

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

Annex C:

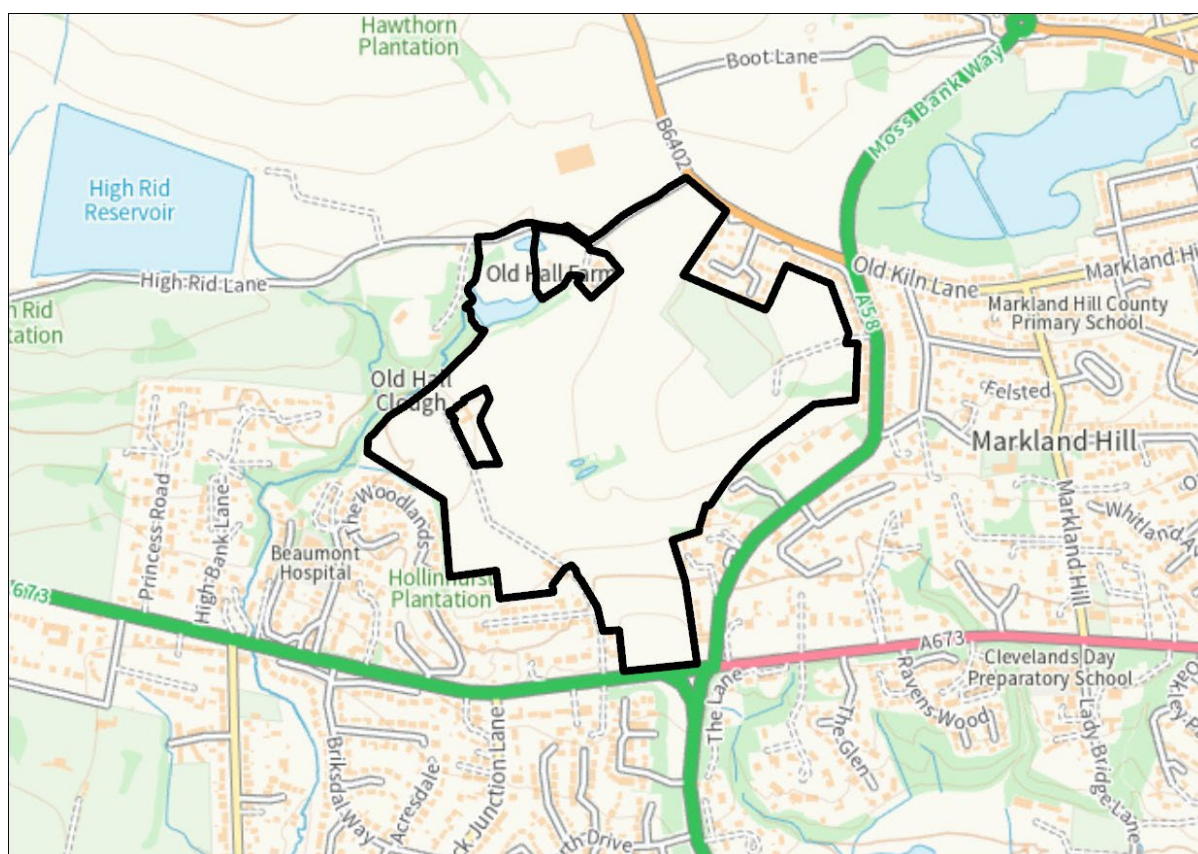
**Site assessment proformas for proposed sites in
Green Belt**

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063 West Pennine Villages (Site B)



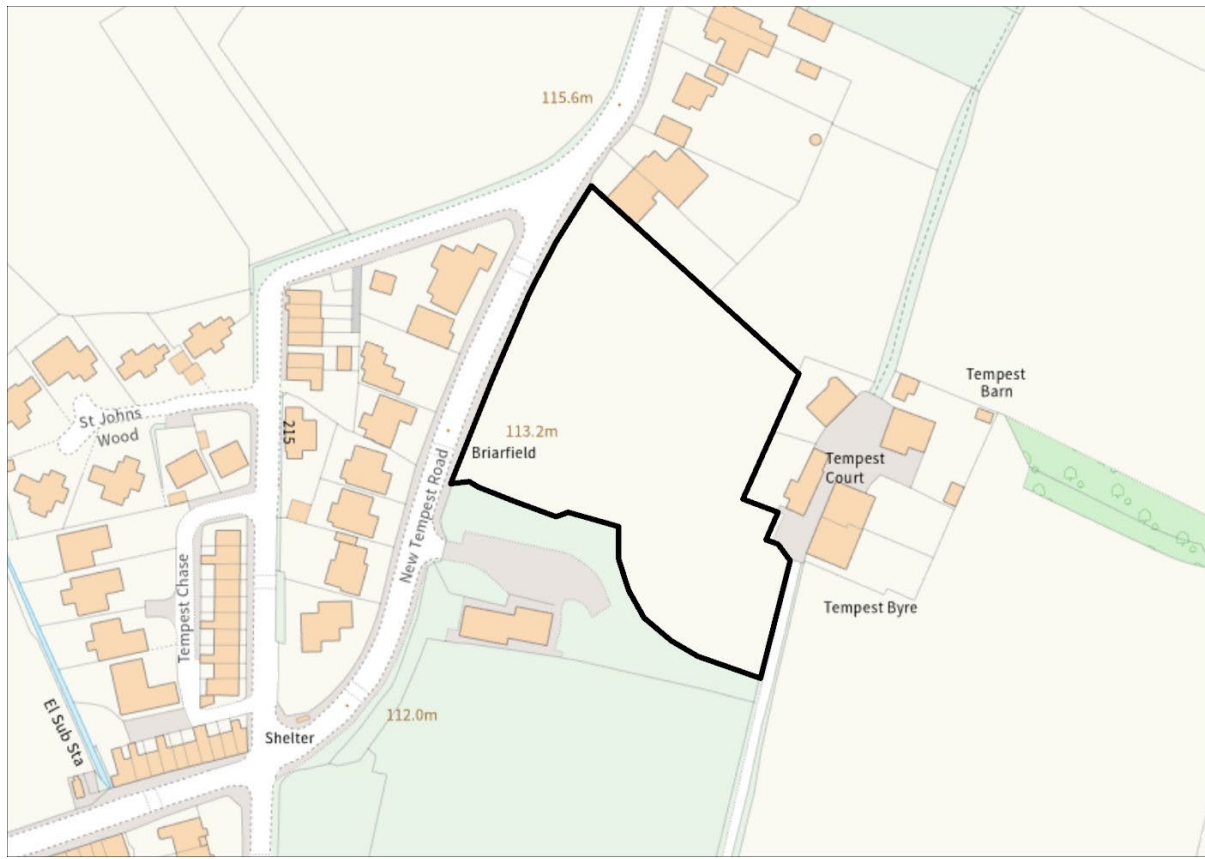
1. OVERVIEW	
Address	Stapleton Avenue, Bolton BL1 5SG
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	43.86
Assessed capacity (residential units)	768
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Class 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Pennine Foothills (West/South Pennines)
- Character Area	Smithills and Horwich
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
k.	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)	61
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. This is a large site which, if developed, would require a junction of corresponding scale with significant highways investment.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. Parts of the site have been identified as sites of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. This large site includes a small part of an SBI, a number of TPOs, and a small area of agricultural land classification.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area 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, however it adjoins a site which has a Grade II listed building.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land separating distinct mature residential suburbs and the associated settlements, and in close proximity to existing dwellings.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m and high frequency bus services on Chorley Old Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts some localised congestion in the area at peak times.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

255 New Tempest Road, east of



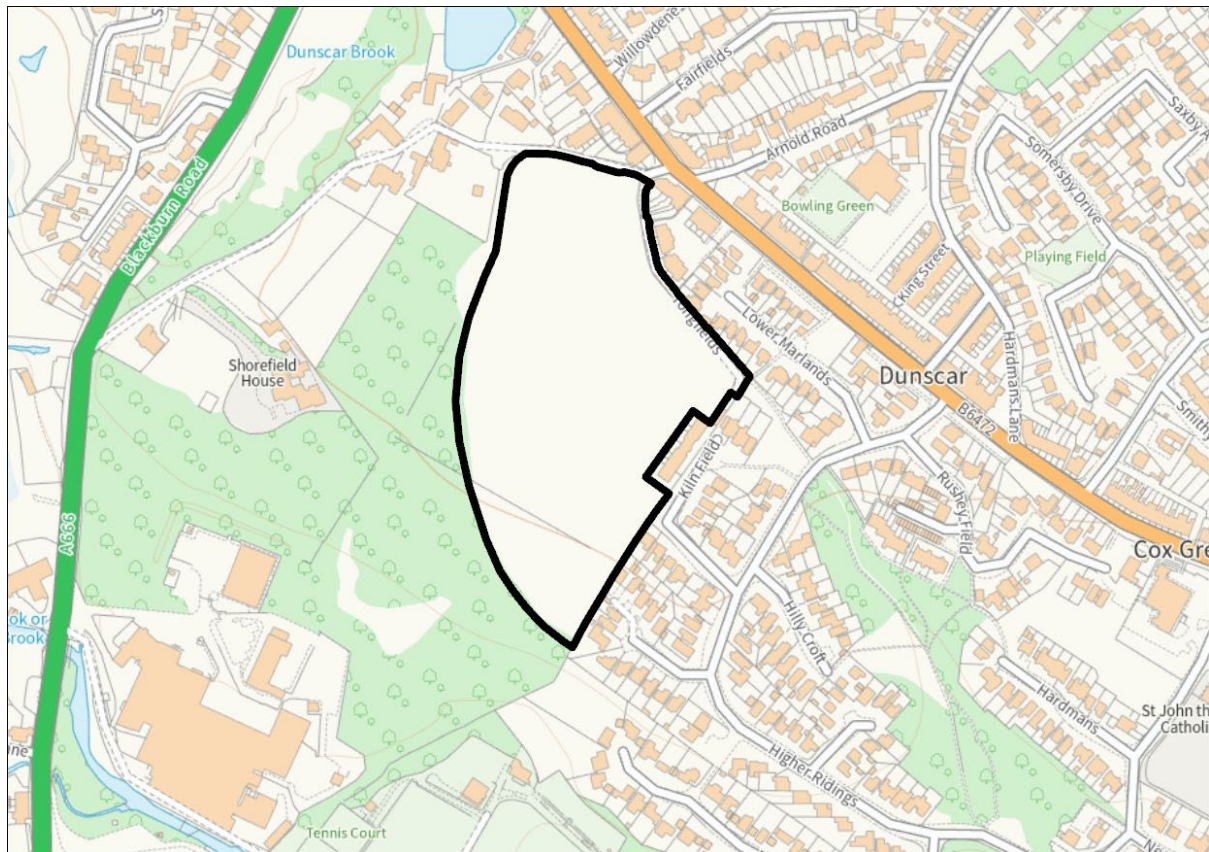
1. OVERVIEW	
Address	New Tempest Road, Lostock, Bolton BL6 4ER
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.88
Assessed capacity (residential units)	25
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	54
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from New Tempest 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. A Level 2 SFRA was conducted for this site in conjunction with Site 379, and found that the combined site would be required to pass an exception test, and that it would likely pass.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area 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 The site is located on open land at the edge of a residential village, 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	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to its modest size, there is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is relatively poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-3

f. Developable	Phase 1-3
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259 Kiln Field



1. OVERVIEW	
Address	Tongfields, Bromley Cross BL7 9EA
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.02
Assessed capacity (residential units)	77
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	Eagley and Bradshaw Brooks
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	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)	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)	67
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Kiln Field.
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, surface coal, sandstone, and sand and gravel.
f. Flood risk	Green: Potentially suitable

	The site is at low risk of flooding. The promoter's site-specific Flood Risk Assessment confirmed it is at low risk from fluvial flooding, and that areas of surface water flooding can be mitigated.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area within a landscape character area of moderate-high sensitivity to housing development.
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 on open land at the edge of a residential settlement, 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 is within 1600m of a train station, and has a DfT Connectivity Score of between 60 and 75. 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	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1

f. Developable	0
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266 Rumworth Road, west of



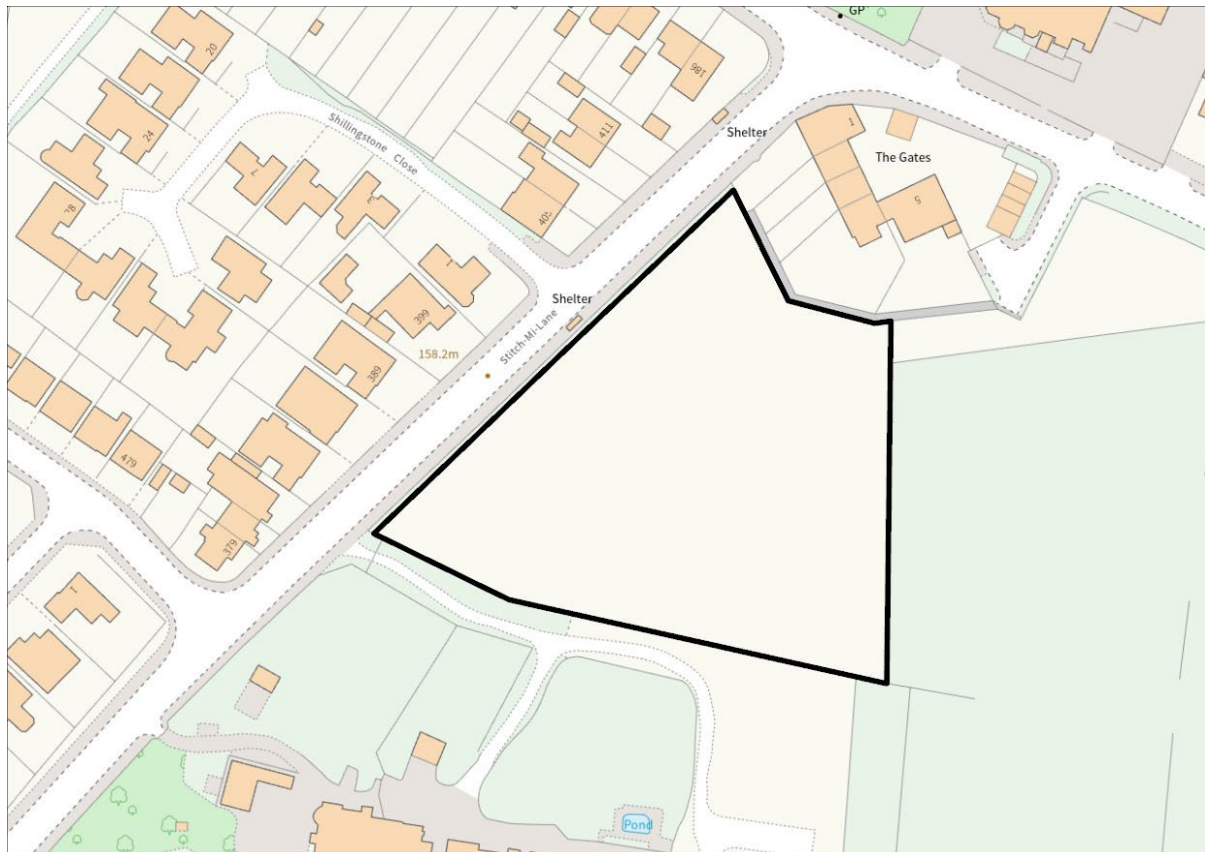
1. OVERVIEW	
Address	Rumworth Road, Lostock, Bolton BL6 4EL
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.21
Assessed capacity (residential units)	63
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	58
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Rumworth 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 a former landfill site and site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by transport noise associated with the adjacent railways.
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 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 does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Industrial heritage assets and ecclesiastical heritage assets are located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements, adjacent to an existing residential suburb and in close proximity to a church and existing dwellings.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is relatively poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation, expect restricted covenant to be resolved
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

272 Stitch-Mi Lane, south



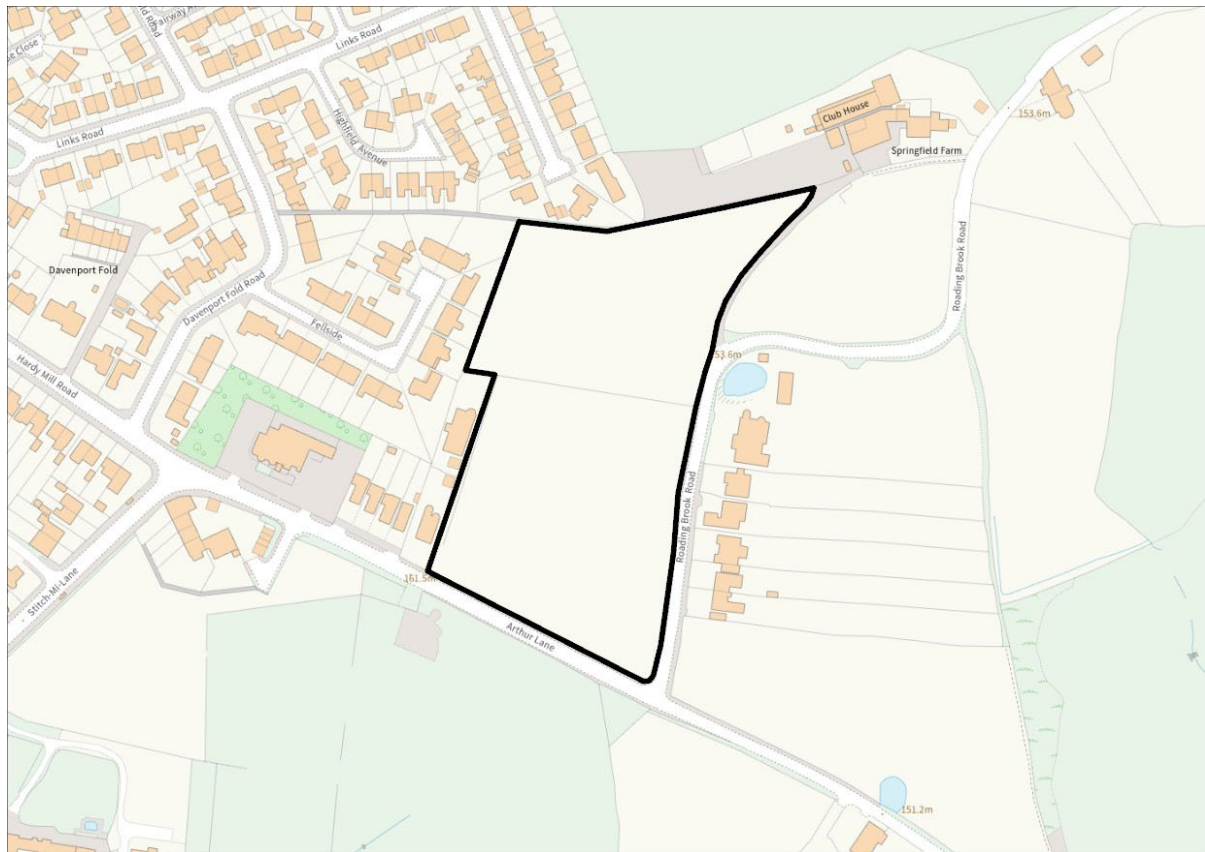
1. OVERVIEW	
Address	Stitch-mi Lane, Harwood, Bolton BL2 4JT
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.83
Assessed capacity (residential units)	22
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	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)	59
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Stitch-mi 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	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. There is a group TPO along the boundary of the site, which also traverses the potential site access point.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area 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, however it adjoins a site which has a Grade II listed building.
j. Townscape character	Green: Potentially suitable The site is located on open land adjoining mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with non-frequent bus services, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is relatively poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated

e. Deliverable	Phase 1
f. Developable	0

274 Springfield Farm



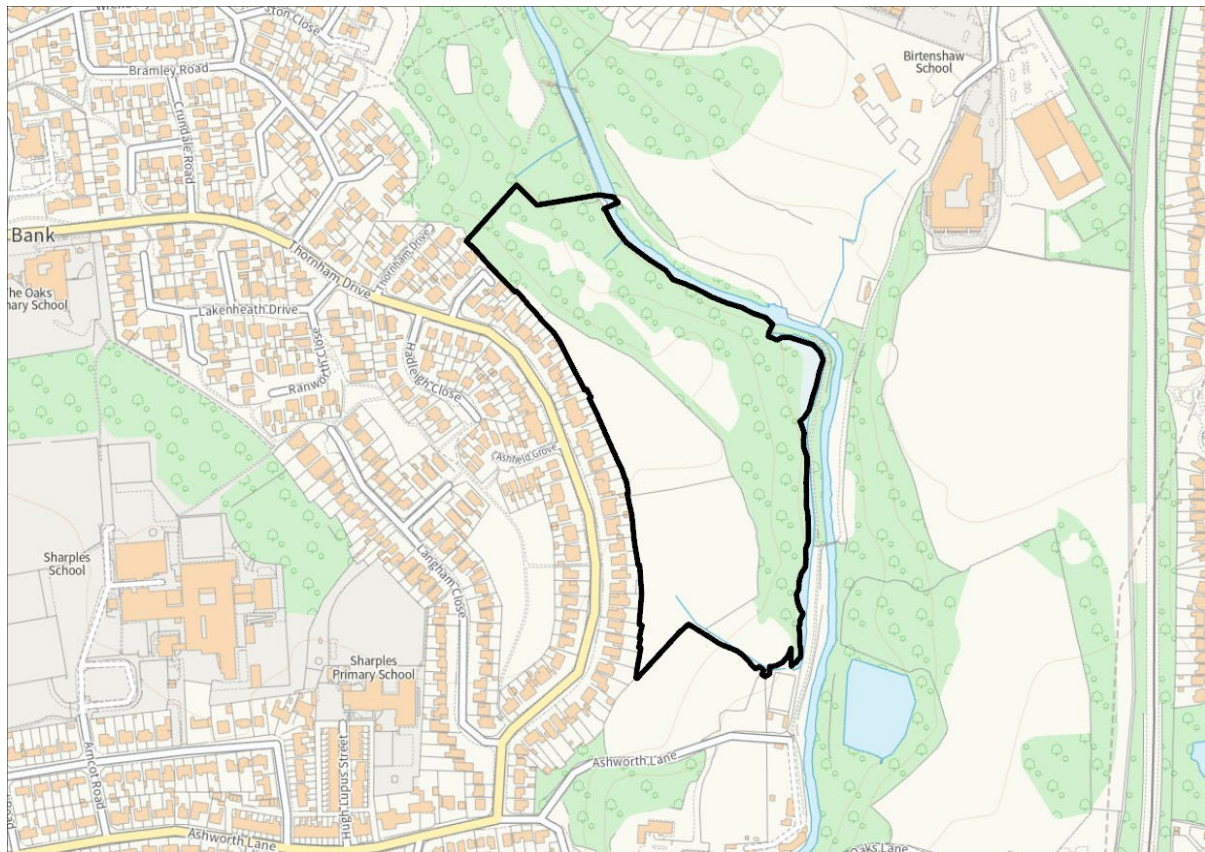
1. OVERVIEW	
Address	Arthur Lane, Harwood
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	2.49
Assessed capacity (residential units)	48
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific 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	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	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)	59
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Arthur Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. The promoter has identified the site as a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The promoter's site-specific Flood Risk Assessment confirmed it is at low risk from fluvial flooding, and that areas of surface water flooding can be mitigated.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area 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 The site is located on open land between edges of the existing settlement, 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	Red: Unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with non-frequent bus services, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is relatively poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated

e. Deliverable	Phase 1
f. Developable	0

275 Bank Top Farm



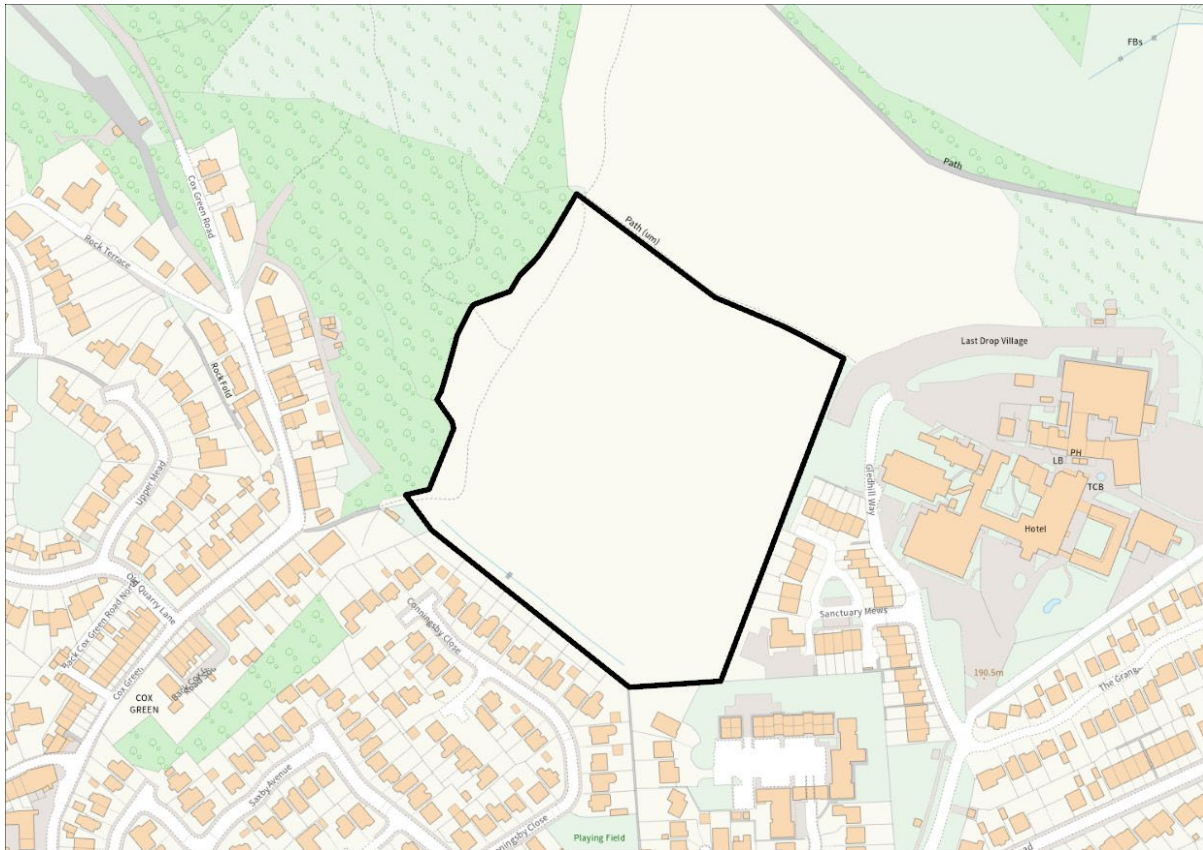
1. OVERVIEW	
Address	Thornham Drive, Astley Bridge, Bolton BL1 7RF
Ward	Astley Bridge
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	8.31
Assessed capacity (residential units)	174
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	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	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	Eagley and Bradshaw Brooks
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	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	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible subject to land assembly of third party land at Thornham Drive or Ashworth Lane, however access may also be constrained due to level differences, narrow road width and the habitat and heritage value of the lane and its setting.
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	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 an 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	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI covers a significant area of site, group TPOs are present, and a small areas is proposed for a Local Nature Reserve.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include a designated Accessible Green Space, but does include part of a Recreation Site which would need to be retained or reprovided and enhanced. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land separating mature residential suburbs and in close proximity to existing dwellings.
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 800m and non-frequent buses on Thornham Drive. 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	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

278 Last Drop Village Hotel, west of



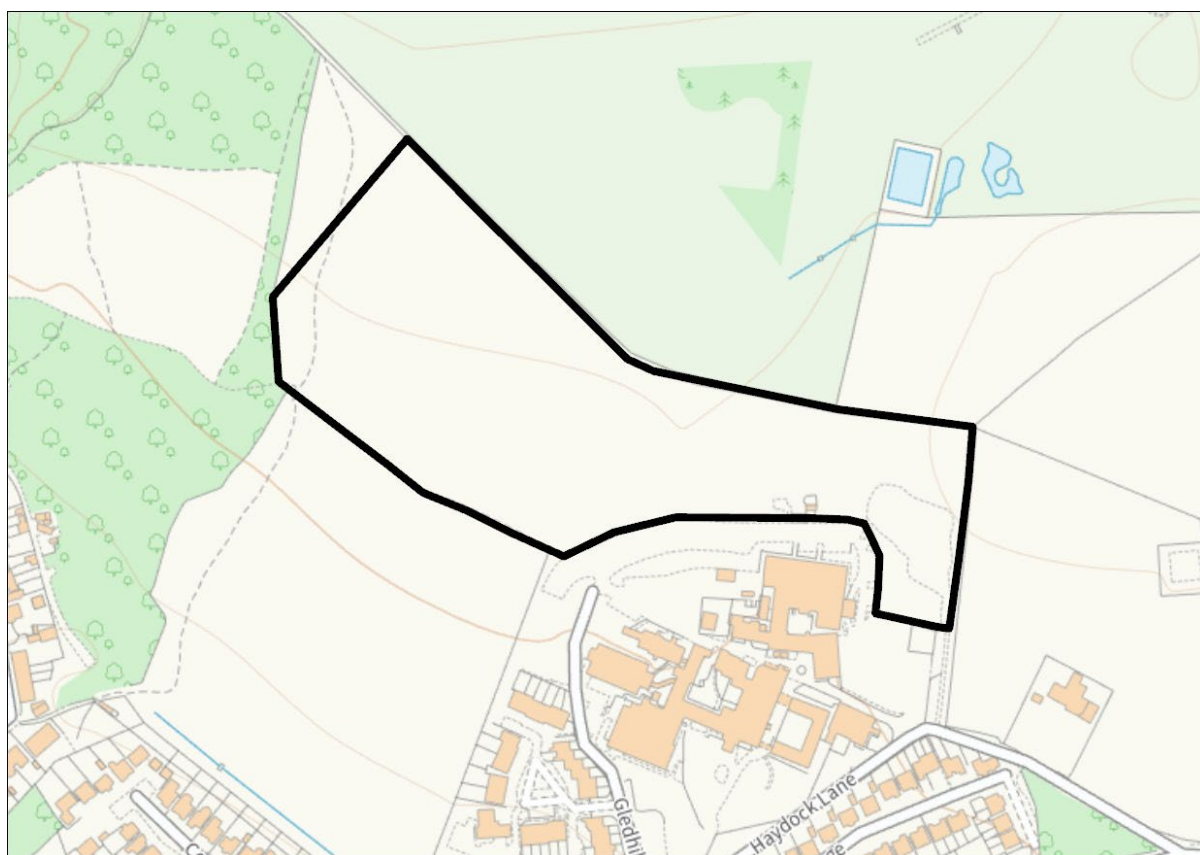
1. OVERVIEW	
Address	Hospital Road, Bromley Cross, Bolton BL7 9NY
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	3.78
Assessed capacity (residential units)	73
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Cheetham, Smithills and Horwich Moorland Fringes
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Hospital Road via third-party land and the private Gledhill 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. The site is close to identified sites of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended the site for a Level 2 SFRA. Should the site come forward for development, detailed work on flood risk would need to be undertaken.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A group TPO is located along the site boundary.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located 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 and non-frequent bus services on Darwen Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

279 Last Drop Village Hotel, north of



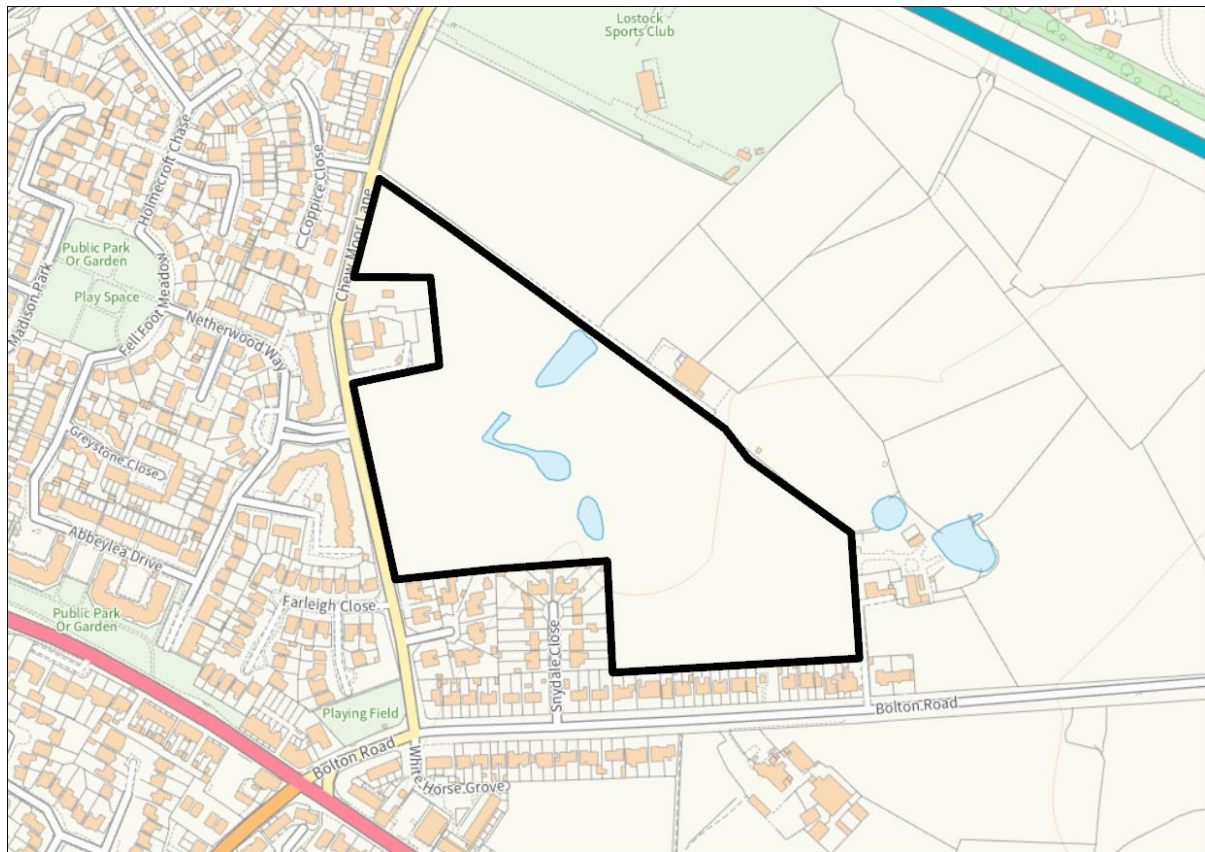
1. OVERVIEW	
Address	Hospital Road, Bromley, Bolton BL7 9PZ
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.23
Assessed capacity (residential units)	81
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Cheetham, Smithills and Horwich Moorland Fringes
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	61
- 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 Hospital Road via the private Gledhill 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. The site is close to identified sites of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located within existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m and non-frequent bus services on Darwen Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site and together with adjoining sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

285 Chew Moor Lane, east of



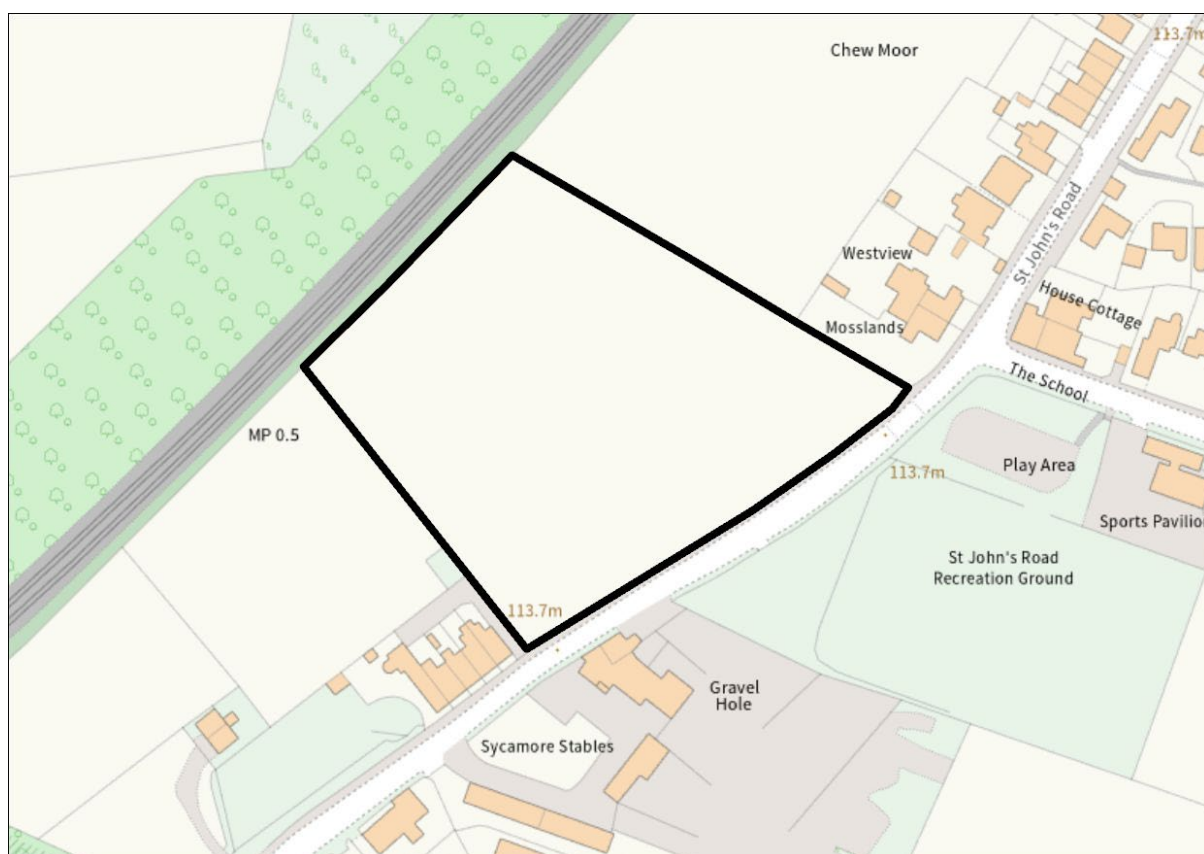
1. OVERVIEW	
Address	Chew Moor Lane, Westhoughton BL5 3EP
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	6.62
Assessed capacity (residential units)	127
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	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	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	66
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chew Moor Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. 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.
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, and there is identified coalfield, mineshaft and probable shallow workings.
f. Flood risk	Green: Potentially suitable The site is at low risk of flooding. The promoter's site-specific Flood Risk Assessment confirmed it is at low risk from fluvial flooding, and that areas of surface water flooding can be mitigated.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the existing settlement. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m and frequent bus services on Manchester Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site and together with adjoining sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

286 St. John's Road, west

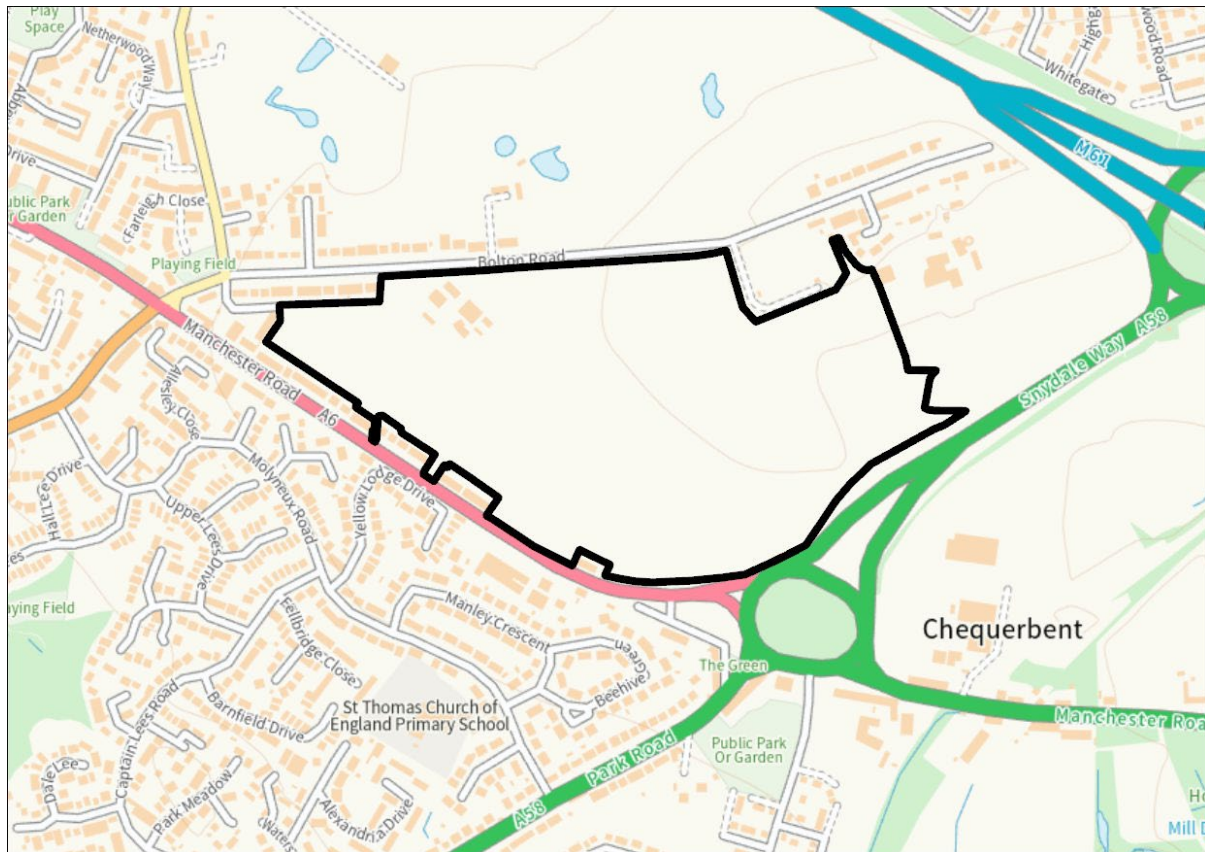


1. OVERVIEW	
Address	St. John's Road, Westhoughton, Bolton BL6 4HD
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.28
Assessed capacity (residential units)	34
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	56
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from St. John's 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 transport noise associated with the adjacent railway.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay and surface coal.

f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Industrial heritage assets and ecclesiastical heritage assets are located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of a residential village. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

290 Snyder Gate Farm



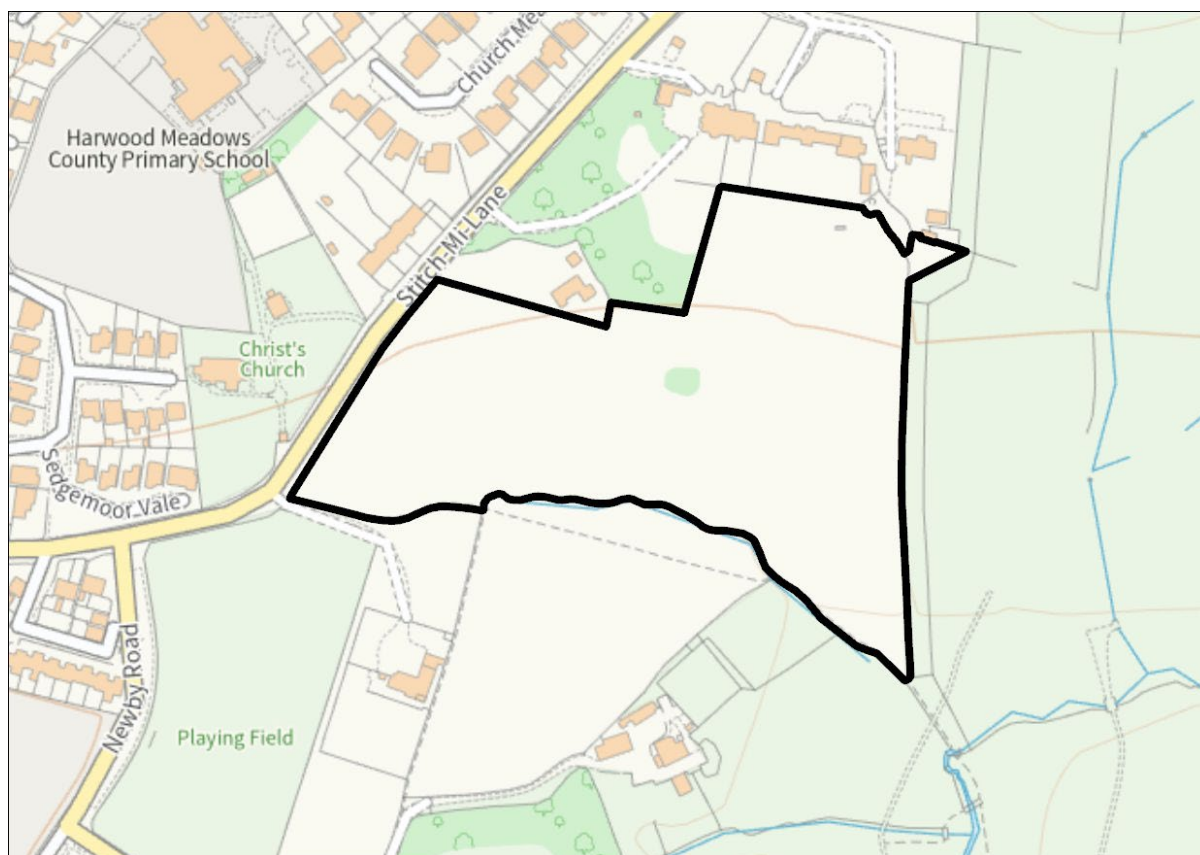
1. OVERVIEW	
Address	Bolton Road, Westhoughton, Bolton BL5 3JR
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	21.91
Assessed capacity (residential units)	383
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <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 Bolton 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 associated with the M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies 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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Agricultural heritage assets are located on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of established residential suburbs, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m and frequent bus services on Manchester Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site and together with adjoining sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and

	achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

298 Harwood Lodge

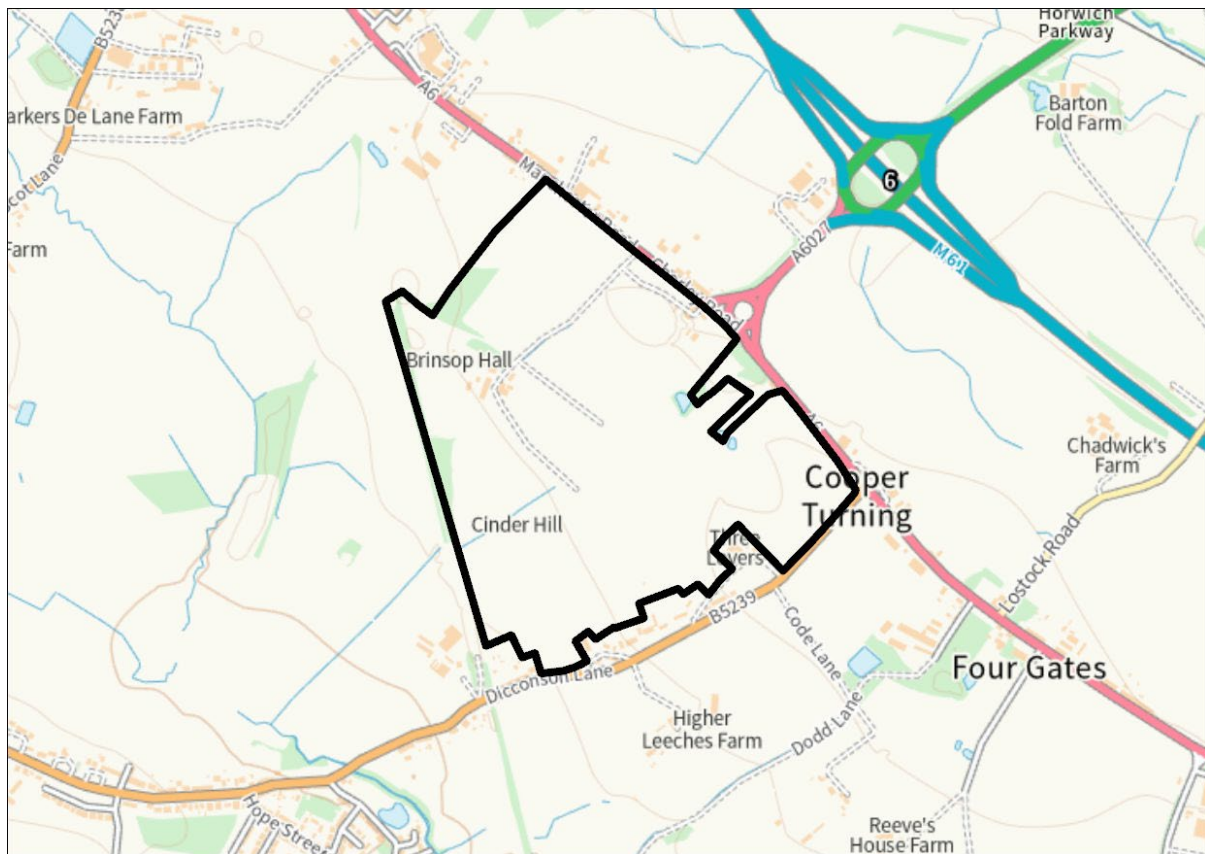


1. OVERVIEW	
Address	Stitch-mi Lane, Harwood, Bolton BL2 4HZ
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	3.56
Assessed capacity (residential units)	68
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	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)	59
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Stitch-mi 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	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 does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area 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, however it adjoins a site which has a Grade II listed building.
j. Townscape character	Green: Potentially suitable The site is located on open land adjoining the edge of mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located within existing settlements. It currently has fair access to local services and amenities and to public transport services - including non-frequent bus services on Stitch-mi Lane. there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

374 Brinsop Hall



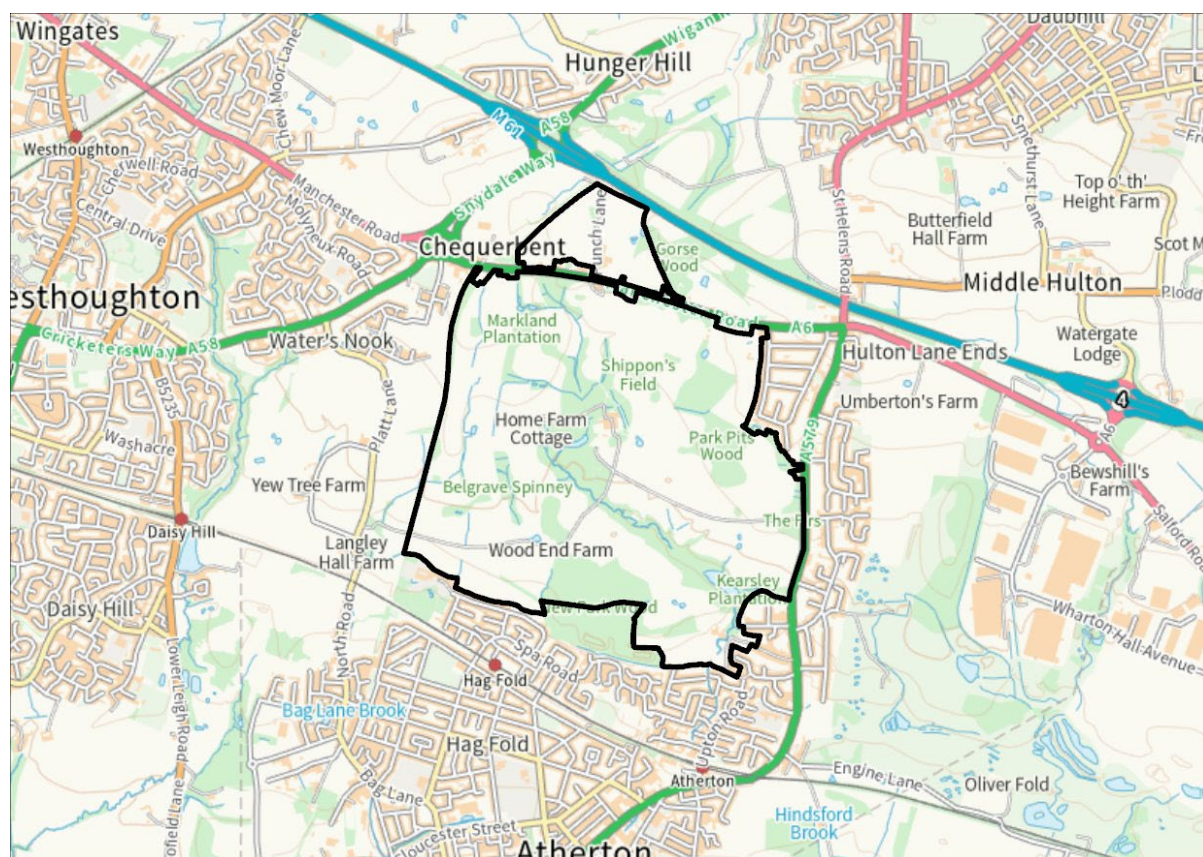
1. OVERVIEW	
Address	Dicconson Lane, Westhoughton, Bolton BL5 3NW
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Mixed Use
Gross site area (hectares)	56.39
Assessed capacity (residential units)	987
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	51
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chorley Road and Dicconson Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. 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.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. Coal mineshafts

	are present on site, and it 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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several industrial heritage assets are located on and adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements, and in close proximity to existing dwellings.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located outside of existing settlements. It is located within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. However, development at the scale of this site and potentially in conjunction with nearby sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1

f. Developable	0
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376 Hulton Park



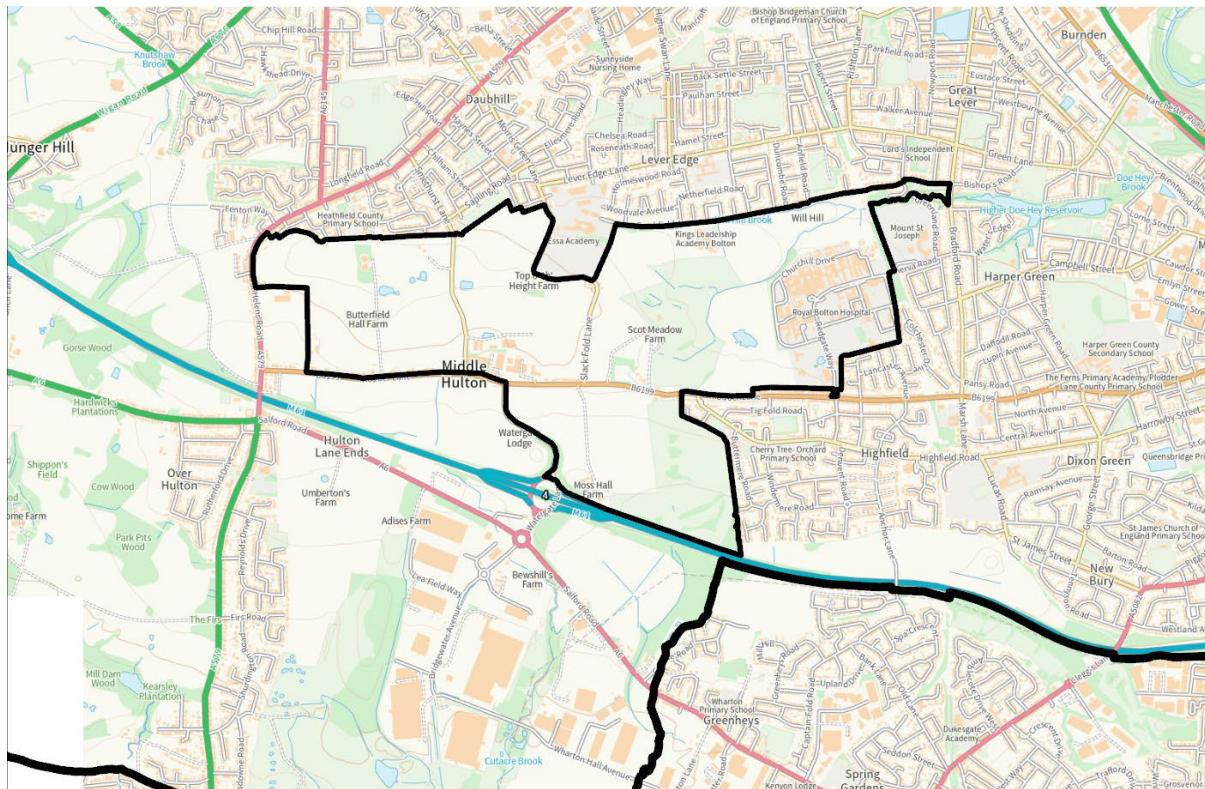
1. OVERVIEW	
Address	Newbrook Road, Over Hulton, Bolton BL5 1BH
Ward	Hulton
Previously developed land	No
Proposed land use	Mixed Use
Gross site area (hectares)	268.06
Assessed capacity (residential units)	1,201
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Historic Parks and Wooded Estate Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	Yes
- Registered Park / Garden	Part
- Scheduled Monument	Yes
- 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)	68
- Accessibility Level (GMAL)	1
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Manchester Road and Newbrook 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. Parts of the site have been identified as sites of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There are identified mineshafts and the site overlies mineral

	safeguarding areas for brick clay, sandstone, sand and gravel and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. This large site contains significant areas of SBI and small numbers of TPOs.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. There are numerous heritage assets located on and adjacent to the site, including a scheduled monument, a registered park and
j. Townscape character	Amber: Potentially unsuitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs, historic parkland and in close proximity to existing dwellings.
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 three rail stations within 800/1600m and bus services on Park Road and Manchester Road. There is significant scope for improving accessibility to align development at this location with sustainable local transport policies through new bus services and provision of a Primary Movement Corridor which incorporates provision for cyclists and pedestrians. These would be improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further

	through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

377 Health Innovation Bolton



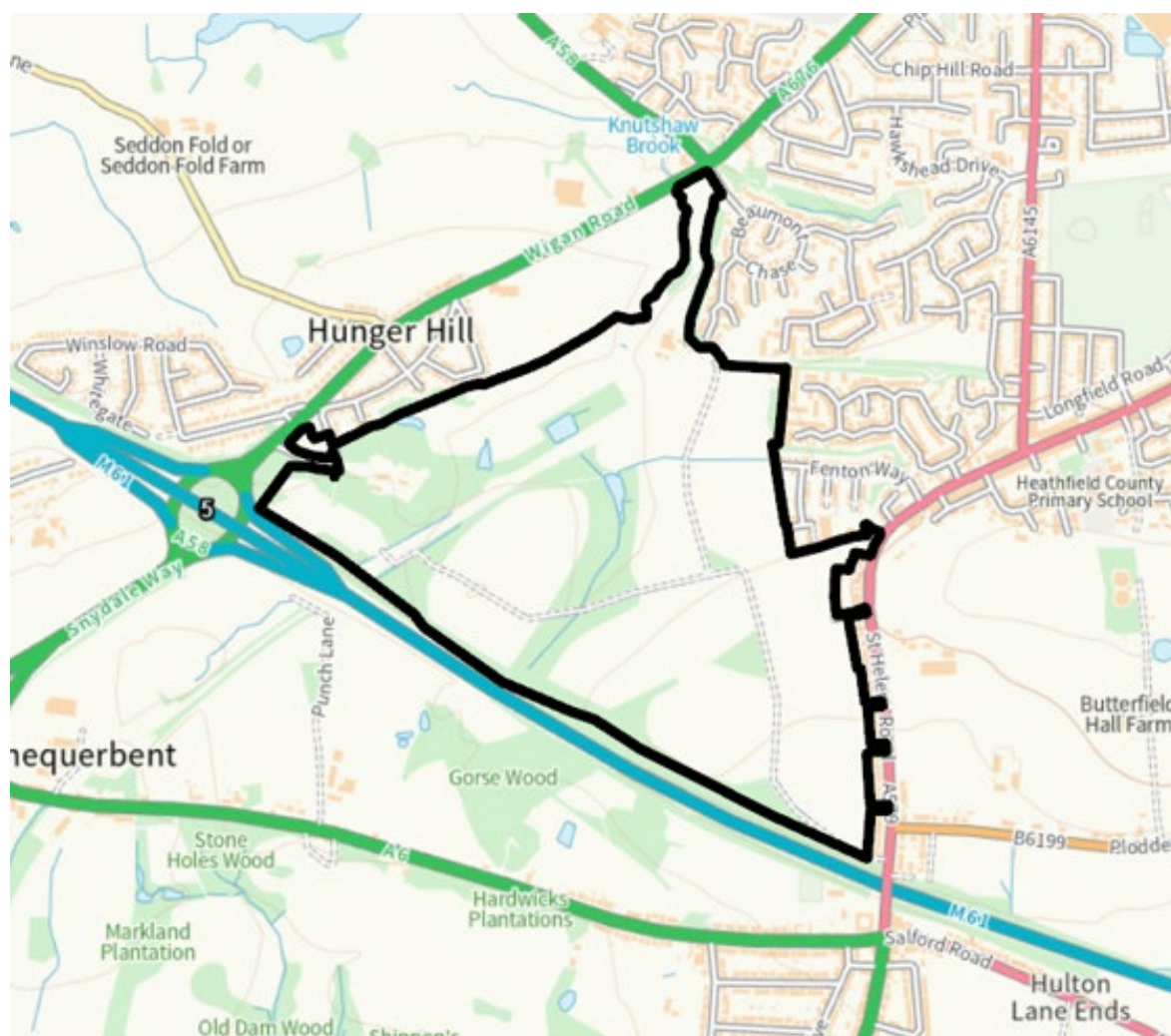
1. OVERVIEW	
Address	Plodder Lane, Farnworth, Bolton BL4 0JR
Ward	Hulton
Previously developed land	No
Proposed land use	Mixed Use
Gross site area (hectares)	245.60
Assessed capacity (residential units)	Subject to masterplan
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- 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	Class 2 & 3a
c. Minerals Safeguarding	
- Brick Clay	Yes
- Coal	Yes

- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	Yes
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Reclaimed Land / Wetlands
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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	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	Yes
- Connectivity Level, max (DfT)	75
- Accessibility Level (GMAL)	1
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Plodder Lane and Watergate Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. 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	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and probable shallow workings, with mineshafts and mine entries present. It also

	overlies mineral safeguarding areas for brick clay, sand
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 an exception test will be required, and finds that the site would likely pass.
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 large site includes a small number of TPOs and part of a green corridor. Approximately one third of the site is Grade 3
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and most of the site lies within a landscape character area of low-moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are several heritage assets located on and adjacent to the site, including a Grade II listed structure.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Green: Potentially suitable It is located at the edge of existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m of the eastern edge of the site and a range of frequent bus services. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Nonetheless, development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

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

378 Hermon Bank Farm



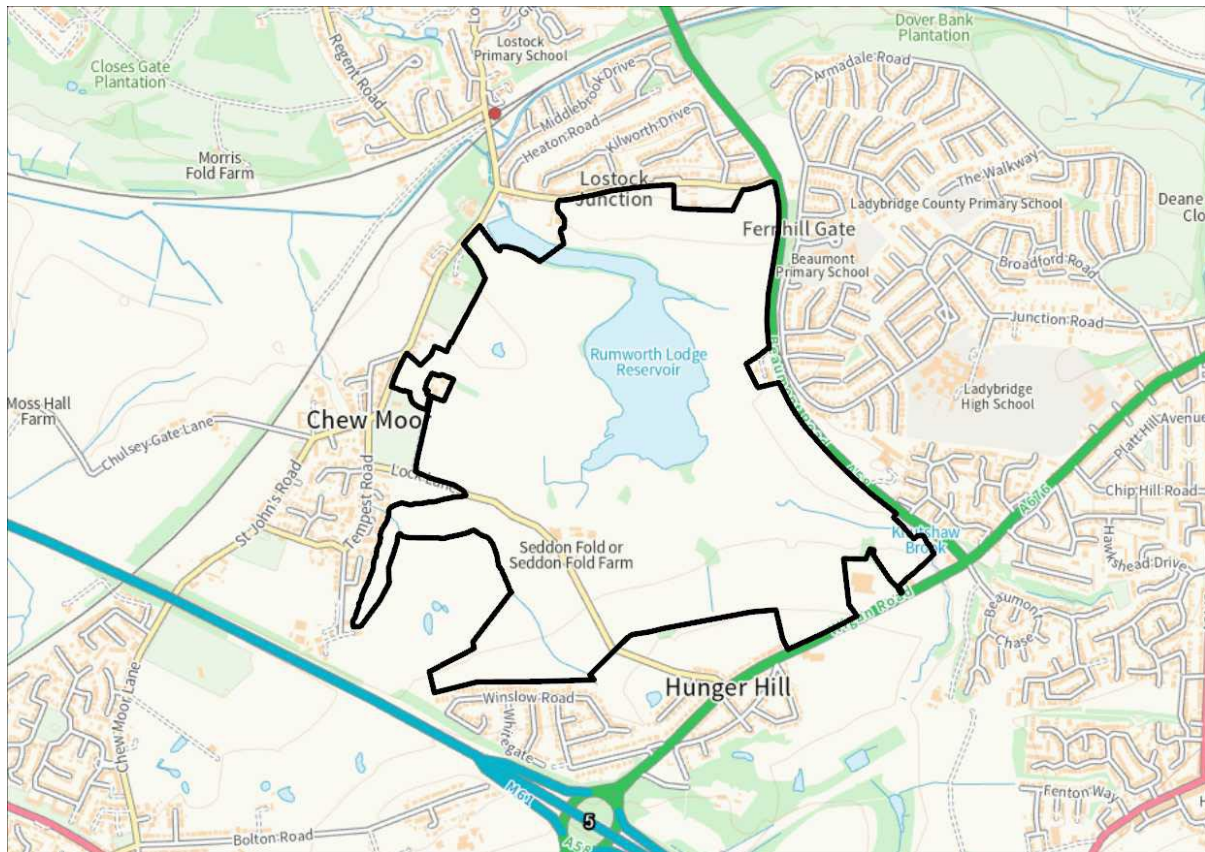
1. OVERVIEW	
Address	Wigan Road, Bolton BL3 4XJ
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	76.03
Assessed capacity (residential units)	1,331
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No

- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	
- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Historic Parks and Wooded Estate Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- 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 Wigan Road and St. Helen's 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 a site of potential contamination and a site of a former landfill.
d. Noise	Amber: Potentially unsuitable

	There may be noise issues on the site which require mitigation. The site is affected by traffic noise, including that associated with the adjacent M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There are identified mineshafts, and 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. A TPO is located along the site boundary.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Numerous agricultural heritage and industrial heritage assets are located on the site.
j. Townscape character	Green: Potentially suitable The site is located on a field at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It currently has fair access to local services and amenities and to public transport services - including frequent buses on Wigan Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

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

379 West Pennine Villages (Site C)



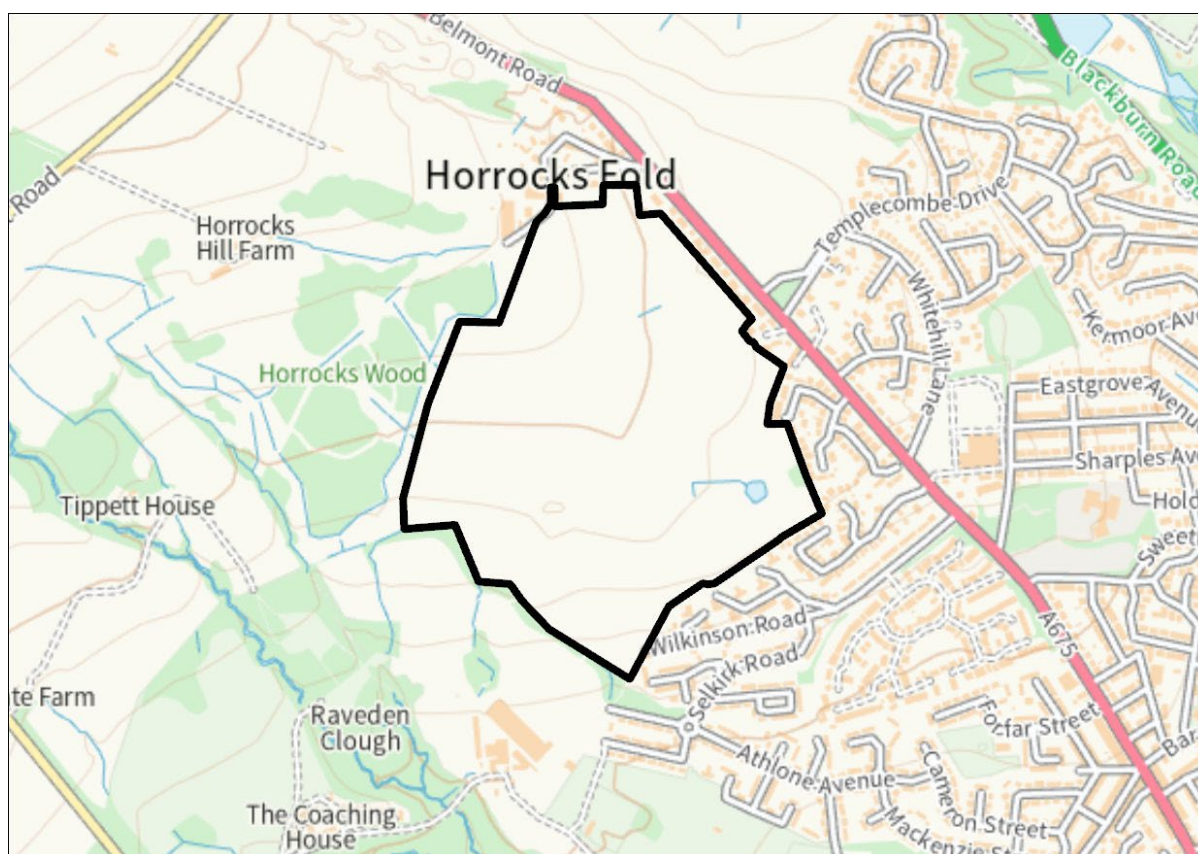
1. OVERVIEW	
Address	Beaumont Road, Lostock, Bolton BL6 4HU
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	120.65
Assessed capacity (residential units)	2,338
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	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	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	66
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Beaumont Road, Wigan Road and Tempest 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 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, including that associated with the adjacent M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	identified coalfield and mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA finds that site would be required to pass an exception test, and that it would likely pass.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI is located in the centre of this large site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Numerous agricultural heritage and industrial heritage assets are located on and adjacent to the site, including historic farms and associated structures and a colliery site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between established settlements, a mature residential suburb and a residential village, and in close proximity to existing dwellings.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an/ outside of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m and buses on Snydale Way. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-3
f. Developable	Phase 1-3

381 Belmont Road, west of



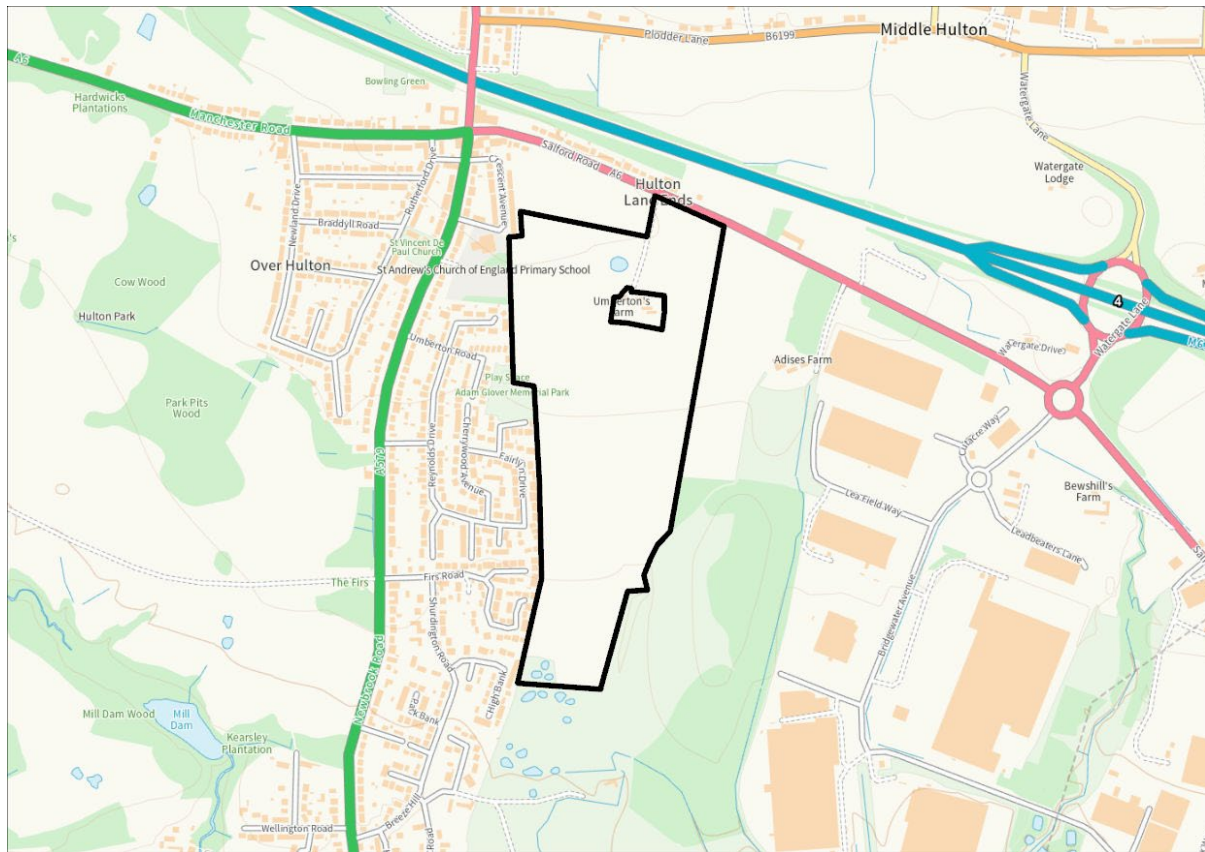
1. OVERVIEW	
Address	Belmont Road, Horrocks Fold, Bolton BL1 7BY
Ward	Astley Bridge
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	34.57
Assessed capacity (residential units)	605
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	Yes
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	Yes
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Smithills and Horwich
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	68
- 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 Belmont Road, but it is unclear where this can be provided due to existing housing.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. Parts of the site have been identified as sites of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is possibly affected by noise from agricultural 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 probable shallow workings with numerous mineshafts. It also overlies mineral safeguarding areas for brick clay, sandstone and surface
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. Several TPOs are located along the edge of the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several Grade II Listed buildings are located adjacent to the site, and several industrial heritage assets are located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of mature residential suburbs, 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 public transport. 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	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

382 Umberton Farm



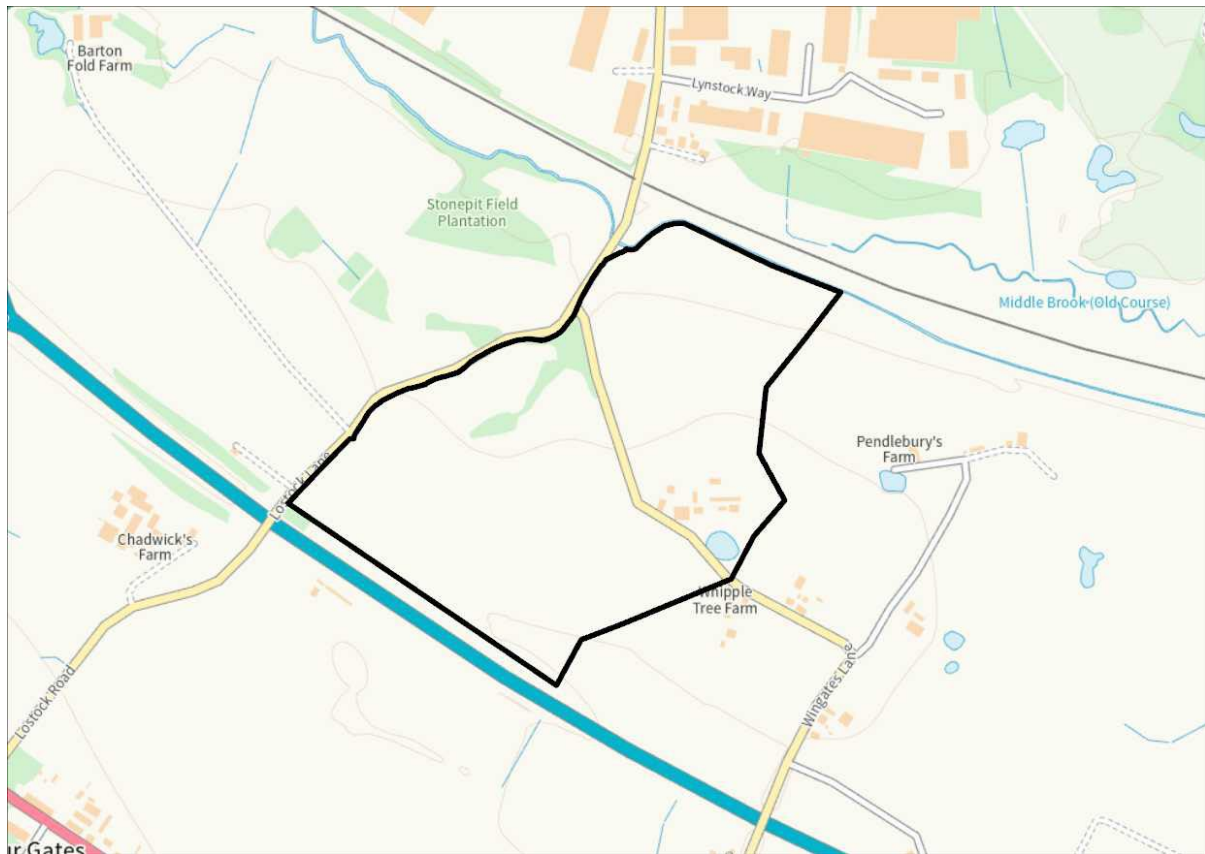
1. OVERVIEW	
Address	Salford Road, Over Hulton, Bolton BL5 1BP
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	27.90
Assessed capacity (residential units)	488
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	Yes
e. Landscape Character	
- Character Type	Reclaimed Land / Wetlands
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Salford 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 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. There are

	identified mineshafts and the site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of low-moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable This site is potentially part of a historic farm, and lies adjacent to the Manchester to Blackrod Roman Road.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements, adjacent to an existing residential suburb and in close proximity to existing dwellings.
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 1600m and bus services on Salford Road and Newbrook Road. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

383 Ormstons Farm, west



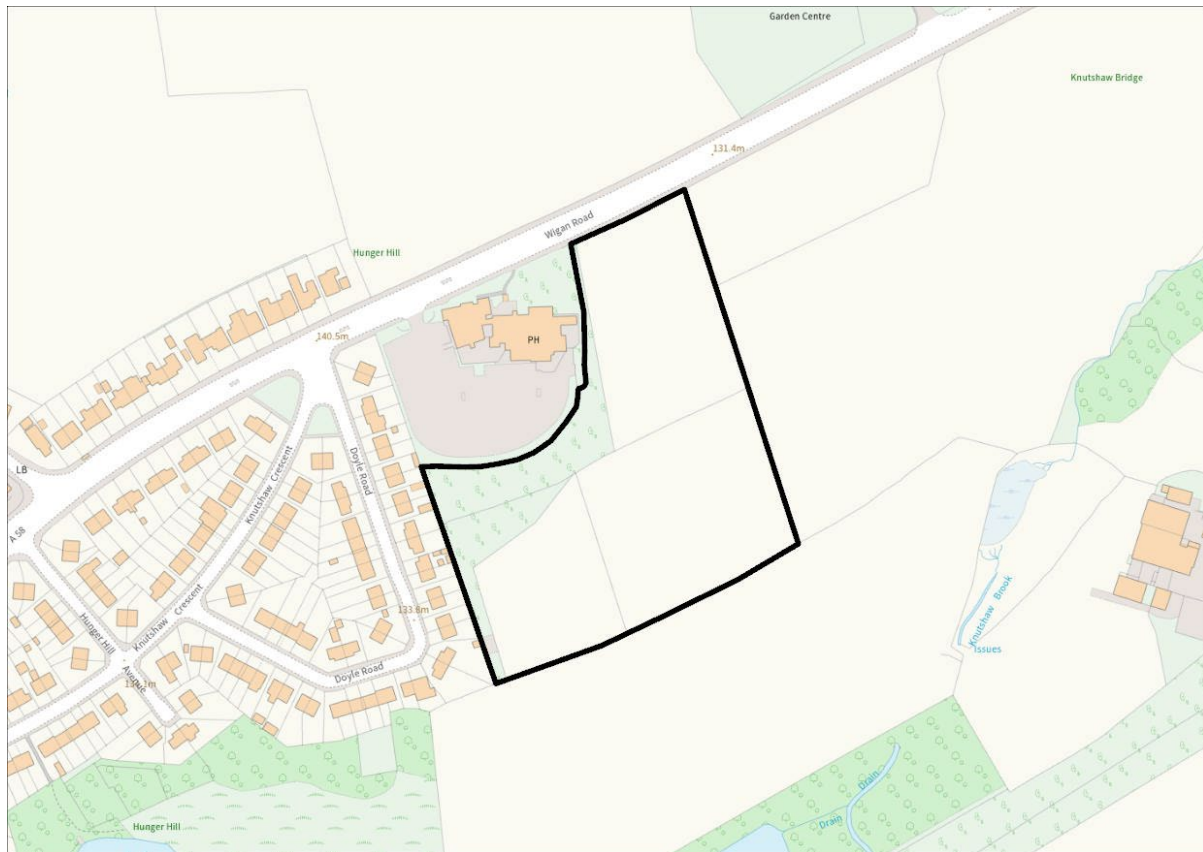
1. OVERVIEW	
Address	Wingates Lane, Lostock, Bolton BLT 3LT
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	28.50
Assessed capacity (residential units)	499
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. 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	Yes
- 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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	54
- 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 Wingates Lane and Lostock Lane, but constrained due to narrow road width and the absence of footpaths. Both roads are unlikely to meet the standard
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. There is an identified mineshaft, and 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. There are numerous group TPOs located across the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable This site is potentially part of a historic farm, with a Grade II listed farmhouse located on an adjacent site. There are also industrial heritage assets located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. The site is located within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

385 Rear of Tavern Fayre



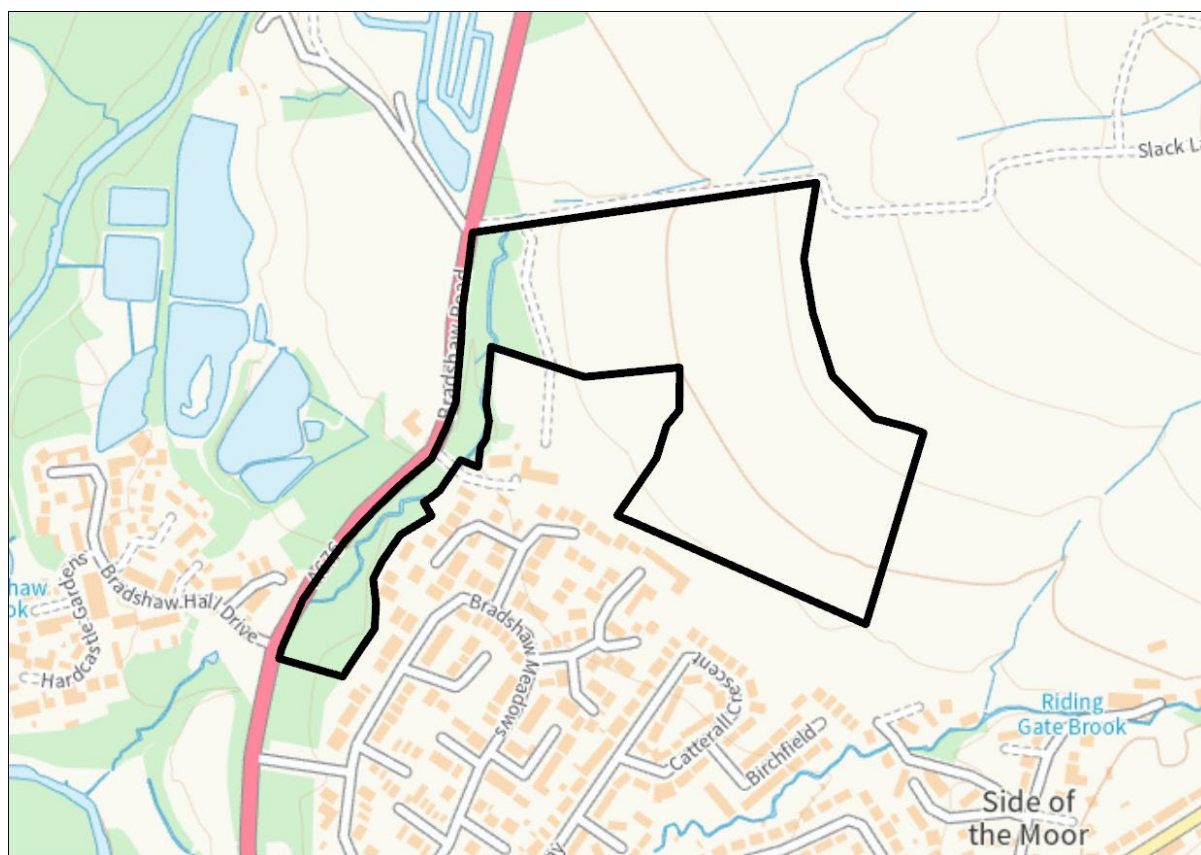
1. OVERVIEW	
Address	Wigan Road, Bolton BL3 4RH
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	2.49
Assessed capacity (residential units)	48
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Historic Parks and Wooded Estate Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	59
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wigan 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 affected by traffic noise, including that associated with the nearby M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 1 SFRA was conducted for this site in conjunction with Site 427, and 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	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are several non-designated heritage asset located in close proximity to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of a residential village, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with bus services, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies. However, development at the scale of this site and potentially together with adjacent sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

387 Slack Lane, south of



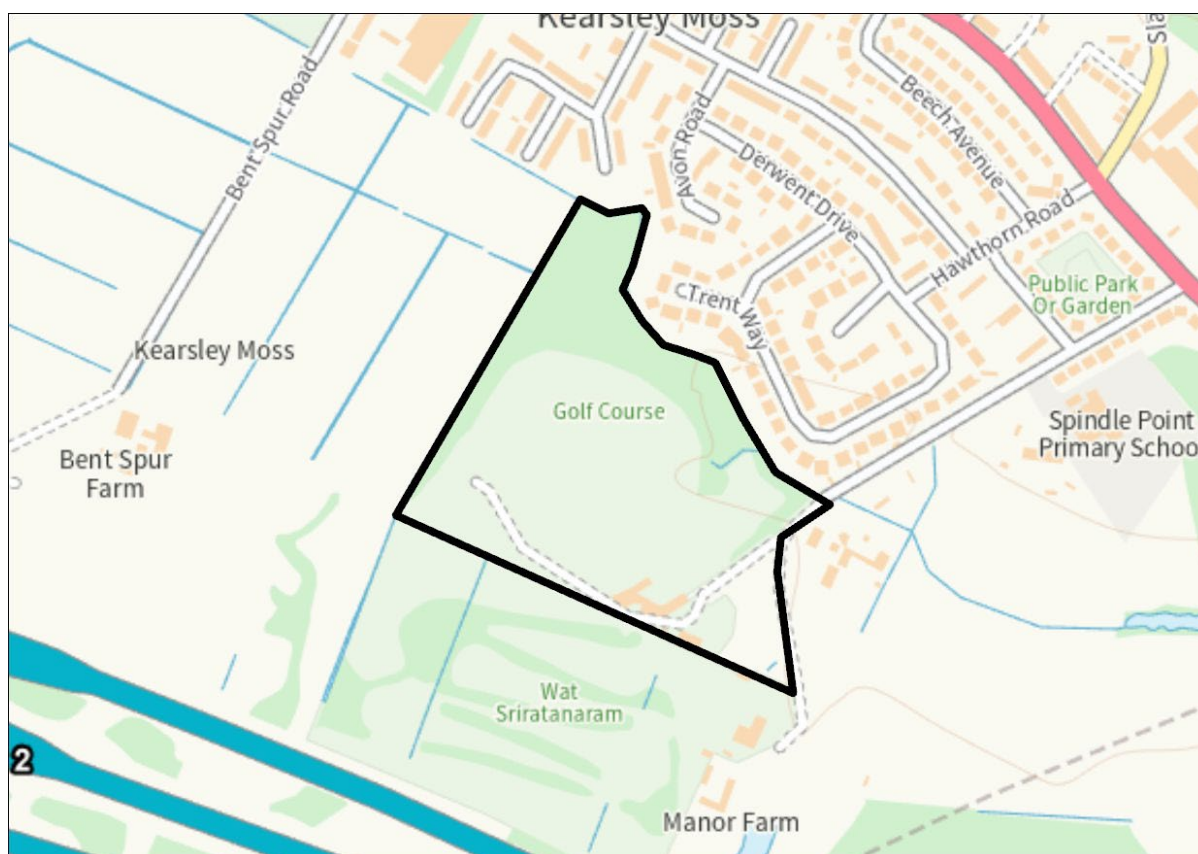
1. OVERVIEW	
Address	Bradshaw Road, Bradshaw, Bolton BL2 4JJ
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	12.04
Assessed capacity (residential units)	211
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- 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	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	Part
- 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)	64
- Accessibility Level (GMAL)	1
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Bradshaw 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	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. There are numerous identified mine shafts, and the site overlies mineral

	safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. There are group TPOs located along the western part of the site, in the area of likely site access.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, largely within a landscape character area of moderate sensitivity to housing development, however its western flank is located within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. Part of the site lies within a conservation area, and there are several Grade II listed buildings located in the vicinity.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further

	through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

388 Kearsley Golf Range



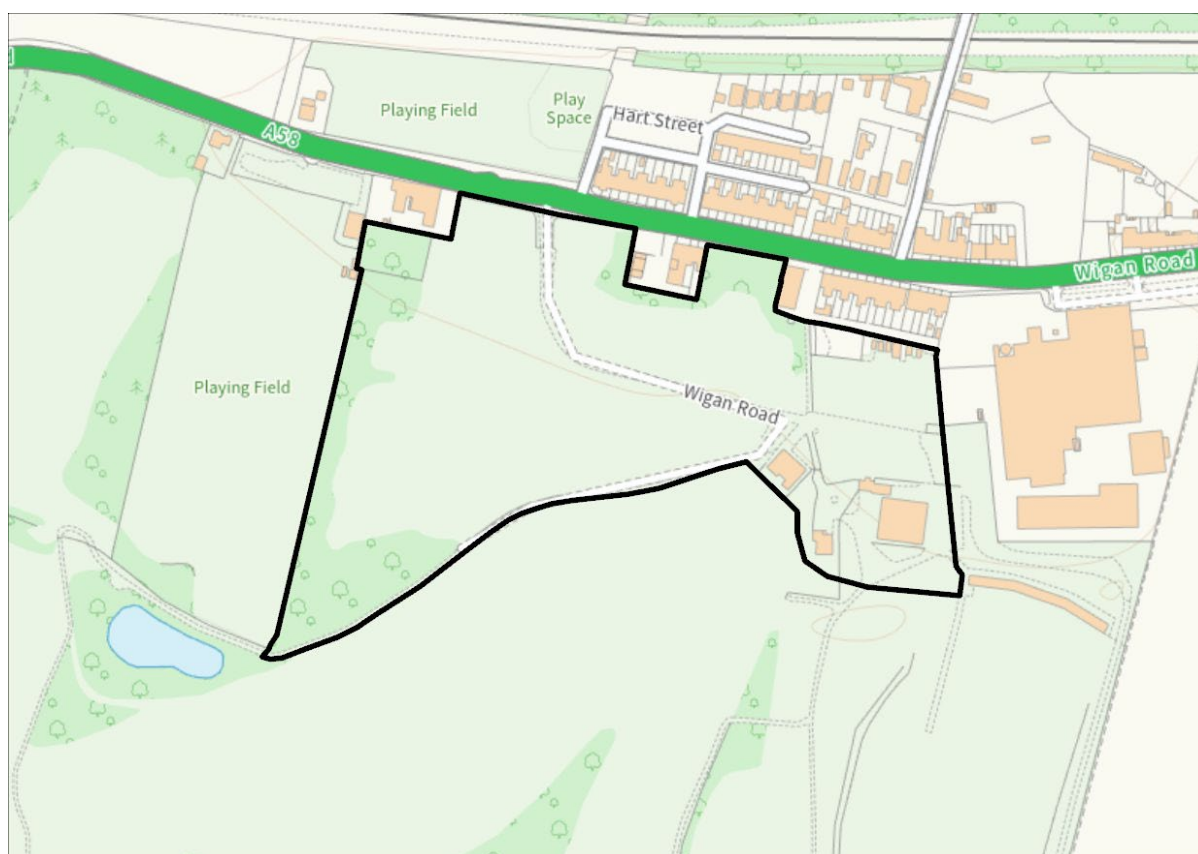
1. OVERVIEW	
Address	Moss Lane, Kearsley, Bolton BL4 8SF
Ward	Kearsley
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	7.27
Assessed capacity (residential units)	200
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site 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	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Mosslands and Lowland Farmland
- Character Area	Clifton Moss
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	66
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Moss Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as site of a former landfill.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the adjacent M61.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several industrial heritage assets are located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, adjacent to mature residential suburbs and in close proximity to existing dwellings. The site presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

389 Hart Common Golf Club, east



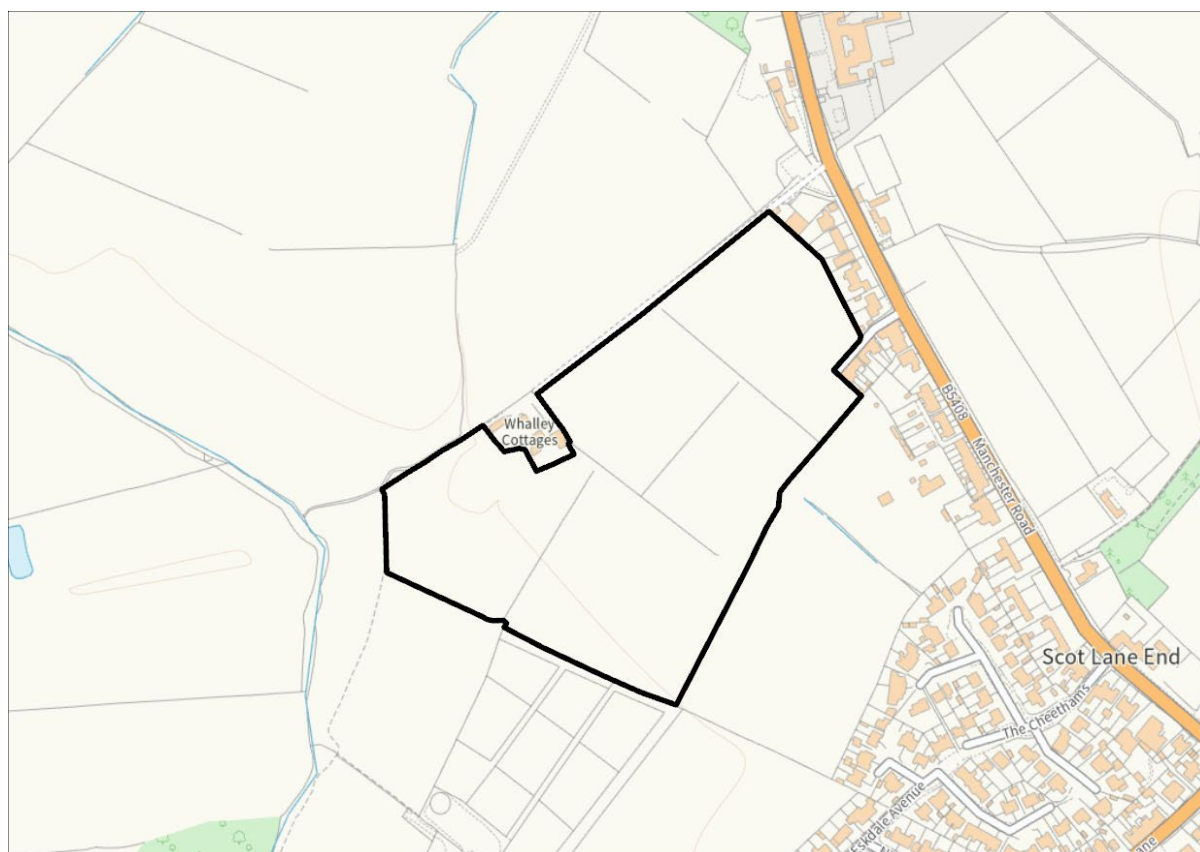
1. OVERVIEW	
Address	Wigan Road, Westhoughton, Bolton BL5 2BX
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	8.17
Assessed capacity (residential units)	157
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	58
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wigan 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 comprising 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 noise associated with agricultural activities.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements, adjacent to an existing residential suburb and in close proximity to existing dwellings.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1

f. Developable	0

390 Rear of Blackrod MOT station



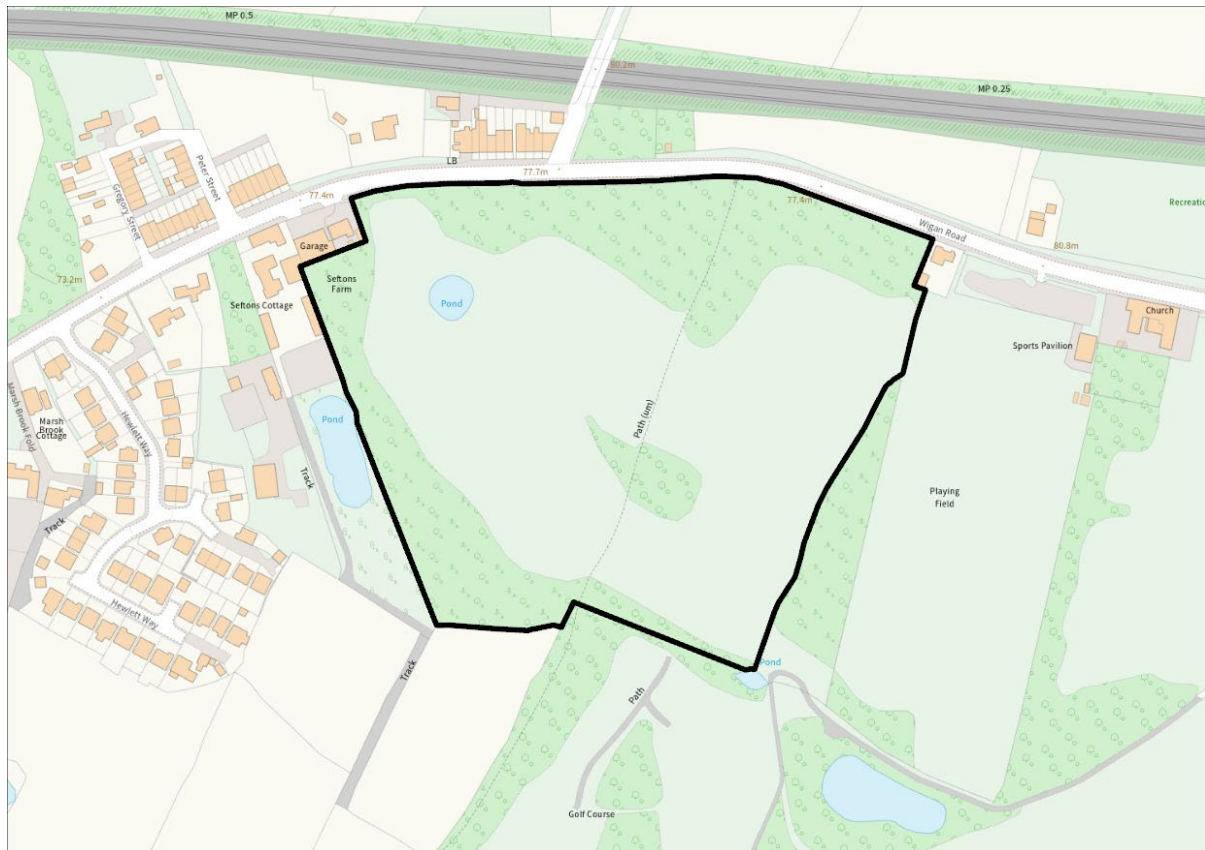
1. OVERVIEW	
Address	Manchester Road, Blackrod, Bolton BL6 5SU
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	7.46
Assessed capacity (residential units)	144
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	53
- 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 Manchester Road, subject to highways investment to address the narrow access width and the absence of pedestrian facilities.
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 comprising 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 noise associated with commercial activities.

e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There are numerous identified mineshafts, and the site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has fair access to local services and amenities and to public transport services. Due to its modest size, and in the absence of nearby development sites of scale, there is little scope to support improvements necessary for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

391 Hart Common Golf Club, west



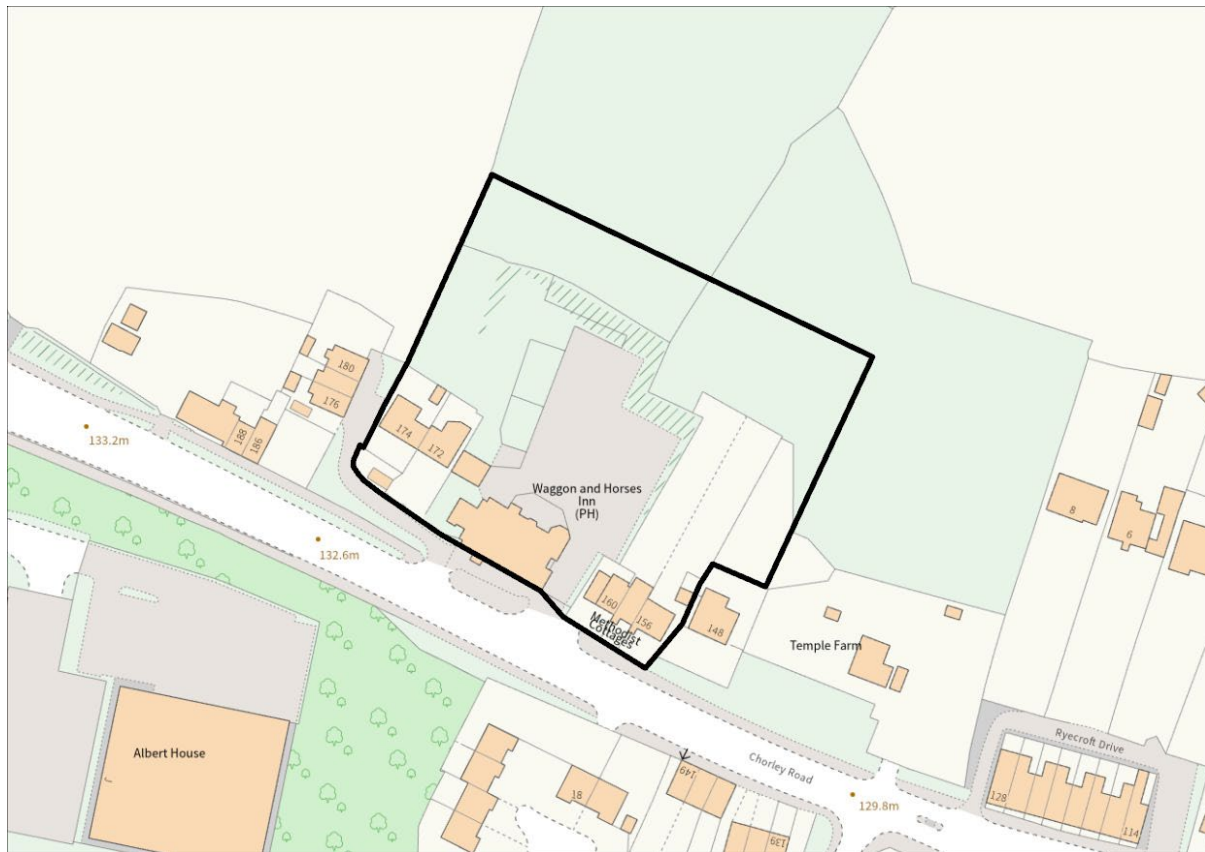
1. OVERVIEW	
Address	Wigan Road, Westhoughton, Bolton BL5 2BX
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	6.17
Assessed capacity (residential units)	119
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	59
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wigan 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 comprising 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 noise associated with agricultural activities.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements, adjacent to an existing residential suburb and in close proximity to existing dwellings.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	0

f. Developable	Phase 2

392 Waggon & Horses Public House



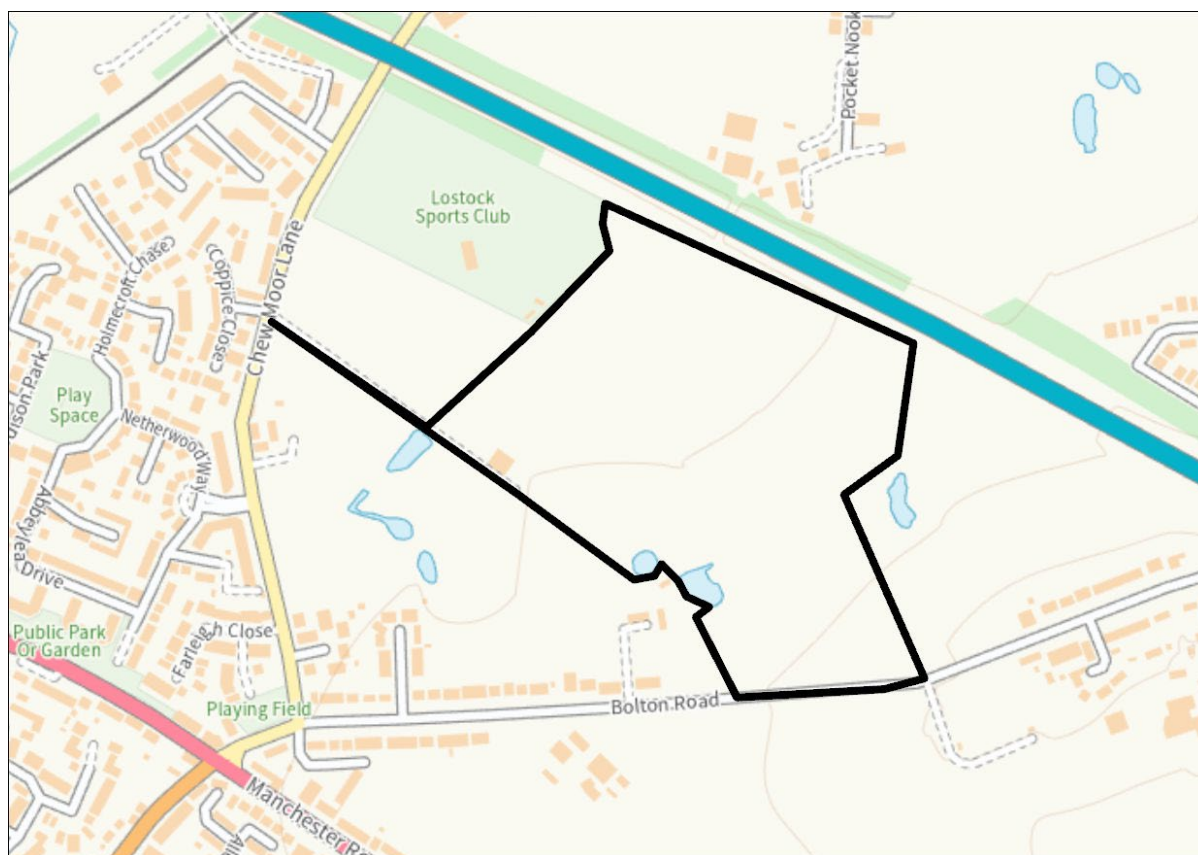
1. OVERVIEW	
Address	170 Chorley Road, Westhoughton, Bolton BL5 3PN
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.49
Assessed capacity (residential units)	13
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	61
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chorley 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 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	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, partly within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There is a non-designated heritage asset within the site.
j. Townscape character	Green: Potentially suitable The site is located in a fragmented townscape setting at the edge of the district centre. 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 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	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

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393 Bolton Road, north of



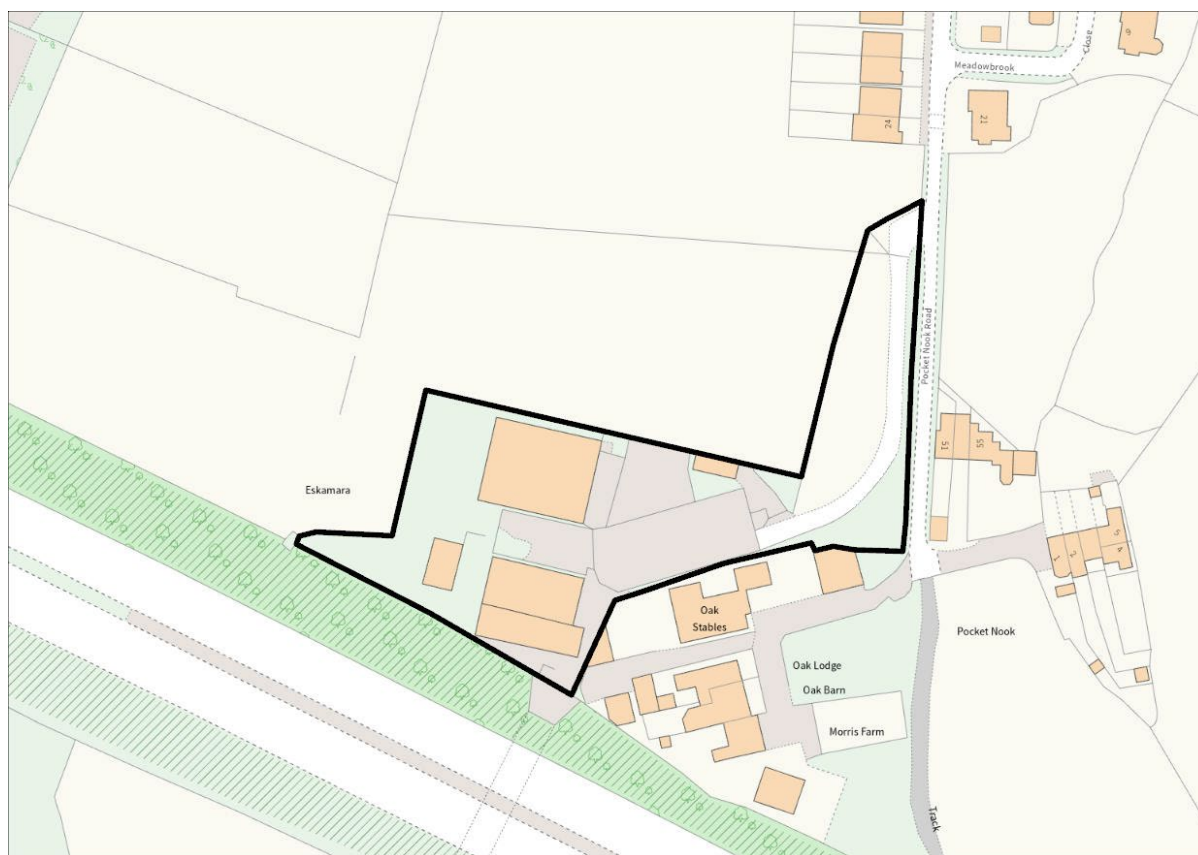
1. OVERVIEW	
Address	Bolton Road, Westhoughton, Bolton BL5 3EL
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	13.68
Assessed capacity (residential units)	239
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. 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)	Yes
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)	62
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Bolton 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 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 nearby M61.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There is an industrial heritage asset located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built up area, 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 - including a rail station within 1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and

	achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

394 Morris Farm



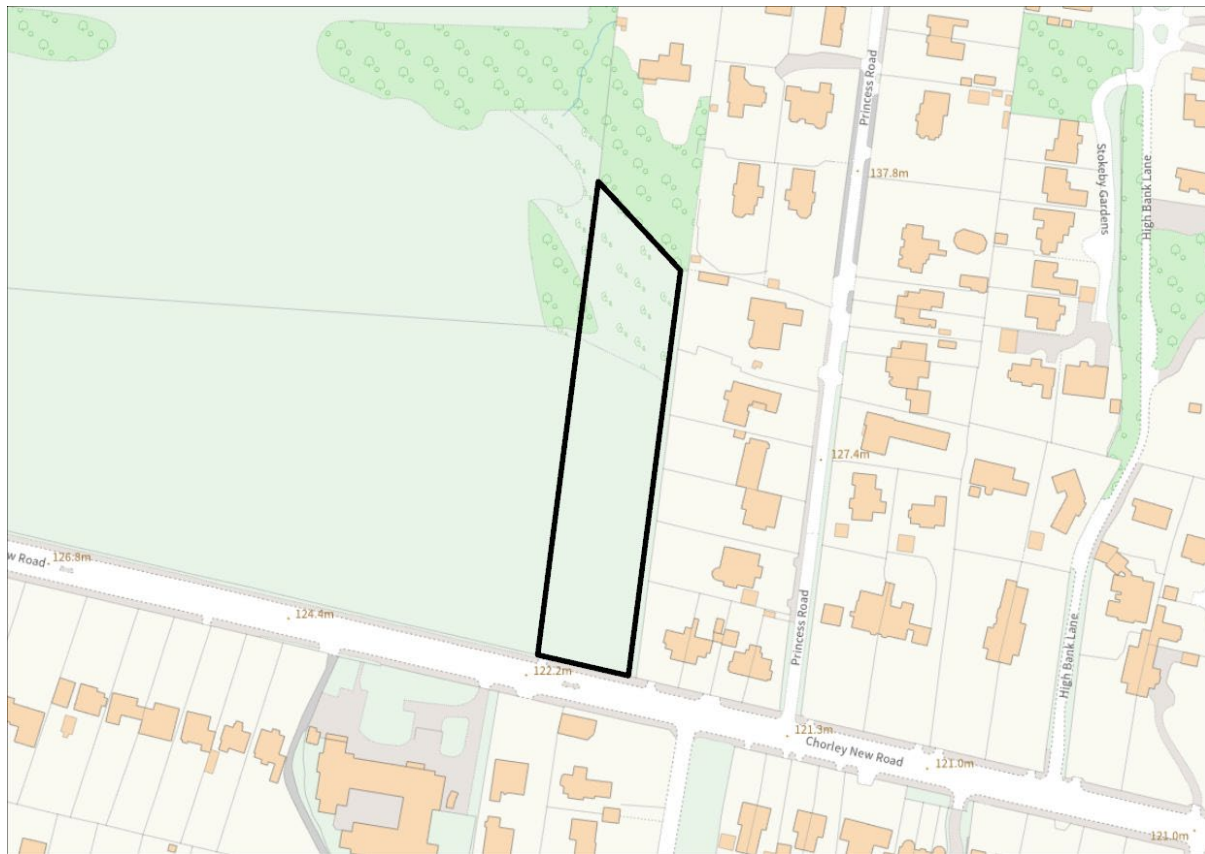
1. OVERVIEW	
Address	Pocket Nook Road, Lostock, Bolton BL6 4HW
Ward	Heaton, Lostock & Chew Moor
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	0.81
Assessed capacity (residential units)	24
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	53
- 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 Pocket Nook Road, subject to highways investment to address the narrow access width and the absence of pedestrian facilities.
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 associated with the adjacent M61.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site, and the site may be part of a historic farm.
j. Townscape character	Green: Potentially suitable The site is located on a historic farm site at the edge of a residential village. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to its modest size, there is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated

e. Deliverable	Phase 1
f. Developable	0

396 Chorley New Road, north of



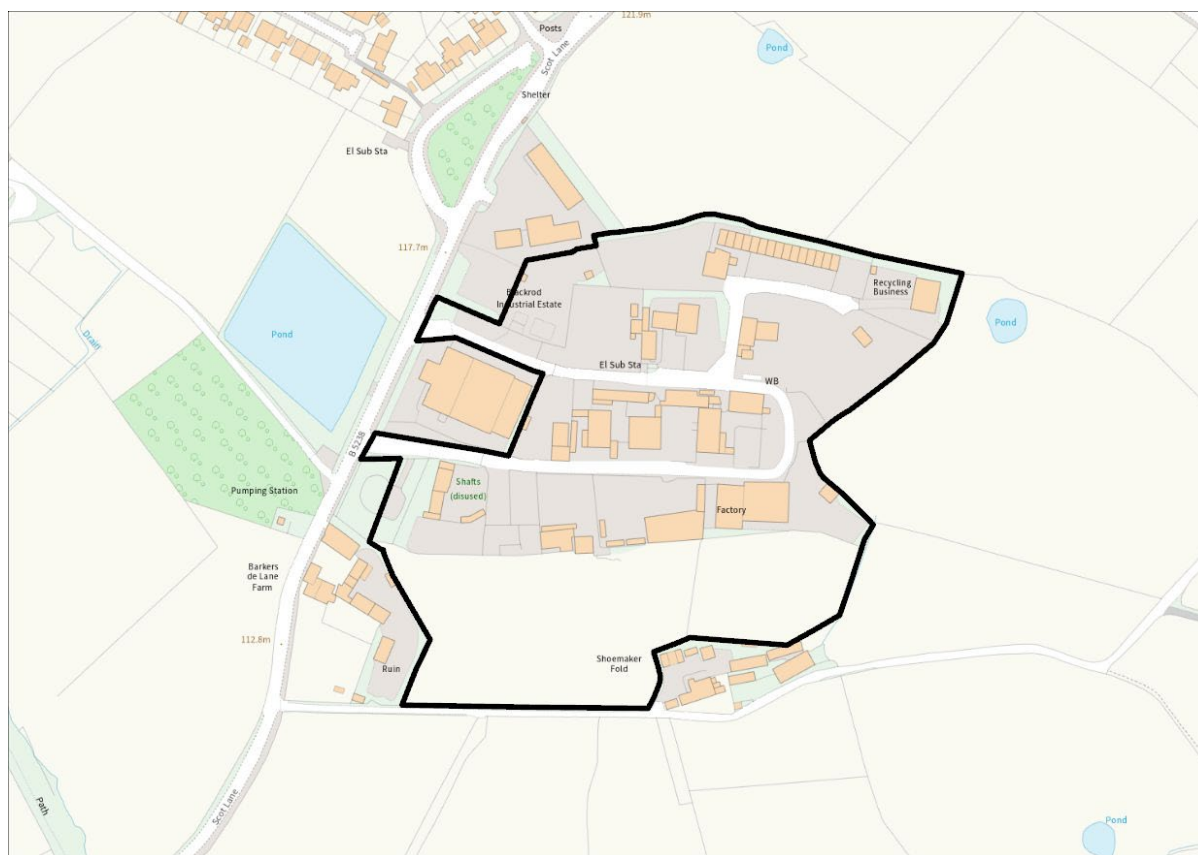
1. OVERVIEW	
Address	Chorley New Road, Lostock, Bolton BL6 4AJ
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.56
Assessed capacity (residential units)	15
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	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	Pennine Foothills (West/South Pennines)
- Character Area	Smithills and Horwich
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	59
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chorley New 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 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 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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable The site is part of a non-designated heritage asset.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built-up area, adjacent to a mature residential suburb and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, and located on an arterial route with non-frequent bus service. It has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1

f. Developable	0
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398 Scot Lane Industrial Estate

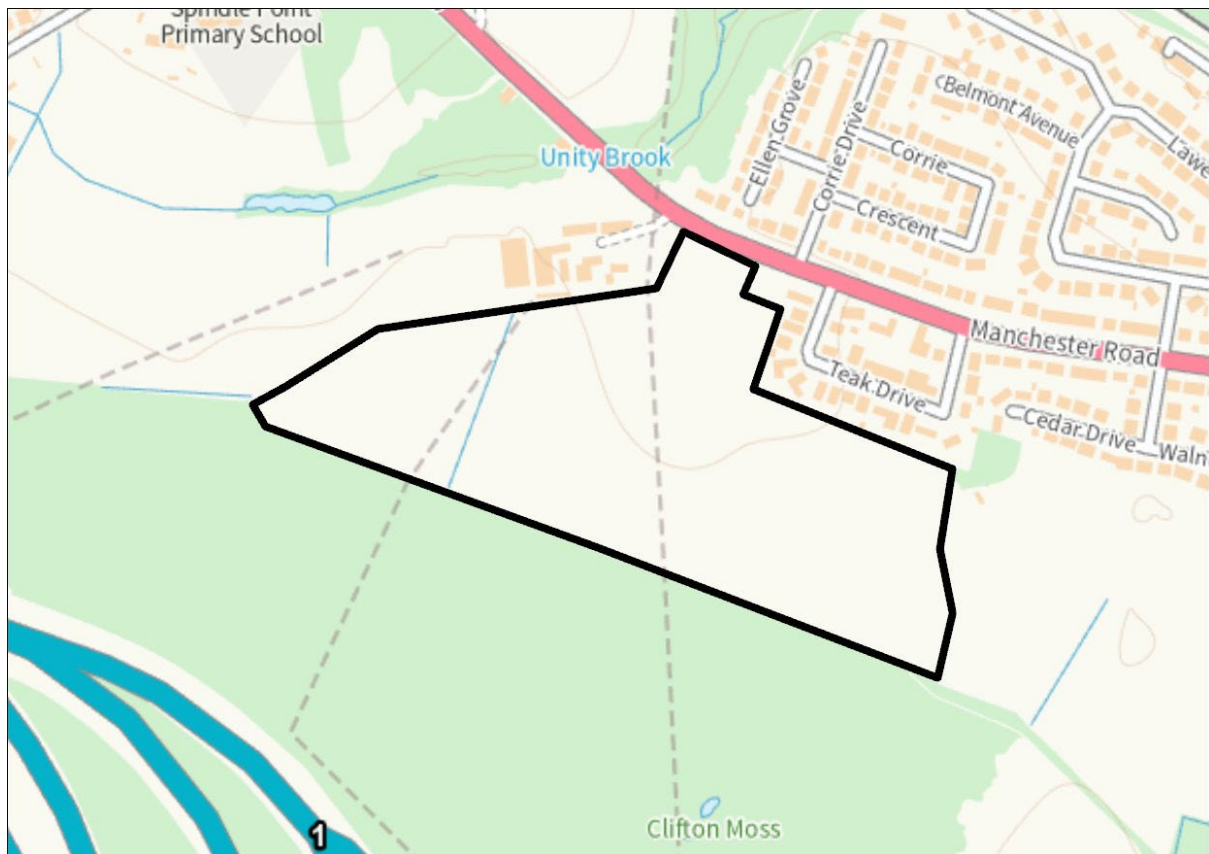


1. OVERVIEW	
Address	Scot Lane, Blackrod, Bolton BL6 5SL
Ward	Horwich South & Blackrod
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	5.77
Assessed capacity (residential units)	131
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	55
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Scott Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.

f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable The site is located adjacent to a non-designated heritage asset, and may be part of a historic farm.
j. Townscape character	Amber: Potentially unsuitable The site is located on brownfield land with poor existing townscape quality and disconnected from other settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, though it is located on an arterial route with bus services, but it has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size is likely to generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated.
e. Deliverable	0
f. Developable	0

400 Ryders Farm



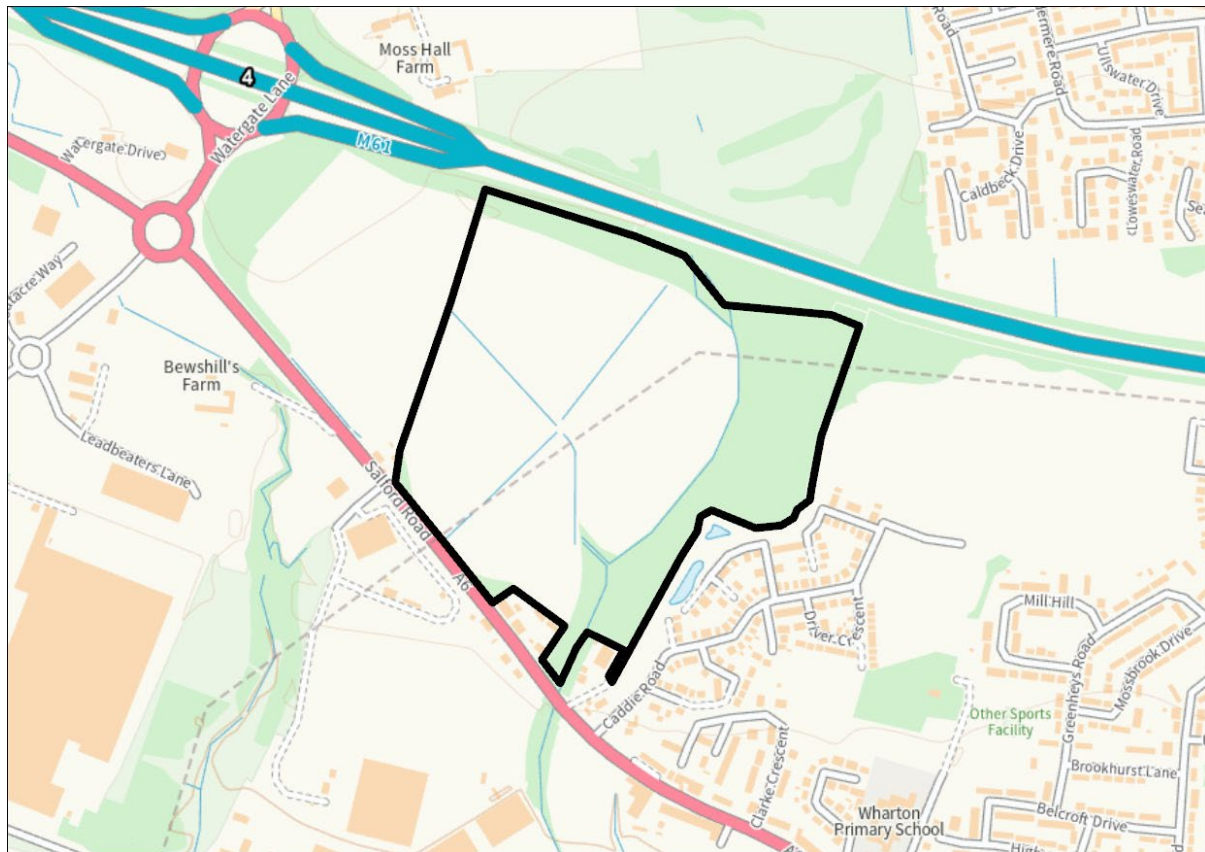
1. OVERVIEW	
Address	Manchester Road, Kearsley, Bolton BL4 8RU
Ward	Kearsley
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	11.00
Assessed capacity (residential units)	193
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- 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	Yes
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Mosslands and Lowland Farmland
- Character Area	Clifton Moss
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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 Manchester 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 a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the adjacent M61.
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, and there are mine entries present. The site also overlies mineral safeguarding areas for brick clay and s
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI and a group TPO are located on the edge of the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site, and the site may be part of a historic farm.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements, adjacent to an existing residential suburb and in close proximity to existing dwellings.
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 1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

401 Salford Road, east of M61 Junction 4



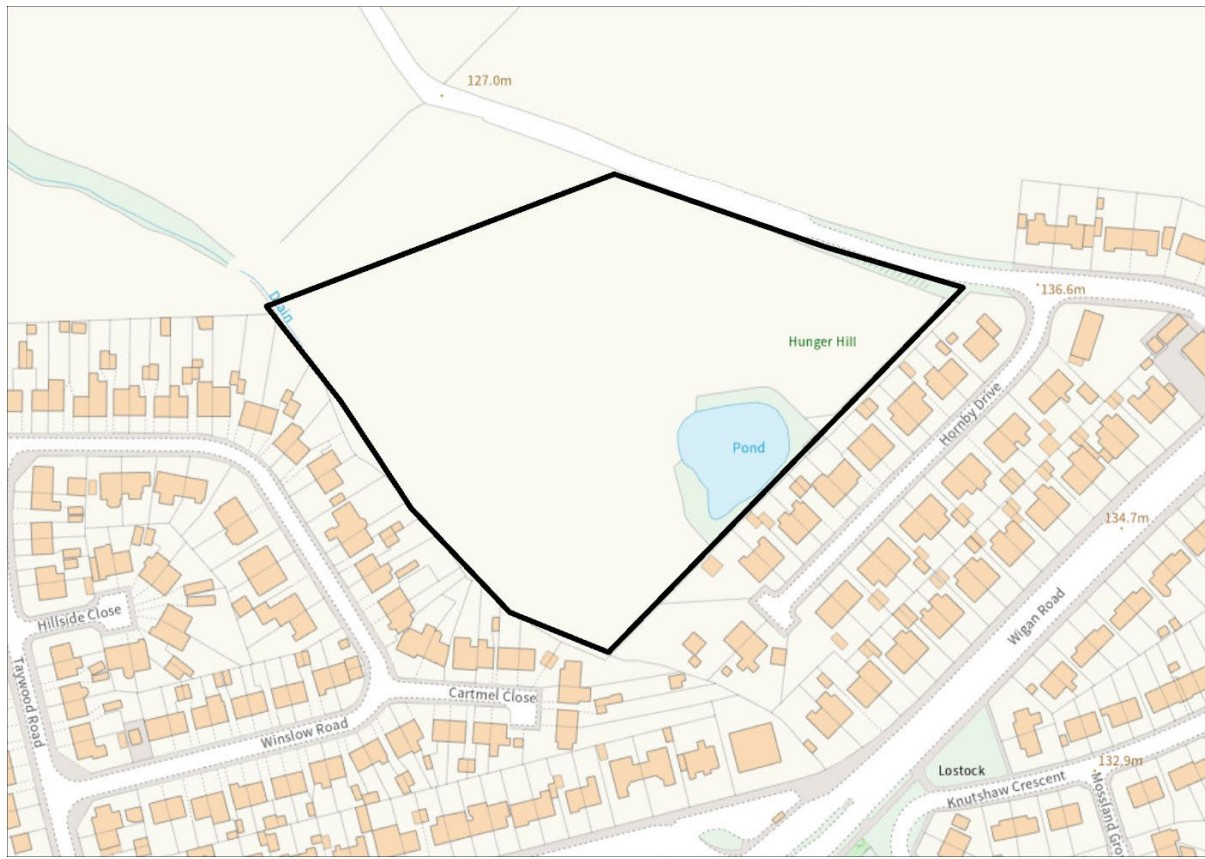
1. OVERVIEW	
Address	Salford Road, Over Hulton, Bolton BL5 1BX
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	21.69
Assessed capacity (residential units)	380
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	
- Brick Clay	Yes

- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Reclaimed Land / Wetlands
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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)	64
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Salford 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 part of a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the adjacent M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There are identified mineshafts, and the site overlies

	identified coalfield and mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of low-moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Non-designated industrial and agricultural heritage assets are located on or adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built-up area, adjacent to a residential suburb and in 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and

	achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

402 Lock Lane, south of



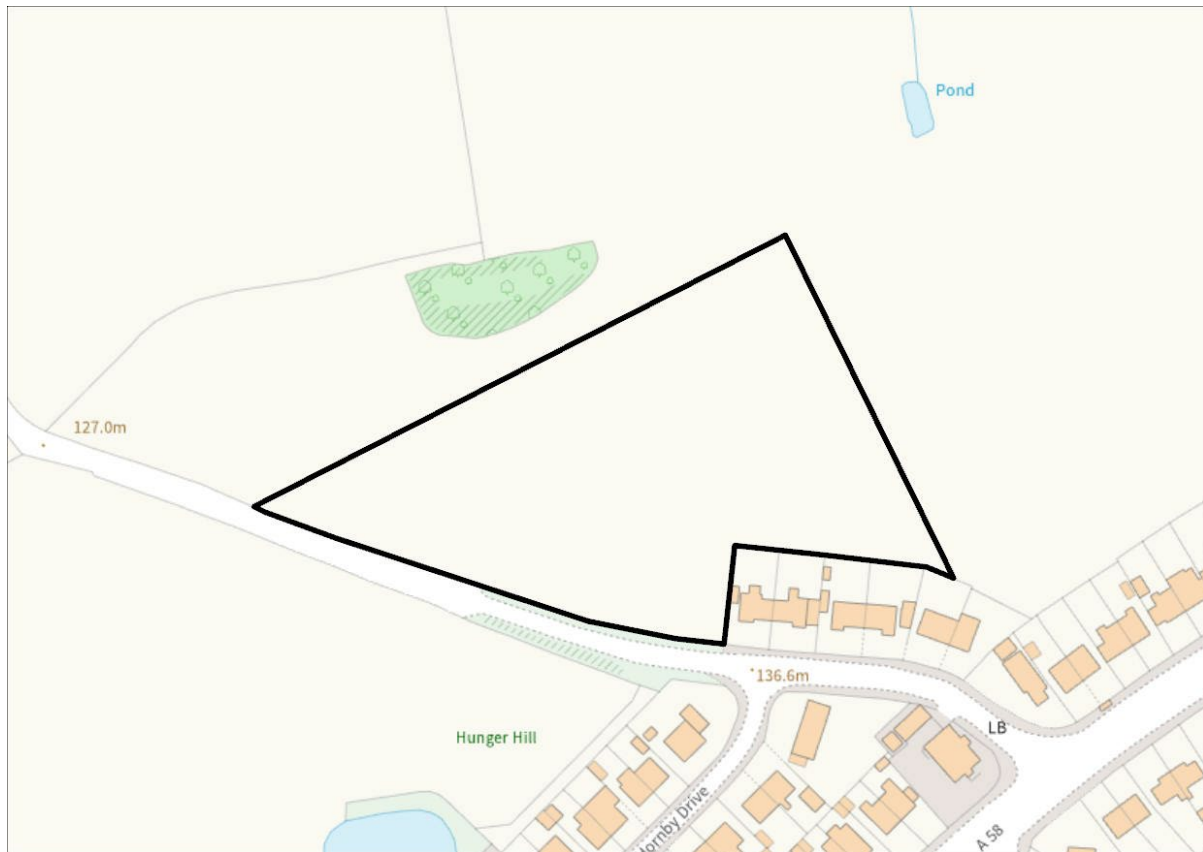
1. OVERVIEW	
Address	Lock Lane, Hunger Hill, Bolton BL3 4RP
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	2.29
Assessed capacity (residential units)	44
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and 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	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	None
- Character Area	None
- Sensitivity, residential	None
- Sensitivity, employment	None
f. Heritage	
- Listed Buildings, Grade I	No
- Listed Buildings, Grade II*	No
- Listed Buildings, Grade II	No
- Registered Park / Garden	No
- Scheduled Monument	No
- Conservation Area	No
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	56
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Lock Lane, subject to highways investment to address the narrow width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise, including that associated with the nearby M61.

e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 2 SFRA was conducted for this site in conjunction with Site 379, and found that the combined site would be required to pass an exception test, and that it would likely pass.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built-up area, adjacent to residential development and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies. However, development at the scale of this site and potentially together with adjacent sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

403 Lock Lane, north of



1. OVERVIEW	
Address	Lock Lane, Hunger Hill, Bolton BL3 4RL
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.33
Assessed capacity (residential units)	35
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
f. Heritage	
- Listed Buildings, Grade I	No
- Listed Buildings, Grade II*	No
- Listed Buildings, Grade II	No
- Registered Park / Garden	No
- Scheduled Monument	No
- Conservation Area	No
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	59
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Lock Lane, subject to highways investment to address the narrow width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as a site of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise, including that associated with the nearby M61.

e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 2 SFRA was conducted for this site in conjunction with Site 379, and found that the combined site would be required to pass an exception test, and that it would likely pass.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built-up area, adjacent to residential development and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies. However, development at the scale of this site and potentially together with adjacent sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

405 Rear of Chapeltown Road



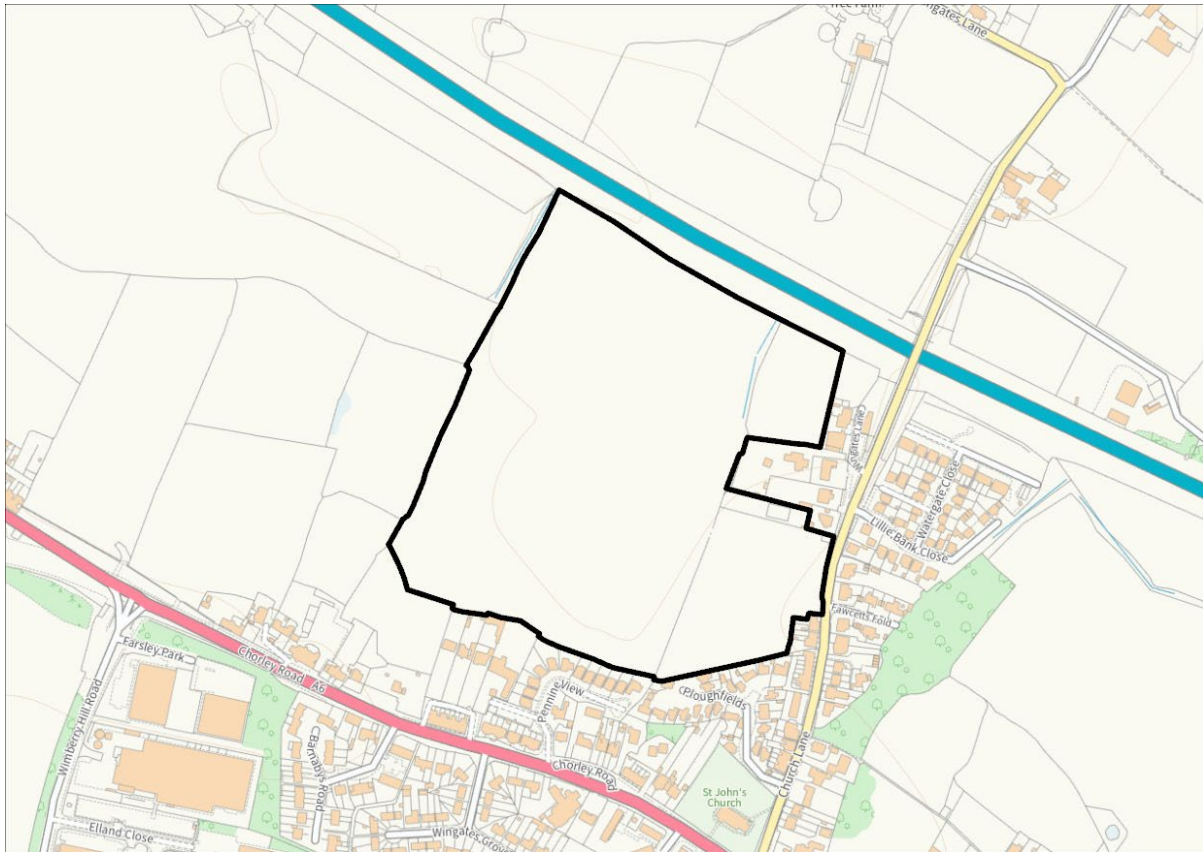
1. OVERVIEW	
Address	Chapeltown Road, Turton, Bromley Cross, Bolton BL7 9AL
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	2.42
Assessed capacity (residential units)	47
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Cheetham, Smithills and Horwich Moorland Fringes
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	48
- 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 Chapeltown Road, subject to confirmation of the width of the 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 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 mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A Local Nature Reserve is located on the southern part of the site which could affect access.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable The site is located adjacent to a non-designated heritage asset.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements and in close proximity to existing dwellings.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

408 Wingates Lane, west



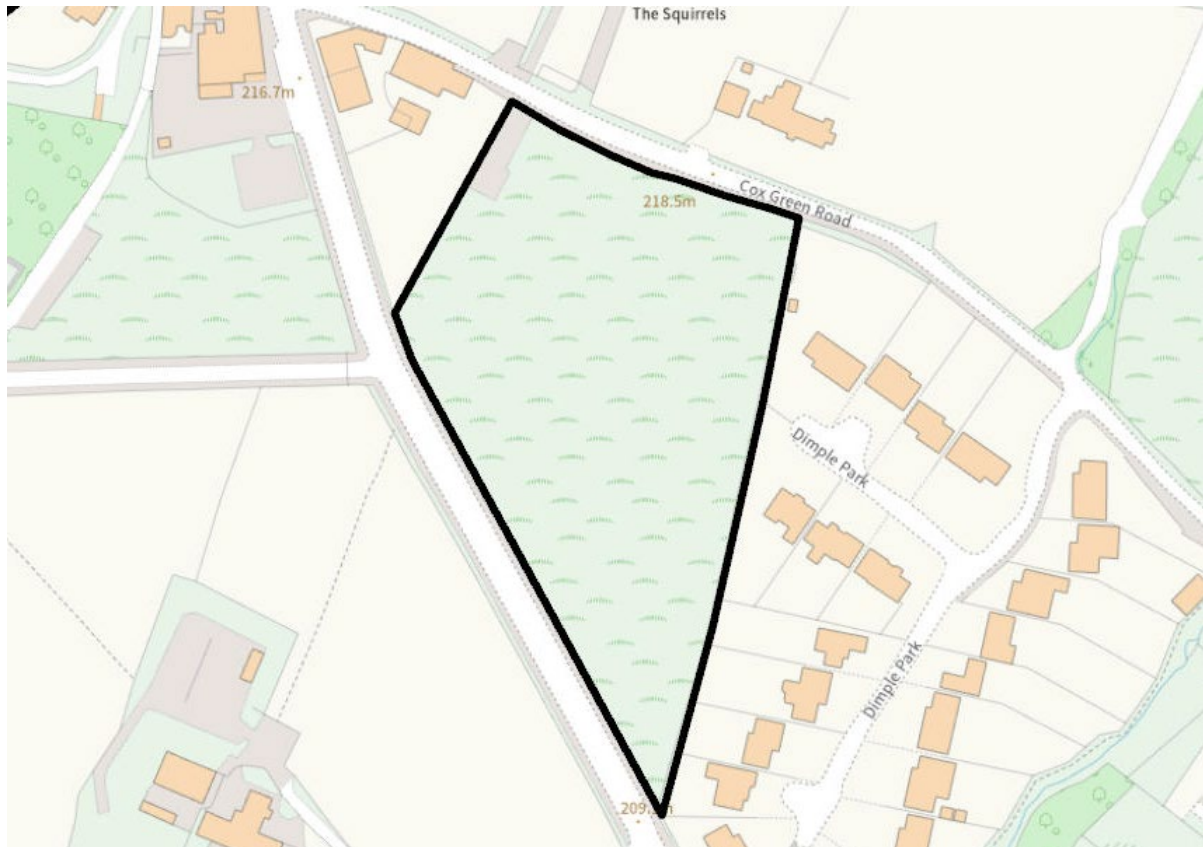
1. OVERVIEW	
Address	Wingates Lane, Westhoughton, Bolton BL5 3LP
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	12.46
Assessed capacity (residential units)	218
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	63
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wingates Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as comprising sites of potential contamination.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the adjacent M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended 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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built-up area, adjacent to residential development and in 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 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

409 Cox Green Road, south of

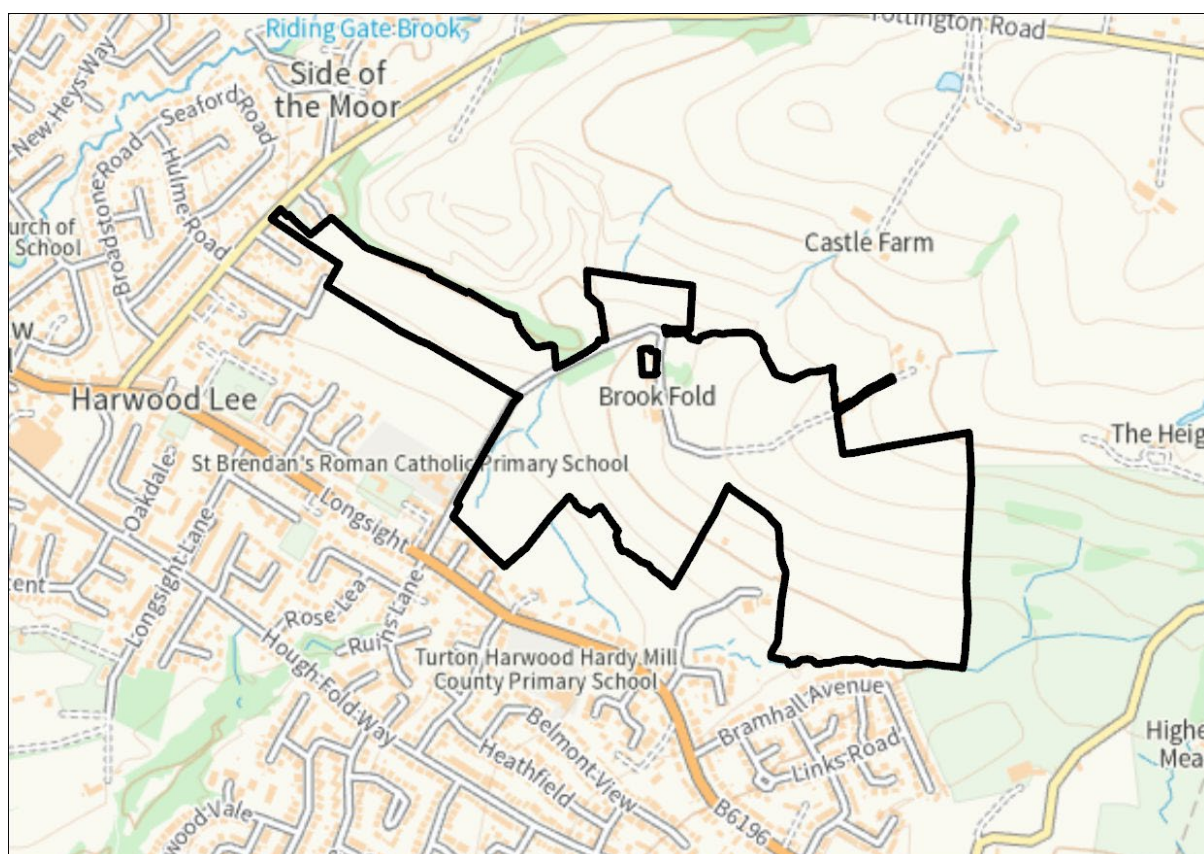


1. OVERVIEW	
Address	Cox Green Road, Egerton, Bolton BL7 9QE
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.41
Assessed capacity (residential units)	37
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	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	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Cheetham, Smithills and Horwich Moorland Fringes
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	54
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Cox Green 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	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 promoter's site-specific Flood Risk Assessment confirmed it is

	at low risk from fluvial flooding, and that areas of surface water flooding can be mitigated.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built-up area, adjacent to residential development and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with bus services, but it has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

411 Tottington Road



1. OVERVIEW	
Address	Tottington Road, Harwood Lee, Bolton BL2 4DA
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	34.72
Assessed capacity (residential units)	634
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	Yes
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
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	Pennine Foothills (West/South Pennines)
- Character Area	Affetside and Ainsworth
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	Yes
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	Part
- 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)	64
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Tottington Road and from Brookfold Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. 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 mineral safeguarding areas

	for brick clay, sandstone, sand and gravel, and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended the site for a Level 2 SFRA. Should the site come forward for development, detailed work on flood risk would need to be undertaken.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A small group TPO is located at the edge of the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located at the edge of the existing built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. There is one Grade II listed building on the site, and one adjacent to it.
j. Townscape character	Green: Potentially suitable The site is located on open land between the edge of the built-up area and an extensive quarry site, and in 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 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

412 Howarth Fold Farm



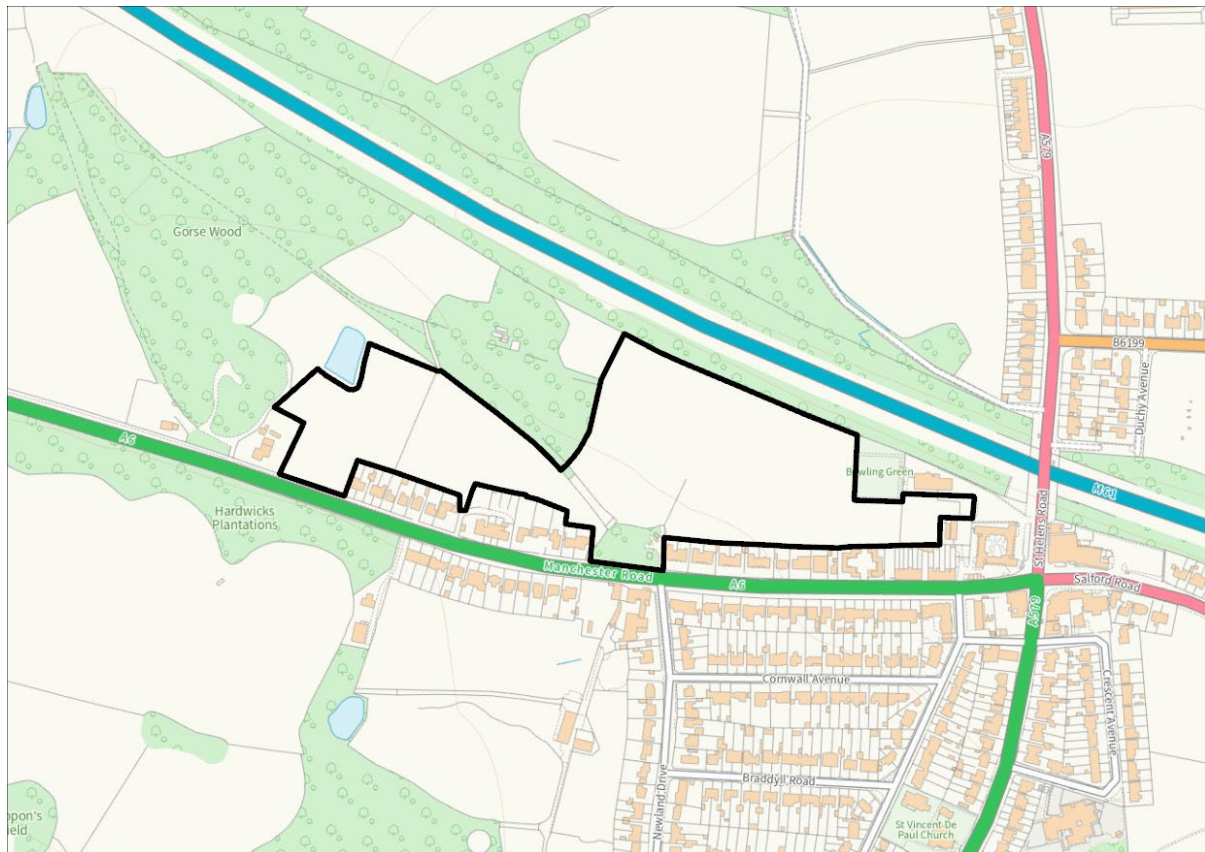
1. OVERVIEW	
Address	Blackburn Road, Egerton, Bolton BL7 9PP
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	8.99
Assessed capacity (residential units)	173
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Open Moorlands and Enclosed Upland Fringes (West/South Pennines)
- Character Area	Cheetham, Smithills and Horwich Moorland Fringes
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
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	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)	54
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Blackburn 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 and potentially by noise associated with plant at the adjacent reservoir.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI is located along the edge of the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. There is one Grade II listed building on the site, and two adjacent to it in addition to a conservation area.
j. Townscape character	Green: Potentially suitable The site is located on open land between the edge of the built-up area and a large reservoir, and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with bus services, but it has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

414 Manchester Road, north of



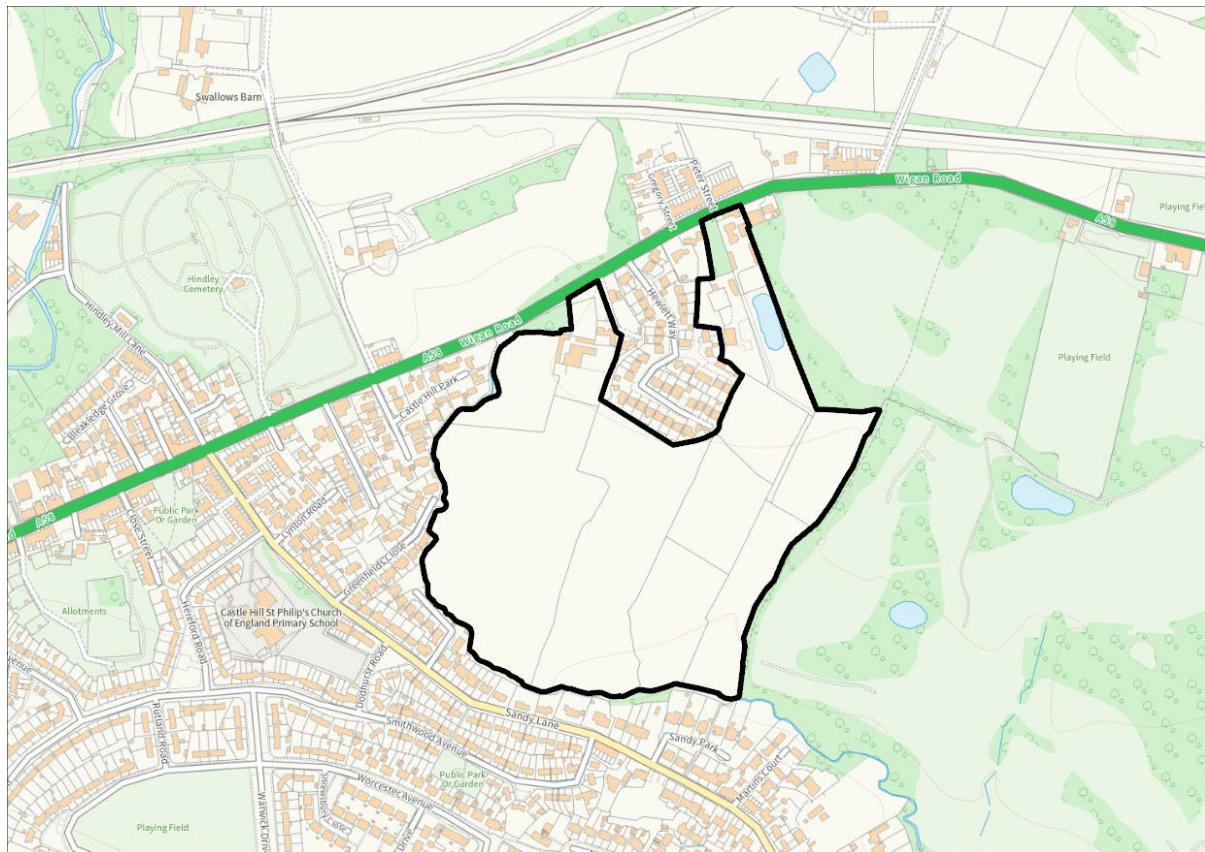
1. OVERVIEW	
Address	Manchester Road, Over Hulton, Bolton BL15 1EH
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	6.77
Assessed capacity (residential units)	130
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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)	Part
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Historic Parks and Wooded Estate Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	64
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Manchester 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. Mineshafts have been identified and the site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.

f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. A Level 1 SFRA was conducted for this site in conjunction with Site 376, and recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A group TPO is located on the eastern edge of the site,
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built-up area, and in 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 - 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	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1

f. Developable	0

415 Seftons Farm



1. OVERVIEW	
Address	Wigan Road, Westhoughton, Bolton WN2 4DZ
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	13.78
Assessed capacity (residential units)	241
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	Yes
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	66
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wigan 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 and by noise associated with commercial and industrial activities.
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. The promoter's site-specific Flood Risk Assessment confirmed it is at risk from fluvial flooding, but that development can be located wholly within Flood Zone 1 and that areas of surface water flooding can be mitigated.
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. Two group TPOs are located in the north of the site, where site access is likely.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 The site is located on open land at the edge of the built-up area, and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies. However, development at the scale of this site and potentially together with adjacent sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

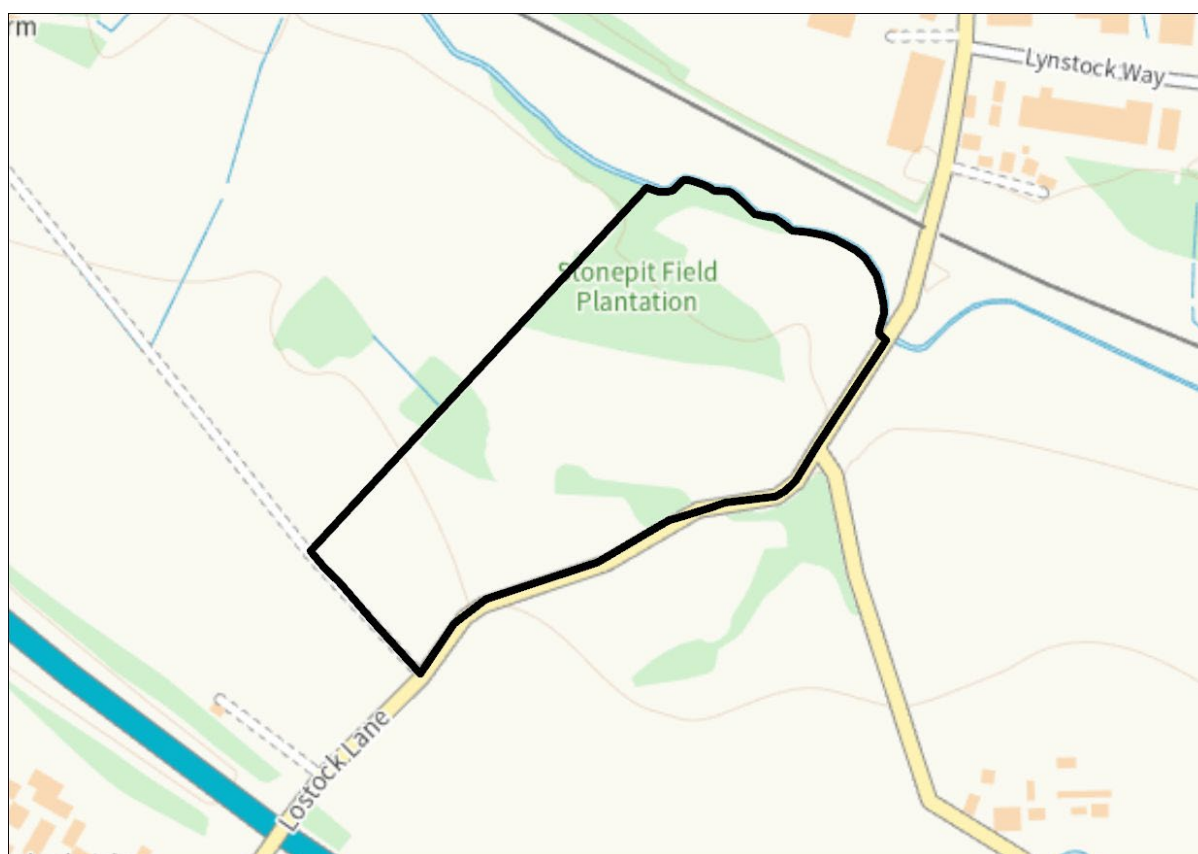
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- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Reclaimed Land / Wetlands
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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)	64
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Salford 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 affected by traffic noise associated with the nearby M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of low-moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of the built-up area, and in proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800/1600m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Development at the scale of this site/ and together with adjoining sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

418 Lostock Lane, west of



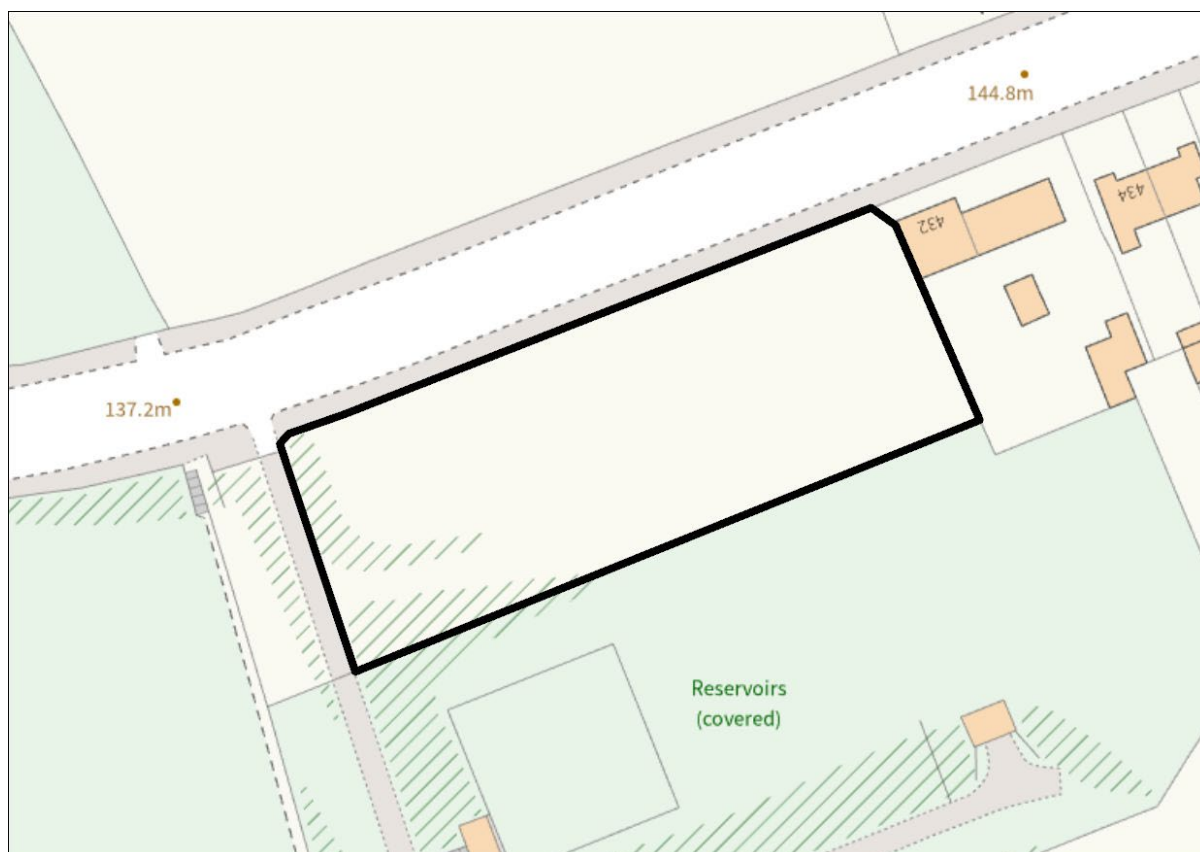
1. OVERVIEW	
Address	Lostock Lane, Lostock, Bolton BL5 3LX
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	9.59
Assessed capacity (residential units)	185
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	55
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Lostock Lane, but constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard required by develop
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 a site of a former landfill.
d. Noise	Amber: Potentially unsuitable

	There may be noise issues on the site which require mitigation. The site is affected by traffic noise and possibly by noise associated with commercial and industrial activities.
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 does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable The site is located adjacent to a non-designated heritage asset.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. It is located within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
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	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

419 Bolton Road, south of

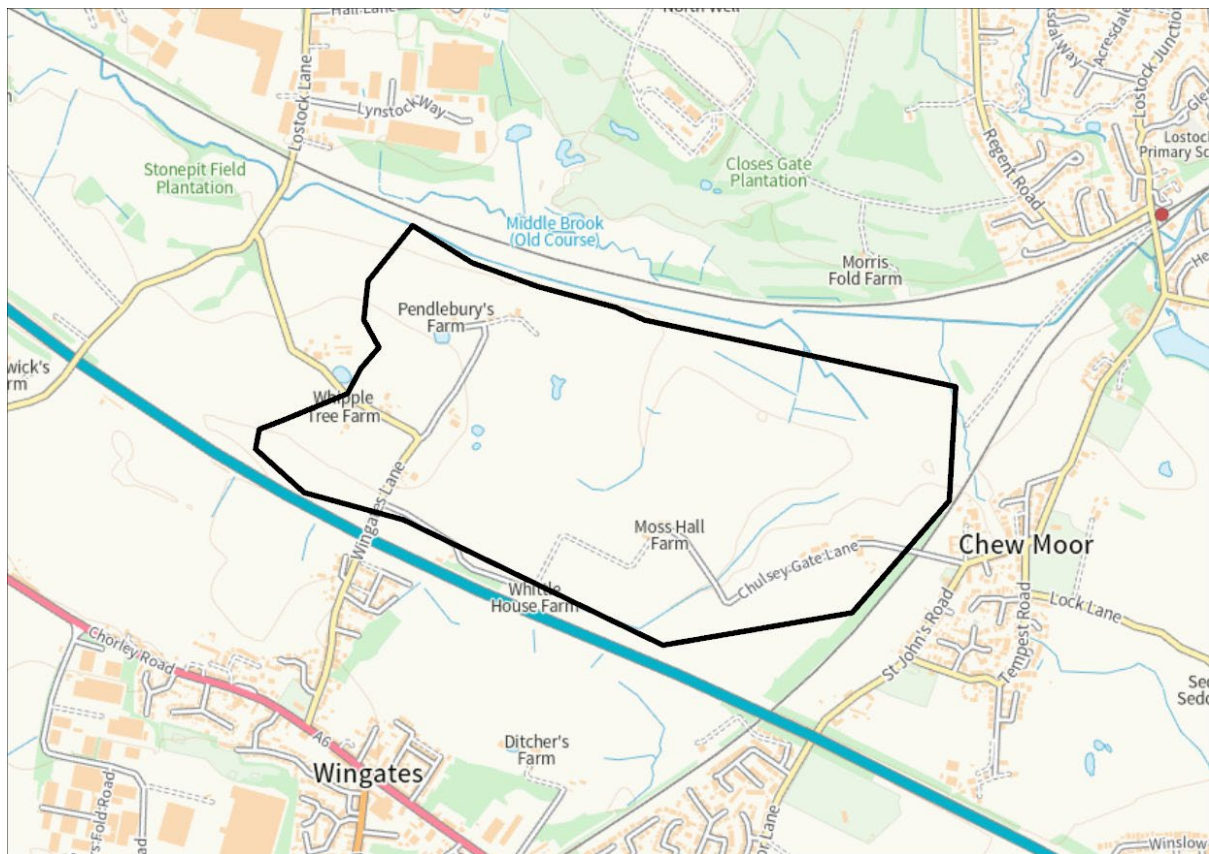


1. OVERVIEW	
Address	Bolton Road, Westhoughton, Bolton BL5 3BQ
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.32
Assessed capacity (residential units)	11
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. 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	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	No
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	61
- 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 Bolton Road, but constrained due to level difference.
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

	mineral safeguarding areas for brick clay and surface coal.
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 does not include any designated Accessible Green Space or Recreation Site. It is located on 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 The site is located at the edge of the built up area, and in close proximity to existing dwellings. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an/ outside of existing settlements. 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	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

420 Ormstons Farm, east



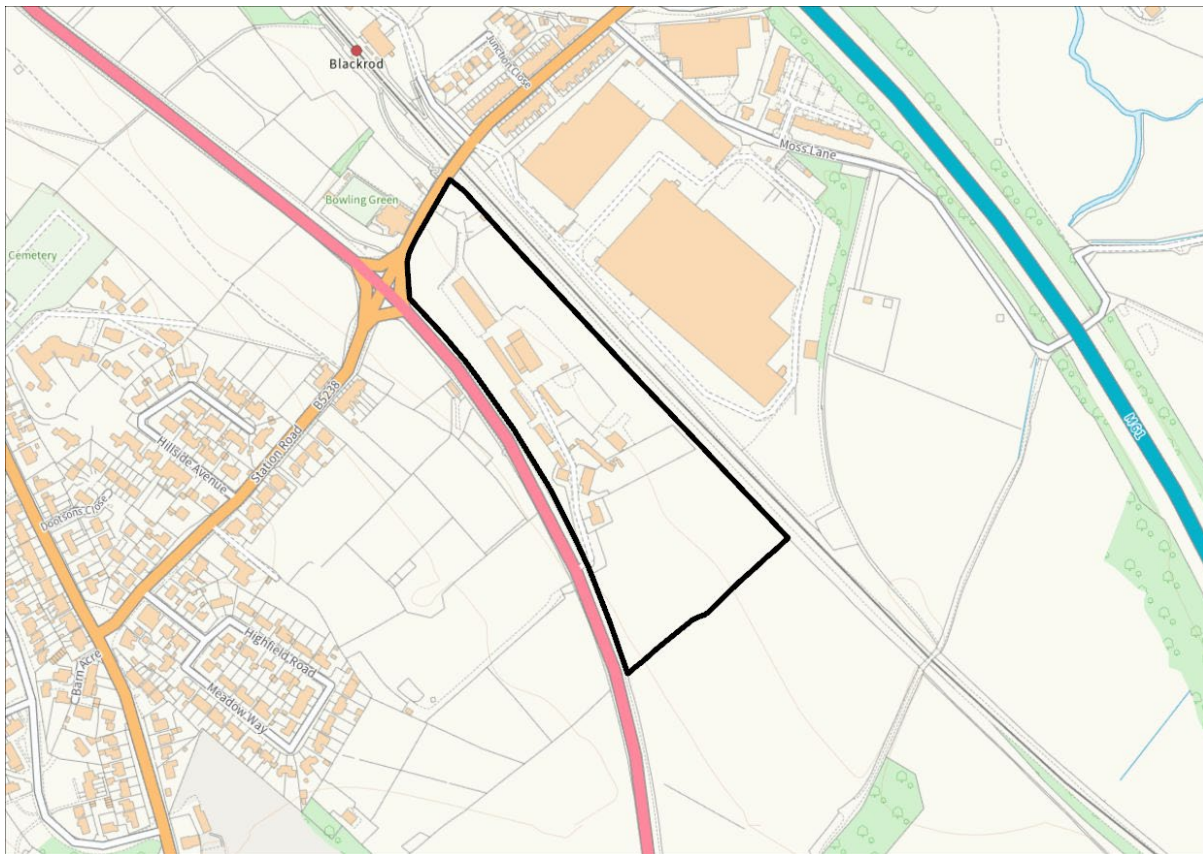
1. OVERVIEW	
Address	Wingates Lane, Westhoughton, Bolton BL5 3LT
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	116.04
Assessed capacity (residential units)	2,031
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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	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	Yes
- Connectivity Level, max (DfT)	57
- Accessibility Level (GMAL)	1
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Wingates Lane, but constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard required by developer.
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 comprising sites of potential contamination.
d. Noise	Amber: Potentially unsuitable

	There may be noise issues on the site which require mitigation. The site is affected by traffic noise associated with the M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. Several mineshafts have been identified, and the site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. Two SBIs are located on the edge of the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. There is a cluster of Grade II listed buildings on the site, and non-designated heritage assets on neighbouring sites
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. The site is located within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought

	forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

421 Leigh Tenement Farm



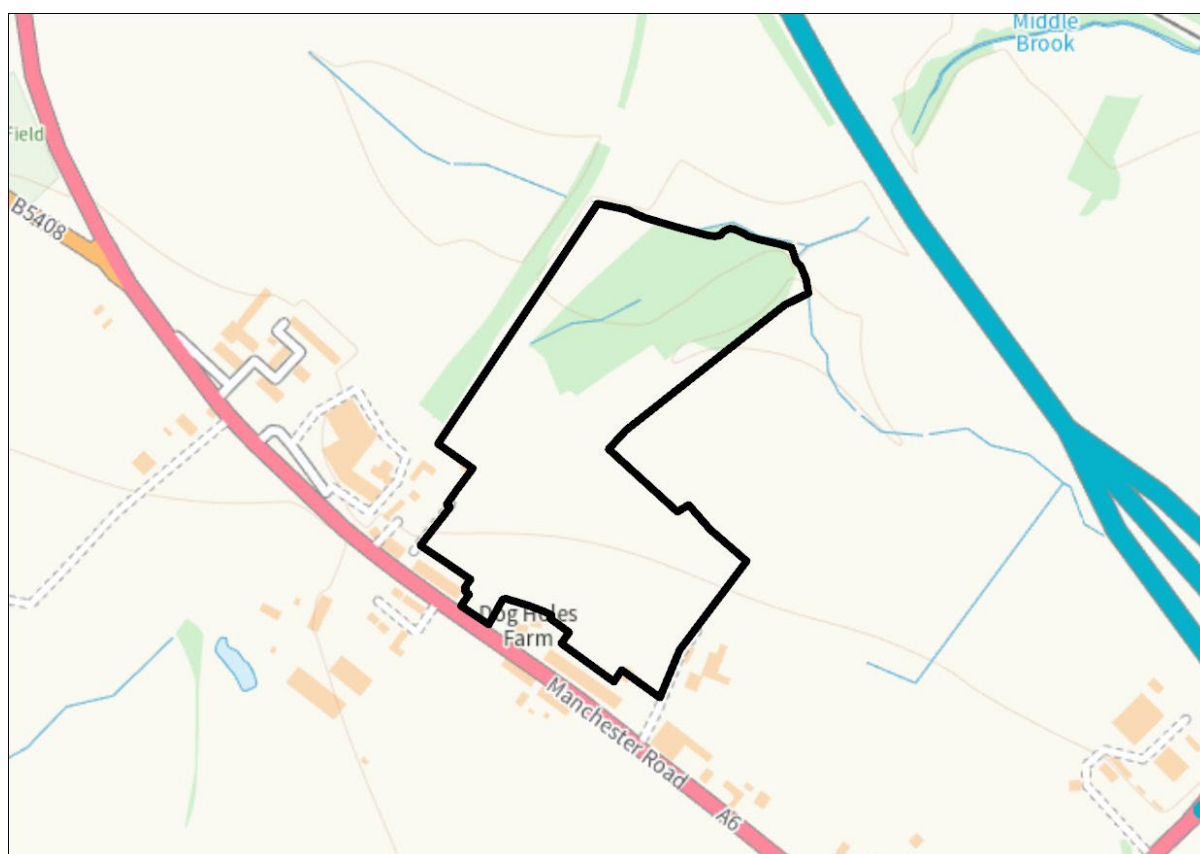
1. OVERVIEW	
Address	Blackrod Bypass Road, Blackrod, Bolton BL6 5RS
Ward	Horwich South & Blackrod
Previously developed land	Yes
Proposed land use	Housing
Gross site area (hectares)	5.08
Assessed capacity (residential units)	173
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	60
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Blackrod Bypass 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 transport noise associated with the adjacent railway, and by noise associated with commercial and industrial activities.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 2 SFRA finds that the site would not be required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must be proven that the development could be safe for its lifetime.
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 Several non-designated heritage assets are located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on a historic farm site at the edge of settlement. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 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 significant additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

422 Dogholes Farm, north of



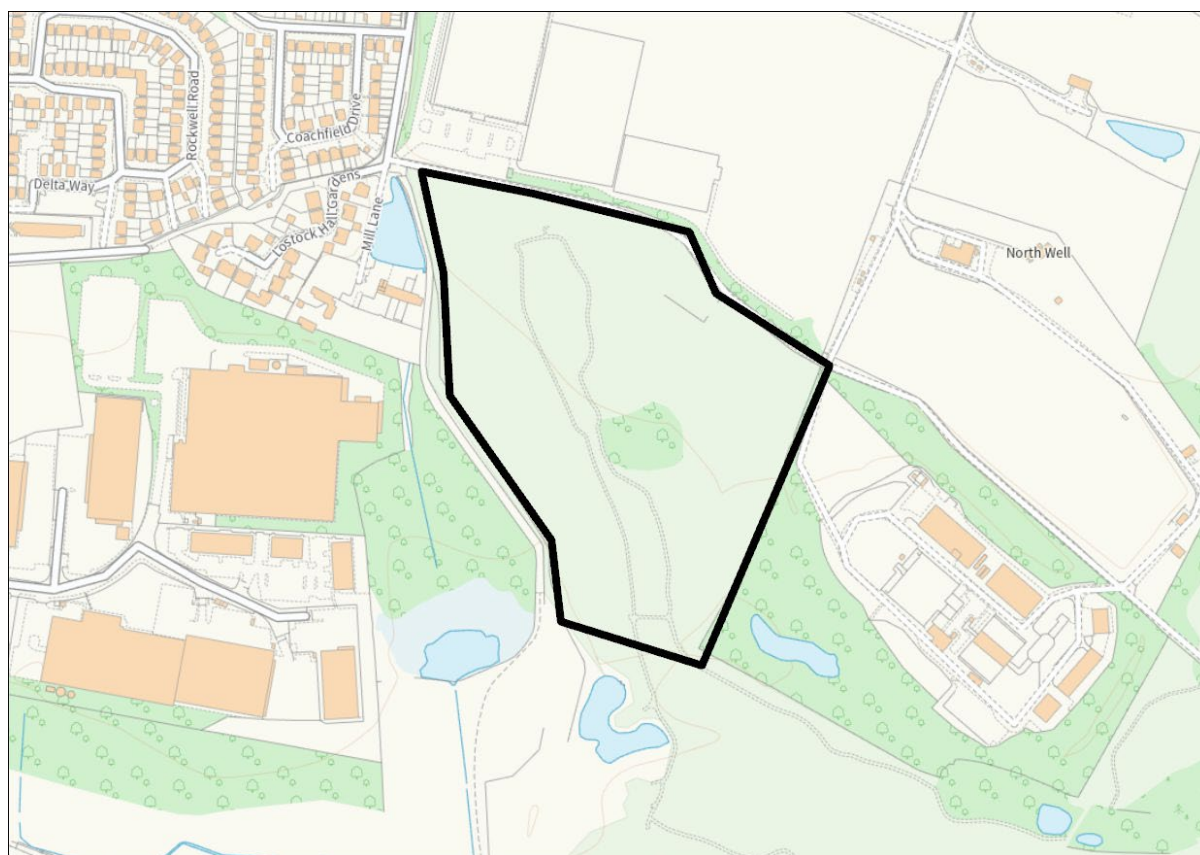
1. OVERVIEW	
Address	Chorley Road, Westhoughton, Bolton BL5 3NL
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	9.53
Assessed capacity (residential units)	184
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	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	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	49
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chorley 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 is located 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 M61.
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 does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements and in close proximity to existing dwellings.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. It is located within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1

f. Developable	0

423 Regent Park Golf Course, west



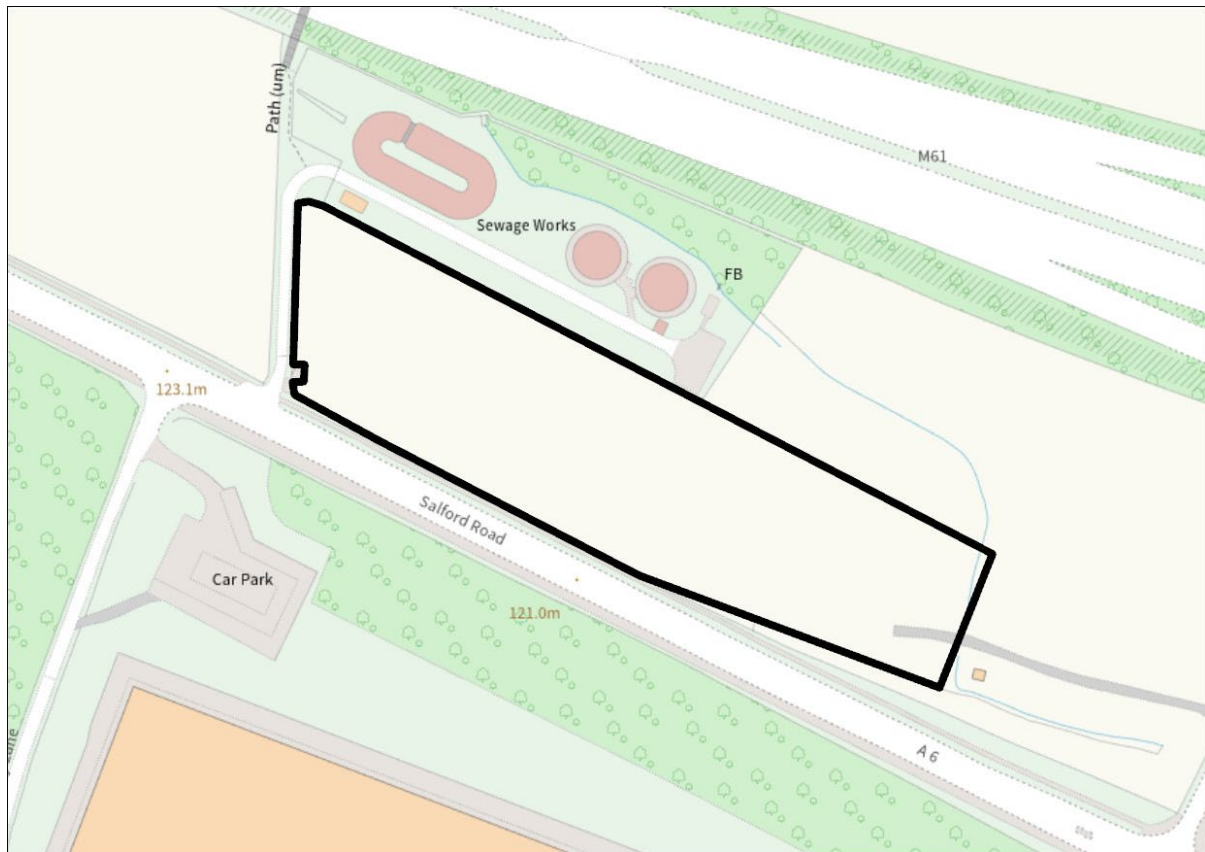
1. OVERVIEW	
Address	Mill Lane, Lostock, Bolton BL6 4AD
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	7.51
Assessed capacity (residential units)	145
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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	Yes
- Connectivity Level, max (DfT)	59
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Ox Hey Lane / Lostock Hall Fold, but is constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard.
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 industrial and commercial activities.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay and surface coal. The identified issue is the site is mostly covered by brick clay and sur
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 The site is part of a non-designated heritage asset, and there is a cluster of heritage assets located adjacent, including a Grade II* listed building.
j. Townscape character	Green: Potentially suitable The site is located at the edge of the built up area. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. The site is located within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate significant additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

424 Salford Road, north



1. OVERVIEW	
Address	Salford Road, Over Hulton BL5 1BR
Ward	Hulton
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.27
Assessed capacity (residential units)	33
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	Reclaimed Land / Wetlands
- Character Area	Lever Edge and Tyldesley
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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)	60
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Salford 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 associated with the M61.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies 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 does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of low-moderate sensitivity to housing development.
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	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located outside of existing settlements. 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	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

425 Goodmans Fold Barn

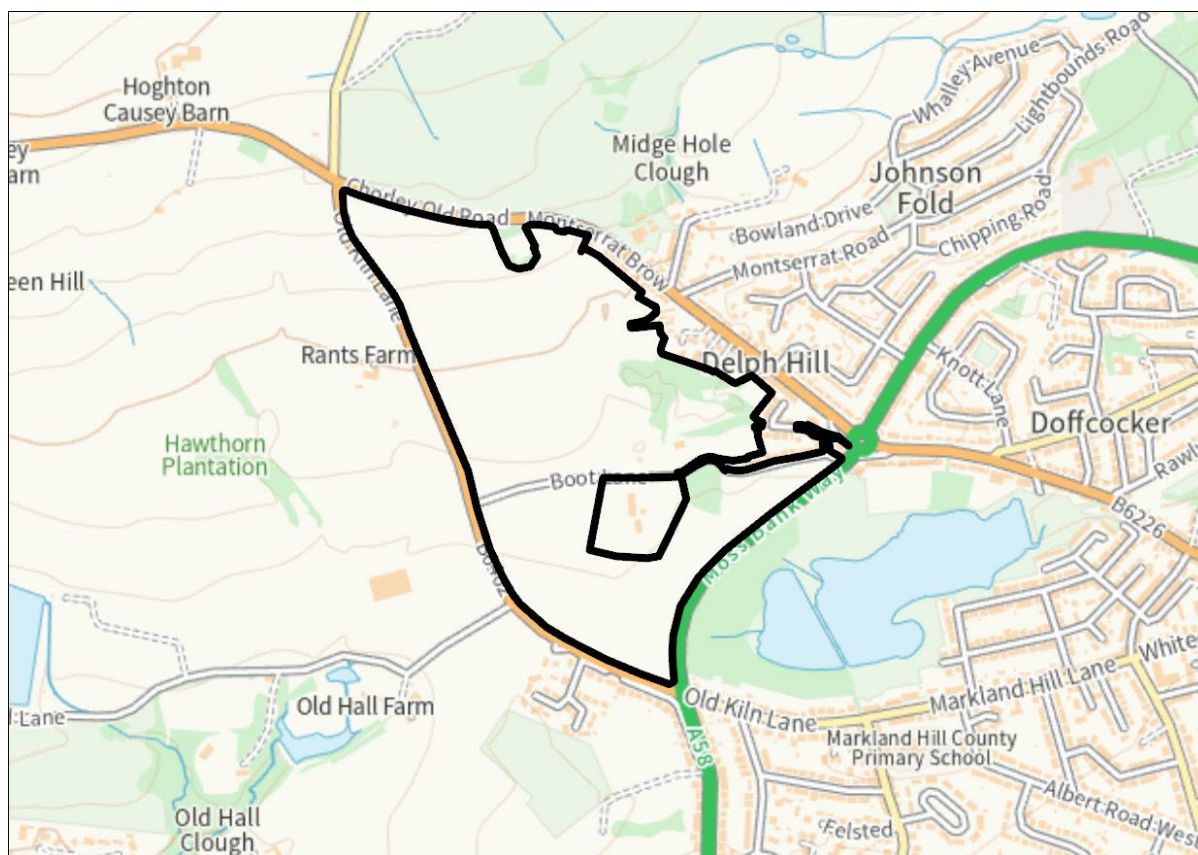


1. OVERVIEW	
Address	Chorley Road, Blackrod BL6 5LG
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	3.92
Assessed capacity (residential units)	76
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	53
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Chorley 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 part of 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.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. There is an

	identified mineshaft, and 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 does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on a farm, disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located outside of existing settlements. It is located within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. Due to its modest size, and in the absence of nearby development sites of scale, there is little scope to support improvements necessary for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

426 West Pennine Villages (Site A)



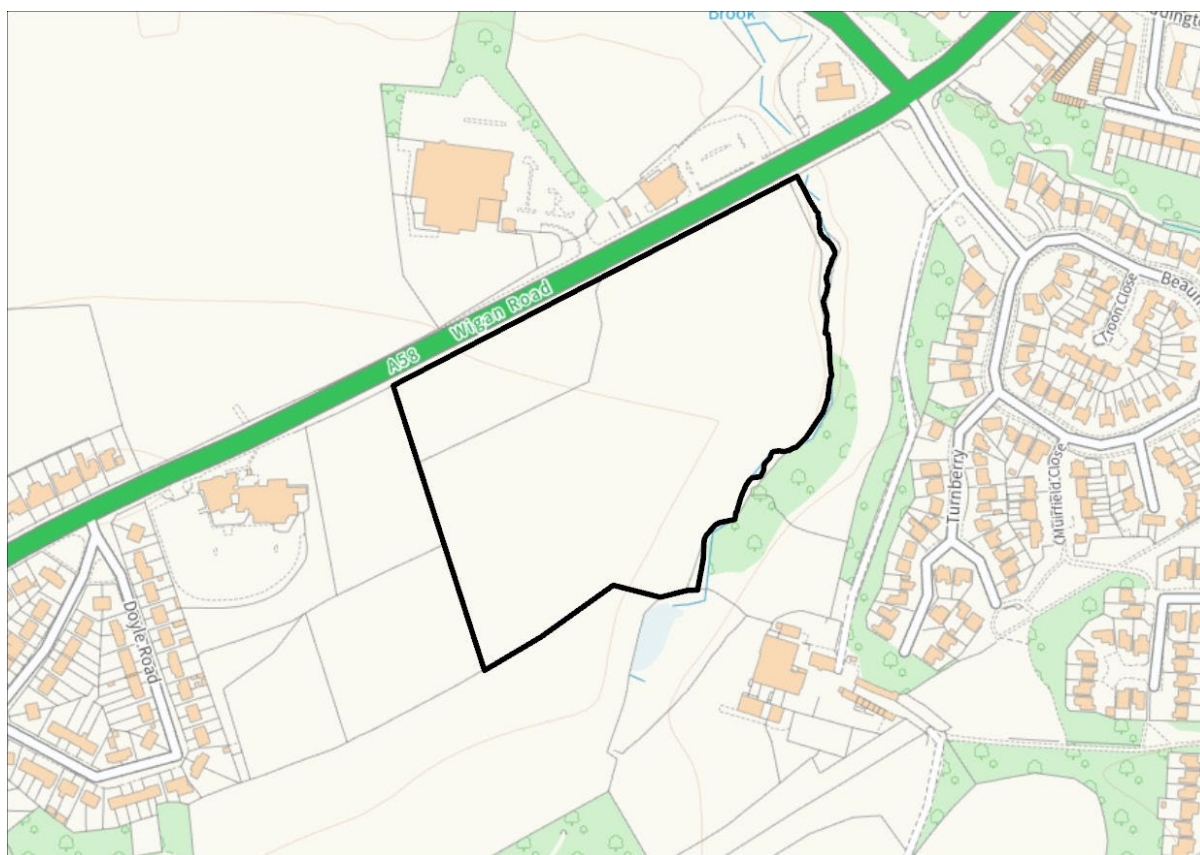
1. OVERVIEW	
Address	Boot Lane, Smithills, Bolton BL1 5ST
Ward	Smithills
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	34.37
Assessed capacity (residential units)	602
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	Yes
- Mine Entry	No
- Mine Entry Zone of Influence	Yes
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Pennine Foothills (West/South Pennines)
- Character Area	Smithills and Horwich
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	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 Chorley Old Road and Old Kiln Lane.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as comprising sites of potential contamination and site of a former landfill.
d. Noise	Amber: Potentially unsuitable There may be noise issues on the site which require mitigation. The site is affected by 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 with several mineshafts and a mine entry. It also overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 Two non-designated heritage assets are recorded on the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land at the edge of settlement but largely disconnected from the neighbouring residential suburbs.
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. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Nonetheless, development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Green: Potentially suitable Traffic modelling does not forecast congestion in this location.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	0

f. Developable	Phase 2-3

427 West Pennine Villages (Site D)



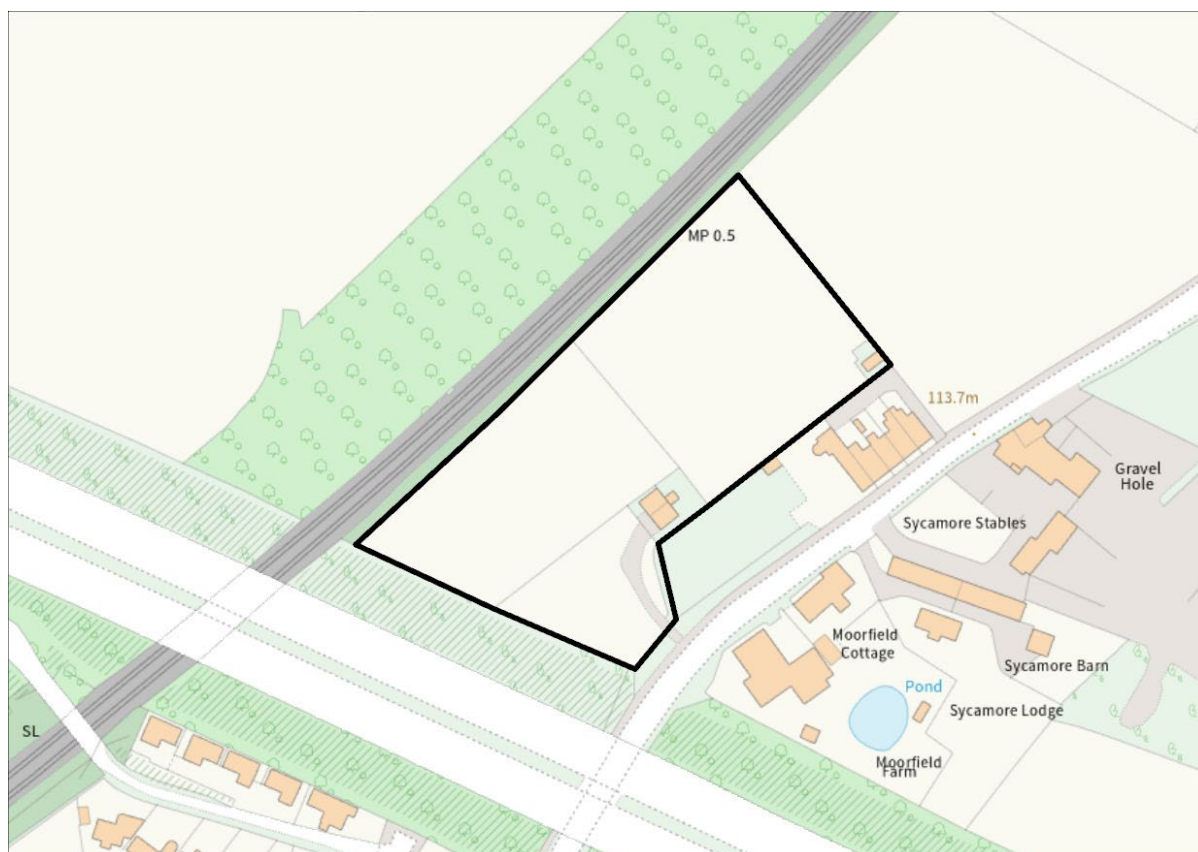
1. OVERVIEW	
Address	Wigan Road, Hunger Hill, Bolton BL3 4RH
Ward	Westhoughton North & Hunger Hill
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.94
Assessed capacity (residential units)	95
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- 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	Yes
- 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	Historic Parks and Wooded Estate Farmland
- Character Area	Hulton Park
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	66
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Wigan 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 is located 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.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies

	mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable Several non-designated heritage assets are located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land between two distinct settlements.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located outside of existing settlements. 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	0

f. Developable	Phase 2
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429 St. John's Road, north



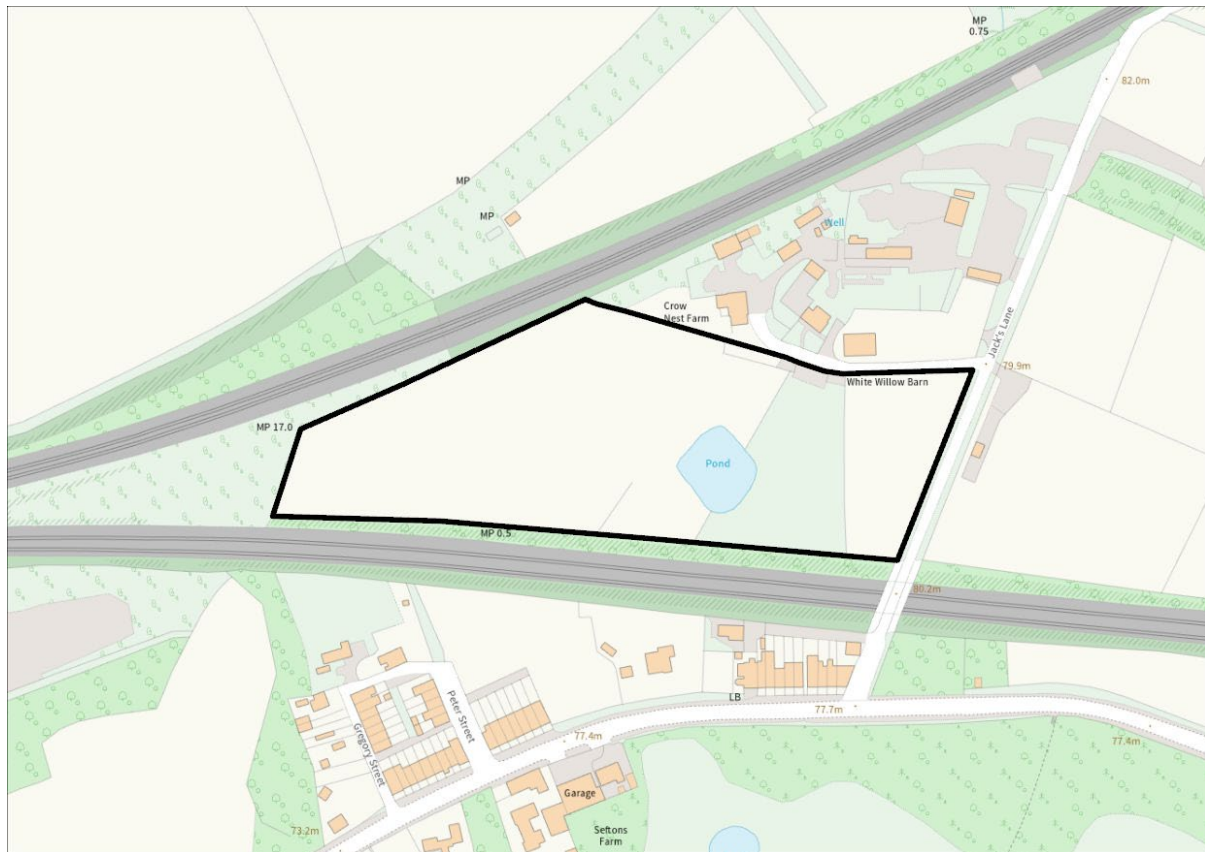
1. OVERVIEW	
Address	St. John's Road, Lostock, Bolton BL6 4HD
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	1.18
Assessed capacity (residential units)	31
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and 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	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	56
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from St. John's 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 associated with the adjacent M61.
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 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 does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of moderate sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are non-designated heritage assets located adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of a residential village. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1
f. Developable	0

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430 Crow's Nest Farm



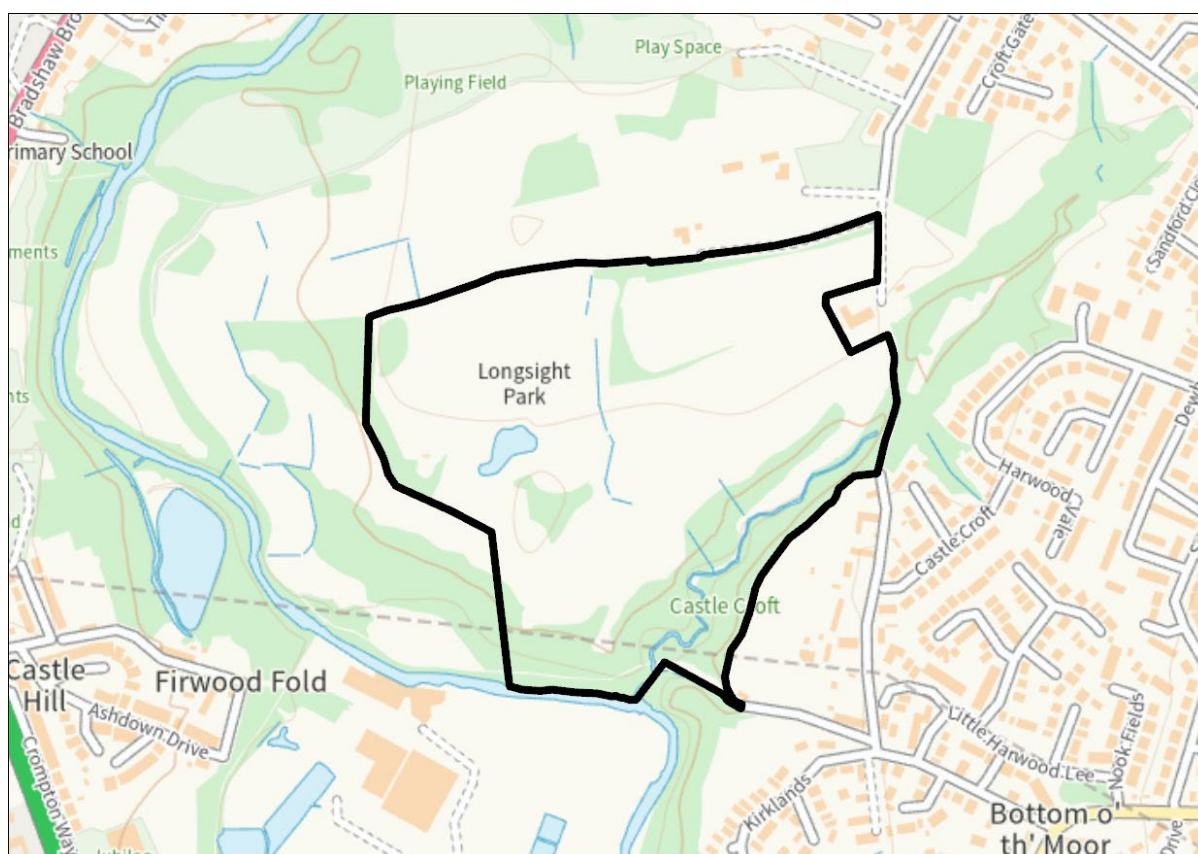
1. OVERVIEW	
Address	Hart Common, Westhoughton, Bolton BL5 2DJ
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	3.08
Assessed capacity (residential units)	59
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	59
- 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 Jack's Lane, subject to highways investment to address the narrow road width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	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 associated with the adjacent railways and with agricultural activities.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located outside 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 non-designated heritage assets located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 1600m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor unless brought forward as part of a comprehensive development with neighbouring sites.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1

f. Developable	0
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432 Longsight Lane, west of



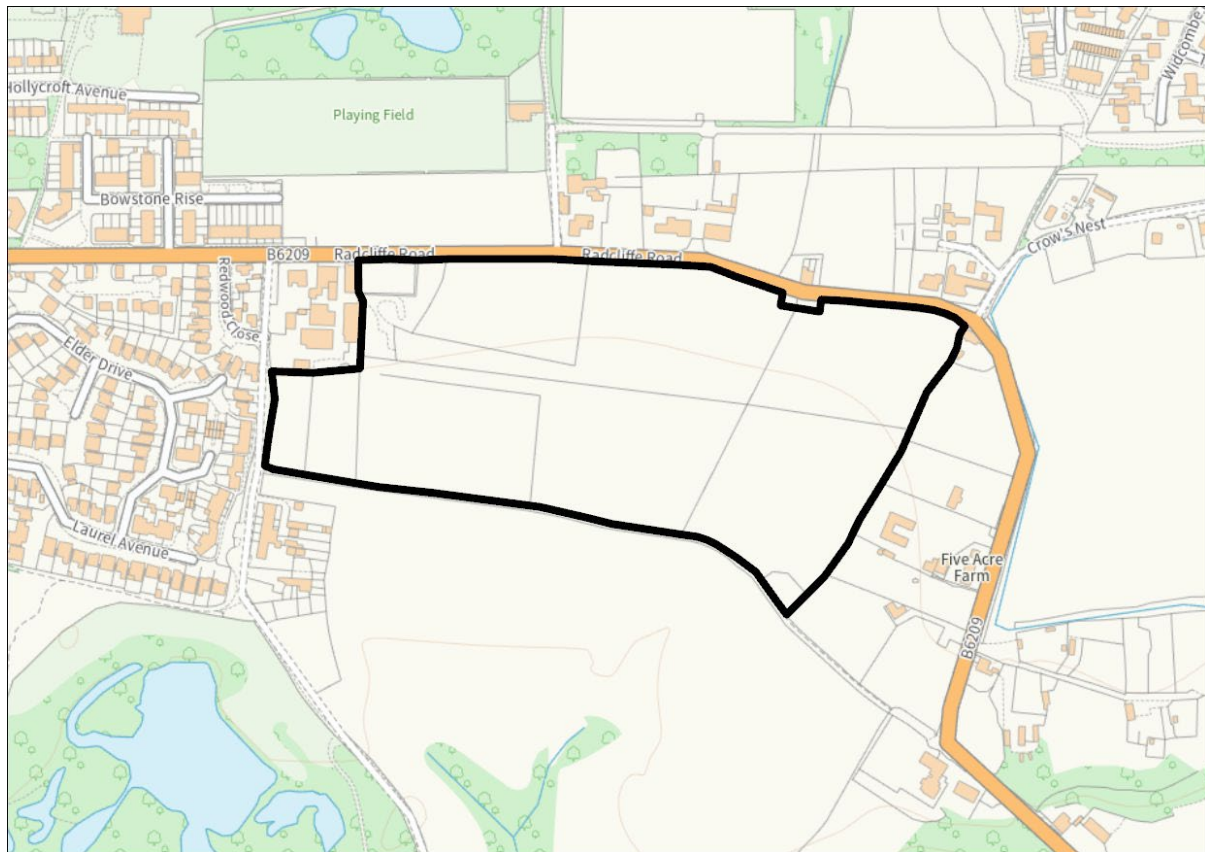
1. OVERVIEW	
Address	Longsight Lane, Harwood, Bolton BL2 3JJ
Ward	Bradshaw
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	17.51
Assessed capacity (residential units)	385
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	Eagley and Bradshaw Brooks
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	66
- Accessibility Level (GMAL)	2
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Longsight Lane, but constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard required.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as part of a site of potential contamination.
d. Noise	Green: Potentially suitable There are no identified noise constraints on the site.

e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI is located in the southern part of the site.
h. Landscape and open space	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable A non-designated heritage asset is recorded on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement in a suburban residential 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 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

433 Radcliffe Road, south



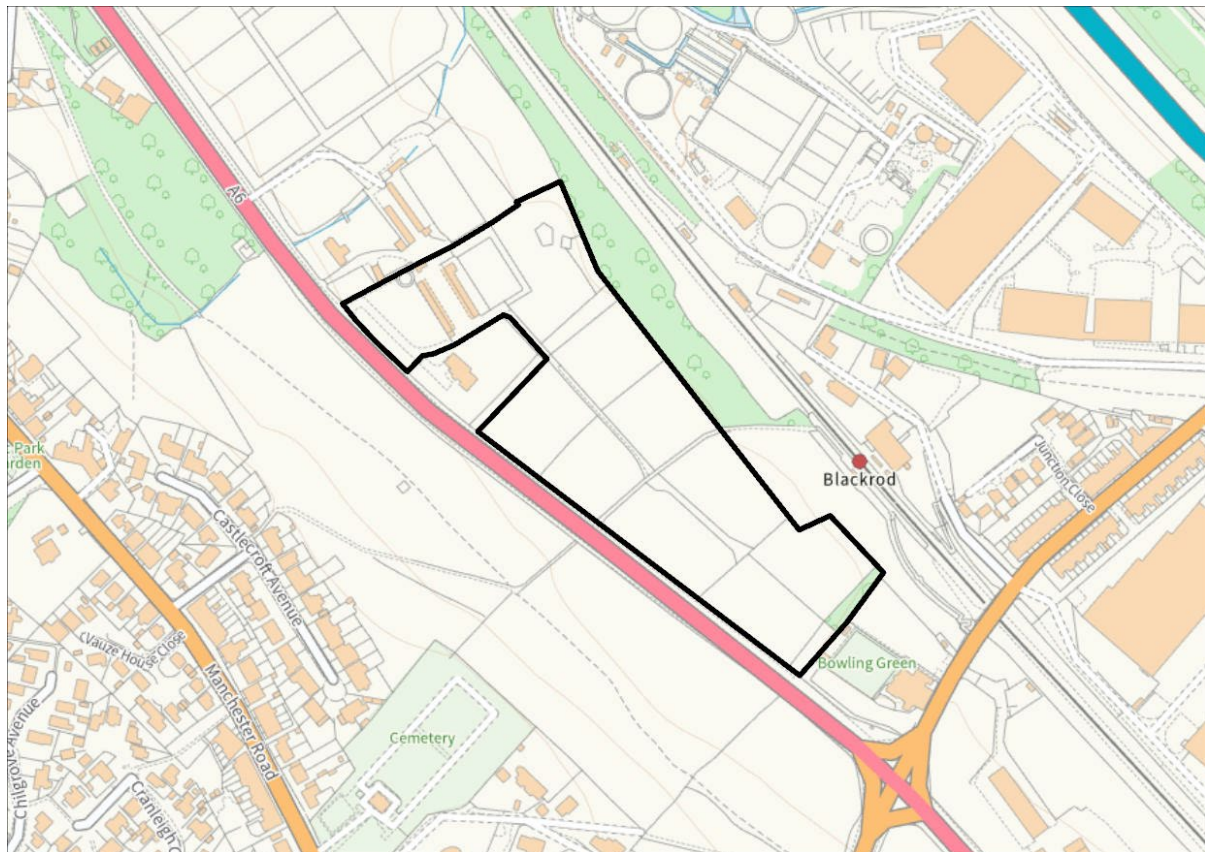
1. OVERVIEW	
Address	Radcliffe Road, Little Lever, Bolton BL3 1AN
Ward	Little Lever & Darcy Lever
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	7.26
Assessed capacity (residential units)	140
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Class 2
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	River Irwell (south Bury) and River Croal
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- 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	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as part of a site of potential contamination, and part of the site lies within a landfill buffer.
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. A mineshaft is

	present, and 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. The site sits within a scattered pocket of best and most versatile agricultural land.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 A non-designated heritage asset is recorded adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement in a suburban residential 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 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. Development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.

d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

435 Blackrod Station, south of



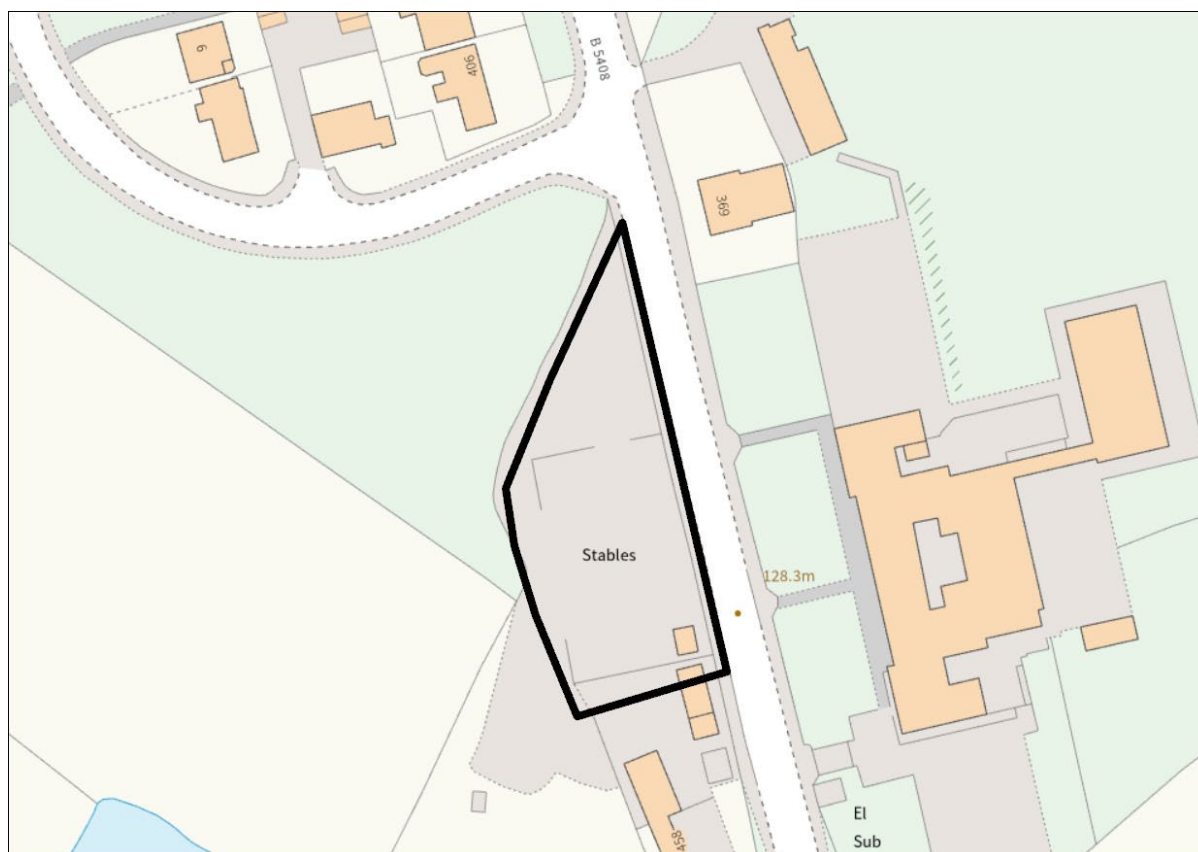
1. OVERVIEW	
Address	Blackrod Bypass Road, Blackrod, Bolton BL6 5JF
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.05
Assessed capacity (residential units)	156
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	No
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	Yes
- <1600m to a train station	Yes
- Connectivity Level, max (DfT)	58
- Accessibility Level (GMAL)	4
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Blackrod Bypass 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 lies 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 and by noise associated with industrial and commercial activities.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A group TPO is located along the western boundary of the site, which is also the likely point of access.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 non-designated heritage assets located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Amber: Potentially unsuitable The site is located at the edge of an existing settlement. It is within 800m of a train station, however services are currently hourly, and it has a DfT Connectivity Score below 60. It currently has fair access to local services and amenities. Due to the modest size of this site, there is limited scope for improving this level of access and aligning development at this location with sustainable local transport policies. However, development together with adjacent sites could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper

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

451 Wilkinson's Farm



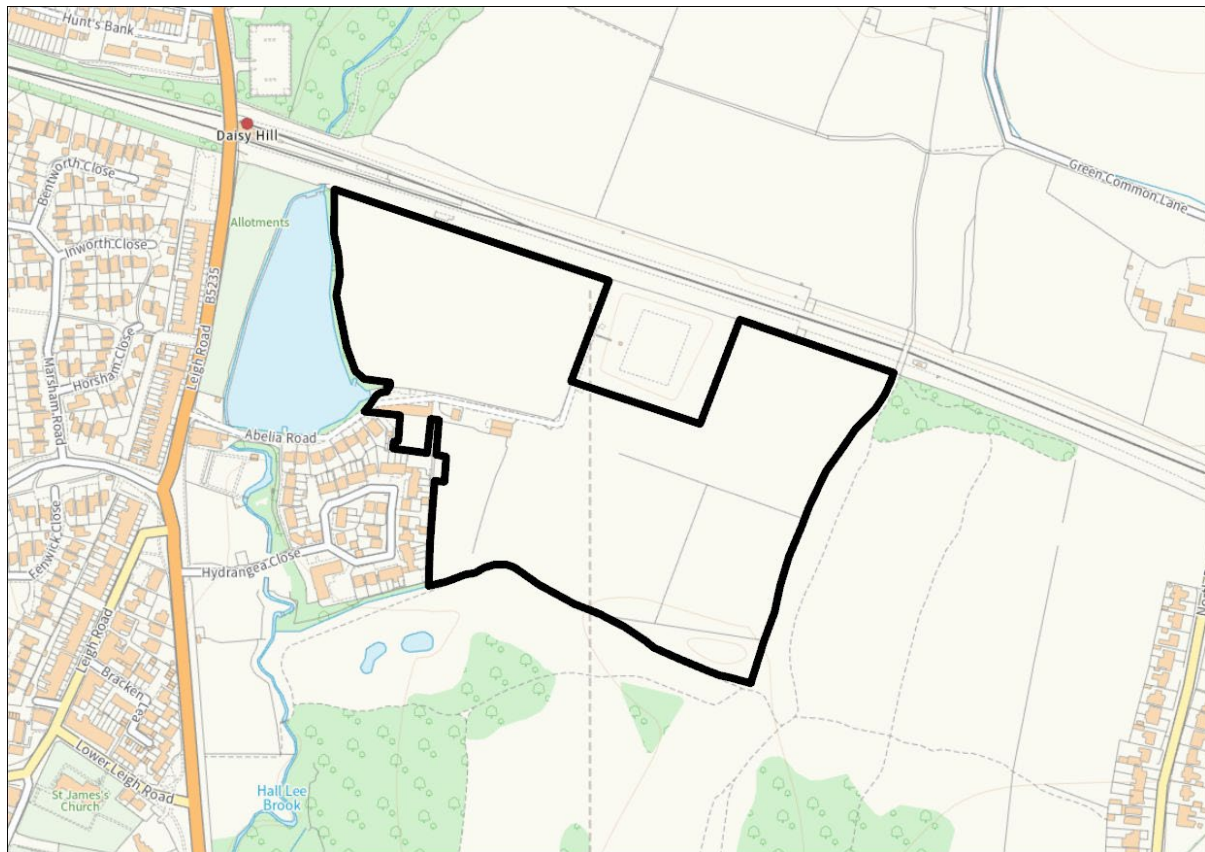
1. OVERVIEW	
Address	458 Manchester Road, Blackrod, Bolton BL6 5SU
Ward	Horwich South & Blackrod
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.20
Assessed capacity (residential units)	10
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	Yes
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	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)	56
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Green: Potentially suitable Direct access to the site is possible from Manchester 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 and possible 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 and mineral safeguarding areas for brick clay, sandstone and surface coal.

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. A group TPO covers a significant portion of the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 The site is located on open land at the edge of settlement. It presents the opportunity for a high-quality design response in accordance with national policy.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has fair access to local services and amenities and to public transport services. Because of its small size, and in the absence of adjacent development sites of scale, there is little scope to support improvements necessary for this to become a sustainable location.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1

f. Developable	0
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454 Mountain Farm



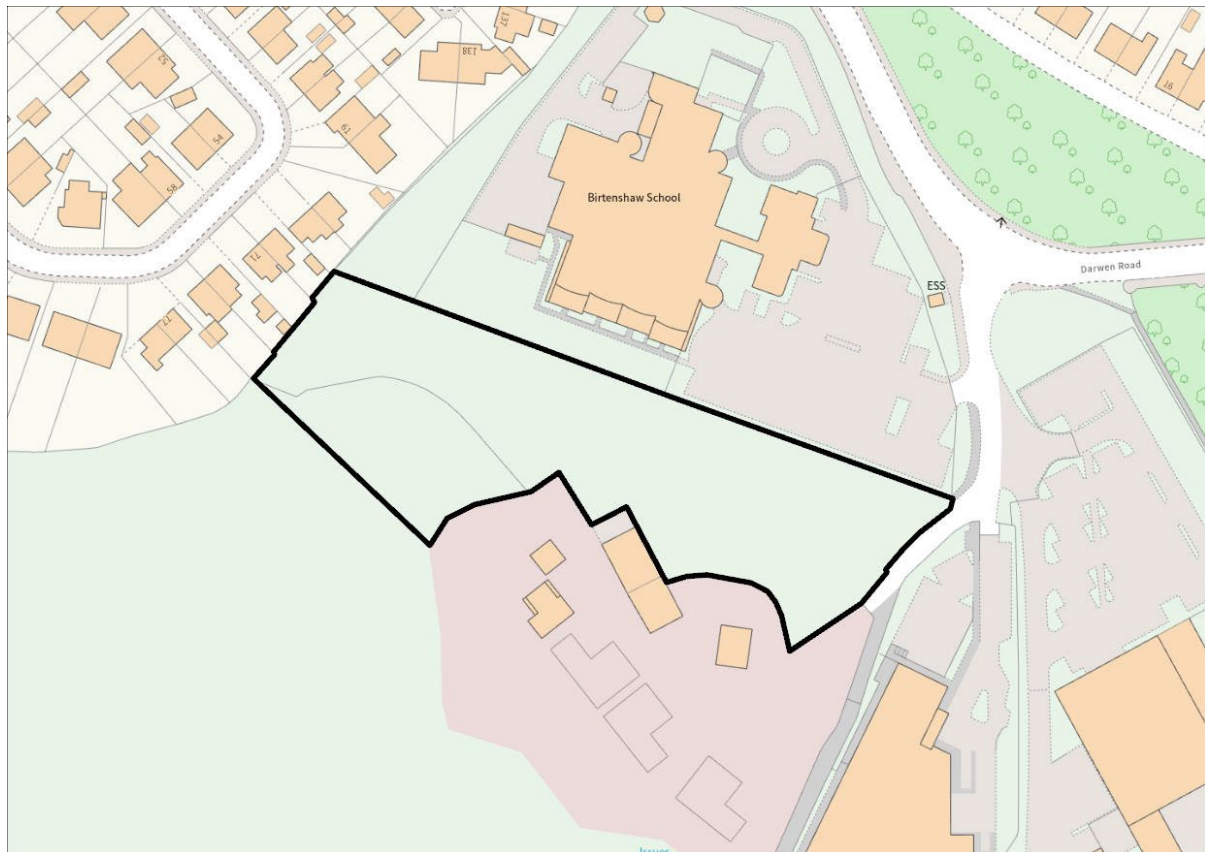
1. OVERVIEW	
Address	Abelia Road, Westthoughton, Bolton BL5 2EJ
Ward	Westthoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	8.91
Assessed capacity (residential units)	294
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	Yes
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	No
d. Coal	
- Mineshafts	Yes
- 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	Reclaimed Land / Wetlands
- Character Area	Westhoughton to Marsland Green
- Sensitivity, residential	Low-moderate
- Sensitivity, employment	Moderate
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)	4
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 Abelia Road, but constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard required by development.
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 railway.
e. Ground conditions	Amber: Potentially unsuitable

	The ground conditions of the site may require investigation and/or mitigation. There is an identified mineshaft, and the site overlies mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. An SBI is located on the southern edge of the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located outside of the built-up area, and within a landscape character area of low-moderate sensitivity to housing development.
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 on open land at the edge of settlement, 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 outside of existing settlements. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m. There is scope for improving accessibility to align development at this location with sustainable local transport policies. Nonetheless, development at the scale of this site could support improvements in local provision sufficient for this to become a sustainable location.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

467 Birtenshaw Farm



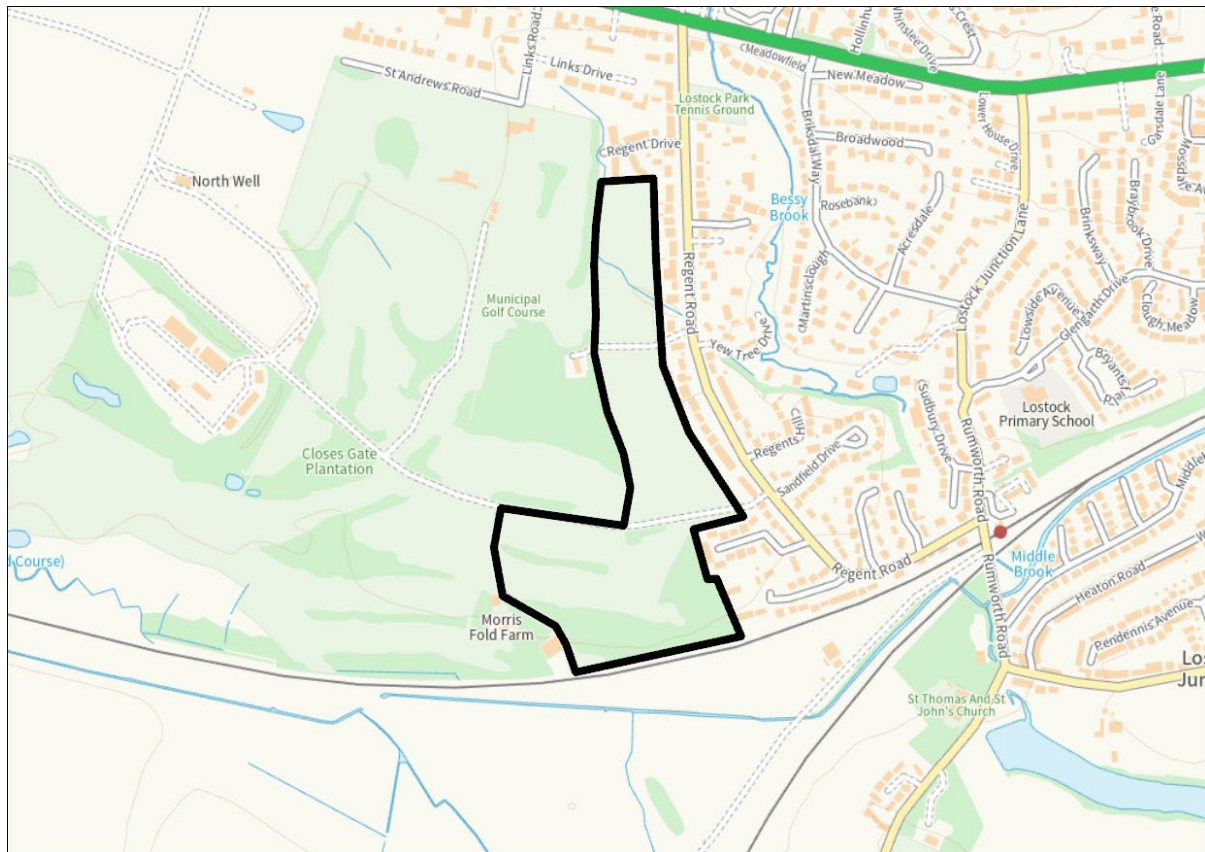
1. OVERVIEW	
Address	Darwen Road, Bromley Cross, Bolton BL7 9AB
Ward	Bromley Cross
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	0.83
Assessed capacity (residential units)	44
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	No
- Flood Zone 3	No
b. Bio- and Geodiversity	
- 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	Yes
- Coal	Yes
- Sand & Gravel	No
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	No
- Past Shallow Workings	No
- Coal Field	No
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Incised Urban Fringe Valleys
- Character Area	Eagley and Bradshaw Brooks
- Sensitivity, residential	Moderate-high
- Sensitivity, employment	High
f. Heritage	
- Listed Buildings, Grade I	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)	4
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 Darwen Road, subject to highways investment to address the narrow access width and the absence of footpaths.
b. Capacity of utilities	Green: Potentially suitable There are no major constraints for digital, water, electricity or gas capacity that will prevent development
c. Contamination	Amber: Potentially unsuitable There may be contamination present on the site which requires mitigation. It has been identified as 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 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	Amber: Potentially unsuitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on the edge of the built-up area, and within a landscape character area of moderate-high sensitivity to housing development.
i. Historic environment	Green: Potentially suitable There are no identified historic environment assets on the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement, 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 at the edge of existing settlement. It currently has fair access to local services and amenities and to public transport services - including a rail station within 800m. There is scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Green: Potentially suitable The capacity of this site is below the threshold of significance for traffic impacts on the road network.
4. ASSESSMENT	
a. Suitable	Amber: No absolute constraints identified, Green Belt policy constraint to be considered further through the Green Belt and Site Selection Topic Paper
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Amber: Green Belt land, further assessment of suitability required. Site is available and

	achievable. Site can be considered further for allocation in exceptional circumstances.
e. Deliverable	Phase 1
f. Developable	0

471 Regent Park Golf Course, east



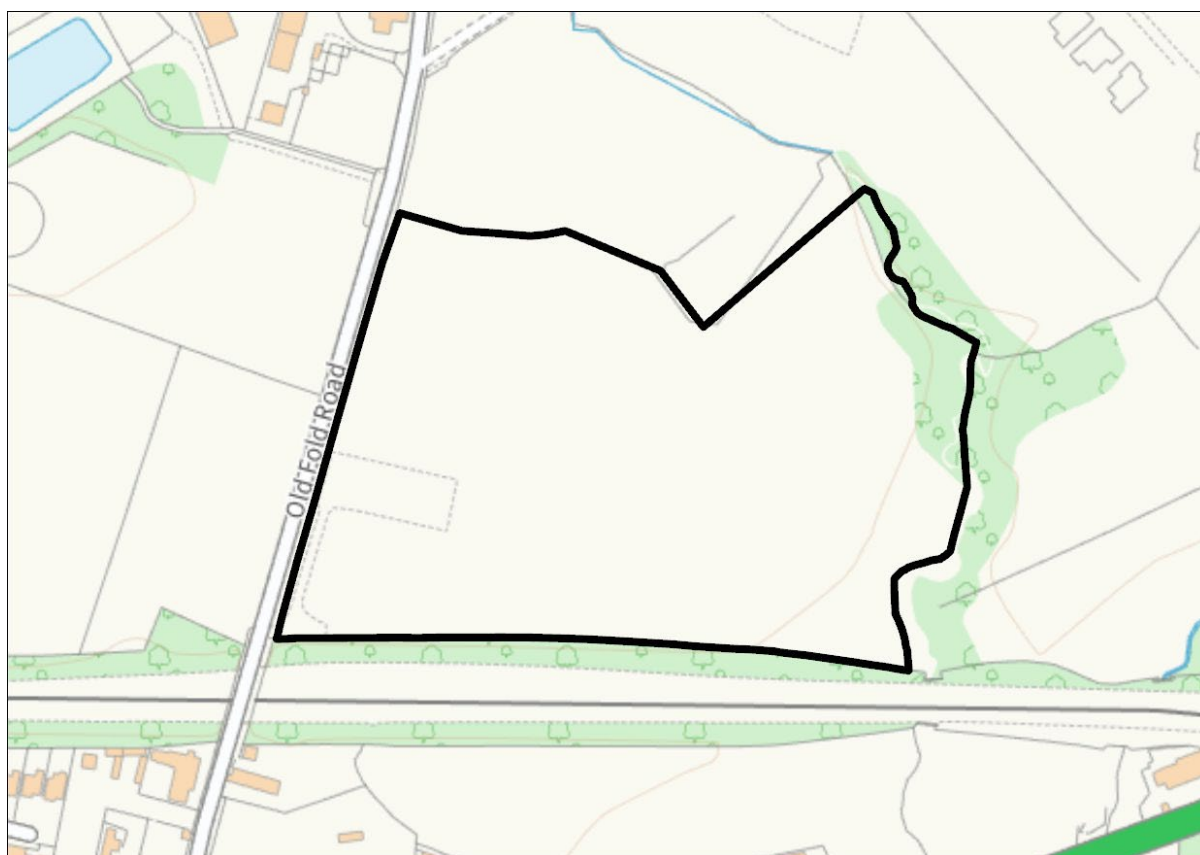
1. OVERVIEW	
Address	Rear of Regent Road, Lostock, Bolton BL6 4DE
Ward	Heaton, Lostock & Chew Moor
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	11.57
Assessed capacity (residential units)	289
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	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	Mosslands and Lowland Farmland
- Character Area	Red Moss and Chew Moor
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate
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)	55
- Accessibility Level (GMAL)	3
3. SUITABILITY	
a. Access to site	Amber: Potentially unsuitable There are access constraints which could potentially be mitigated. Access to the site may be possible from Regent Road, subject to highways investment to address the narrow access width and/or land assembly.
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 comprising sites of potential contamination and is close to a site of a former landfill.
d. Noise	Amber: Potentially unsuitable

	There may be noise issues on the site which require mitigation. The site is affected by noise associated with the adjacent railway.
e. Ground conditions	Amber: Potentially unsuitable The ground conditions of the site may require investigation and/or mitigation. The site overlies mineral safeguarding areas for brick clay 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 the site for a Level 2 SFRA. Should the site come forward for development, detailed work on flood risk would need to be undertaken.
g. Bio- and geodiversity	Amber: Potentially unsuitable The site contains designated assets which have the potential to be harmed by development in the absence of appropriate mitigation. A small area of group TPOs is located along the site boundary.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located on 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 non-designated heritage assets located on and adjacent to the site.
j. Townscape character	Green: Potentially suitable The site is located on open land at the edge of settlement, 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	Red: Unsuitable The site is located on the edge of an existing settlement. It is located within 800m of a train station, but has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified

c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	Phase 1-2
f. Developable	Phase 1-2

530 Fazakerley Sharp



1. OVERVIEW	
Address	Old Fold Road, Westhoughton, Bolton BL5 2BU
Ward	Westhoughton South
Previously developed land	No
Proposed land use	Housing
Gross site area (hectares)	4.46
Assessed capacity (residential units)	86
2. BASELINE DATA	
a. Flood Risk	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
b. Bio- and Geodiversity	
- Site of Special Scientific Interest (SSSI)	No
- Site of Biological Importance (SBI)	No
- Local Nature Reserve (LNR)	No
- Ancient Woodland	No
- Tree Protection Order (TPO)	No
- Agricultural Classification	Poorer than 3a
c. Minerals Safeguarding	

- Brick Clay	Yes
- Coal	Yes
- Sand & Gravel	Yes
- Sandstone	No
d. Coal	
- Mineshafts	No
- Mine Entry	No
- Mine Entry Zone of Influence	No
- Surface Hazard	No
- Probable Shallow Workings	Yes
- Past Shallow Workings	No
- Coal Field	Yes
- Surface Coal Mining	No
e. Landscape Character	
- Character Type	Urban Fringe Farmland
- Character Area	Standish Crest, Blackrod and Westhoughton
- Sensitivity, residential	Moderate
- Sensitivity, employment	Moderate-high
f. Heritage	
- Listed Buildings, Grade I	None
- Listed Buildings, Grade II*	None
- Listed Buildings, Grade II	None
- Registered Park / Garden	None
- Scheduled Monument	None
- Conservation Area	None
- Historic Environment Record (HER)	Yes
g. Connectivity	
- <800m to town or district centre	No
- <800m to a train station	No
- <1600m to a train station	No
- Connectivity Level, max (DfT)	58
- 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 Old Ford Road, but constrained due to narrow road width and the absence of footpaths. This road is unlikely to meet the standard required by development.
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 associated with St Peters Way, and possibly 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 mineral safeguarding areas for brick clay, sandstone and surface coal.
f. Flood risk	Amber: Potentially unsuitable The site is at risk of flooding, but this risk could be mitigated. The Level 1 SFRA recommended proceeding to a developer-led site-specific Flood Risk Assessment (FRA).
g. Bio- and geodiversity	Green: Potentially suitable There are no designated biodiversity or geodiversity assets on the site.
h. Landscape and open space	Green: Potentially suitable The site does not include any designated Accessible Green Space or Recreation Site. It is located outside 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 non-designated heritage assets located adjacent to the site.
j. Townscape character	Amber: Potentially unsuitable The site is located on open land disconnected from existing settlements.
k. Connectivity and accessibility	Red: Unsuitable The site is located at the edge of an existing settlement. It is located on an arterial route with bus services, but it has a DfT Connectivity Score below 60. It currently has poor access to local services and amenities. There is limited scope for improving accessibility to align development at this location with sustainable local transport policies.
l. Road network	Amber: Potentially unsuitable Traffic modelling forecasts congestion in the area, and development of a site of this size would generate additional traffic.
4. ASSESSMENT	
a. Suitable	Red: No further consideration. Green Belt policy constraint not assessed further as access to local services and facilities is poor with limited scope for improvement.
b. Available	Green: Promoted for allocation in the Local Plan with no legal or ownership constraints identified
c. Achievable	Green: Available for development, no exceptional costs identified.
d. Conclusion	Red: Site is unsuitable for development due to constraints that cannot be mitigated
e. Deliverable	0

f. Developable	0