

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

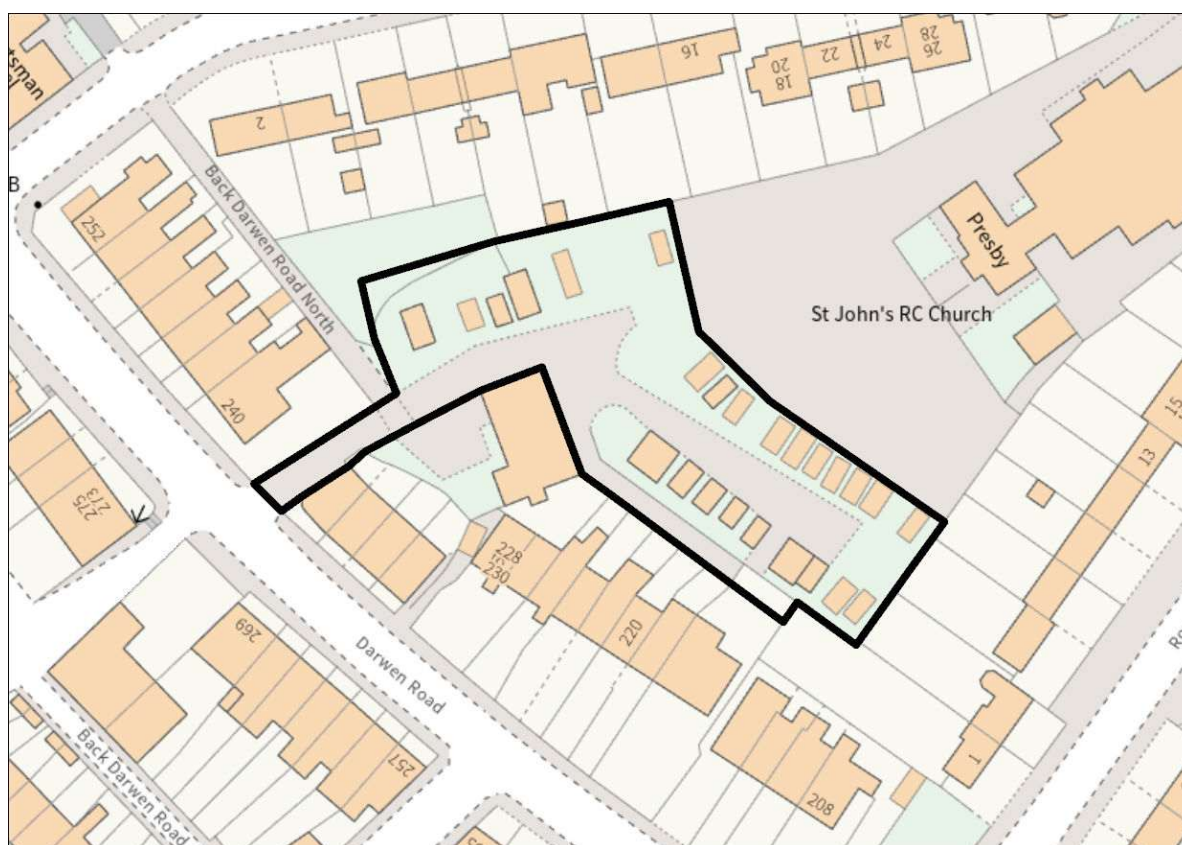
Annex A:

**Site assessment proformas for proposed sites with
no policy constraints**

Contents

021 Darwen Road, rear of	3
029 Radcliffe Road, north.....	6
031 Holcombe Close, west.....	9
038 Century Lodge, north of	12
049 Quakerfields, east of	15
055 Gas Street, north of.....	18
061 Westpoint (Site 2).....	21
095 Site of former St Andrew's Chapel.....	24
334 St. Helena Road Car Park	27
342 Crompton Place	30
361 Former Withins Pub	34
399 The Grange, No. 2.....	37
407 Valley Leisure Park.....	41
410 Former Westhoughton Service Reservoir.....	45
413 Burnden Way, Middlebrook.....	48
417 Doris Avenue, south of.....	52
453 Windyhill Drive, south	56
455 Westpoint (Site 1).....	59
490 Greenroyd Avenue, Nos. 28-30.....	62
493 Back Seymour Road	65
494 Darley Court.....	68
497 Buckley Lane, Nos. 37-45	71
503 Sandhurst Drive.....	74
505 Cotton Tree Public House.....	77
508 Toppings Barn	80
515 Dover Street	83
522 Mawdsley Street, Nos. 20-28.....	86
523 Whitworth Street.....	89
529 Saville Street, east.....	92
653 Former Ikon site.....	95

021 Darwen Road, rear of

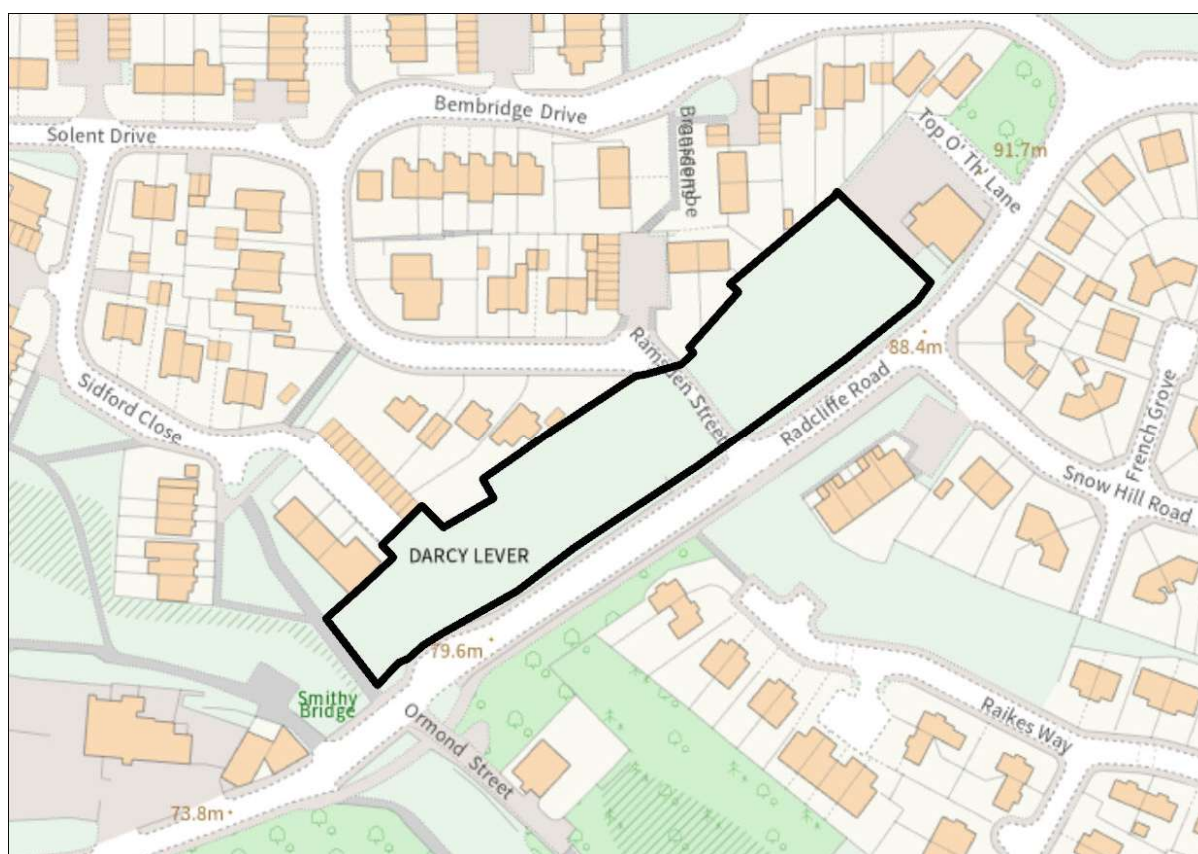


1. OVERVIEW	
Address	Darwen Road, Bromley Cross, Bolton BL7 9JG
Ward	Bromley Cross
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.23
Assessed capacity (residential units)	12
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	72
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is an existing access to the garages on site direct from Darwen Road.
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.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 within an enclosing perimeter block, 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 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	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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

029 Radcliffe Road, north

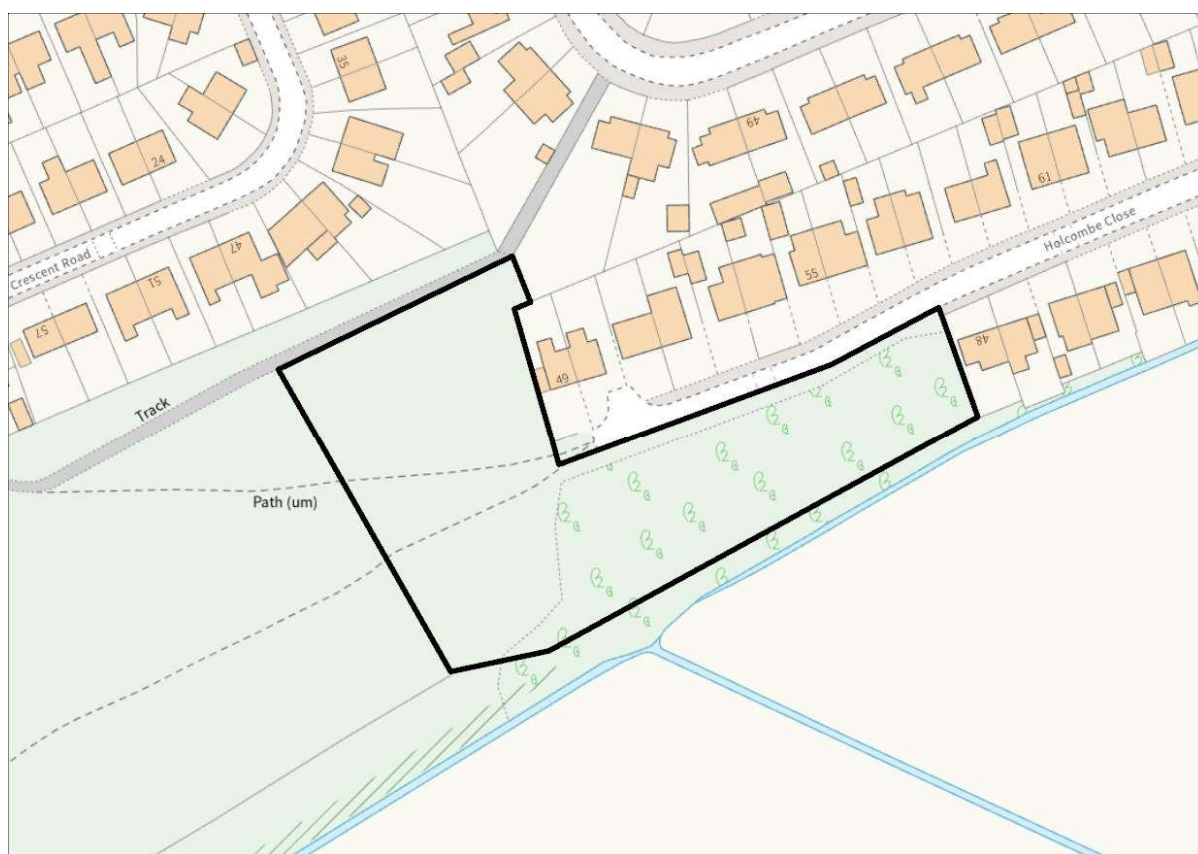


1. OVERVIEW	
Address	Radcliffe Road, Darcy Lever, Bolton BL3 1RU
Ward	Little Lever & Darcy Lever
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.47
Assessed capacity (residential units)	12
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	No
- Coal	No
- Sand & Gravel	No
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	63
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Radcliffe Road.
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.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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. There is a group TPO present in the middle of the site.
h. Landscape and open space	Green: Potentially suitable The site is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site. It 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 in a fragmented townscape setting, 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 an 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

031 Holcombe Close, west

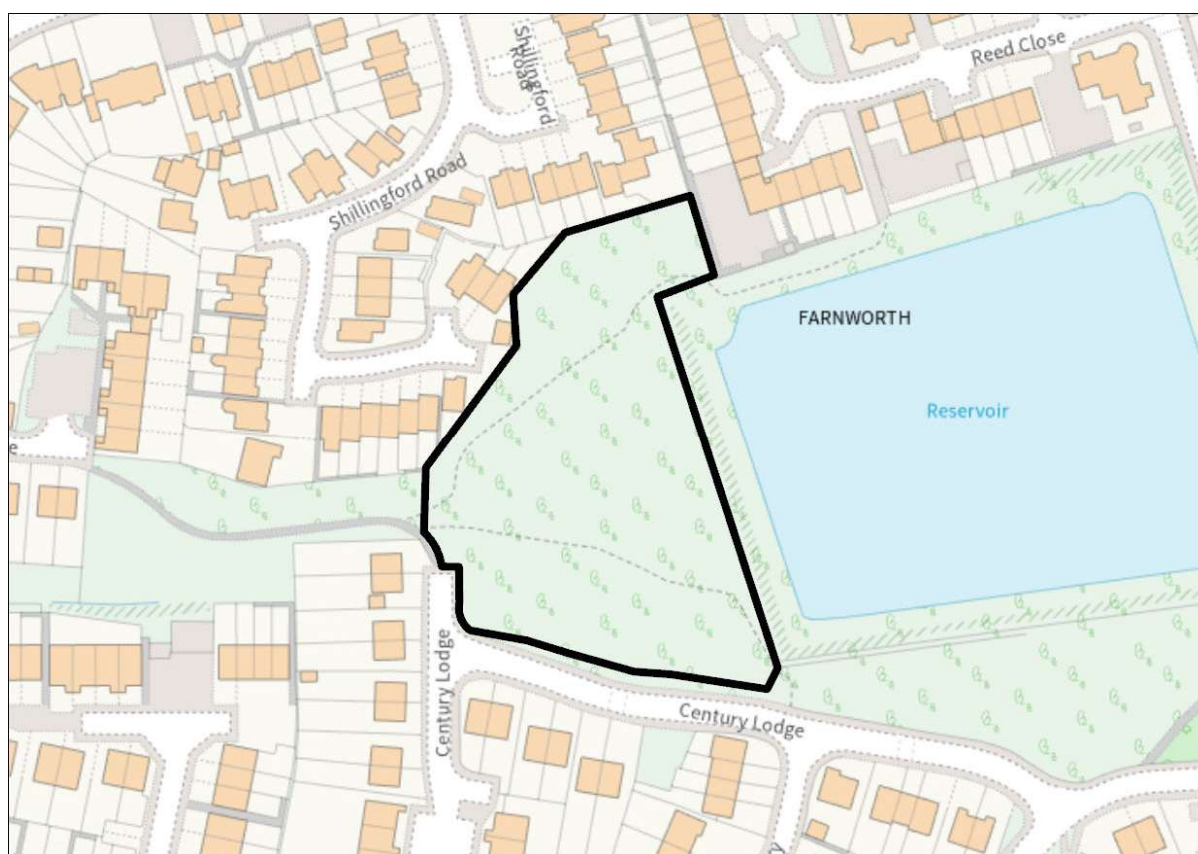


1. OVERVIEW	
Address	Holcombe Close, Kearsley, Bolton BL4 8JU
Ward	Kearsley
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.52
Assessed capacity (residential units)	14
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	69
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Holcombe Close.
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 shallow workings.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site. It 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 in a suburban residential setting 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 an 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

038 Century Lodge, north of



1. OVERVIEW	
Address	Century Lodge, Farnworth, Bolton BL4 9PS
Ward	Farnworth South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.71
Assessed capacity (residential units)	19
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	Yes
- Mine Entry	Yes
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	79
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Century Lodge.
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 shallow workings, with mine entries also present.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA found 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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a fragmented townscape setting 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	Green: Potentially suitable The site is well-connected and accessible. It is located within 800m of an urban centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

049 Quakerfields, east of

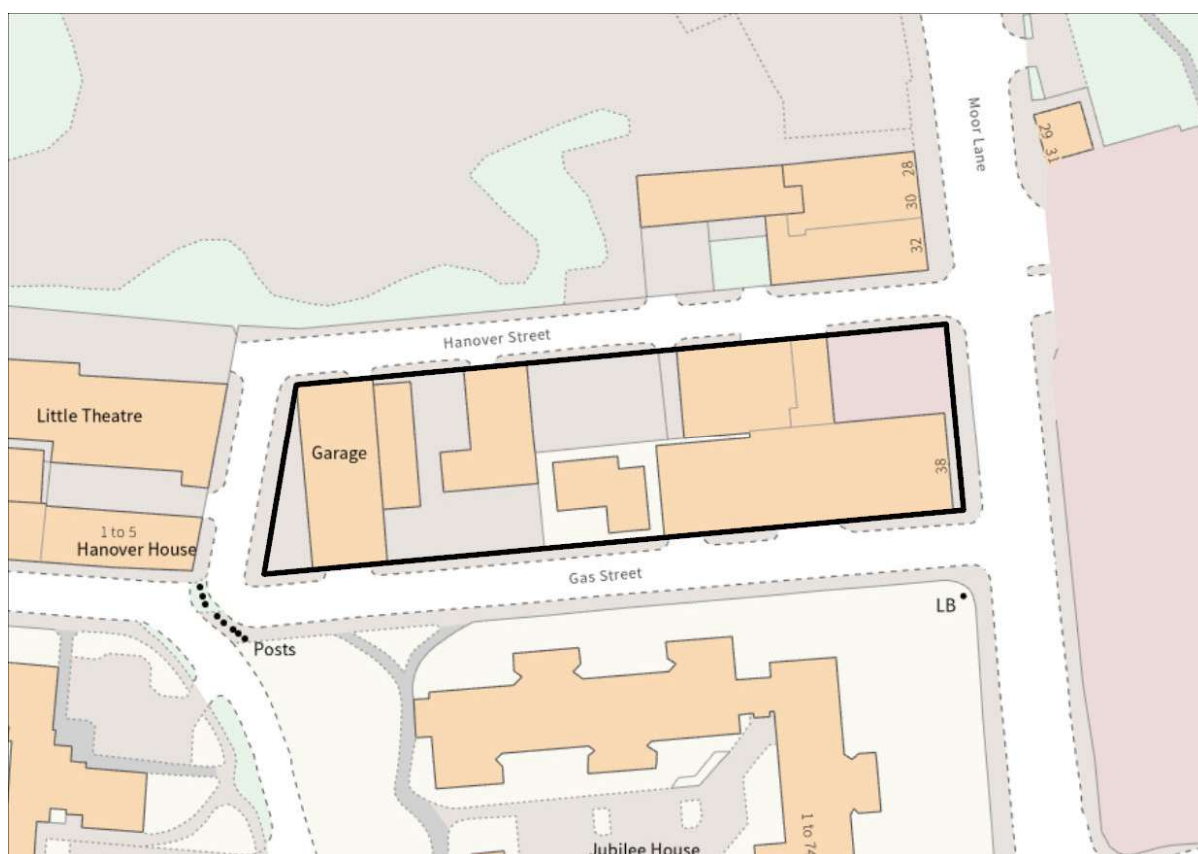


1. OVERVIEW	
Address	Quakerfields, Westhoughton, Bolton BL5 2BJ
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.35
Assessed capacity (residential units)	12
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	70
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Quakerfields.
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 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 identified coalfield.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a suburban residential setting on the edge of the built up area, 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. 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

055 Gas Street, north of

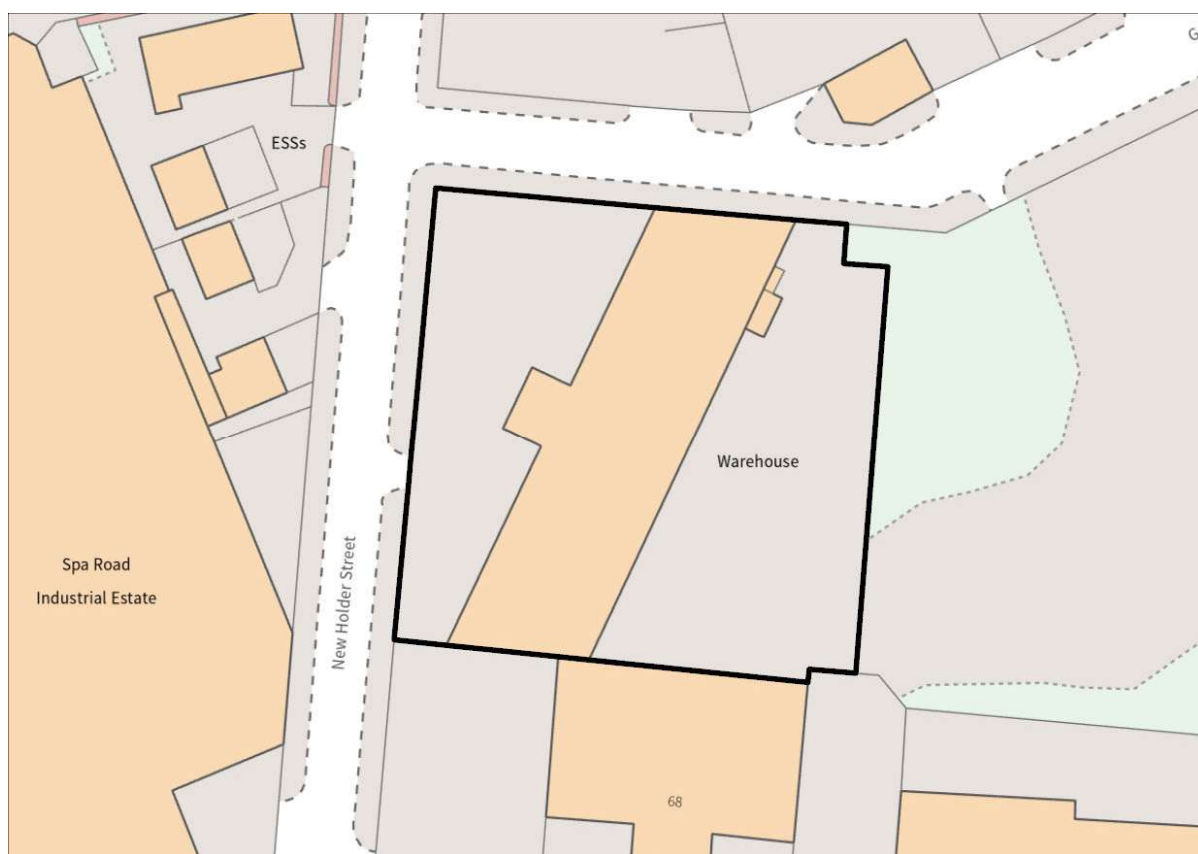


1. OVERVIEW	
Address	Gas Street, Bolton BL1 4TG
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.36
Assessed capacity (residential units)	25
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	84
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Gas Street or Hanover Street.
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. Part of the site 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 and possibly noise from 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.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a fragmented townscape setting at the edge of the town centre. It 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 is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2

061 Westpoint (Site 2)

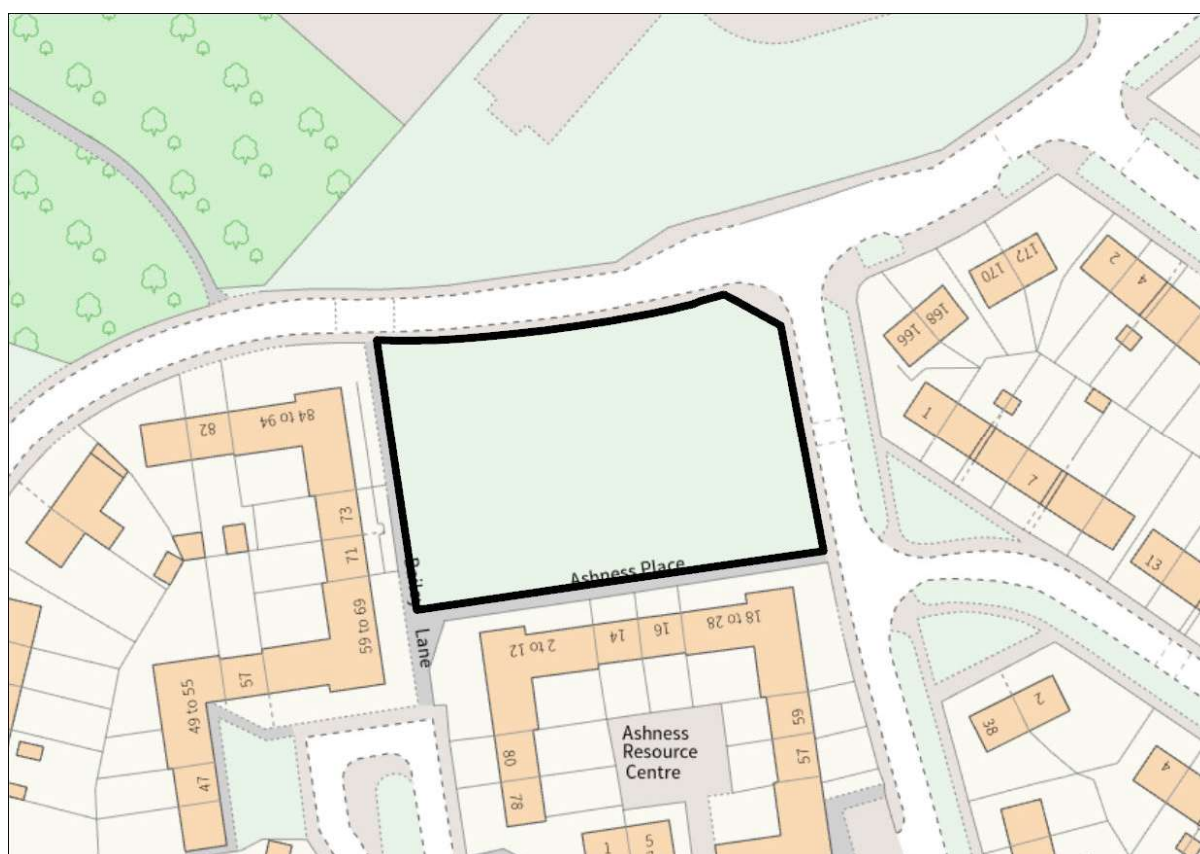


1. OVERVIEW	
Address	New Holder Street, Bolton BL1 4SN
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.26
Assessed capacity (residential units)	31
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	83
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from New Holder Street or Garside Street.
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 and possibly noise from commercial activities.
e. Ground conditions	Green: Potentially suitable There are no identified ground condition issues.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a fragmented townscape setting at the edge of the town centre. It 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 is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

095 Site of former St Andrew's Chapel

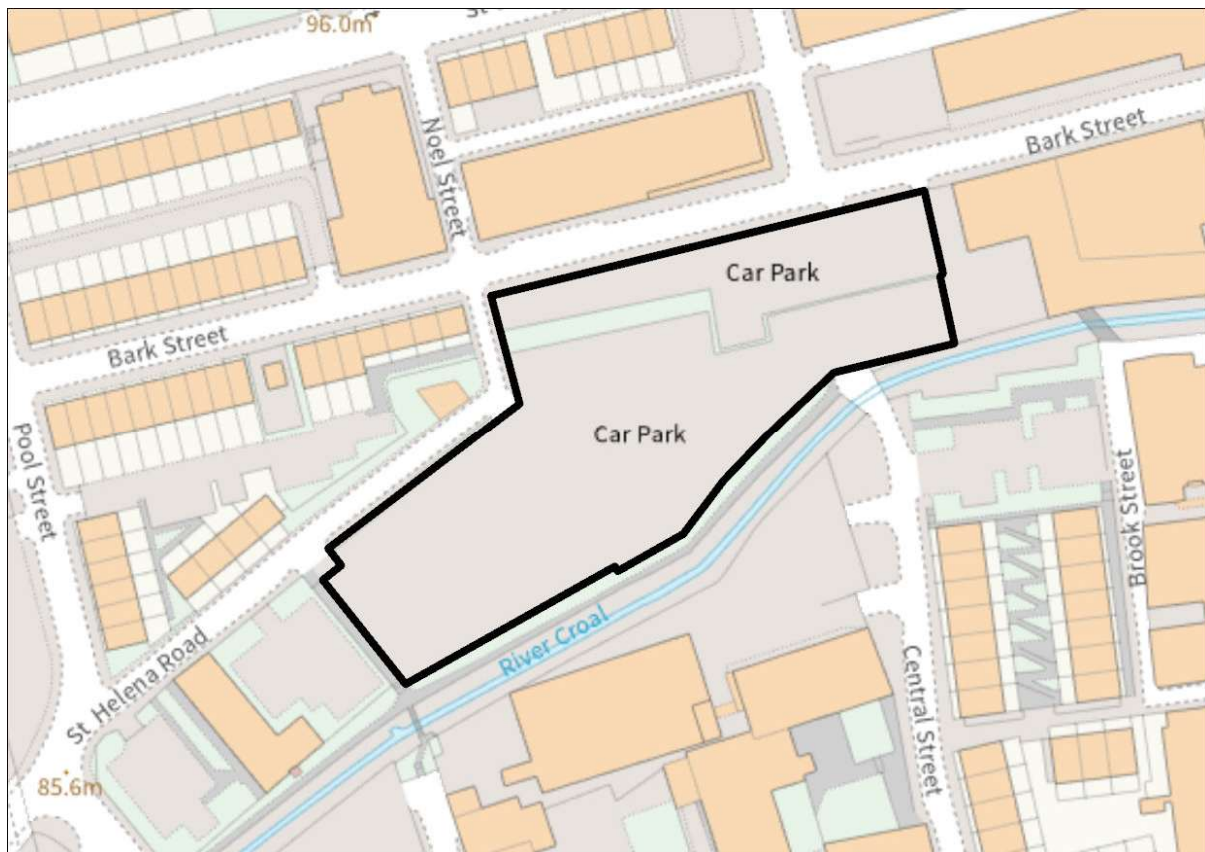


1. OVERVIEW	
Address	Newby Road, Breightmet, Bolton BL2 5EW
Ward	Breightmet
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.26
Assessed capacity (residential units)	9
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	67
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Newby Road.
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.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 previously developed land within an established suburban residential townscape setting, and in close proximity to a school and 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 an existing settlement. It currently has fair access to local services and amenities and to public transport services - including frequent bus services on Newby 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

334 St. Helena Road Car Park

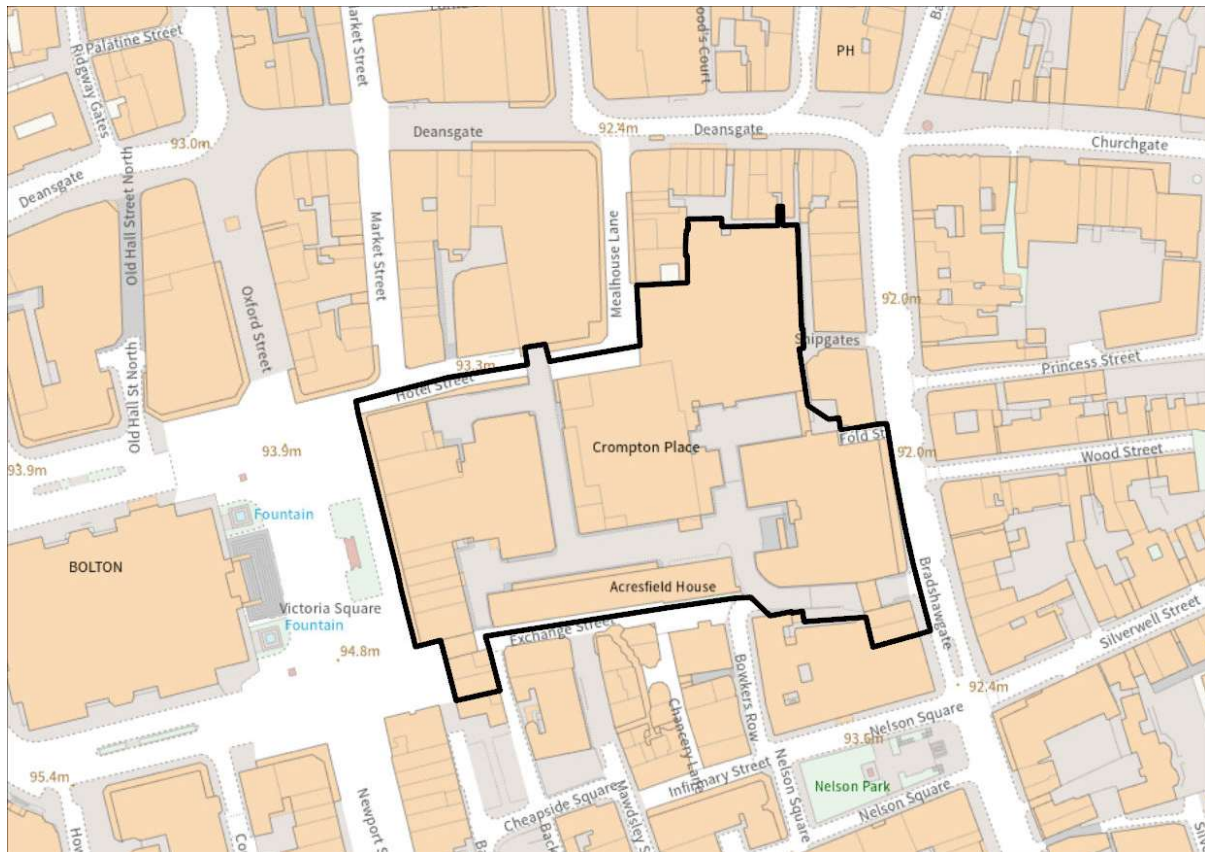


1. OVERVIEW	
Address	Bark Street, Bolton BL1 2JS
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.57
Assessed capacity (residential units)	58
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- 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	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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	84
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from St. Helena Road.
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 noise from late night entertainment activities.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
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	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site, however it adjoins a site which has a Grade II listed building.
j. Townscape character	Green: Potentially suitable The site is located with the town centre in a strong if fragmented townscape setting. It 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 is located within 800m of Bolton Town Centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2

342 Crompton Place



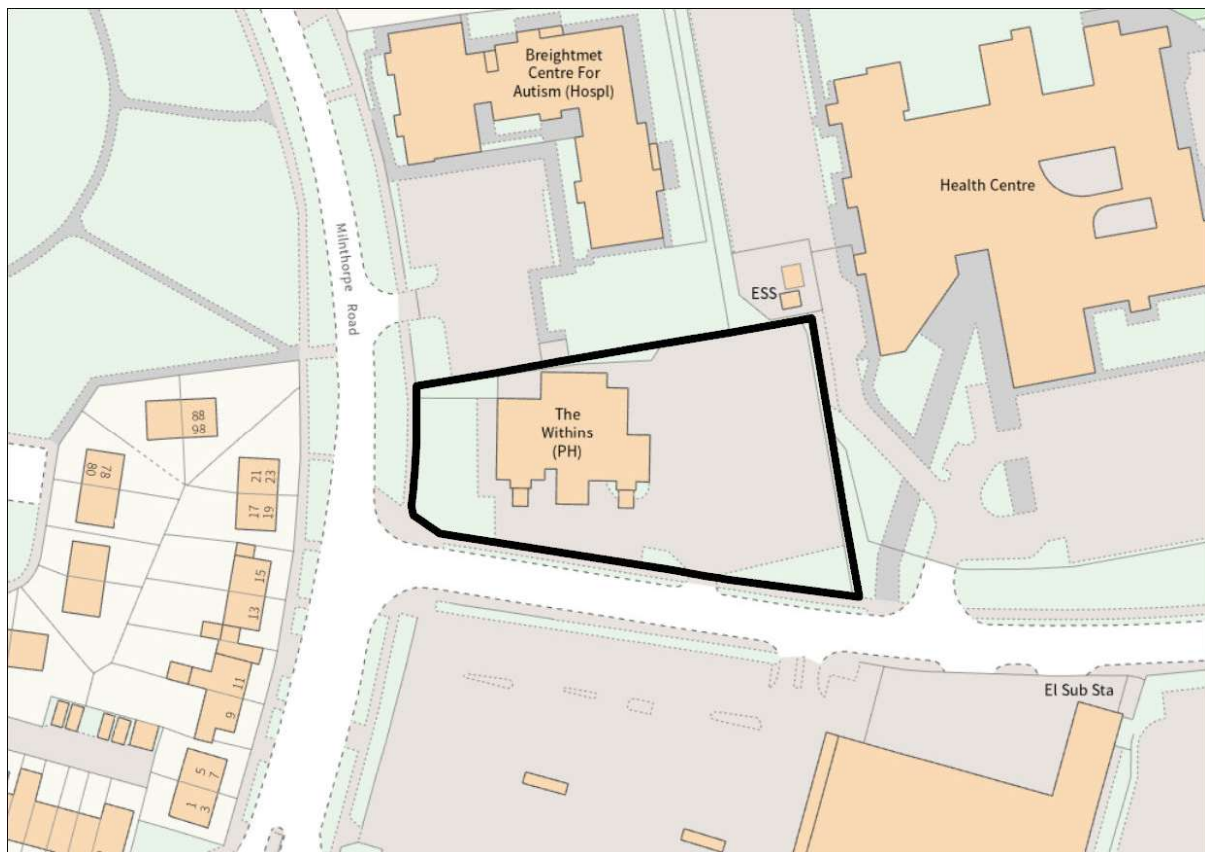
1. OVERVIEW	
Address	Victoria Square, Bolton BL1 1RJ
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Mixed Use
Gross site area (hectares)	1.77
Assessed capacity (residential units)	180
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Part
- 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)	85
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Victoria Square and Bradshawgate.
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. Part of the site 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, late night entertainment noise, and possibly noise from commercial activities.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies an identified coalfield and probable shallow workings.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 forms part of three conservation areas, and adjoins an additional two, with numerous designated and non-designated
j. Townscape character	Green: Potentially suitable The site is located within a strong townscape setting and fronts key town centre spaces and thoroughfares. It presents the opportunity for a design response of exceptional quality in accordance with national policy.
k. Connectivity and accessibility	Green: Potentially suitable The site is well-connected and accessible. It is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts network congestion near this location.
4. ASSESSMENT	
a. Suitable	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable

e. Deliverable	0
f. Developable	Phase 2

361 Former Withins Pub

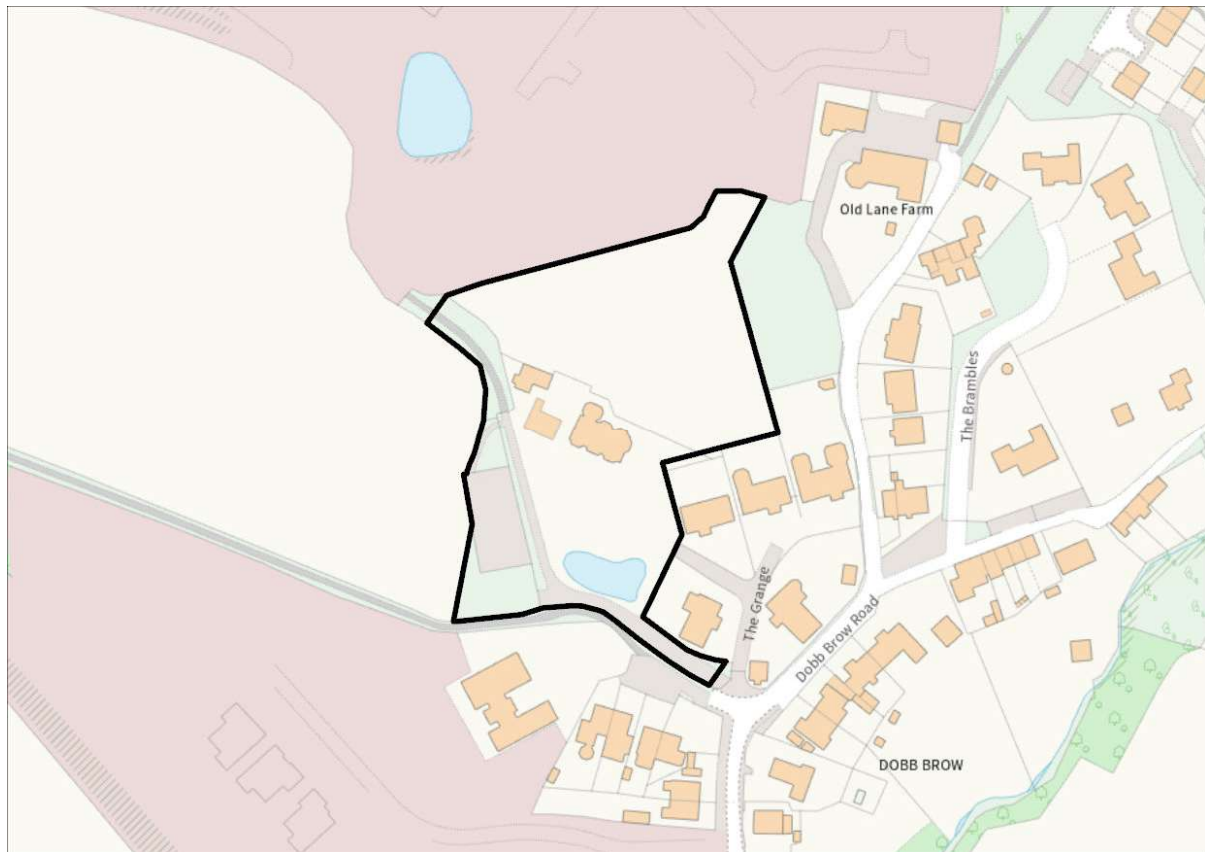


1. OVERVIEW	
Address	Milnthorpe Road, Brightmet, Bolton BL2 6PW
Ward	Brightmet
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.32
Assessed capacity (residential units)	22
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	None
- Sensitivity, employment	None
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	No
- Connectivity Level, max (DfT)	73
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Milnthorpe Road and Brightmet Fold 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 and possibly noise from 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.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a town centre with a fragmented townscape setting. 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 an existing settlement. It currently has fair access to local services and amenities. 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2

399 The Grange, No. 2



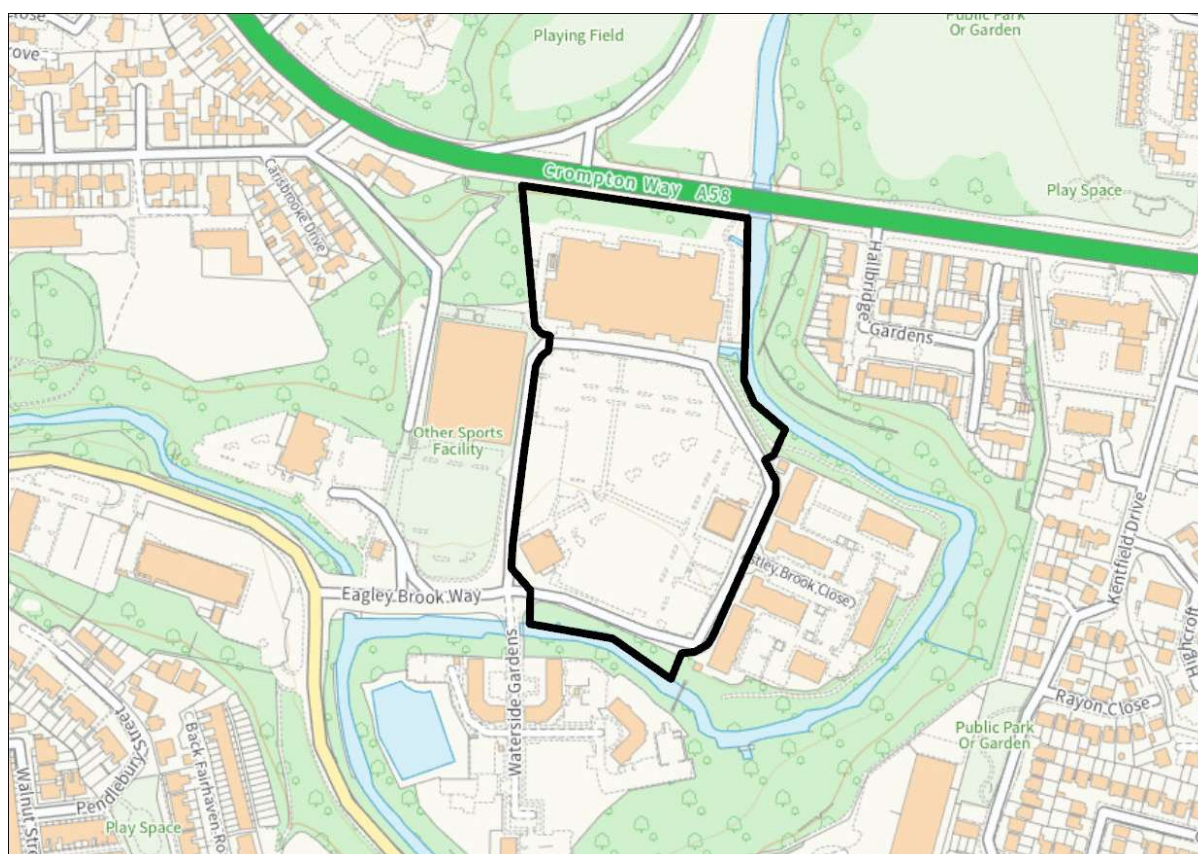
1. OVERVIEW	
Address	Dobb Brow Road, Westhoughton, Bolton BL5 2DQ
Ward	Westhoughton South
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	1.25
Assessed capacity (residential units)	37
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	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	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	65
- 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 Dobb Brow Road, subject to acquisition of third party land and 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	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 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 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 is located at the edge of the built-up area, and does not include any designated Accessible Green Space or Recreation Site. It adjoins a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable The site is located adjacent to a non-designated heritage asset, and may be part of a historic farm.
j. Townscape character	Green: Potentially suitable The site is located within an existing residential suburb, 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 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1

f. Developable	0

407 Valley Leisure Park



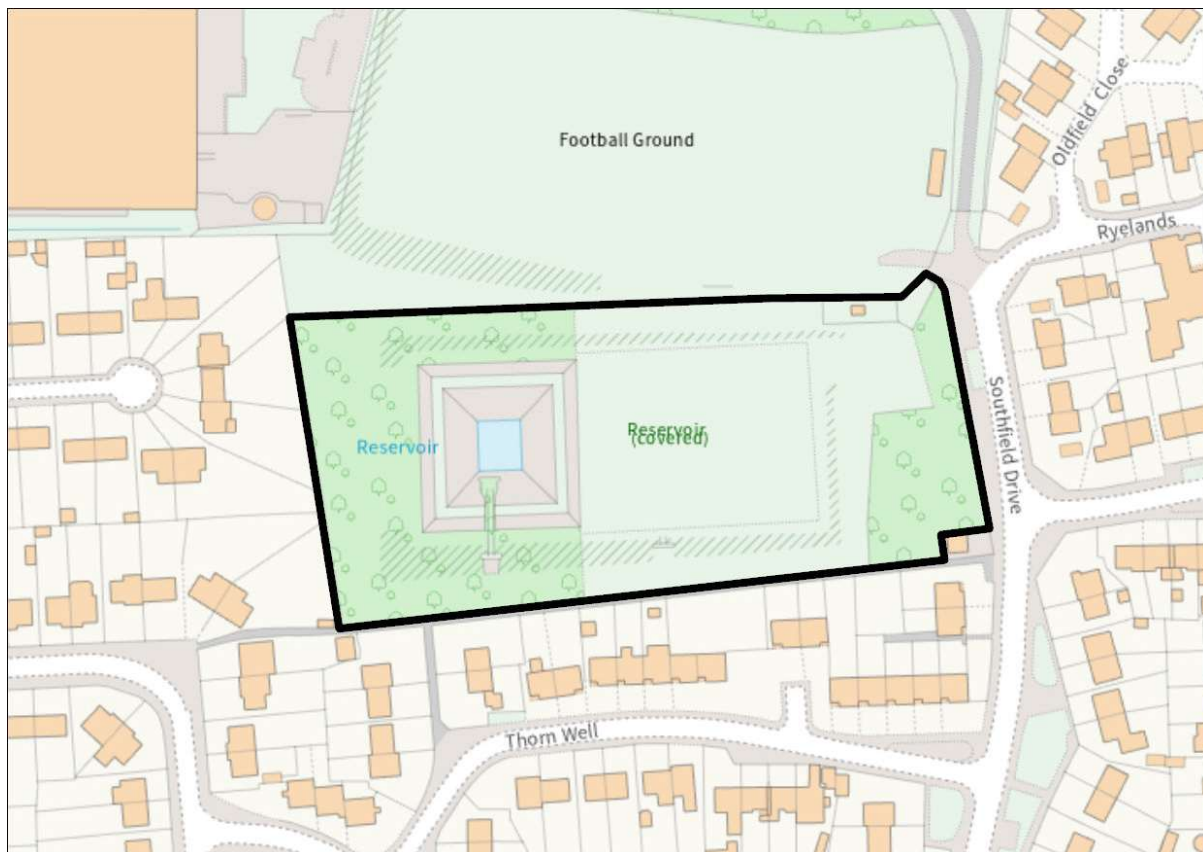
1. OVERVIEW	
Address	Eagley Brook Way, Bolton BL1 8TS
Ward	Astley Bridge
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	3.86
Assessed capacity (residential units)	125
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- 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	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	None
- Sensitivity, employment	None
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)	74
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is direct access to the existing leisure park via Eagley Brook Way.
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 and close to a former landfill.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise and by noise associated with commercial and industrial activities.
e. Ground conditions	Green: Potentially suitable

	There are no identified ground condition issues.
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 would be unlikely to pass. However some parts of the site could be suitable for development.
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 green corridor is located on the edge of the site, and several group TPOs are located across the site.
h. Landscape and open space	Amber: Potentially unsuitable The site is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site. It adjoins a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is a retail park with extensive surface carparking and a poor townscape setting. 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 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. 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable

e. Deliverable	Phase 1
f. Developable	0

410 Former Westhoughton Service Reservoir

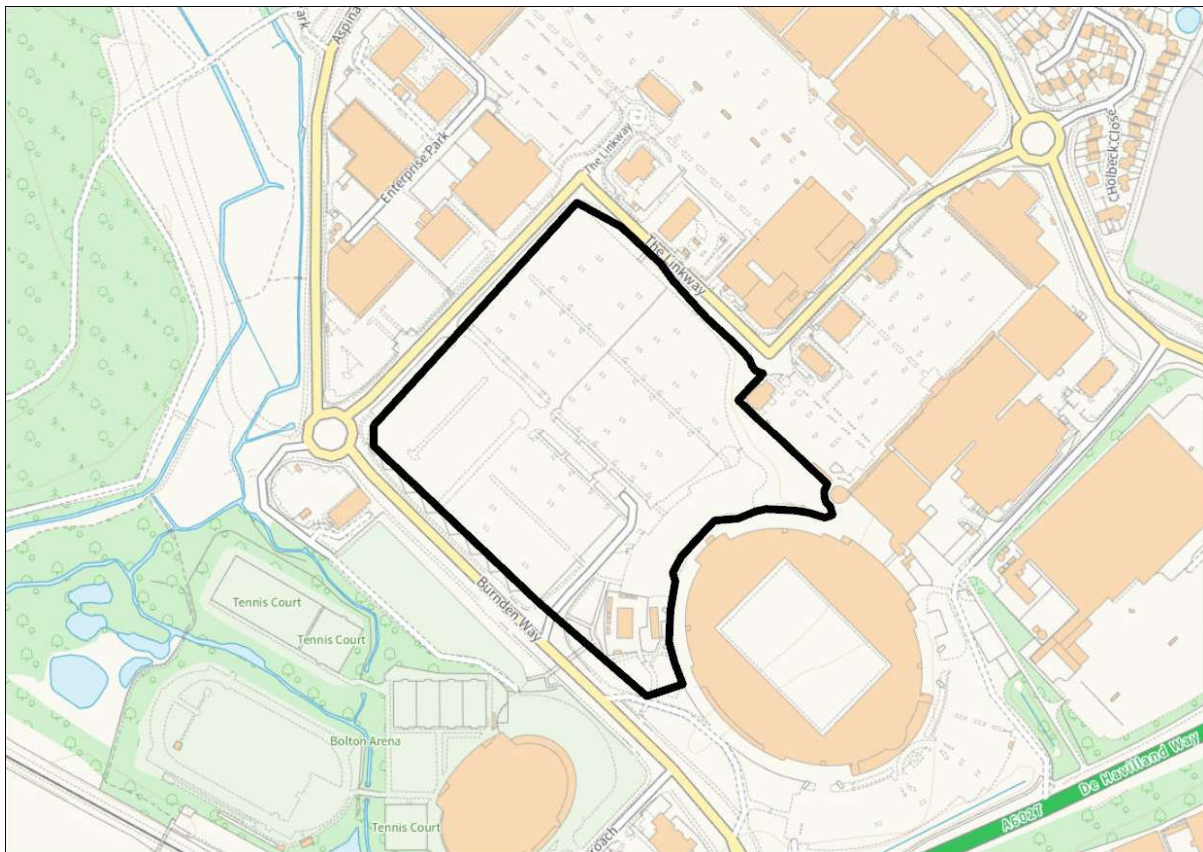


1. OVERVIEW	
Address	Southfield Drive, Westhoughton, Bolton BL5 2NB
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.28
Assessed capacity (residential units)	67
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and 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	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	73
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Southfield Drive.
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 noise associated with the adjacent football ground.
e. Ground conditions	Green: Potentially suitable There are no identified ground condition issues.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Amber: Potentially unsuitable Further information is required on the historic status of reservoir.
j. Townscape character	Green: Potentially suitable The site is located in residential suburban townscape setting, 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 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	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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

413 Burnden Way, Middlebrook



1. OVERVIEW	
Address	Burnden Way, Middlebrook, Bolton BL6 6JW
Ward	Horwich South & Blackrod
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	7.08
Assessed capacity (residential units)	552
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	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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	68
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Burnden Way.
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 is located partly within a landfill buffer.
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 nearby M61, football stadium and local entertainment venues, and potentially also by noise associated with 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.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA recommends that development be restricted to lower flood risk parts of the site.
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 close to the edge of the 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 in a retail and leisure park with extensive surface carparking and a poor townscape setting. 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 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. 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, however this may be mitigated by the site's proximity to a train station.
4. ASSESSMENT	
a. Suitable	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable

e. Deliverable	0
f. Developable	Phase 2-3

417 Doris Avenue, south of



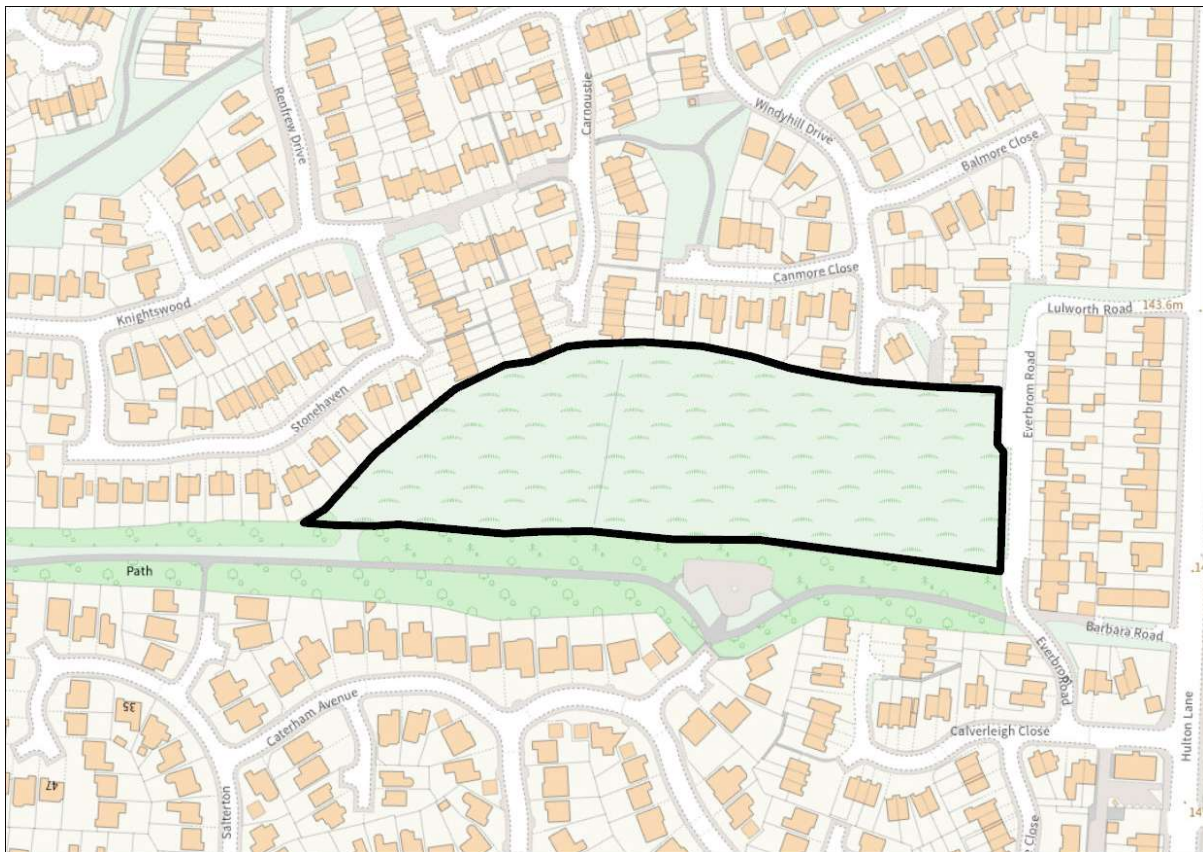
1. OVERVIEW	
Address	Doris Avenue, Bolton BL2 6DB
Ward	Tonge with the Haulgh
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.06
Assessed capacity (residential units)	28
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- 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	No
- Past Shallow Workings	No
- 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	Yes
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	73
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Tonge Old Road.
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 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 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. This is a small site with a group TPO which covers approximately half of its area, and a green corridor which runs through
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. The site is located at the edge of the built-up area and within 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 This site is located on open land adjacent to an urban residential neighbourhood with an established townscape setting, 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 existing settlement. It currently has fair access to local services and amenities and to public transport services. 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1

f. Developable	0
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453 Windyhill Drive, south

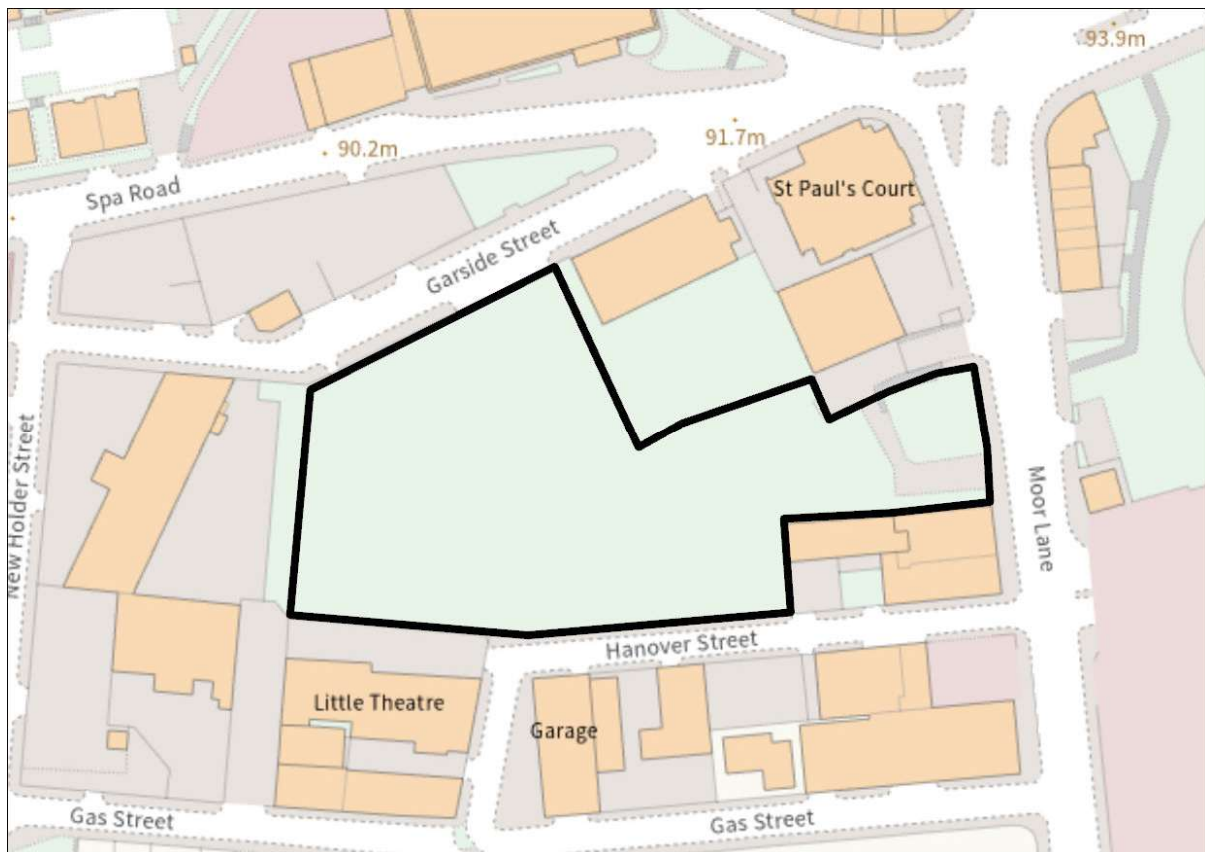


1. OVERVIEW	
Address	Windyhill Drive, Daubhill, Bolton BL3 4TH
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.69
Assessed capacity (residential units)	44
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site 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	None
- Sensitivity, employment	None
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	No
- Connectivity Level, max (DfT)	72
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Windyhill Drive, and may also be possible from other access points.
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 close to a site of a former landfill and a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Green: Potentially suitable There are no identified ground condition issues.

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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in a suburban residential townscape setting 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 existing settlement. It currently has fair access to local services and amenities and to public transport services. 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

455 Westpoint (Site 1)

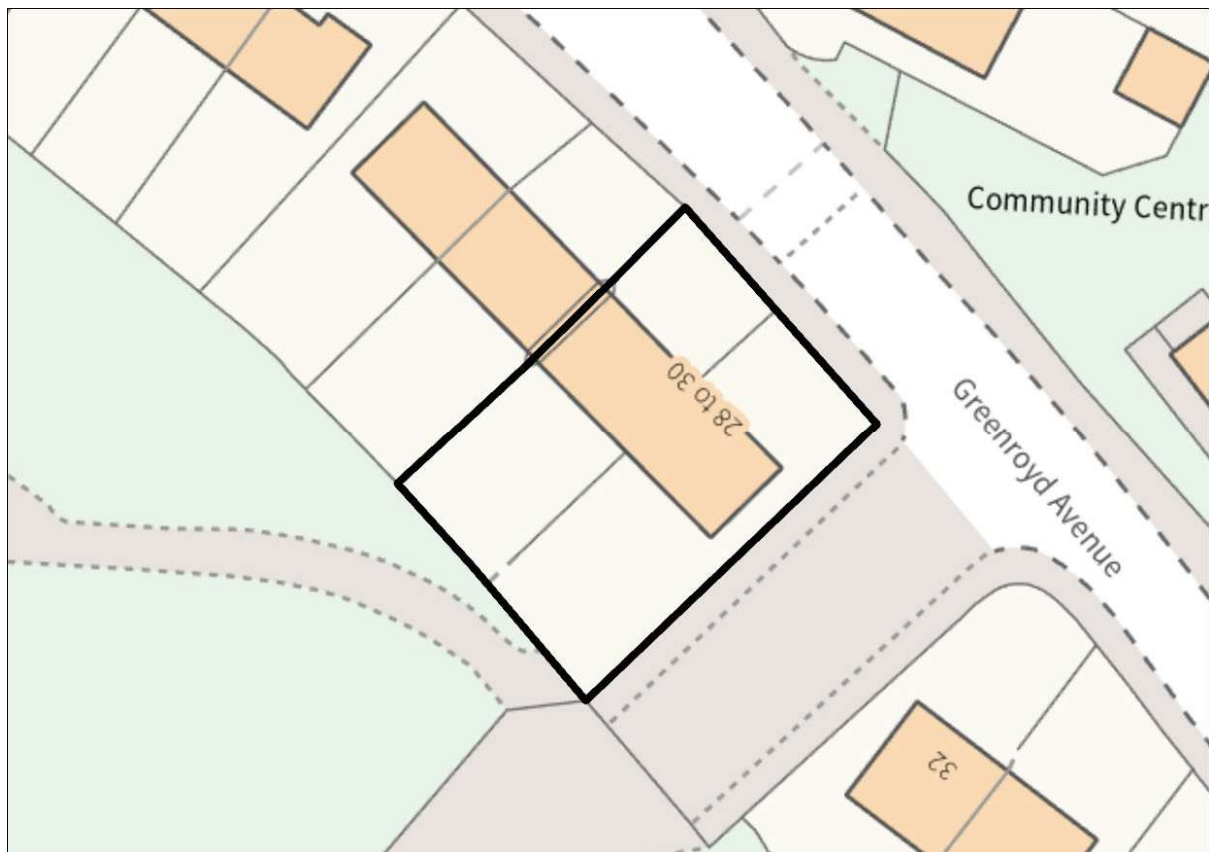


1. OVERVIEW	
Address	Garside Street, Bolton BL1 4TG
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.76
Assessed capacity (residential units)	78
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	85
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Moor Lane, Garside Street and Hanover Street.
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 on or very close to 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 and noise associated with commercial activities.
e. Ground conditions	Green: Potentially suitable There are no identified ground condition issues.

f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Green: Potentially suitable There is a Grade II listed building and a non-designated heritage asset located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located in a fragmented townscape setting close to the town centre, 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	Green: Potentially suitable The site is well-connected and accessible. It is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2

490 Greenroyd Avenue, Nos. 28-30



1. OVERVIEW	
Address	Greenroyd Avenue, Brightmet, Bolton BL2 5DD
Ward	Brightmet
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.04
Assessed capacity (residential units)	1
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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	65
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Greenroyd Avenue.
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 possibly affected by noise associated with the adjacent school.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 within an enclosing perimeter block, 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 existing settlements. 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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	Phase 1
f. Developable	0

493 Back Seymour Road

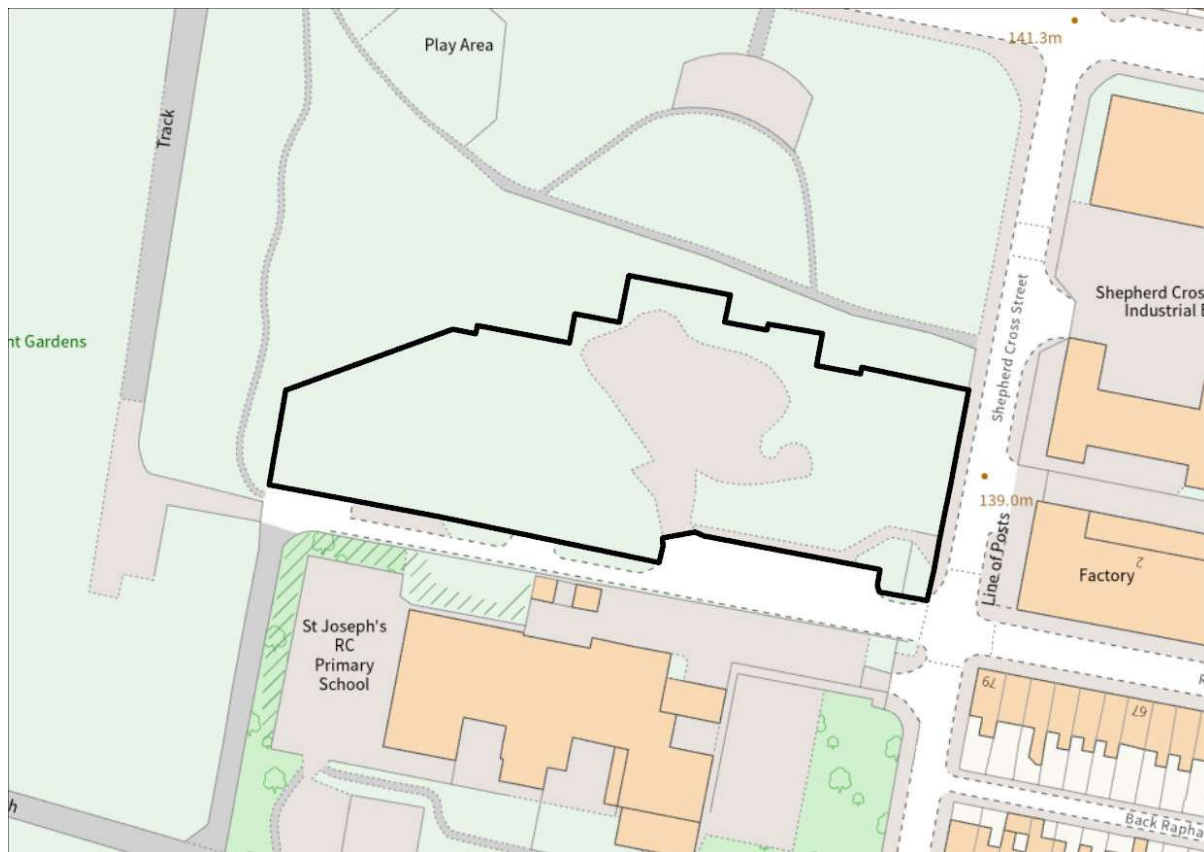


1. OVERVIEW	
Address	Back Seymour Road, Astley Bridge, Bolton BL1 8PT
Ward	Astley Bridge
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.94
Assessed capacity (residential units)	35
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	76
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Back Seymour Road.
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 close to a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is possibly affected by noise associated with the adjacent school.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable This site is located in a backland riverside setting 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	Green: Potentially suitable The site is well-connected and accessible. It is located within 800m of a centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2

494 Darley Court

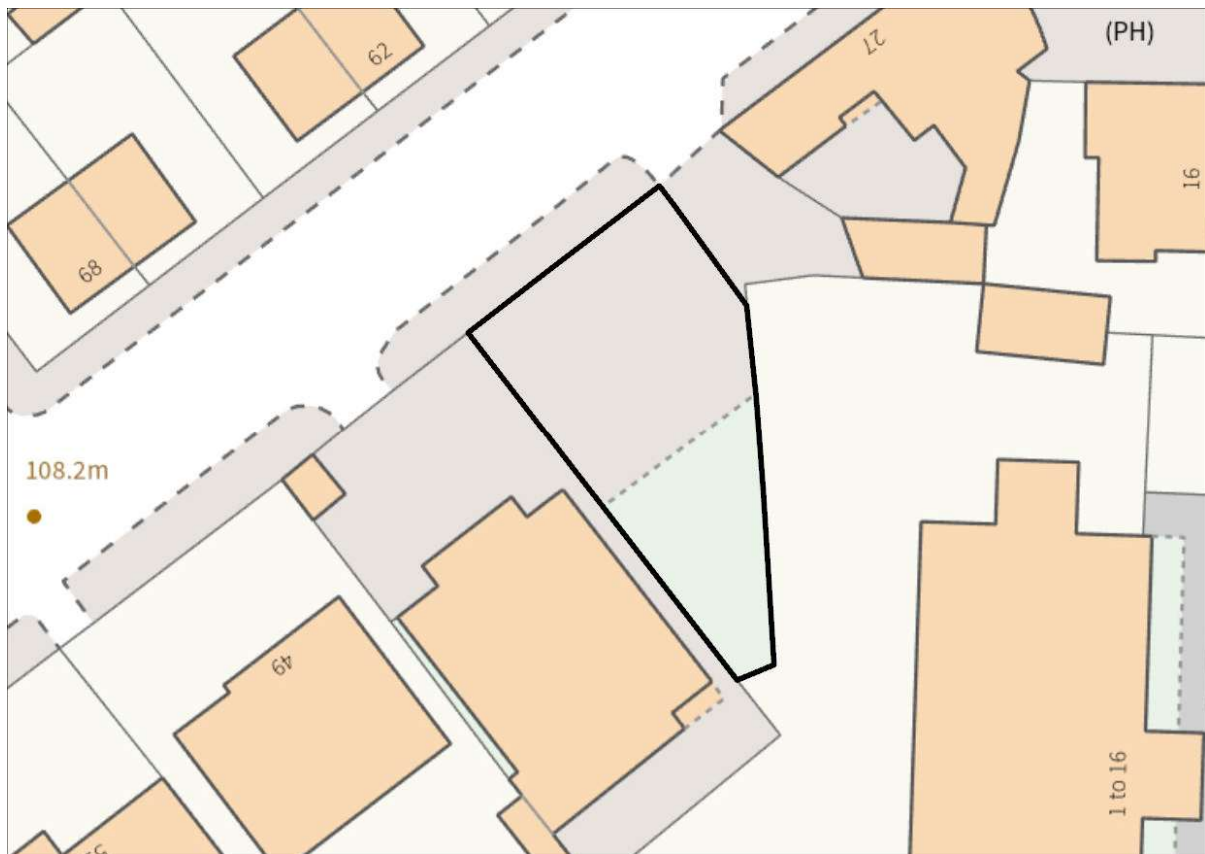


1. OVERVIEW	
Address	Shepherd Cross Street, Bolton BL1 3EJ
Ward	Halliwel
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.41
Assessed capacity (residential units)	18
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site 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	Yes
- 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	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	80
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is an existing access to the previous intermediate care facility direct from Raphael Stret.
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 noise associated with 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 shallow workings, and there are identified mineshafts present.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site, though it adjoins Elgin Street Recreation Site.
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 in an established townscape setting of a residential neighbourhood. It 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 is located within 800m of an urban centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

497 Buckley Lane, Nos. 37-45

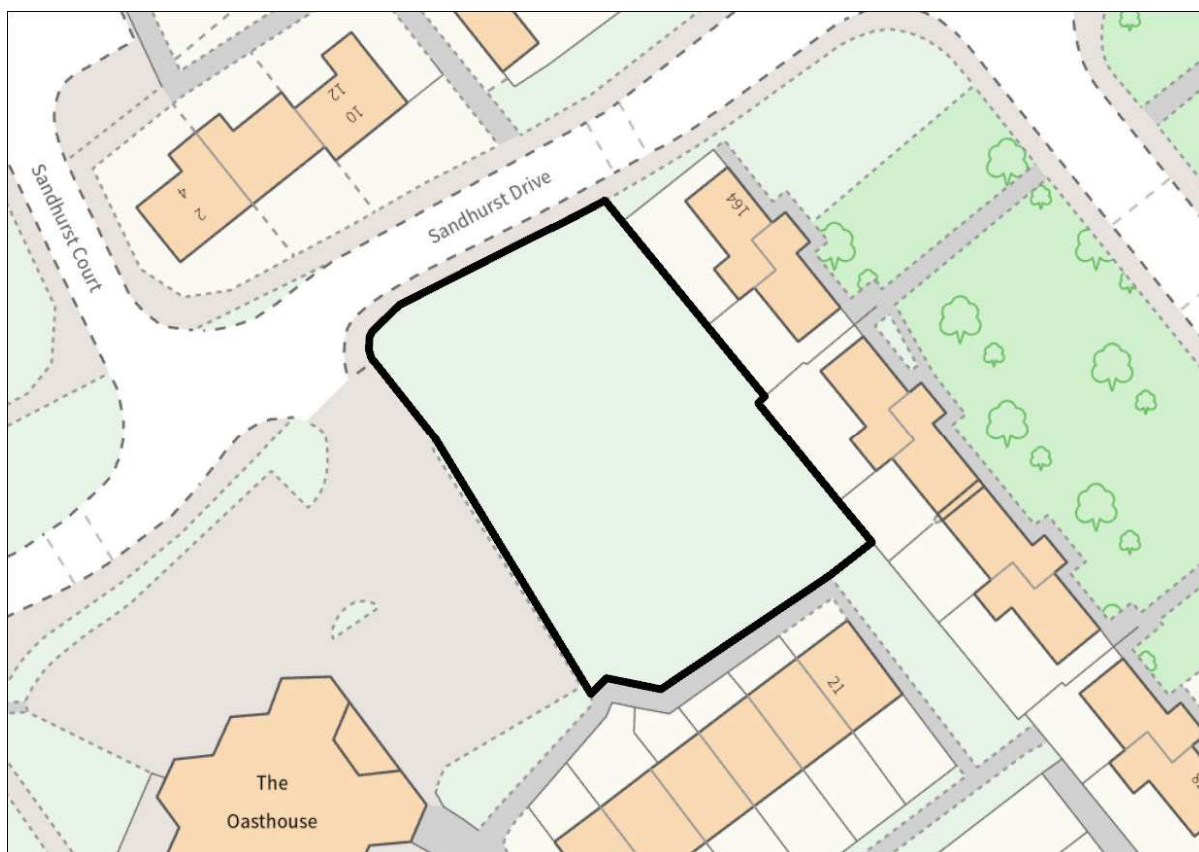


1. OVERVIEW	
Address	Buckley Lane, Farnworth, Bolton BL4 9PE
Ward	Farnworth South
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.04
Assessed capacity (residential units)	2
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	Yes
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	79
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is an existing access to the site direct from Buckley 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.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in an established townscape setting of a residential neighbourhood. It 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 is located within 800m of an urban centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	Phase 1
f. Developable	0

503 Sandhurst Drive



1. OVERVIEW	
Address	Brightmet, Bolton BL2 6DZ
Ward	Brightmet
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.12
Assessed capacity (residential units)	4
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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	No
- Connectivity Level, max (DfT)	69
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Sandhurst Drive.
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 noise associated with the neighbouring entertainment venue.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in an established townscape setting of a residential neighbourhood. 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 existing settlement. It currently has fair access to local services and amenities and to public transport services. 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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	0
f. Developable	Phase 2

505 Cotton Tree Public House



1. OVERVIEW	
Address	15 Prince Street, Halliwell, Bolton BL1 2NP
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.10
Assessed capacity (residential units)	7
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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	83
- Accessibility Level (GMAL)	6
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is an existing access to the site direct from Prince Street.
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 noise associated with 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.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 in an established townscape setting of a residential neighbourhood. It 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 is located within 800m of Bolton Town Centre, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	0
f. Developable	0

508 Toppings Barn

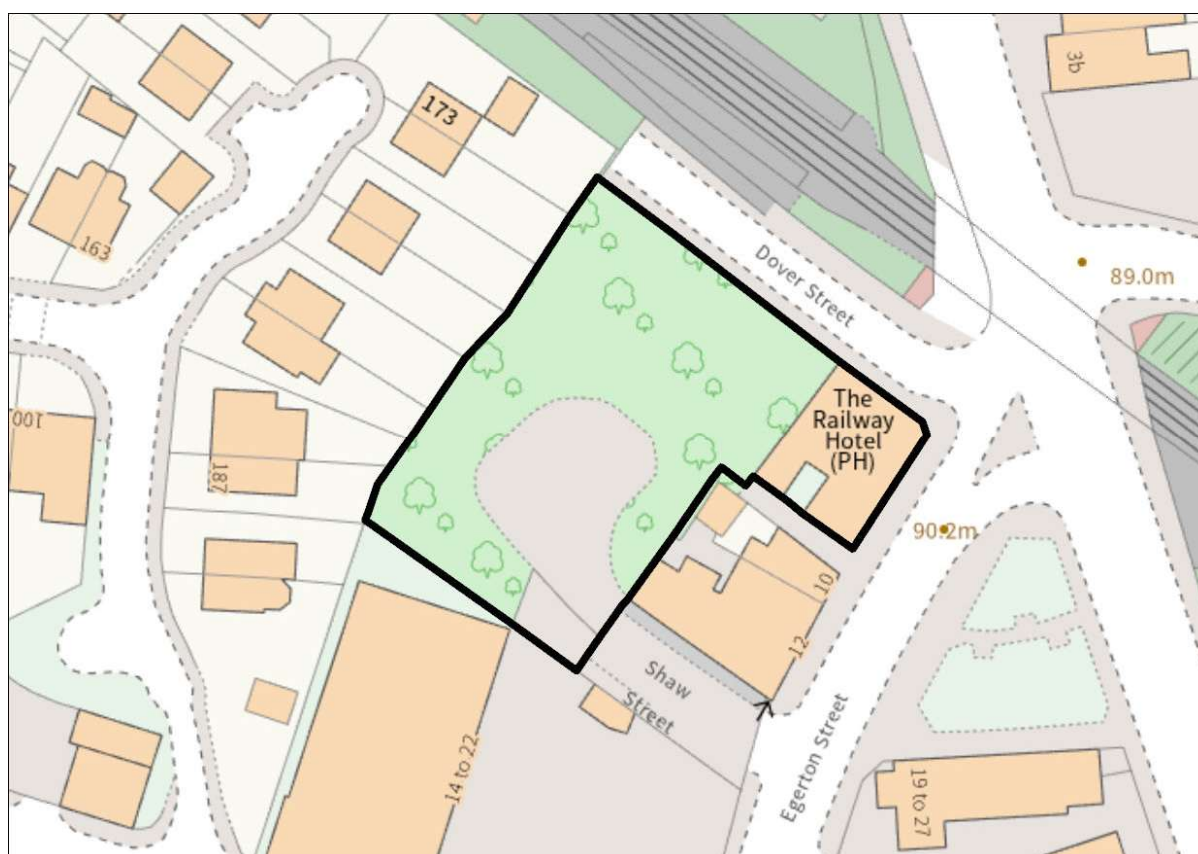


1. OVERVIEW	
Address	Darwen Road, Bromley Cross, Bolton BL7 9JQ
Ward	Bromley Cross
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.04
Assessed capacity (residential units)	2
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	72
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is an existing access to the garages on site direct from Darwen Road.
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 probable shallow workings.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 within an enclosing perimeter block, 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 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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

515 Dover Street

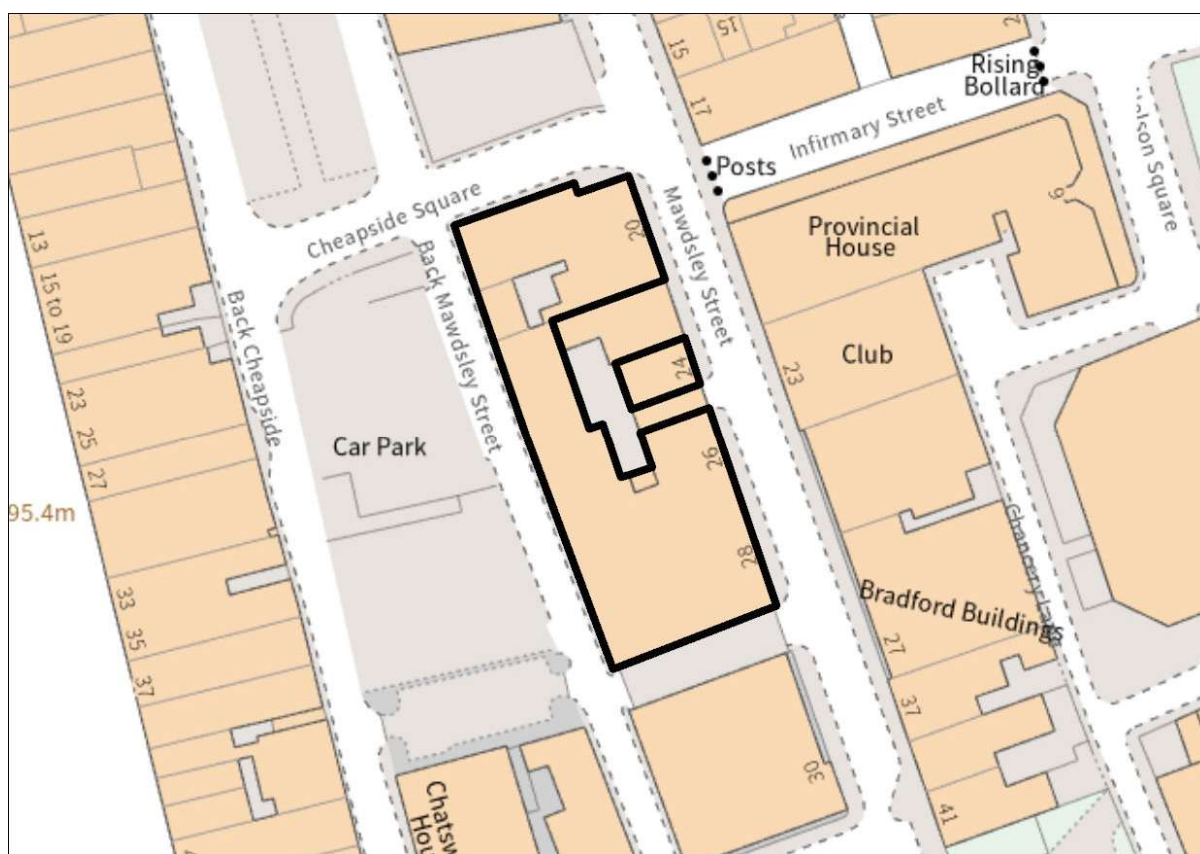


1. OVERVIEW	
Address	Dover Street, Moses Gate, Bolton BL4 7JZ
Ward	Farnworth North
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.20
Assessed capacity (residential units)	14
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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)	80
- Accessibility Level (GMAL)	5
3. SUITABILITY	
a. Access to site	Green: Potentially suitable There is existing access to site direct from Dover Street and Shaw Street..
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 close to 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 the adjacent railway and roads, and noise associated with entertainment and commercial activities nearby.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 within an enclosing perimeter block, 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	Green: Potentially suitable The site is well-connected and accessible. It is located within 800m of an urban centre and a train station, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	Phase 1
f. Developable	0

522 Mawdsley Street, Nos. 20-28

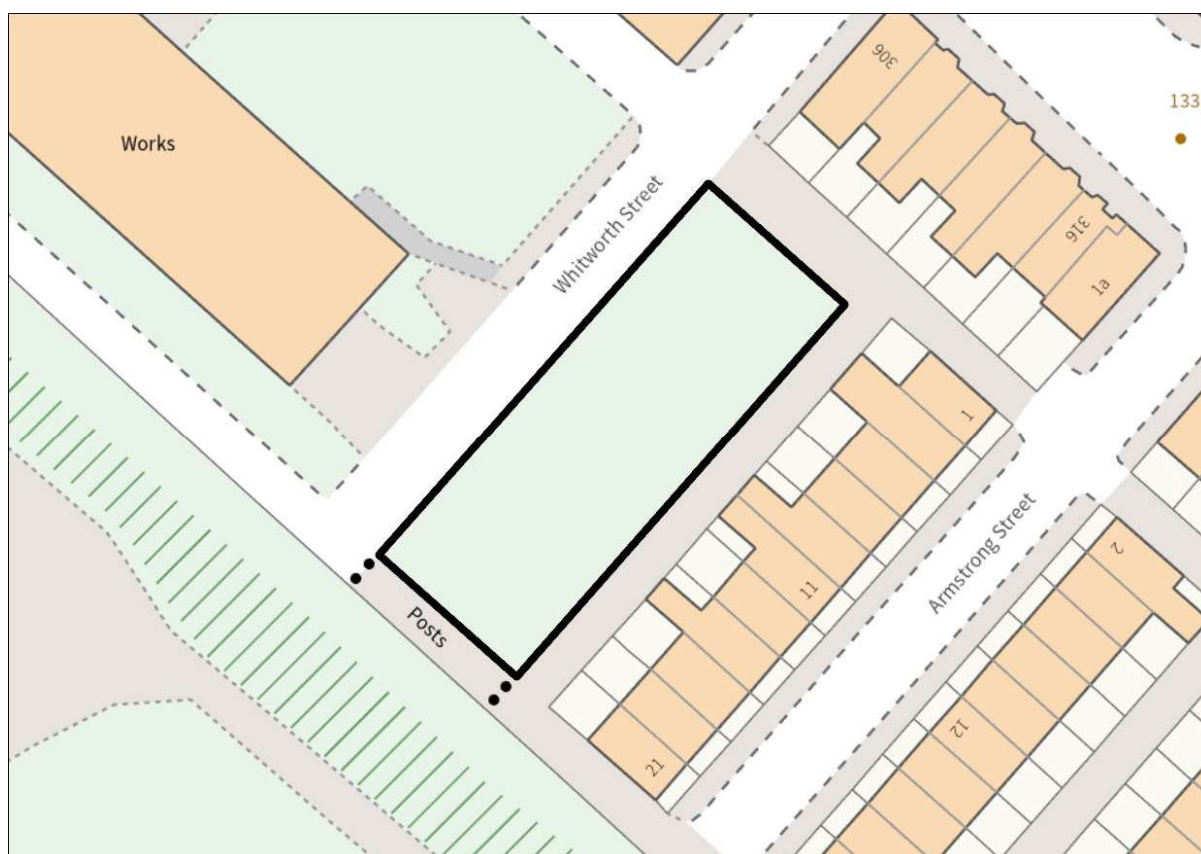


1. OVERVIEW	
Address	Mawdsley Street, Bolton BL1 1LF
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.09
Assessed capacity (residential units)	11
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	Yes
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	Full
- 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)	85
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Mawdsley Street and Back Mawdsley Street.
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 noise associated with entertainment and commercial activities nearby.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.

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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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 includes are several municipal heritage assets including listed building
j. Townscape character	Green: Potentially suitable The site is located in the strong townscape setting of the town centre. It 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 is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	0
f. Developable	0

523 Whitworth Street

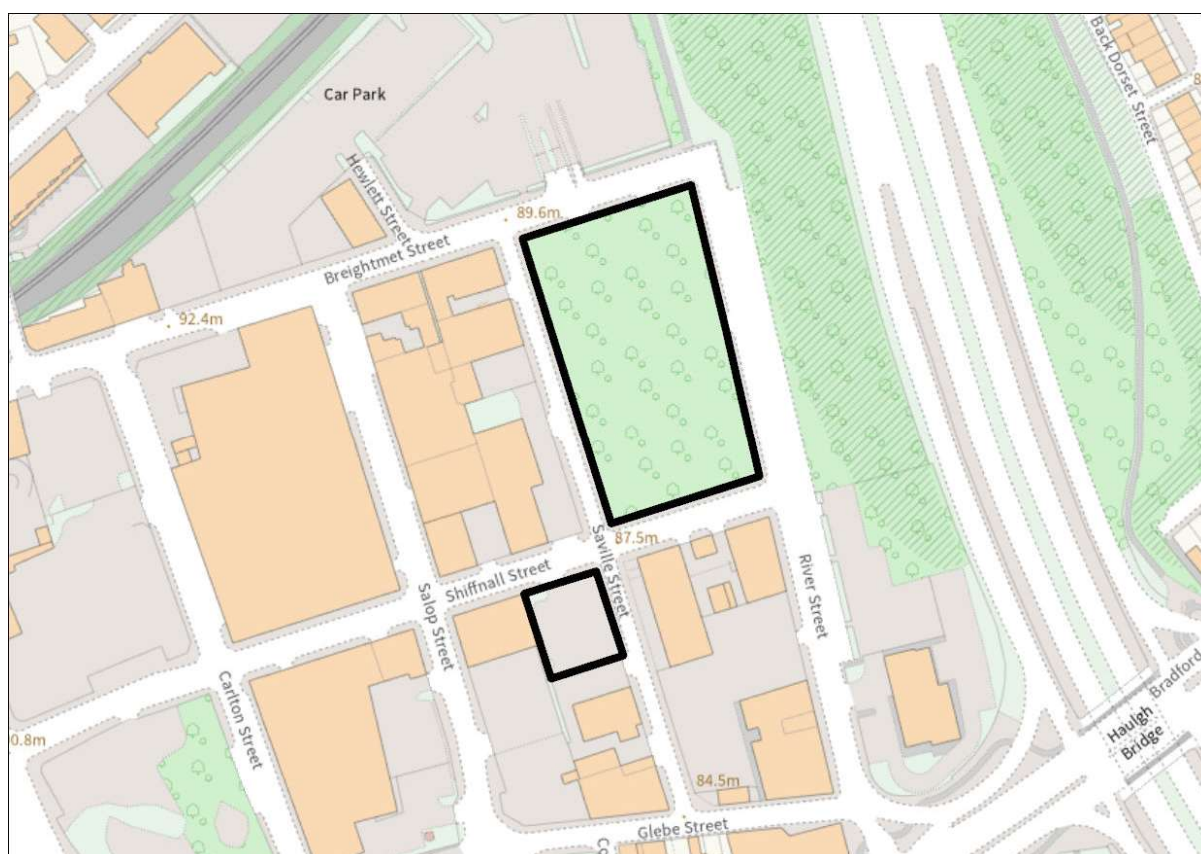


1. OVERVIEW	
Address	Whitworth Street, Horwich, Bolton BL6 5PN
Ward	Horwich South & Blackrod
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.07
Assessed capacity (residential units)	3
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
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	No
- Connectivity Level, max (DfT)	72
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Whitworth Street.
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 and noise associated with commercial activities nearby.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Green: Potentially suitable No known historic environment assets with the site, but it adjoins a conservation area.
j. Townscape character	Green: Potentially suitable The site is located in the established townscape setting of residential streets. 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 existing settlement. It currently has fair access to local services and amenities and to public transport services. 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	Green: Suitable site with no absolute or policy constraints identified.
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 suitable but there is no current timescale for development
e. Deliverable	Phase 1
f. Developable	0

529 Saville Street, east

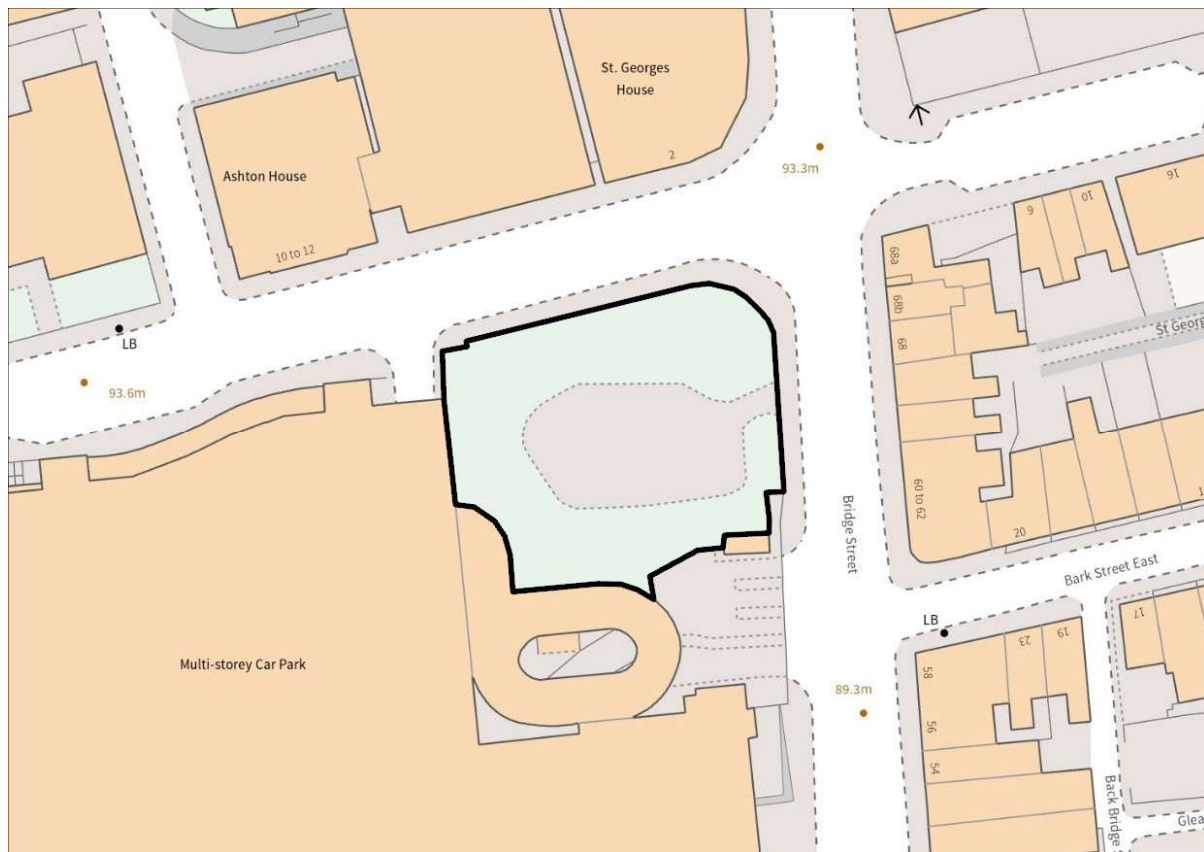


1. OVERVIEW	
Address	Saville Street, Bolton BL2 1BY
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.54
Assessed capacity (residential units)	55
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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)	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	None
- Sensitivity, employment	None
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)	83
- Accessibility Level (GMAL)	8
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Saville Street.
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 neighbouring railway, and noise associated with entertainment and commercial activities nearby.
e. Ground conditions	Green: Potentially suitable

	There are no identified ground condition issues.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The Level 1 SFRA found no constraint to development in terms of flood risk.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
i. Historic environment	Green: Potentially suitable There are non-designated heritage assets located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located in the strong townscape setting adjacent the town centre. It 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 is located within 800m of Bolton Town Centre and Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
b. Available	Red: In active use with no promoter. Allocated in Bolton's Allocation Plan 2014 and has not become available since.
c. Achievable	Red: Unlikely to be achievable within the Plan Period
d. Conclusion	Red: Site is suitable but there is no current or potential future development promoter
e. Deliverable	0
f. Developable	0

653 Former Ikon site



1. OVERVIEW	
Address	Bridge Street, Bolton BL1 2EF
Ward	Queens Park & Central
Previously developed land	Yes
Proposed land use	Mixed Use
Gross site area (hectares)	0.14
Assessed capacity (residential units)	17
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	
c. Minerals Safeguarding	

- Brick Clay	
- Coal	
- Sand & Gravel	
- Sandstone	
d. Coal	
- Mineshafts	
- Mine Entry	
- Mine Entry Zone of Influence	
- Surface Hazard	
- Probable Shallow Workings	
- Past Shallow Workings	
- Coal Field	
- Surface Coal Mining	
e. Landscape Character	
- Character Type	
- Character Area	
- Sensitivity, residential	
- Sensitivity, employment	
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)	84
- Accessibility Level (GMAL)	7
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Bridge Street.
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 and noise associated with commercial activities.
e. Ground conditions	Green: Potentially suitable There are no identified ground condition issues.
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 is located within an existing built-up area, and does not include any designated Accessible Green Space or Recreation Site.
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.
j. Townscape character	Green: Potentially suitable The site is located in the strong townscape setting in the town centre. It 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 is located within 800m of Bolton Town Centre and 1600m of Bolton Interchange, and has a DfT Connectivity Score of 75 or more.
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	Green: Suitable site with no absolute or policy constraints identified.
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	Green: Site is suitable, available and achievable
e. Deliverable	0
f. Developable	Phase 2