclusion	Assessment Justification
654	Former M&S	Deansgate, BL1 1HQ	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. OFF4.	
655	Former Yates PH	34 Bradshawgate, BL1 1DG	See Appendix 1 of Iceni Projects' 2026 Bolton Employment Needs Study (EVE01), ref. OFF5.	

14. Appendix B - Potential Industrial and Warehouse Sites – Unsuitable Sites and Reasons

The following sites were not considered suitable for inclusion in the emerging Local Plan, or not suitable for further assessment though the Site Selection and Green Belt Topic Paper (EVS01).

Site Ref	Site Name	Reason site is not suitable, available or achievable
2014 Allocations Plan Allocated Employment Sites		
1P1.1	Bolton town centre	Town centre location not suitable for industrial or warehousing use.
3P1.1	Horwich Loco Works (Rivington Chase)	Site has planning permission for mixed use development including industrial and warehousing use (planning application reference is 91352/14). The housing is under construction and the new industrial & warehouse floorspace is included in the planning permissions land supply. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref M1 & M2.
5P1.1	Cutacre (Logistics North)	The vast majority of this allocation has been built out. The exception is plots G1 and G2 which are under construction for a Lidl Regional Distribution Centre (planning permission reference 12906/22) and this is included in the planning permissions land supply. The Logistics North development is protected employment land in the Local Plan (BOLPEL27). See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 5P1.1.
6P1.1	The Linkway, Middlebrook	A Next Store has been built on this land. There is no remaining developable capacity. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 6P1.1.
7P1.1	St. Peters Business Park A	A planning application for office development dates back to 2002 and whilst there has been a technical start, no further progress has been made. Site is still being promoted for office use by the developer and is

Site Ref	Site Name	Reason site is not suitable, available or achievable
		therefore unlikely to be deliverable for industrial/warehousing development. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 7P1.1.
10P1.1	Mill Street/Mule Street	The site is unlikely to come forward for industrial or warehousing development. It provides expansion space for Harry Peers Steelworks who use the site for parking and lorry turning. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 10P1.1.
11P1.1	Stone Hill Road	The site has planning permission for employment development including industrial and warehousing development (planning permission reference 10051/20) and is included in the planning permission land supply. The new Bolton Local Plan proposes the extension of the protected employment land at Express Industrial Estate (BOLPEL7) boundary to incorporate this land. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 11P1.1.
13P1.1	Undershore Works	The site is currently in industrial use, and the site is not being actively promoted. Further intensification is unlikely. The site is also unsuitable due to residential adjacency and access is via a partly cobbled residential street which is inadequate. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 13P1.1.
Comprehensive Development Mixed Use Sites		
1P6AP	Moses Gate	All have significantly fragmented ownership, amongst other issues and constraints to development, they are unlikely to come forward as comprehensive mixed use development. These sites are not proposed to be allocated in the new Bolton Local Plan as they do not have the capacity or deliverability to contribute to
2P6AP	Halliwell Mills	
3P6AP	Higher Swan Lane/Sunnyside	

Site Ref	Site Name	Reason site is not suitable, available or achievable
		industrial and warehousing supply in the new plan period to 2042. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) refs 1P6AP, 2P6AP and 3P6AP.
4P6AP	The Greenwood	Developed as a retail led scheme. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 4P6AP.
5P6AP	British Aerospace	Developed for residential. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 5P6AP.
6P6AP	Crompton Way	Developed as a mixed use site in line with Allocations Plan Policy P6AP. The last remaining undeveloped plot has planning permission for industrial/warehousing development (planning permission reference 14751/22) and is included in the industrial and warehousing supply (sites with planning permission). The employment use at 7P6AP (Crompton Way) will be protected for employment use through the Local Plan Employment Area The Valley (BOLPEL06). See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 6P6AP.
Former 2005 UDP Employment Allocations		
30E and 31E	Sites at Gower Street	Sites at Gower Street consist of a pond that is not developable and a steel-stockholding yard with warehousing. There are no development opportunities. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) refs 30E and 31E.
36E	Bolton Road, Kearsley	Bolton Road, Kearsley has landfill across the majority of the site, has unsuitable access, low market attractiveness and is being considered as a Local

Site Ref	Site Name	Reason site is not suitable, available or achievable
		Authority Biodiversity Net gain site. It has not been included in the industrial and warehousing supply. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 36E.
33E	Express Industrial Estate C	Express Industrial Estate C is currently a well-used car park for Aalco. The small plot size reduces viability and the plot is unlikely be come forward for industrial or warehousing development. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref 33E.
Call for Sites Submissions		
CFS434	Land off Moss Lane, Blackrod	This greenfield site is allocated as Other Protected Open Land (Ridgeway Bridge, Blackrod) in the 2014 Allocations Plan. A planning application (ref 19724/25) was submitted for commercial, industrial and storage units. However, the planning application was withdrawn due to HGV access issues that couldn't be resolved. Various solutions were put forward to highway colleagues to address these issues, when considering its potential as a site allocation. Accessing the site from the A6 and through the Blackrod Employment Cluster (BSA07) was considered to have too many constraints to overcome and to be financially unviable. Allocating the site for industrial and warehousing use that doesn't require HGV access, for example, light industrial, was considered to be unenforceable as there would be no means to enforce the servicing regime legitimately on site. Additionally Moss Lane serves residential properties and there were concerns from a road safety perspective about large vehicles on this road. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS434.

Site Ref	Site Name	Reason site is not suitable, available or achievable
CFS041	Harrowby Mill	The site functions as existing employment land and is in use by existing businesses. The site is not immediately available and would have to be cleared. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS041.
CFS154	Breightmet Bleachworks	The site functions as existing employment land and is in use by existing businesses. The site is not immediately available and would have to be cleared. Access to the site is unsuitable poor with narrow residential access via Red Lane. Intensification of the site with additional traffic movements is likely to be undeliverable. The site is located within Flood Zone 3. Comprehensive redevelopment would be required but multiple land ownership reduces achievability. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS 154.
CFS353	Darwen Road	The site has planning permission for a Lidl food store, 43 retirement apartments, new sports pitches and car parking (refs 07518/19). This is being implemented with pre-commencement conditions being cleared. Site access is unsuitable being via a residential area and accessibility to the local road network is poor. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS353.
CFS372	University of Bolton Arena	The site is part of the Bolton Arena complex and consists of well used and maintained astroturf sport pitches. Industrial and Warehousing development would not be compatible with the adjacent outdoor sports pitches. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS372.

Site Ref	Site Name	Reason site is not suitable, available or achievable
CFS376	Hulton Park	This land has planning permission to be developed as a Ryder Cup Golf Course. It is not available for wider employment development. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS376.
CFS383 & CFS420	Ormstons Farm #1 & #2	Large area of farmland in sensitive Green Belt gap between Bolton, Horwich and Westhoughton. Site is constrained on three sides by M61 and railway lines with poor connectivity to footpaths and the transport network. The site is in a fundamental Green Belt gap between Bolton, Westhoughton and Horwich. Development of this site would result in the coalescence of the three towns, undermining fundamental Green Belt purpose b - “prevent towns merging into one another” These site are located more than 15 minutes walk away to the 10% most deprived LSOA. Ownership is fragmented with more than 5 owners across the two sites. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) refs CFS383 and CFS420.
CFS386	Between Europa Way and Hulme Road	Site is more suitable for residential use, unlikely to be deliverable for employment. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS386.
CFS388	Kearsley Golf Range	Significant road improvements required to create suitable access, likely not possible due to residential on either side of Moss Lane. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS 388.
CFS398	Scot Lane/Blackrod Industrial Estate	The site is currently in employment use. It is poor quality and in need of regeneration. The north of the site is predominantly light-industrial /manufacturing

Site Ref	Site Name	Reason site is not suitable, available or achievable
		units with ancillary yards and hard-standing. There is significant open storage including pallet storage within the site. The south of the site comprises of open greenfield land. Regeneration proposals put forward by the Neighbourhood Forum are to rebrand the site as a business park providing offices, incubator units, clean manufacturing, technology and research space. This would come with a new link road running from Scot Lane through the industrial estate to the junction of Manchester Road and the Blackrod Bypass. This would enable HGVs to avoid the T junction where Scot Lane meets Manchester Road. Bolton Council Highways view the link road as unviable, because the site is not of a sufficient scale to fund the link road. The site is currently in employment use and is protected for that use through the Blackrod Neighbourhood Plan and Local Plan Policy EC1. This will enable suitable regeneration and redevelopment proposals for the site to be supported should they come forward. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS398.
CFS413	North Car Parks	This land is allocated for mixed use development through Allocation BSA06 Burnden Way, Middlebrook. This does not include industrial/warehousing development. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS413.
CFS422	Dogholes Farm	Site was not selected for allocation in the emerging Local Plan. Site has poor labour accessibility, and residential adjacency limits use of site for industrial purposes. See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01).

Site Ref	Site Name	Reason site is not suitable, available or achievable
		See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS422.
CFS423	Regent Park Golf Course, west	Site was not selected for allocation in the emerging Local Plan. Site has poor road accessibility and does not form a natural extension of the existing industrial area. See Iceni Projects (2026) Bolton Employment Need and Land Study, Appendix 1, Employment Site Assessment (EVE01). See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS423.
CFS424	Salford Road, North	Site was not selected for allocation in the emerging Local Plan. Site is small in scale which limits viability and development potential, and is separated from existing employment development south of A6. See Iceni Projects (2026) Bolton Employment Need and Land Study, Appendix 1, Employment Site Assessment (EVE01). See Iceni Projects (2026) Bolton Employment Needs Study, Appendix 1, Employment Site Assessment (EVE01) ref CFS424.

15. Appendix C – ‘Call for Sites’

‘Call for Sites’ press release

HAVE YOUR SAY ON ‘BOLTON’S LOCAL PLAN - CALL FOR SITES’ AND OUTLINED DEVELOPMENTS

Tuesday, 4th Mar 2025

[Have Your Say on ‘Bolton’s Local Plan - Call for Sites’ and outlined developments – Bolton Council](#)

Bolton’s Local Plan shapes how we will use land to accommodate the future needs for housing, employment, infrastructure, and protected greenspaces in the future.

Landowners, developers and residents are asked to say what sites should, or should not be used, for development, as this will influence our long-term planning and policy developments.

This supports the Greater Manchester Places for Everyone Joint Development Plan

So please view Bolton’s Local Plan Call for Sites Map with areas marked for Green Belt and Existing Housing and Employment Allocations and Permissions, and have your say by completing the questionnaire here.

The questionnaire is currently live but closes on Monday 15 April.

Bolton Council’s Deputy Leader, Cllr Akhtar Zaman, said:

“Reviewing our Local Plan makes sure our planning policies more accurately represent the needs of Bolton residents.

“Keeping an up-to-date record of available land for various types of development is crucial for the future of our communities.

“It is important we balance the future needs of residents for new housing, employment, health, and leisure with the responsibility of preserving what makes Bolton special.”

If you need a paper copy or support completing the survey, please contact the Consultation Team on 01204 336584, leaving your name, contact details, address, and the title of the consultation which is: ‘Bolton’s Local Plan - Call for Sites’.

‘Call for Sites’ press

BOLTON COUNCIL WANTS YOU TO HAVE YOUR SAY ON THE LOCAL PLAN

Bolton News, 7th March 2025 [Bolton Council wants you to have your say on the local plan | The Bolton News](#)

People from across Bolton have been invited to help shape a “local plan” that sets out which sites across the borough could be suitable for development or protection.

The plan will set out how Bolton Council uses land to help accommodate the future needs for housing, employment, infrastructure and greenspaces across the borough.

Landowners, developers and residents have all been invited to ask what sites should or should not be used for purposes like these, which the authority says will influence their long-term planning.

Council deputy leader Cllr Akhtar Zaman said: “Reviewing our local plan makes sure our planning policies more accurately represent the needs of Bolton residents.

“Keeping an up-to-date record of available land for various types of development is crucial for the future of our communities.

“It is important we balance the future needs of residents for new housing, employment, health, and leisure with the responsibility of preserving what makes Bolton special.”

A questionnaire has now been launched inviting people to share their views on which sites they believe should be protected.

These includes green spaces, recreational sites and areas of biological importance.

But it also invites people to set out which sites they believe should be developed, which could be for housing, employment, commercial, community, retail or leisure purposes.

The local plan will be used to support the Greater Manchester wide Places for Everyone policy, which aims to be a blueprint for development across the city region for the next 15 years.

The blueprint was adopted by all but one of the Greater Manchester councils and sets out which spaces will be suitable for development.

In Bolton these meant removing 205 hectares of land from the green belt across three sites in the Bolton-Wigan Growth Corridor, while adding 8.3 hectares to it in Horwich.

The local plan will work within the Places for Everyone development, with the call for sites allowing the authority to identify a broad range of land options for development and protection.

The call for sites survey can be found on the active consultations section of Bolton Council’s website and will be open until Tuesday April 15 this year.

‘Call for Sites’ consultation webpage:

LOCAL PLAN: CALL FOR SITES – CONSULTATIONS

[Local Plan: Call for sites - Consultations – Bolton Council](#)

Tell us which Bolton sites / land might be suitable for development or protection

Bolton Council is currently inviting landowners, developers and residents to share with us land or sites that may be suitable for development or protection, in preparation for a Local Plan. This includes:

Sites that you think should be protected, i.e. green space, recreational sites, sites of biological importance; or

Sites that you think should be developed, i.e. housing, employment, commercial, community, retail, leisure.

This plan will help guide long-term planning and development in the borough. Other councils are carrying out similar exercises, enabling them to gather data on available land, which will also inform planning decisions and policy development.

Why is the Call for Sites being carried out?

In March 2024, nine Greater Manchester Districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) adopted the Places for Everyone Joint Development Plan (PfE), which is a long-term plan for jobs, new homes, and sustainable growth across the nine councils. PfE identified sites across Greater Manchester which were suitable for development. These can be viewed on the webpage: Places for Everyone – Bolton Council. Bolton Council's Local Plan aims to build on, and with, the work of PfE.

The Call for Sites is a crucial part of Bolton Council's Local Plan as it allows the council to identify a broad range of potential land options for development and protection, ensuring that future growth aligns with the borough's needs and goals. This process ensures that our Local Plan is transparent and inclusive, helping to create a Local Plan that supports housing, economic development, and infrastructure requirements, while also addressing our environmental goals.

What do I need to consider when highlighting a site for development or protection?

1. Location: We request that all sites suggested for development or protection are in a suitable location, as further explained in the National Planning Policy Framework.
2. Timeframe: There should be a reasonable prospect that the site will be available and could be viably developed during the 15-year Local Plan Period.
3. Multiple sites: You should submit a separate questionnaire for each potential site. If you have previously submitted a site and the information given is either incorrect or out of date, please also use this questionnaire to take the opportunity to provide additional or amended site information.

Please note: If a site is put forward, it does not mean it will be allocated for that use. Submitting details of a particular site is not the same as submitting a planning application. All submissions are made on a without prejudice basis. Please note that information on sites considered through the Call for Sites can be made openly available to the public and the information submitted will NOT be treated as confidential.

Useful documents: Map of existing housing and employment allocations and permissions.

‘Call for Sites’ response form questions:

1. Name
2. Company/Organisation
3. Address
4. Postcode
5. Telephone
6. Email
7. Site Address
8. Site Area (Hectares)
9. Current Use(s) and level of occupancy

10. Are there any existing buildings to be demolished? (If yes, please state the number of houses or the total floorspace (m²) of the commercial development).
11. Relevant Planning History
12. Proposed Use
13. Please tell us which of the following utilities the site has access to.
14. Is there land in other ownership that must/should be required to develop the site? If yes, please provide details in the box below.
15. Does the site have any restrictive covenants or multiple ownership/titles relating to it? If yes, please provide details in the box below.
16. Are there any known environmental restraint i.e. Flood Risk/Tree Preservation Orders/ Biodiversity and Nature Conservation interests/other features? If yes, please provide details in the box below.
17. Is the proposed site within Green Belt? If so, do you consider it to be Grey Belt (please provide an explanation of how it would meet NPPF Grey Belt tests)?
18. Does the site have any known contamination/pollution issues including any previous hazardous land uses? If yes, please provide details in the box below.
19. Does the site have any access constraints? If yes, please provide details in the box below.
20. Are there any significant topographical constraints affecting the site i.e. Land Levels, Slopes, and Ground Conditions. If yes, please provide details in the box below.
21. If there are any constraints identified above, could you propose any design interventions in the box below?
22. Name(s)
23. Address(es)
24. If you are not the owner, or own part of the site, has the owner indicated support for the proposed development?
25. Please indicate the timescale for developability.
26. Can you explain why you made this assessment?
27. What is your approximate delivery per annum for your developable site?
28. How many builders do you anticipate being on site? Please state an approximate number.
29. At this time, do you have an approximate development schedule? If yes, please provide a brief description.