

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

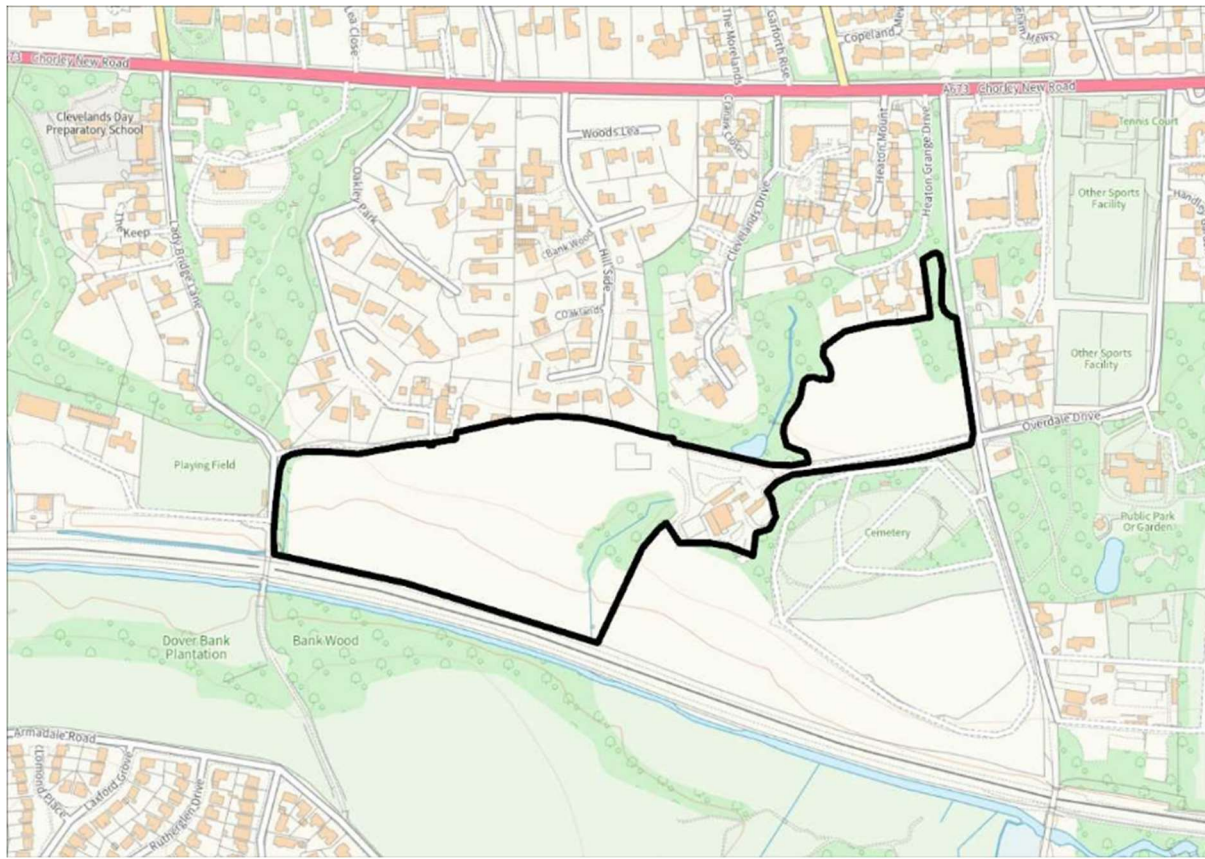
Annex B:

**Site assessment proforma for proposed sites in
Other Protected Open Land (OPOL)**

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019 Heaton Grange (Atkinson's Farm)



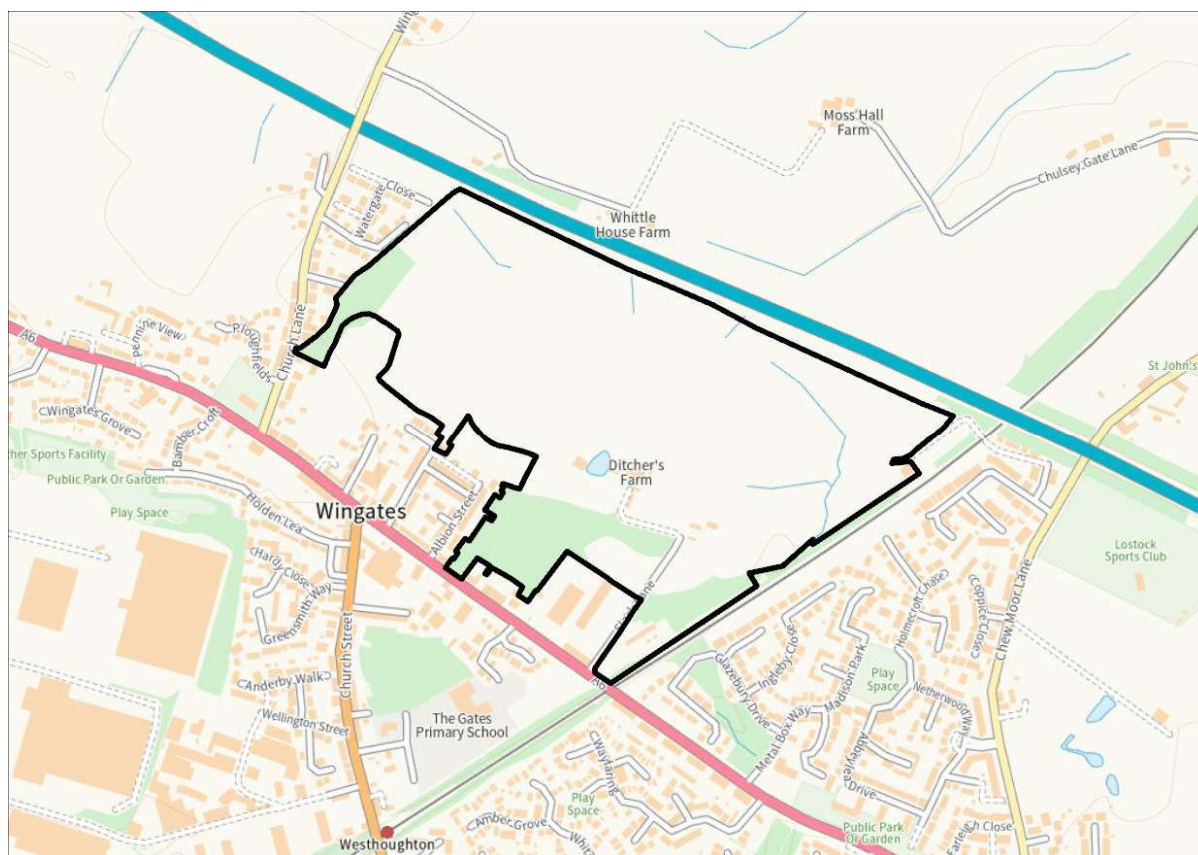
1. OVERVIEW	
Address	Overdale Drive, Heaton, Bolton BL1 5BU
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	7.90
Assessed capacity (residential units)	98
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and 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)	Yes

- 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	Middle Brook
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	Full
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	65
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site is possible from Overdale Drive one-way system, subject to highways investment to address narrow carriageway widths and the absence of pedestrian facilities in places.
b. Capacity of utilities	Green: Potentially suitable

	There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield, and it inclines steeply to the south.
f. Flood risk	Amber: Potentially unsuitable Part of the site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended the site for a Level 2 SFRA. Should the site come forward for development, detailed work on flood risk would need to be undertaken.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. The site contains both individual and group TPOs.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. The site is located within a conservation area and adjacent to a historic cemetery.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built-up area, on open land between a mature suburb and a cemetery. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It currently has fair access to local services and amenities and to public transport services including buses on Chorley New Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies.

l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, predominantly OPOL land, policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

076 Ditchers Farm



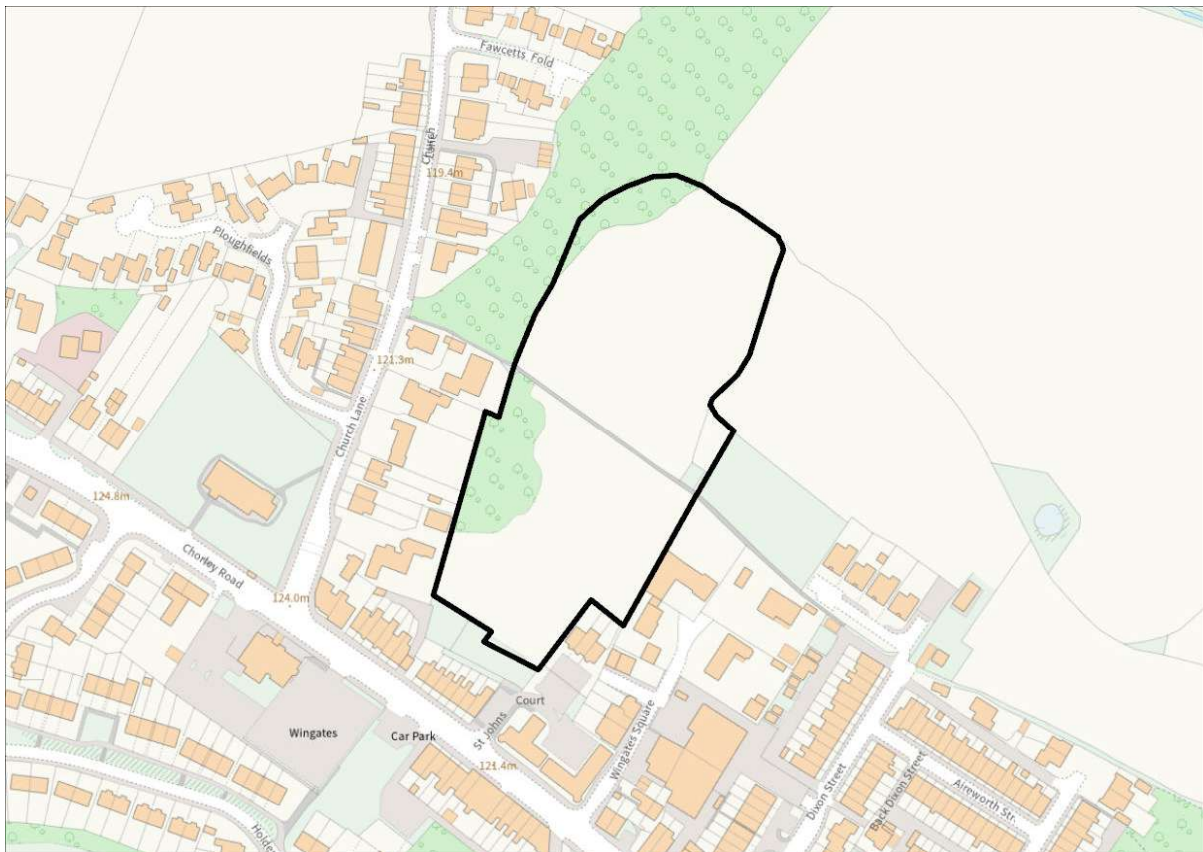
1. OVERVIEW	
Address	Slack Lane, Westhoughton, Bolton BL5 3LB
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	33.76
Assessed capacity (residential units)	736
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
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)	67
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access from the A6 is viable but subject to land acquisition and assembly, including Council-owned land adjacent to Albion Street. Slack Lane and its junction with the A6 is unsuitable for
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Amber: Potentially unsuitable

	There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Amber: Potentially unsuitable 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	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A designated green corridor traverses the site.
h. Landscape and open space	Green: Potentially suitable The site is located at the edge of an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site. It is located within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable A historic farm, associated structures and other entries in the Historic Environment Record are located on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land between the built up area and the M61 motorway, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m and bus services on Chorley Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts some localised congestion in the area at peak times.
4. ASSESSMENT	

a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

240 Church Lane, east of



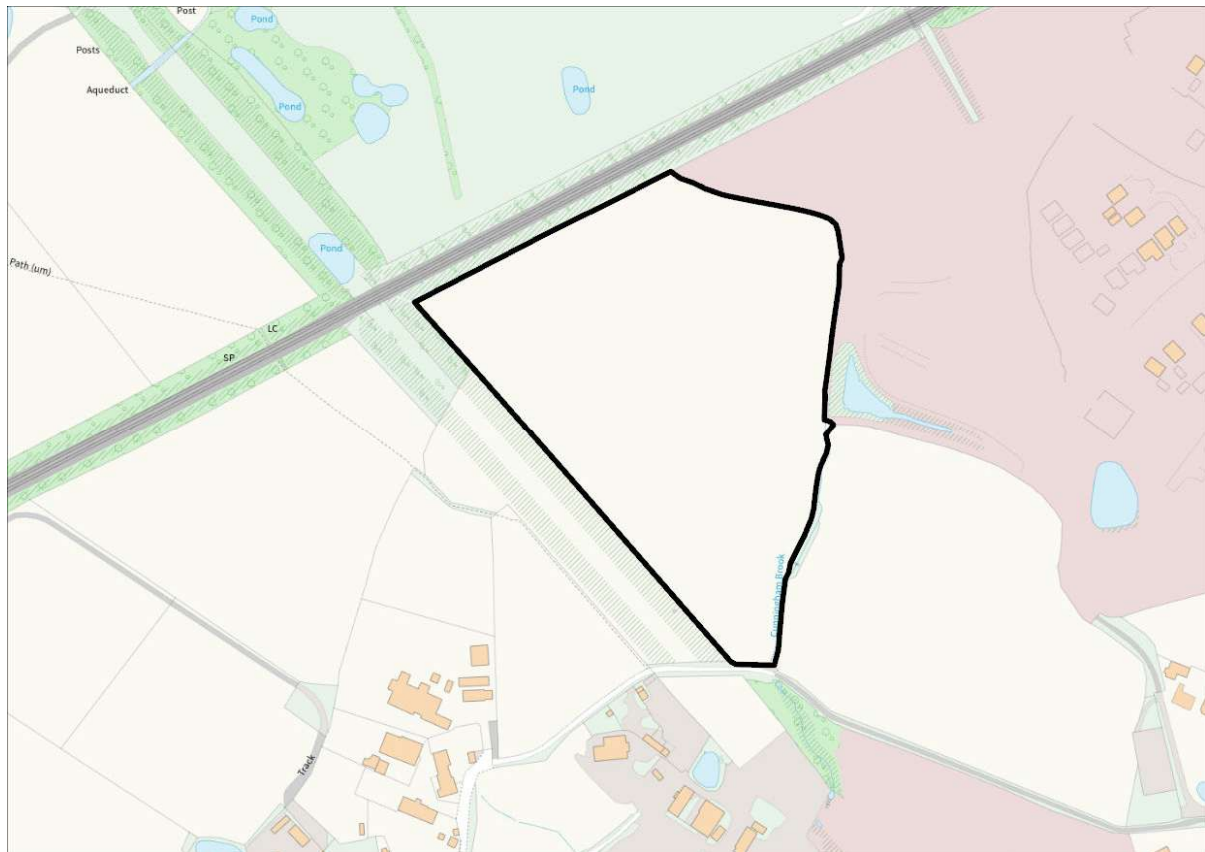
1. OVERVIEW	
Address	Wingates, Westhoughton, Bolton BL5 3PS
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.78
Assessed capacity (residential units)	87
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	No
- Coal	No
- 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	None
- Character Area	None
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- 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)	67
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible via third-party land.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Green: Potentially suitable There is no identified contamination on this site.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	identified coalfield and mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 2 SFRA was conducted for this site in conjunction with Site 076, and found that the combined 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	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the urban area, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. 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	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber:

	OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

289 Bowlands Hey, west of



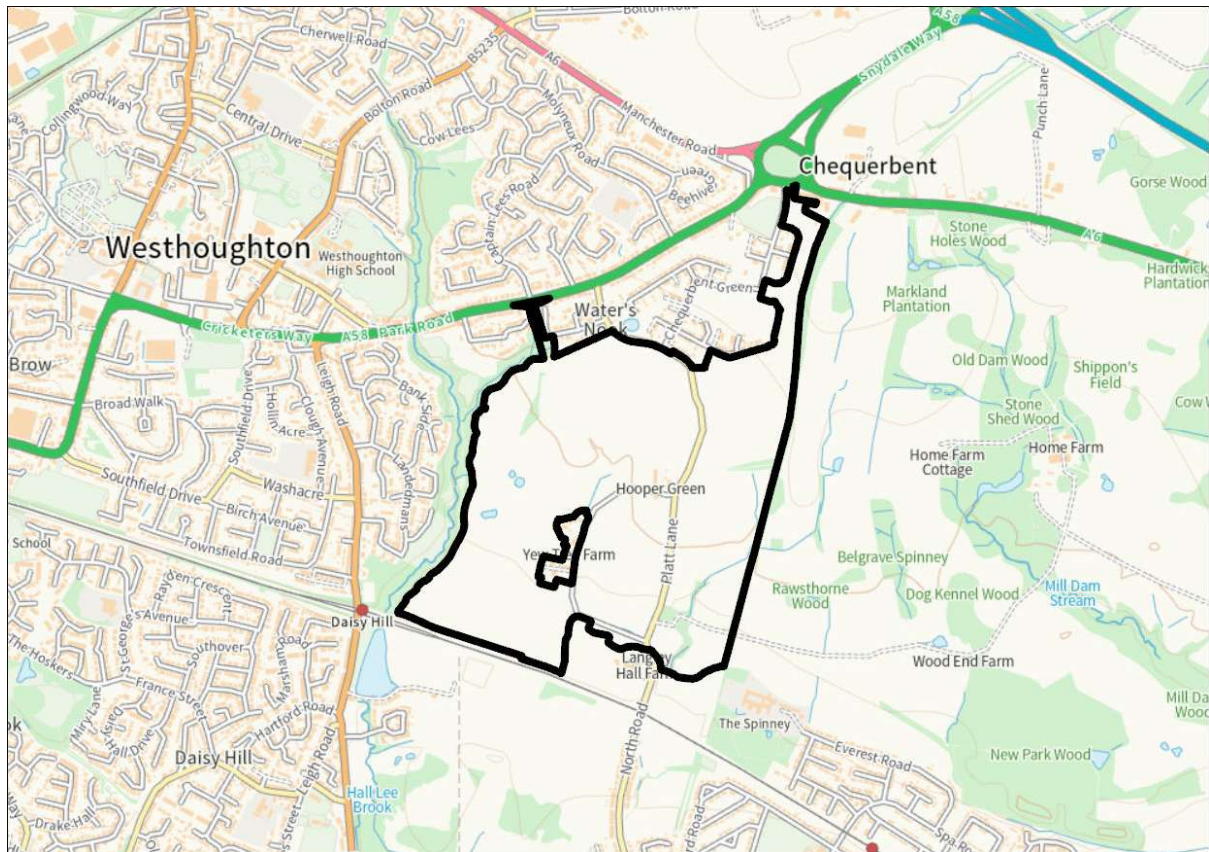
1. OVERVIEW	
Address	Bowlands Hey, Westhoughton, Bolton BL5 2BY
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	3.32
Assessed capacity (residential units)	64
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- 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	Yes
- 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	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	58
- Accessibility Level (GMAL)	1
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible via new development on third-party land.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by transport noise associated with the adjacent railway.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA finds that the site would be required to pass the exception test, and that it would likely pass.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Industrial heritage assets are located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of a residential suburb and rail line. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site

	can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1
f. Developable	0

375 Lee Hall



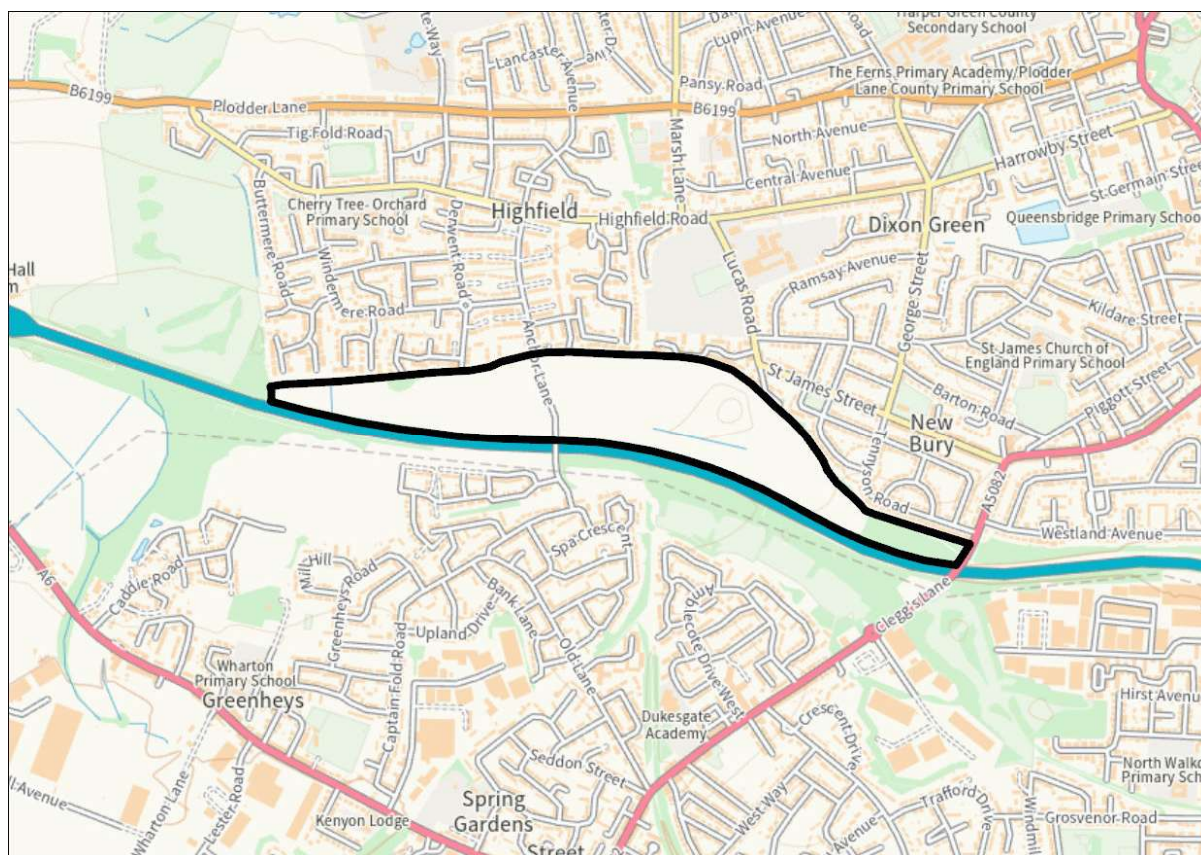
1. OVERVIEW	
Address	Manchester Road, Westhoughton, Bolton BL5 3WE
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Mixed Use
Gross site area (hectares)	79.00
Assessed capacity (residential units)	1,656
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	Yes
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	Yes
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	67
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Manchester Road and Park Road, including via Platt Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. Parts of the site have been identified as sites of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There are

	identified mineshafts on the site, and it overlies mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI and a Local Nature Reserve are located on the edge of this large site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Numerous agricultural heritage and industrial heritage assets are located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m and bus services on Park Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

380 Anchor Lane



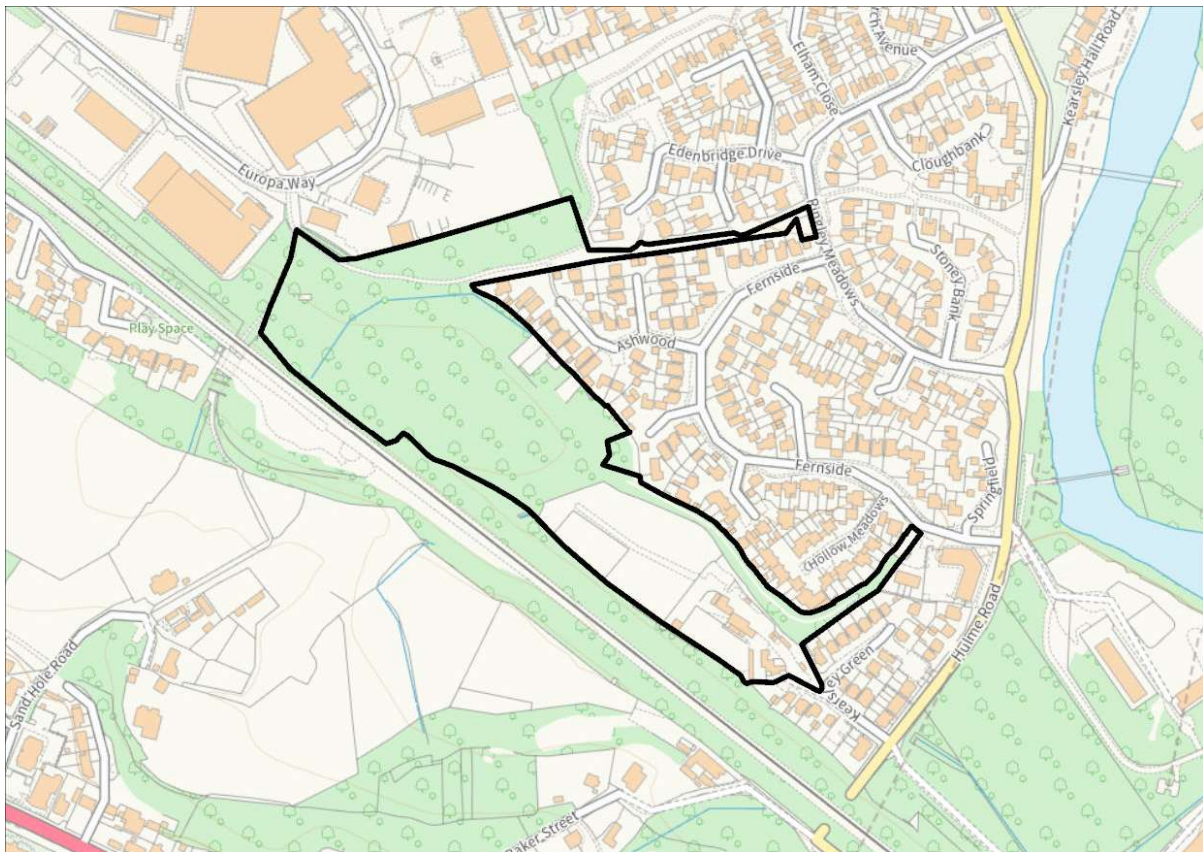
1. OVERVIEW	
Address	Anchor Lane, Farnworth, Bolton BL4 0QX
Ward	Farnworth South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	28.22
Assessed capacity (residential units)	494
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	77
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Anchor Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Green: Potentially suitable There is no identified contamination on this site.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise from the M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and probable shallow workings with numerous mineshafts. It also overlies mineral

	safeguarding areas for brick clay, sandstone and surfac
f. Flood risk	Amber: Potentially unsuitable 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	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable .The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable An agricultural heritage asset is located on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Green: Potentially suitable The site is well-connected and accessible. It has a DfT Connectivity Score of 75 or more. It currently has fair access to local services and amenities and to public transport services
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.

e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

386 Europa Way, south of



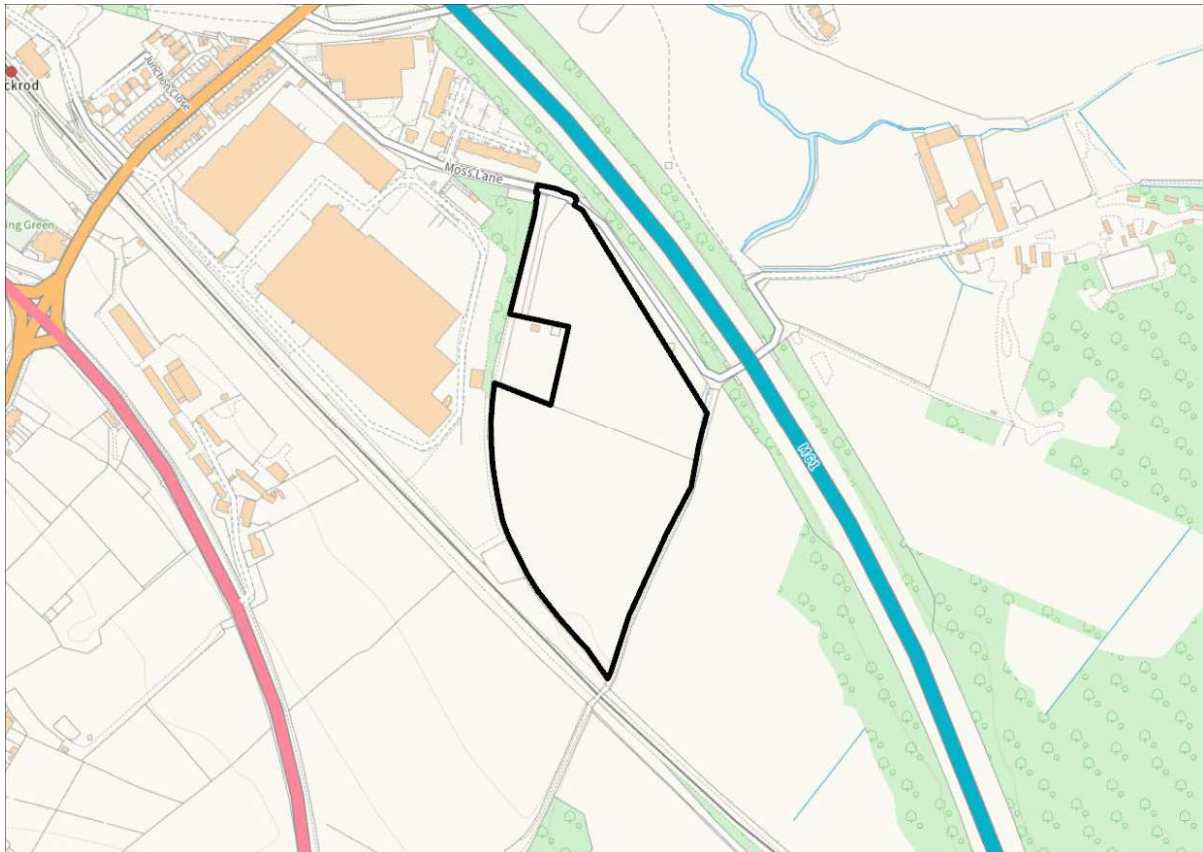
1. OVERVIEW	
Address	Europa Way, Radcliffe, Manchester M26 1EG
Ward	Kearsley
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	5.43
Assessed capacity (residential units)	149
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Class 2
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	River Irwell (south Bury) and River Croal
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- 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)	64
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Europa Way and Kearsley Green.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as site of a former landfill.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by noise from commercial activities and by railway noise.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	identified coalfield and proable shallow workings, and mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could potentially be mitigated. The Level 1 SFRA recommended the site for a Level 2 SFRA. Should the site come forward for development, detailed work on flood risk would need to be undertaken.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. The site sits within a scattered pocket of best and most versatile agricultural land, with two very small areas of Grade 2 1
h. Landscape and open space	Amber: Potentially unsuitable The site does not include a designated Accessible Green Space, but does include part of a Recreation Site which would need to be retained or reprovided and enhanced. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable An industrial heritage asset is located on the site.
j. Townscape character	Green: Potentially suitable The site is located on a field at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m and bus services on Manchester Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, OPOL policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: OPOL land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in the Local Plan if needed.
e. Deliverable	Phase 1
f. Developable	0

434 Moss Lane



1. OVERVIEW	
Address	Moss Lane, Blackrod, Bolton BL6 5GH
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.29
Assessed capacity (residential units)	118
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	Yes
- 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	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- 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)	53
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Moss Lane, subject to highways investment to address the narrow road width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the adjacent M61, and by noise

	associated with industrial and commercial activities.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are non-designated heritage assets located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement with a fragmented townscape setting. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to its modest size, and in the absence of nearby development sites of scale, there is little scope to support improvements necessary for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. OPOL policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	
f. Developable	

460 New Heys Delph



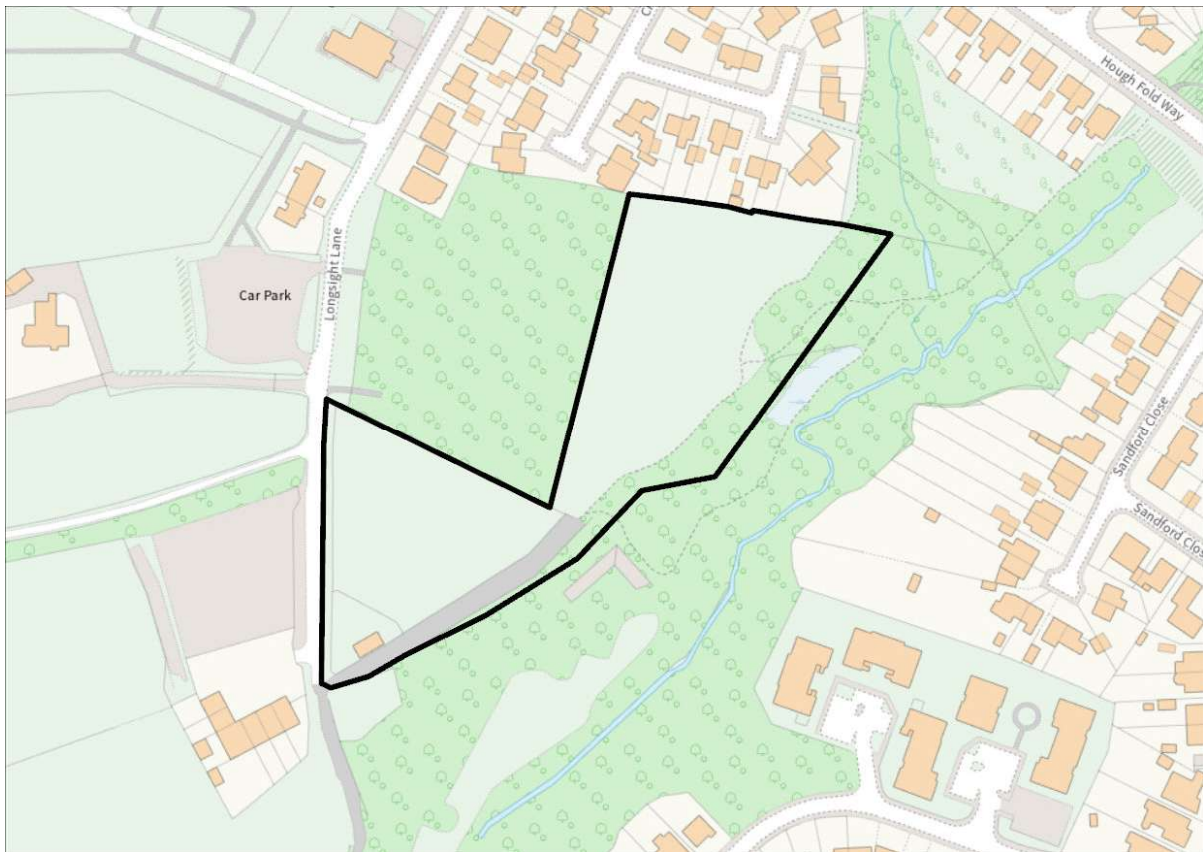
1. OVERVIEW	
Address	Rear of Catterall Crescent, Bradshaw, Bolton BL2 4AD
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.36
Assessed capacity (residential units)	35
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
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	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	Full
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	60
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Red: Unsuitable Previous planning application refused due to substandard site access
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A small area of group TPOs and one individual TPO are located along the site boundary.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and within landscape character area of moderate sensitivity to housing development.
i. Historic environment	Red: Unsuitable A previous planning application was refused due to detrimental impact on the conservation area of residential development in principle.
j. Townscape character	Green: Potentially suitable The site is located on a historic farm site at the edge of a residential village. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: Absolute constraints that cannot be mitigated
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development and no current or future development promoter

e. Deliverable	Phase 1
f. Developable	0

476 Longsight Lane, east of



1. OVERVIEW	
Address	Longsight Lane, Harwood, Bolton BL2 3JJ
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.46
Assessed capacity (residential units)	55
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)	Yes
- 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	None
- Character Area	None
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	67
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Longsight Lane, subject to highways investment to address the narrow access width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as part of a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable

	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	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 1 SFRA was conducted for this site in conjunction with Site 432, and proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Red: Unsuitable An SBI is present on the southern edge of the site. Planning permission has previously been refused due to veteran trees.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area and adjoins a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There is a non-designated heritage asset located on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the urban area, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located within/ at the edge of an/ outside of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800/ 1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site and together with adjoining sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: Absolute constraints that cannot be mitigated
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development and no current or future development promoter
e. Deliverable	Phase 1
f. Developable	0