

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

## **Annex D:**

**Site assessment proforma for proposed site for  
Travelling Showpeople**

## 532 The Alders



| 1. OVERVIEW                                  |                                              |
|----------------------------------------------|----------------------------------------------|
| Address                                      | Thicketwood Road, Tonge Moor, Bolton BL2 3TR |
| Ward                                         | Tonge with the Haulgh                        |
| Previously developed land                    | No                                           |
| Proposed land use                            | Travelling Showpeople                        |
| Gross site area (hectares)                   | 4.26                                         |
| Assessed capacity (residential units)        |                                              |
| 2. BASELINE DATA                             |                                              |
| a. Flood Risk                                |                                              |
| - Flood Zone 2                               | No                                           |
| - Flood Zone 3                               | No                                           |
| b. Bio- and Geodiversity                     |                                              |
| - Site of Special Scientific Interest (SSSI) | No                                           |
| - Site of Biological Importance (SBI)        | No                                           |
| - Local Nature Reserve (LNR)                 | No                                           |
| - Ancient Woodland                           | No                                           |
| - Tree Protection Order (TPO)                | No                                           |
| - Agricultural Classification                | Poorer than 3a                               |
| c. Minerals Safeguarding                     |                                              |

|                                     |                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| - Brick Clay                        | Yes                                                                                                                                                                                                                                                                                                      |
| - Coal                              | Yes                                                                                                                                                                                                                                                                                                      |
| - Sand & Gravel                     | No                                                                                                                                                                                                                                                                                                       |
| - Sandstone                         | No                                                                                                                                                                                                                                                                                                       |
| d. Coal                             |                                                                                                                                                                                                                                                                                                          |
| - Mineshafts                        | No                                                                                                                                                                                                                                                                                                       |
| - Mine Entry                        | No                                                                                                                                                                                                                                                                                                       |
| - Mine Entry Zone of Influence      | No                                                                                                                                                                                                                                                                                                       |
| - Surface Hazard                    | No                                                                                                                                                                                                                                                                                                       |
| - Probable Shallow Workings         | No                                                                                                                                                                                                                                                                                                       |
| - Past Shallow Workings             | No                                                                                                                                                                                                                                                                                                       |
| - Coal Field                        | No                                                                                                                                                                                                                                                                                                       |
| - Surface Coal Mining               | No                                                                                                                                                                                                                                                                                                       |
| e. Landscape Character              |                                                                                                                                                                                                                                                                                                          |
| - Character Type                    | Incised Urban Fringe Valleys                                                                                                                                                                                                                                                                             |
| - Character Area                    | Eagley and Bradshaw Brooks                                                                                                                                                                                                                                                                               |
| - Sensitivity, residential          | Moderate-high                                                                                                                                                                                                                                                                                            |
| - Sensitivity, employment           | High                                                                                                                                                                                                                                                                                                     |
| f. Heritage                         |                                                                                                                                                                                                                                                                                                          |
| - Listed Buildings, Grade I         | No                                                                                                                                                                                                                                                                                                       |
| - Listed Buildings, Grade II*       | No                                                                                                                                                                                                                                                                                                       |
| - Listed Buildings, Grade II        | No                                                                                                                                                                                                                                                                                                       |
| - Registered Park / Garden          | No                                                                                                                                                                                                                                                                                                       |
| - Scheduled Monument                | No                                                                                                                                                                                                                                                                                                       |
| - Conservation Area                 | No                                                                                                                                                                                                                                                                                                       |
| - Historic Environment Record (HER) | No                                                                                                                                                                                                                                                                                                       |
| g. Connectivity                     |                                                                                                                                                                                                                                                                                                          |
| - <800m to town or district centre  | No                                                                                                                                                                                                                                                                                                       |
| - <800m to a train station          | Yes                                                                                                                                                                                                                                                                                                      |
| - <1600m to a train station         | Yes                                                                                                                                                                                                                                                                                                      |
| - Connectivity Level, max (DfT)     | 65                                                                                                                                                                                                                                                                                                       |
| - Accessibility Level (GMAL)        | 5                                                                                                                                                                                                                                                                                                        |
| <b>3. SUITABILITY</b>               |                                                                                                                                                                                                                                                                                                          |
| a. Access to site                   | <b>Amber:</b> Potentially unsuitable<br>There are access constraints which could potentially be mitigated, subject to highways investment to address the lack of footpath provision on The Alders.                                                                                                       |
| b. Capacity of utilities            | <b>Green:</b> Potentially suitable<br>There are no major constraints for digital, water, electricity or gas capacity that will prevent development                                                                                                                                                       |
| c. Contamination                    | <b>Green:</b> Potentially suitable<br>There is no identified contamination on this site.                                                                                                                                                                                                                 |
| d. Noise                            | <b>Amber:</b> Potentially unsuitable<br>There may be noise issues on the site which require mitigation. This site may be unsuitable for the storage of fairground rides, transporters and associated equipment whose movement and maintenance in close proximity to residential properties has potential |

|                                   |                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| e. Ground conditions              | <b>Amber:</b> Potentially unsuitable<br>The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay and surface coal.                                                                                                                                                           |
| f. Flood risk                     | <b>Amber:</b> Potentially unsuitable<br>The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA finds that the site would not be required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must be proven that the development could be safe for its lifetime.                        |
| g. Bio- and geodiversity          | <b>Amber:</b> Potentially unsuitable<br>The site is adjacent to designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. The Castle Croft and Bradshaw Brook SBI is located directly adjacent to this site.                                                                                            |
| h. Landscape and open space       | <b>Amber:</b> Potentially unsuitable<br>The site does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.                                                                                             |
| i. Historic environment           | <b>Green:</b> Potentially suitable<br>There are no identified historic environment assets on the site.                                                                                                                                                                                                                                                         |
| j. Townscape character            | <b>Amber:</b> Potentially unsuitable<br>The site is located on open land disconnected from existing settlements.                                                                                                                                                                                                                                               |
| k. Connectivity and accessibility | <b>Amber:</b> Potentially unsuitable<br>The site is located outside of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. |
| l. Road network                   | <b>Green:</b> Potentially suitable<br>The capacity of this site is below the threshold of significance for traffic impacts on the road network.                                                                                                                                                                                                                |
| <b>4. ASSESSMENT</b>              |                                                                                                                                                                                                                                                                                                                                                                |
| a. Suitable                       | <b>Amber:</b> No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper                                                                                                                                                                                                  |
| b. Available                      | <b>Green:</b> Promoted for allocation in the Local Plan with no legal or ownership constraints identified                                                                                                                                                                                                                                                      |
| c. Achievable                     | <b>Green:</b> Available for development, no exceptional costs identified.                                                                                                                                                                                                                                                                                      |

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| d. Conclusion  | <b>Amber:</b> Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances. |
| e. Deliverable |                                                                                                                                                                                          |
| f. Developable |                                                                                                                                                                                          |

