Bolton Local Plan

Sustainability Appraisal Report

Appendix C

Assessment Tables

C.1 Growth options and reasonable alternatives

C.2 Strategic policies

C.3 Site allocations and reasonable alternatives

C.4 Development management policies

October 2026

C.1 Growth options and reasonable alternatives

Housing: reasonable alternatives

Note on mitigation: A Growth Option is not the mechanism through which mitigation is applied. As a strategic alternative, its appraisal focuses on the broad direction of growth and leaves the detailed measures needed to address specific SA objectives. The significance of its effects will ultimately depend on how it is implemented through subsequent site-specific policies and plan-wide mitigation policies. Accordingly, some adverse impacts identified at this stage are expected to be mitigated through other parts of the Plan, meaning that the Growth Option itself signals the strategic intent, while the detailed mitigation and enhancement measures are delivered elsewhere within the planning framework, including through detailed policy.

Housing Option 1. Anchored [Growth Option 1. Anchored]

*"*Around 13,700 homes plus headroom, meeting the Places for Everyone requirement of 787 a year. Growth clustered at the key local areas of change, stations and centres, with limited Green Belt release in locations made accessible by the transport and active travel investment the scale of development makes possible*."*

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive/very positive effects as this will enable improved access to healthcare, as well as green and open spaces, and will promote healthy and active lifestyles. Cumulative effects: improved physical activity levels following active travel investment near growth clusters. Synergistic effects: Concentrating growth in centres increases social interaction, reducing isolation and improving mental wellbeing.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines the provision of around 13,700 homes, plus a buffer, with the ambition of meeting the PfE requirement. The option has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered on any given site will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Delivery of 13,700 homes steadily improves supply, easing affordability pressures over time. Synergistic effects: Transit-oriented development makes higher density living more attractive and sustainable.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive effects									

as this will improve the connectivity of neighbourhoods and in turn, improve access to local services and facilities for everyone. Cumulative effects: Concentrating development in accessible locations where improved public realm, active travel links and higher footfall can collectively enhance safety, inclusivity and connectivity across the wider area. Synergistic effects: Transport accessibility and local services particularly benefit low income and mobility-impaired groups.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has uncertain effects as this could improve access to educational opportunities and facilities, however, the extent of these effects will depend on the specific location of new development, the capacity of nearby schools, and whether improved transport links improve the efficiency of journeys to education providers. It will also rely on site-specific planning, developer contributions and the Local Plan's policies on coordinating housing growth with infrastructure delivery, meaning the actual impact could vary significantly across different areas. Cumulative effects: Concentrating housing in accessible locations can cumulatively increase demand for school places and educational facilities. Synergistic effects: Locating new homes near strong transport links and active travel routes can make existing schools more accessible, supporting sustainable travel and widening catchment reach.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing growth in accessible locations is supported by coordinated investment in education infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has uncertain effects as this could improve access to employment opportunities; however, the extent of this benefit will depend on the specific location of new development and the strength and reach of nearby transport links. It will also rely on site-specific factors such as the distribution of employment land, existing labour market patterns, and the ability of developers to support necessary infrastructure improvements, meaning the actual impact could vary across different parts of the area. Cumulative effects: More residents increase local spending, supporting retail, hospitality, and service jobs. Synergistic effects: Higher footfall and improved transport result in stronger centres that attract new businesses.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure that housing growth in well-connected locations supports improved access to employment opportunities. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The option outlines that housing growth will be clustered at stations and in locations made accessible by active travel. The option has positive/very positive effects as this will promote a transition to a low-carbon transport system. Cumulative: More residents near stations steadily increases public transport use. Synergistic: Concentrating development around stations, centres and active travel corridors reinforces investment in sustainable modes, meaning that higher densities, improved service viability and enhanced walking and cycling networks collectively strengthen low carbon mobility outcomes across the wider area.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific. Cumulative effects: The overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by robust flood risk management and SuDS provision. Synergistic effects: Concentrating growth away from high-risk areas reduces overall exposure.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines that there will be a limited release of Green Belt land to support housing delivery. The option has uncertain effects as, while this could help protect Bolton's biodiversity and wider environmental assets by concentrating development in specific locations, the actual impact will depend on site-specific designations and characteristics, and the sensitivity of released land. Cumulative effects: Reducing pressure on sensitive areas and enabling coordinated delivery of habitat creation and greenspace enhancements across multiple growth locations. Synergistic effects: Integrated green and blue corridors, nature-based SuDS

and connected open-space networks work together to strengthen ecological connectivity and landscape-scale resilience.
Proposed Mitigation: The option could make more explicit reference to how limited Green Belt release will occur only in areas where housing development can demonstrably avoid designated sites and other sensitive habitats, and where impacts on biodiversity can be minimised. For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The option outlines that there will be a limited release of Green Belt land to ensure housing delivery. The option has negative effects as whilst the release is limited, development in these areas will still impact Bolton's landscape and key views. Cumulative effects: Taller or denser development changes local skylines, impacting views. Synergistic effects: Public realm improvements and density and transport investment can transform centres into more vibrant, attractive places.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all clustered growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The option outlines that there will be a limited release of Green Belt land to support housing delivery. The option has uncertain effects as the impact will depend on site-specific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: Increased development pressure around centres may affect settings if not managed. Synergistic effects: High-quality design codes ensure new development enhances historic character rather than competes with it.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any limited release of Green Belt land for housing is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive effects as this will reduce the need to travel whilst promoting low-carbon movement, reducing air pollution. Cumulative effects: Concentrating development in accessible locations can reduce car dependence overall. Synergistic									

effects: Improved public transport viability, reduced trip lengths and enhanced walking-cycling networks work together to lower emissions.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines that there will be a limited release of Green Belt land to ensure housing delivery. The option has negative effects as whilst the release is limited, development will still have an impact on, and reduce, Bolton's land resources. Cumulative effects: Limited Green Belt release reduces long-term land take. Synergistic effects: Directing development to lower value land allows more efficient use of land resources while helping safeguard higher quality agricultural land for continued agricultural productivity.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any limited Green Belt release for housing is directed to areas of lower agricultural value. Policies should require site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits.

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher population increases water demand and wastewater loads. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for housing is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and opportunities to integrate circular economy principles. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district scale waste solutions.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, waste policies, are carried in the Publication Plan and apply at application stage. No change to the option required.

Overall summary and outcome: The option has positive and very positive effects against Objectives 1, 2 and 6 as growth clustered at the Local Areas of Change, stations and centres is accessible by active travel and public transport, improving access to healthcare, open space and services, and positive effects against Objectives 3 and 12 through the delivery of around 13,700 homes in locations that reduce the need to travel. The option has negative effects against Objectives 10 and 13 as the limited Green Belt release still affects landscape character and land resources. Effects against Objectives 4, 5, 7, 8, 9, 11, 14 and 15 are uncertain because they depend on the location and design of individual sites and on the detailed policies of the Plan. The Growth Options Assessment (July 2026) found this option to present the strongest overall performance of the three reasonable alternatives, combining strong social benefits with fewer environmental risks than the higher growth alternatives. Outcome: selected. Carried forward as the spatial strategy of Policy SP3 Land for Housing, with the associated Green Belt alterations in Policy SP7, where the effects are assessed against the policy wording.

Housing Option 1 (to 2039). Anchored [Policy SP3 Land for Housing (2039)]

"The same strategy on the Places for Everyone horizon: around 11,360 homes at 787 a year to 2039, through the version of Policy SP3 drafted for the shorter period."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive/very positive effects as this will enable improved access to healthcare, as well as green and open spaces, and will promote healthy and active lifestyles. Cumulative effects: improved physical activity levels following active travel investment near growth clusters. Synergistic effects: Concentrating growth in centres increases social interaction, reducing isolation and improving mental wellbeing.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines the provision of 11,360 homes over the shorter plan period 2025 to 2039. The option has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered on any given site will depend on sitespecific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Delivery of 11,360 homes steadily improves supply, easing affordability pressures over time. Synergistic effects: Transitoriented development makes higher density living more attractive and sustainable.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive effects as this will improve the connectivity of neighbourhoods and in turn, improve access to local services and facilities for everyone. Cumulative effects: Concentrating development in accessible locations where improved public realm, active travel links and higher footfall can collectively enhance safety, inclusivity and connectivity across the wider area. Synergistic effects: Transport accessibility and local services particularly benefit low income and mobility-impaired groups.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has uncertain effects as this could improve access to educational opportunities and facilities, however, the extent of these effects will depend on the specific location of new development, the capacity of nearby schools, and whether improved transport links improve the efficiency of journeys to education providers. It will also rely on sitespecific planning, developer contributions and the Local Plan's policies on coordinating housing growth with infrastructure delivery, meaning the actual impact could vary significantly across different areas. Cumulative effects: Concentrating housing in accessible locations can cumulatively increase demand for school places and educational facilities. Synergistic effects: Locating new homes near strong transport links and active travel routes can make existing schools more accessible, supporting sustainable travel and widening catchment reach.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing growth in accessible locations is supported by coordinated investment in education infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has uncertain effects as this could improve access to employment opportunities; however, the extent of this benefit will depend on the specific location of new development and the strength and reach of nearby transport links. It will also rely on site-specific factors such as the distribution of employment land, existing labour market patterns, and the ability of developers to support necessary infrastructure improvements, meaning the actual impact could vary across different parts of the area. Cumulative effects: More residents increase local spending, supporting retail, hospitality, and service jobs. Synergistic effects: Higher footfall and improved transport result in stronger centres that attract new businesses.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure that housing growth in well-connected locations supports improved access to employment opportunities. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The option outlines that housing growth will be clustered at stations and in locations made accessible by active travel. The option has positive/very positive effects as this will promote a transition to a low-carbon transport system. Cumulative: More residents near stations steadily increases public transport use. Synergistic: Concentrating development around stations, centres and active travel corridors reinforces investment in sustainable modes, meaning that higher densities, improved service viability and enhanced walking and cycling networks collectively strengthen low carbon mobility outcomes across the wider area.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out sitespecific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific. Cumulative effects: The overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by robust flood risk management and SuDS provision. Synergistic effects: Concentrating growth away from high-risk areas reduces overall exposure.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by sitespecific flood risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The option outlines that there will be a limited release of Green Belt land to support housing delivery. The option has uncertain effects as, while this could help protect Bolton's biodiversity and wider environmental assets by concentrating development in specific locations, the actual impact will depend on sitespecific designations and characteristics, and the sensitivity of released land. Cumulative effects: Reducing pressure on sensitive areas and enabling coordinated delivery of habitat creation and greenspace enhancements across multiple growth locations. Synergistic effects: Integrated green and blue corridors, naturebased SuDS and connected openspace networks work together to strengthen ecological connectivity and landscapescale resilience.									
Proposed Mitigation: The option could make more explicit reference to how limited Green Belt release will occur only in areas where housing development can demonstrably avoid designated sites and other sensitive habitats, and where impacts on biodiversity can be minimised. For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines that there will be a limited release of Green Belt land to ensure housing delivery. The option has negative effects as whilst the release is limited, development in these areas will still impact Bolton's landscape and key views. Cumulative effects: Taller or denser development changes local skylines, impacting views. Synergistic effects: Public realm improvements and density and transport investment can transform centres into more vibrant, attractive places.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure highquality design and the protection of local character, requiring sitespecific landscape and townscape assessments for all clustered growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines that there will be a limited release of Green Belt land to support housing delivery. The option has uncertain effects as the impact will depend on sitespecific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: Increased development pressure around centres may affect settings if not managed. Synergistic effects: Highquality design codes ensure new development enhances historic character rather than competes with it.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any limited release of Green Belt land for housing is planned and designed in a way that safeguards the historic environment. Mitigation should require sitespecific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines that housing growth will be clustered at key Local Areas of Change, stations and centres. Growth will also be in locations made accessible by active travel. The option has positive effects as this will reduce the need to travel whilst promoting low-carbon movement, reducing air pollution. Cumulative effects: Concentrating development in accessible locations can reduce car dependence overall. Synergistic effects: Improved public transport viability, reduced trip lengths and enhanced walkingcycling networks work together to lower emissions.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines that there will be a limited release of Green Belt land to ensure housing delivery. The option has negative effects as whilst the release is limited, development will still have an impact on, and reduce, Bolton's land resources. Cumulative effects: Limited Green Belt release reduces longterm land take. Synergistic effects: Directing development to lower value land allows more efficient use of land resources while helping safeguard higher quality agricultural land for continued agricultural productivity.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any limited Green Belt release for housing is directed to areas of lower agricultural value. Policies should require sitespecific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher population increases water demand and wastewater loads. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for housing is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option identifies the strategic housing allocations and other sources of housing land supply over the plan period. The option has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The option has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and apply at application stage. No response required.

Overall summary and outcome: The option is the Anchored strategy on the shorter Places for Everyone horizon, 11,360 homes over 2025 to 2039, and is scored on the July 2026 growth option convention taking the scores of Housing Option 1. It therefore shares that option's profile: positive and very positive effects against Objectives 1, 2 and 6, positive effects against Objectives 3 and 12, negative effects against Objectives 10 and 13, negative effects in the medium and long term against Objective 15, and uncertain effects against Objectives 4, 5, 7, 8, 9, 11 and 14. The appraisal does not separate the two periods; the choice between them turned on the resilience of supply and on market choice, with the longer period giving headroom for sites to slip without the strategy failing. Outcome: not selected; the Anchored strategy is carried forward on the 2042 horizon as Housing Option 1.

Housing Option 2. Anchored Plus [Growth Option 2. Anchored Plus]

*"*Around 17,300 homes plus headroom, about 1,018 a year. The anchored core extended with further sustainable sites and accessible Green Belt release. With deliverable brownfield largely used at the anchored level, the uplift relies on Places for Everyone competitiveness, regeneration and additional Green Belt land..*"*

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has uncertain effects as whilst locating growth in accessible areas could support healthier, more inclusive neighbourhoods through better access to green space, active travel routes and community facilities, the extent of these benefits depends on how development is planned and the quality and delivery of supporting infrastructure. Cumulative effects: Anchored core and sustainable sites supports better access to services, active travel networks and green-blue infrastructure. As multiple developments come forward, these improvements accumulate, creating a wider pattern of health-supportive neighbourhoods with improved walkability, access to open space and opportunities for physical activity. Synergistic effects: Regeneration of the core, new green-blue infrastructure and enhanced local centres reinforce one another.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed healthy neighbourhood policies to ensure that development in identified locations actively supports healthy, inclusive communities. Mitigation should make clear that new housing will be expected to provide or connect to accessible green space, active travel routes and community facilities, with site-specific assessments required to demonstrate that growth can be delivered without placing pressure on local land resources or undermining neighbourhood quality. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines the provision of around 17,300 homes, plus a buffer. The option has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. Cumulative effects: Sustained delivery of around 17,300 homes, focused in the anchored core, sustainable sites and selected Green Belt locations, builds up over time to expand overall supply. Synergistic effects: Regeneration in the core can increase viability and demand, which in turn supports higher affordable housing contributions from sustainable sites, while new neighbourhoods can relieve pressure on existing stock and reduce overcrowding.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines that homes will be delivered in sustainable and accessible locations. The option has positive effects as this will support more inclusive access to facilities and improved connectivity.									

Cumulative effects: Concentrating development in accessible locations where improved public-realm, active-travel links and higher footfall can collectively enhance safety, inclusivity and connectivity across the wider area. Synergistic effects: Transport accessibility and local services particularly benefit low-income and mobility-impaired groups.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines that homes will be delivered in sustainable and accessible locations. The option has uncertain effects as this could improve access to educational opportunities and facilities, however, the extent of these effects will depend on the specific location of new development, the capacity of nearby schools, and whether improved transport links improve the efficiency of journeys to education providers. It will also rely on site-specific planning, developer contributions and the Local Plan's policies on coordinating housing growth with infrastructure delivery, meaning the actual impact could vary significantly across different areas. Cumulative effects: Predictable growth allows phased investment in new or expanded schools. Synergistic effects: Locating schools near centres and active travel routes encourages safe walking/cycling, reducing traffic and improving attendance.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing growth in accessible locations is supported by coordinated investment in education infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines that homes will be delivered in sustainable and accessible locations. The option has uncertain effects as this could improve access to employment opportunities; however, the extent of this benefit will depend on the specific location of new development and the strength and reach of nearby transport links. It will also rely on site-specific factors such as the distribution of employment land, existing labour market patterns, and the ability of developers to support necessary infrastructure improvements, meaning the actual impact could vary across different parts of the area. Cumulative effects: More residents increase local spending, supporting retail, hospitality, and service jobs. Synergistic effects: Higher footfall and improved transport result in stronger centres that attract new businesses.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure that housing growth in well-connected locations supports improved access to employment opportunities. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local/Regional	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The option outlines that homes will be delivered in sustainable and accessible locations. The option has positive effects as this will promote a transition to a low-carbon transport system. Cumulative effects: As									

multiple sites come forward, the combined pattern of development can strengthen public transport viability, support higher service frequencies and expand safe walking and cycling connections across neighbourhoods. Synergistic effects: Regeneration in the core increases demand for high-quality transit, which in turn supports viable bus and rail links to new sustainable sites.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear low-carbon transport policies requiring development in identified locations to prioritise active travel and sustainable transport modes. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local/Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific. Cumulative effects: The overall scale of growth may still increase surface-water runoff and place additional demands on drainage systems unless supported by robust flood-risk management and SuDS provision. Synergistic effects: Concentrating growth away from high-risk areas reduces overall exposure.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood-risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines that homes will be delivered in sustainable and accessible locations. The. The option has uncertain effects as whilst this could result in a loss of green infrastructure, as well as harm to important habitats and wider ecological networks, the actual impact will depend on site-specific designations and characteristics, and the sensitivity of released land. Cumulative effects: As multiple sites across the anchored core, sustainable locations and selected Green Belt areas are developed, the combined land take and habitat disturbance could gradually erode existing biodiversity and place pressure on green–blue infrastructure networks,

especially where sensitive areas are affected or mitigation is inconsistent across sites. Synergistic effects: If several developments in close proximity involve Green Belt release or loss of semi-natural habitats, their impacts may reinforce one another, leading to reduced ecological connectivity, fragmented green corridors and a decline in overall habitat quality.
Proposed Mitigation: The option could make more explicit reference to how limited Green Belt release will occur only in areas where housing development can demonstrably avoid designated sites and other sensitive habitats, and where impacts on biodiversity can be minimised. For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has negative effects as development may alter landscape character, affect openness and change established views and visual amenity depending on the sensitivity of specific sites and the quality of design and mitigation. Cumulative effects: As several sites are developed, the combined change could gradually weaken landscape character, increase urbanisation on settlement edges, and lead to a steady loss of openness and visual quality across wider areas. Synergistic effects: Where multiple nearby sites come forward together, their impacts may reinforce each other, creating more noticeable changes to views, more fragmented settlement edges, and a greater overall shift in townscape character than any single site would cause alone.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all clustered growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has uncertain effects as the impact will depend on site-specific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: As more sites are developed, the combined change could gradually weaken historic character and put increasing pressure on heritage settings. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing more noticeable harm to historic settings and a greater overall shift in character than any single site alone.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any limited release of Green Belt land for housing is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+	+	+	D	P	Local/Regional	Low	High	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The option outlines that housing growth will be delivered in sustainable and accessible locations. The option has positive effects as this will reduce the need to travel whilst promoting low-carbon movement, reducing air pollution. Cumulative effects: Concentrating development in accessible locations can reduce car dependence overall. Synergistic effects: Improved public transport viability, reduced trip lengths and enhanced walking and cycling networks work together to lower emissions.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has negative effects as development will result in a loss of land resources, including agricultural land. Cumulative effects: Steady loss of agricultural land and increasing pressure on soil resources across the area. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing greater overall loss of farmland and a more noticeable reduction in land resource quality than any single site alone.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any Green Belt release for housing is directed to areas of lower agricultural value. Policies should require site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher population increases water demand and wastewater loads. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for housing is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The option outlines that housing will be delivered in an anchored core with additional sustainable sites and accessible Green Belt release. The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and opportunities to integrate circular economy principles. Cumulative effects: More									

residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: The option has positive and very positive effects against Objective 2 through the provision of around 17,300 homes, and positive effects against Objectives 3, 6 and 12 as the Anchored core is retained. The option has negative and very negative effects against Objectives 10 and 13 as the uplift above the Places for Everyone requirement relies on further Green Belt release, with the loss of land resources and change to landscape character that release brings. Effects against Objectives 1, 4, 5, 7, 8, 9, 11, 14 and 15 are uncertain. The Growth Options Assessment (July 2026) found that the option shares the accessibility benefits of the Anchored pattern but that its significant adverse effects on landscape and land resources are the price of homes above the requirement. Outcome: not selected.

Housing Option 3. M61 Corridor Led [Growth Option 3. M61 Corridor-Led]

"Around 21,650 homes plus a buffer, 1,274 a year over 2025 to 2042 (the standard method level), through the greatest greenfield and Green Belt release near the motorway junctions."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The option outlines that housing will be delivered through the greatest greenfield and Green Belt release near motorway junctions. The option has very negative effects as it would increase air and noise pollution, remove green space, and strain local services, leading to overall poorer health and wellbeing outcomes for nearby communities. Cumulative effects: The combined increase in traffic, pollution, greenfield loss, and pressure on services would add up over time to create a greater overall burden on health and wellbeing. Synergistic effects: Amplified stress, sleep disturbance, and cardiovascular risks.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and sustainable transport policies to mitigate potential negative effects of growth along the M61 corridor. At this stage, the Local Plan intends to include policies on Transport and Active Travel, and Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, and Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The option outlines the provision of around 21,650 homes, plus a buffer. The option has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. Cumulative effects: The combined pressure of rapid housing delivery, rising demand for affordable homes, and increased strain on local support services could worsen housing insecurity and heighten the risk of homelessness over time. Synergistic effects: Noise, pollution, and limited access to green space resulting in greater negative effects on residents' health and quality of life.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The option outlines that homes will be delivered on land near the motorway junctions. The option has very negative effects as concentrating development here increases traffic dominance, creates more severance between neighbourhoods, and places pressure on already limited walking, cycling, and public-transport links. These factors reduce perceived and actual safety, make movement less inclusive for people with mobility needs, and weaken everyday connectivity between communities. Cumulative effects: The combined increase in traffic, development pressure, and fragmented routes would steadily reduce safety, weaken inclusive access, and make everyday movement between places harder. Synergistic effects: The interaction of heavier traffic, poorer walking and cycling conditions, and disconnected neighbourhoods would reinforce one another, creating sharper declines in safety, inclusivity, and overall connectivity than any single issue would cause alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies to mitigate potential negative effects of growth near the M61.

Mitigation should make explicit that development must be planned to reduce severance and improve safety and inclusivity, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, sustainable transport policies, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines that homes will be delivered on land near the motorway junctions. The option has negative effects as whilst it has the potential to provide new training opportunities due to being market-led, focusing growth along the M61 would place significant pressure on existing schools in the corridor, whilst diverting resources away from communities elsewhere. Cumulative effects: Reduce the accessibility, capacity, and quality of education provision in the corridor and surrounding areas. Synergistic effects: Greater disparities in school access and educational opportunities.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear social infrastructure policies to mitigate potential negative effects of growth near the M61. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines that homes will be delivered on land near the motorway junctions. The option has negative effects as whilst it has the potential to provide new employment opportunities due to being market-led, focusing growth along the M61 would draw investment, infrastructure upgrades, and service improvements toward the corridor, leaving other areas with slower regeneration and potentially accelerate the decline to Bolton Town Centre. Cumulative effects: Reduce the accessibility of employment opportunities for people without cars and widen spatial inequalities in who can reach new jobs. Synergistic effects: The interaction of car-dependent job locations, limited east–west connectivity, and uneven investment across the borough would reinforce one another, creating larger disparities in access to employment than any single factor alone, particularly for communities not well linked to the M61 corridor.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear fair growth and employment policies to mitigate potential negative effects of development near the M61. Mitigation should make explicit that growth in these locations must be supported by planned measures to ensure investment and employment opportunities are distributed fairly across the Borough. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The option outlines that homes will be delivered on land near the motorway junctions. The option has very negative effects as it reinforces car-dependent development patterns and limits opportunities for public-transport and active-travel improvements. The motorway creates severance that restricts safe east–west movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes.									

Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies, requiring developments to undertake site-specific Transport Assessments, to mitigate potential negative effects of growth near the M61. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as whilst the M61 corridor is primarily in Flood Zone 1, small parts in the northwest of Bolton are in Flood Zone 2 and 3, however, flood risk and associated mitigation is site specific. Cumulative effects: Rise in overall flood risk in the corridor. Synergistic effects: Higher levels of flood vulnerability, particularly in areas where the motorway already disrupts natural water flow.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines that housing will be delivered through the greatest greenfield and Green Belt release along the M61. There are Sites of Biological Importance (SBI) within the Green Belt along the M61 corridor, including Clifton Moss in the southeast, and an SBI and Site of Special Scientific Interest (SSSI), Red Moss, in the northwest. The option has negative effects as developing greenfield land, particularly around sensitive designations, would increase habitat loss, weaken ecological connectivity, erode Green Belt openness, and place additional pressure on green and blue infrastructure, collectively reducing the area's environmental quality and resilience. Cumulative effects: The combined effects of land-take, habitat fragmentation, and pressure on natural assets would steadily erode biodiversity, weaken Green Belt openness, and reduce the

effectiveness of green and blue infrastructure. Synergistic effects: Integrated green and blue corridors, nature-based SuDS and connected open space networks work together to strengthen ecological connectivity and landscape-scale resilience.

Proposed Mitigation: The option could make more explicit reference to how Green Belt release will occur only in areas where housing development can demonstrably avoid designated sites and other sensitive habitats, and where impacts on biodiversity can be minimised. For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines that housing will be delivered through the greatest greenfield and Green Belt release along the M61, where there are several landscape character types, including Reclaimed Land/Wetlands, Historic Parks and Wooded Estate Farmland, Mosslands and Lowland Farmland, and Urban Fringe Farmland. The option has negative effects as this would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: As several sites are developed, the combined change could gradually weaken landscape character, increase urbanisation on settlement edges, and lead to a steady loss of openness and visual quality across wider areas. Synergistic effects: Where multiple nearby sites come forward together, their impacts may reinforce each other, creating more noticeable changes to views, more fragmented settlement edges, and a greater overall shift in townscape character than any single site would cause alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all clustered growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines that housing will be delivered through the greatest greenfield and Green Belt release along the M61. The option has uncertain effects as whilst there are several Listed Buildings and Local Heritage assets along the corridor, particularly in the south near Over Hulton, the impact will depend on site-specific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: As more sites are developed, the combined change could gradually weaken historic character and put increasing pressure on heritage settings. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing more noticeable harm to historic settings and a greater overall shift in character than any single site alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any release of Green Belt land for housing is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines that homes will be delivered on land near the motorway junctions. The option has very negative effects as it would increase traffic and congestion, leading to higher emissions and worsening local air-quality conditions, particularly in areas already sensitive to pollution. Cumulative effects: More development and traffic near the M61 would steadily add to local pollution levels. Synergistic effects: Higher emissions combined with constrained dispersion around major infrastructure would worsen air quality more than any single factor alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear air quality policies to mitigate potential negative effects of development near the M61. At this stage, the Local Plan intends to include a policy on Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Pollution and Air Quality, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines that housing will be delivered through the greatest greenfield and Green Belt release near to the M61. The option has negative effects as it risks inefficient land use, the loss of better-quality agricultural land, and soil degradation, reducing the area's long-term land-resource value and resilience. There is also farmland, brick clay, and sandstone along the corridor which may be affected. Cumulative effects: Steady loss of agricultural land and increasing pressure on soil resources across the area. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing greater overall loss of farmland and a more noticeable reduction in land resource quality than any single site alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any Green Belt release for housing is directed to areas of lower agricultural value. Policies should require site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher population increases water demand and wastewater loads. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for housing is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and

opportunities to integrate circular economy principles. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: The option has positive and very positive effects against Objective 2 as it delivers the highest number of homes, around 21,650 at the standard method level. It has very negative effects against Objectives 1, 3, 6, 9, 10, 12 and 13 as the greatest greenfield and Green Belt release near the motorway junctions reinforces car-dependent patterns of development, increases air and noise pollution, reduces access to services and active travel, erodes landscape character across several landscape character types and results in the loss of better-quality agricultural land, and negative effects against Objectives 4 and 5 as growth along the corridor places pressure on existing schools and diverts activity from the centres. Effects against Objectives 7, 8, 11, 14 and 15 are uncertain. The Growth Options Assessment (July 2026) found this option to perform poorly against the accessibility, health and environmental objectives despite its housing numbers. Outcome: rejected.

Employment: reasonable alternatives

Note on mitigation: A Growth Option is not the mechanism through which mitigation is applied. As a strategic alternative, its appraisal focuses on the broad direction of growth and leaves the detailed measures needed to address specific SA objectives. The significance of its effects will ultimately depend on how it is implemented through subsequent site-specific policies and plan-wide mitigation policies. Accordingly, some adverse impacts identified at this stage are expected to be mitigated through other parts of the Plan, meaning that the Growth Option itself signals the strategic intent, while the detailed mitigation and enhancement measures are delivered elsewhere within the planning framework, including through detailed policy.

Employment Option 1. Anchored Employment Growth [Growth Option 1. Ambitious Growth Option, Anchored]

"Meets the full requirement of 811,727 square metres of industrial and warehousing floorspace and 16,700 square metres of office floorspace, with the 147,497 square metre shortfall in industrial and warehousing floorspace delivered through Health Innovation Bolton, Blackrod and a Logistics North extension, with limited Green Belt release. Health Innovation Bolton aspiration: health-related research and advanced manufacturing. Aligned with the anchored approach."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines the delivery of employment space through Health Innovation Bolton, with the ambition to conduct health-related research and advanced manufacturing. The option has positive/very positive effects as the growth of health-related research and innovation at Health Innovation Bolton aims to reduce health inequality. Cumulative effects: Overlapping construction phases generate sustained periods of dust, noise, vibration and HGV movements, affecting respiratory health, stress and sleep. Synergistic effects: Co-locating health innovation, advanced manufacturing and skilled jobs can create a positive synergy, supporting healthier workplaces, better access to innovation, and stronger NHS industry links.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and wellbeing policies to ensure that the ambitious employment-led strategy supports positive health outcomes. Mitigation should make explicit that site-specific Health Impact Assessments will be required, demonstrating how each development will address local air quality, traffic, noise, access and community infrastructure needs. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Health Assessments, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+	+	I	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines the full delivery of employment space, with a focus on health-related employment. The option has negative short term effects as increased traffic, construction activity and pressure on local									

services could undermine neighbourhood safety and connectivity unless supported by strong active-travel links, public-transport improvements and targeted measures to ensure all communities can benefit equally. The option has positive effects in the medium-long term due to creating new jobs and supporting innovation-led growth. Cumulative effects: Multiple sites coming forward together increase overall traffic, which cumulatively reduces neighbourhood connectivity, walkability and perceptions of safety unless offset by strong active-travel and public-transport measures. Synergistic effects: Co-locating health-research, advanced manufacturing and high-quality employment can create a positive synergy, improving access to skilled jobs and strengthening inclusive growth.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and safety policies, focused on protecting local communities and requiring development to undertake site-specific Health and Equality Impact Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, health and wellbeing policies, including health impact assessment, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The option outlines the full delivery of employment space, with a focus on health-related research and advanced manufacturing, including at Health Innovation Bolton. The option has positive/very positive effects as it would support education, training and lifelong learning, largely through the growth of health-research and innovation uses and advanced manufacturing, which will generate strong partnerships with colleges, universities and skills providers. This can raise aspirations, create high-quality training pathways and strengthen Bolton's labour market. Cumulative effects: As several sites come forward, the overall demand for skilled labour increases, strengthening Bolton's labour market and encouraging more residents to engage in lifelong learning. Synergistic effects: When training initiatives are aligned with new job creation, the combined effect can significantly raise aspirations and improve long-term employability.

Proposed Mitigation: The Growth Option could make explicit reference to the HIB aspiration in relation to skills and training.

Response and Conclusion: The skills and training aspiration for Health Innovation Bolton is carried in the Publication Plan through the allocation itself. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The option outlines the full delivery of employment space, with a focus on health-related research and advanced manufacturing. The option has very positive effects as it would strongly support a more diverse and sustainable economy, with significant job creation across logistics, advanced manufacturing and especially health-research and innovation, helping to broaden Bolton's economic base. It would promote business expansion and attract investment, raising overall employment levels and strengthening key growth sectors. Cumulative effects: Employment generated across several sites builds to a significant uplift in overall job numbers, strengthening the labour market and improving long-term economic stability. Synergistic effects: Co-locating innovation-led sectors creates stronger cross-sector collaboration, attracting higher-value investment and generating better-quality jobs than each sector would independently.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The option outlines the full delivery of employment space, with a focus on health-related research and advanced manufacturing. The option has mixed effects as concentrating growth in several employment locations risks increasing overall traffic levels, which could undermine ambitions to reduce car use and reduce emissions. This is especially true for the Logistics North Extension situated off J4 on the M61. However, the

focus on modern, innovation-led sectors provides opportunities to embed sustainable travel measures into new development. Cumulative effects: Growth across several employment sites increases overall travel demand, which cumulatively risks reinforcing car dependency and raising emissions. Synergistic effects: Providing infrastructure (e.g., mobility hubs, cycle facilities) alongside employer-led travel plans can significantly amplify reductions in car dependency.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies, requiring development to undertake site-specific Transport Assessments. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero-carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased development, construction, and logistics activity could together raise overall carbon pressures. Synergistic effects: Clustering innovation, advanced manufacturing, and modern logistics creates opportunities for shared renewable energy, efficient infrastructure, and coordinated decarbonisation that deliver greater carbon savings than individual sites acting alone.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as whilst the three sites are primarily in Flood Zone 1, a small part of Logistics North lies in Flood Zone 2, however, flood risk and associated mitigation is site specific. Cumulative effects: Increase surface-water runoff, reduce permeable land, and place added pressure on existing drainage systems. Synergistic effects: If delivered in isolation, the developments could interact to exacerbate downstream flooding by increasing runoff volumes and reducing natural flood storage.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood-risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The option outlines the full delivery of employment space, with limited Green Belt release. The option has mixed effects. There are limited environmental designations across the three sites, meaning minimal impact. HIB proposes new and enhanced green spaces, and Logistics North provides a country park with wildlife and woodland areas, however, the overall scale of development risks cumulative pressure on existing									

habitats, loss of land, and fragmentation, especially in the short-term during construction. Cumulative effects: Incremental habitat loss, increased fragmentation and pressure on existing green and blue infrastructure networks. Synergistic effects: Weaken ecological linkages and reduce the potential for landscape-scale biodiversity enhancement.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines the full delivery of employment space, with limited Green Belt release. Bolton's Landscape Character Types identify HIB and Logistics North as Reclaimed Land/Wetlands, whilst Blackrod is Urban Fringe Farmland. The option has mixed effects as HIB proposes new and enhanced green spaces, and Logistics North provides a country park with viewing points, however, the overall scale of development risks cumulative pressure on landscapes, especially in the short-term during construction. Cumulative effects: As several sites are developed, the combined change could gradually weaken landscape character, increase urbanisation on settlement edges, and lead to a steady loss of openness and visual quality across wider areas. Synergistic effects: Where multiple nearby sites come forward together, their impacts may reinforce each other, creating more noticeable changes to views, more fragmented settlement edges, and a greater overall shift in townscape character than any single site would cause alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines the full delivery of employment space, with limited Green Belt release. The option has uncertain effects as whilst there are several Listed Buildings and Local Heritage assets within and adjacent to all three sites, the impact will depend on site-specific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: As more sites are developed, the combined change could gradually weaken historic character and put increasing pressure on heritage settings. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing more noticeable harm to historic settings and a greater overall shift in character than any single site alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any release of Green Belt land for employment is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines the full delivery of employment space, with a focus on health-related research and advanced manufacturing. The option has mixed effects as concentrating growth in several employment locations risks increasing overall traffic levels, which could undermine ambitions to reduce car use and reduce emissions. This is especially true for the Logistics North Extension situated off J4 on the M61. However, the focus on modern, innovation-led sectors provides opportunities to embed sustainable travel measures into new development. Cumulative effects: More development and traffic would steadily add to local pollution levels. Synergistic effects: Shared measures could collectively reduce traffic emissions more effectively than isolated interventions.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear air quality policies to mitigate potential negative effects of development. At this stage, the Local Plan intends to include a policy on Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Pollution and Air Quality, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines the full delivery of employment space, with limited Green Belt release. The option has negative effects as development will result in a loss of land resources. There is also farmland, brick clay, and sandstone across the sites which may be affected. Cumulative effects: Progressive loss of land resources. Synergistic effects: Sites could interact to amplify soil degradation and land-take, reducing the overall sustainability of land-resource use.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any Green Belt release for employment is directed to areas of lower agricultural value. Policies should require site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support employment growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher demand for water and wastewater capacity across the borough as employment and housing growth come forward together. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for employment is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that employment growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and

opportunities to integrate circular-economy principles. Cumulative effects: Increase overall waste generation. Synergistic effects: If the sites are planned together, they could support shared circular-economy infrastructure.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new employment development minimises waste generation.
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, waste policies, are carried in the Publication Plan and apply at application stage. No change to the option required.

Overall summary and outcome: The option has very positive effects against Objectives 1, 4 and 5 as it meets the full employment requirement through Health Innovation Bolton, Blackrod and a Logistics North extension, supporting health-related research, advanced manufacturing, job creation and skills development across a diverse portfolio of locations. It has mixed effects against Objectives 6, 9, 10 and 12 as the scale of development across several locations brings traffic and habitat pressure alongside opportunities to embed sustainable travel and green infrastructure, and negative effects against Objective 13 through the loss of land resources at the three sites. Objective 2 is neutral. Effects against Objectives 7, 8, 11, 14 and 15 are uncertain. The Growth Options Assessment (July 2026) found this option to present the strongest overall performance of the three, with its environmental effects considered capable of being managed through the policies of the Plan. Outcome: selected. Carried forward as Policy SP2 Land for Employment, with the associated Green Belt alterations in Policy SP7, where the effects are assessed against the policy wording.

Employment Option 1 (to 2039). Anchored Minus [Policy SP2 Land for Employment (2039)]

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines the delivery of employment space through Health Innovation Bolton, with the ambition to conduct health-related research and advanced manufacturing. The option has positive/very positive effects as the growth of healthrelated research and innovation at Health Innovation Bolton aims to reduce health inequality. Cumulative effects: Overlapping construction phases generate sustained periods of dust, noise, vibration and HGV movements, affecting respiratory health, stress and sleep. Synergistic effects: Colocating health innovation, advanced manufacturing and skilled jobs can create a positive synergy, supporting healthier workplaces, better access to innovation, and stronger NHS industry links.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and wellbeing policies to ensure that the ambitious employmentled strategy supports positive health outcomes. Mitigation should make explicit that sitespecific Health Impact Assessments will be required, demonstrating how each development will address local air quality, traffic, noise, access and community infrastructure needs. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Health Assessments, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+	+	I	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with release at Health Innovation Bolton only, with a focus on health-related employment. The option has negative short term effects as increased traffic, construction activity and pressure on local services could undermine neighbourhood safety and connectivity unless supported by strong activetravel links, publictransport improvements and targeted measures to ensure all communities can benefit equally. The option has positive effects in the medium-long term due to creating new jobs and supporting innovation-led growth. Cumulative effects: Multiple sites coming forward together increase overall traffic, which cumulatively reduces neighbourhood connectivity, walkability and perceptions of safety unless offset by strong activetravel and publictransport measures. Synergistic effects: Colocating healthresearch, advanced manufacturing and highquality employment can create a positive synergy, improving access to skilled jobs and strengthening inclusive growth.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and safety policies, focused on protecting local communities and requiring development to undertake sitespecific Health and Equality Impact Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, health and wellbeing policies, including health impact assessment, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with release at Health Innovation Bolton only, with a focus on health-related research and advanced manufacturing, including at Health Innovation Bolton. The option has positive/very positive effects as it would support education, training and lifelong learning, largely through the growth of healthresearch and innovation uses and advanced manufacturing, which will generate strong partnerships with colleges, universities and skills providers. This can raise aspirations, create highquality training pathways and strengthen Bolton's labour market. Cumulative effects: As several sites come forward, the overall demand for skilled labour increases, strengthening Bolton's labour market and encouraging more residents to engage in lifelong learning. Synergistic effects: When training initiatives are aligned with new job creation, the combined effect can significantly raise aspirations and improve longterm employability.									
Proposed Mitigation: The Growth Option could make explicit reference to the HIB aspiration in relation to skills and training.									
Response and Conclusion: The skills and training aspiration for Health Innovation Bolton is carried in the Publication Plan through the allocation itself. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with release at Health Innovation Bolton only, with a focus on health-related research and advanced manufacturing. The option has very positive effects as it would strongly support a more diverse and sustainable economy, with significant job creation across logistics, advanced manufacturing and especially healthresearch and innovation, helping to broaden Bolton's economic base. It would promote business expansion and attract investment, raising overall employment levels and strengthening key growth sectors. Cumulative effects: Employment generated across several sites builds to a significant uplift in overall job numbers, strengthening the labour market and improving longterm economic stability. Synergistic effects: Colocating innovationled sectors creates stronger crosssector collaboration, attracting highervalue investment and generating betterquality jobs than each sector would independently.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with release at Health Innovation Bolton only, with a focus on health-related research and advanced manufacturing. The option has mixed effects as concentrating growth at Health Innovation Bolton risks increasing overall traffic levels, which could undermine ambitions to reduce car use and reduce emissions. This is especially true for the Health Innovation Bolton Extension situated off J4 on the M61. However, the focus on modern, innovationled sectors provides opportunities to embed sustainable travel measures into new development. Cumulative effects: Growth across several employment sites increases overall travel demand, which cumulatively risks reinforcing car dependency and raising emissions. Synergistic effects: Providing infrastructure (e.g., mobility hubs, cycle facilities) alongside employerled travel plans can significantly amplify reductions in car dependency.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies, requiring development to undertake sitespecific Transport Assessments. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out sitespecific requirements for energy efficiency or zerocarbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased development, construction, and logistics activity could together raise overall carbon pressures. Synergistic effects: Clustering innovation, advanced manufacturing, and modern logistics creates opportunities for shared renewable energy, efficient infrastructure, and coordinated decarbonisation that deliver greater carbon savings than individual sites acting alone.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as whilst the three sites are primarily in Flood Zone 1, a small part of Health Innovation Bolton lies in Flood Zone 2, however, flood risk and associated mitigation is site specific. Cumulative effects: Increase surfacewater runoff, reduce permeable land, and place added pressure on existing drainage systems. Synergistic effects: If delivered in isolation, the developments could interact to exacerbate downstream flooding by increasing runoff volumes and reducing natural flood storage.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by sitespecific floodrisk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with Green Belt release at Health Innovation Bolton only. The option has mixed effects. There are limited environmental designations across the three sites, meaning minimal impact. HIB proposes new and enhanced green spaces, and Health Innovation Bolton provides a country park with wildlife and woodland areas, however, the overall scale of development risks cumulative pressure on existing habitats, loss of land, and fragmentation, especially in the short-term during construction. Cumulative effects: Incremental habitat loss, increased fragmentation and pressure on existing green and blue infrastructure networks. Synergistic effects: Weaken ecological linkages and reduce the potential for landscapescale biodiversity enhancement.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and apply at application stage. No change to the option required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with Green Belt release at Health Innovation Bolton only. Bolton's Landscape Character Types identify HIB and Health Innovation Bolton as Reclaimed Land/Wetlands, whilst Blackrod is Urban Fringe Farmland. The option has mixed effects as HIB proposes new and enhanced green spaces, and Health Innovation Bolton provides a country park with viewing points, however, the overall scale of development risks cumulative pressure on landscapes, especially in the short-term during construction. Cumulative effects: As several sites are developed, the combined change could gradually weaken landscape character, increase urbanisation on settlement edges, and lead to a steady loss of openness and visual quality across wider areas. Synergistic effects: Where multiple nearby sites come forward together, their impacts may reinforce each other, creating more noticeable changes to views, more fragmented settlement edges, and a greater overall shift in townscape character than any single site would cause alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure highquality design and the protection of local character, requiring sitespecific landscape and townscape assessments for all growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with Green Belt release at Health Innovation Bolton only. The option has uncertain effects as whilst there are several Listed Buildings and Local Heritage assets within and adjacent to the site, the impact will depend on sitespecific heritage sensitivity, the character of the land proposed for release, and how effectively heritage assessments are applied to guide development. Cumulative effects: As more sites are developed, the combined change could gradually weaken historic character and put increasing pressure on heritage settings. Synergistic effects: Where several nearby sites come forward together, their impacts may add up, causing more noticeable harm to historic settings and a greater overall shift in character than any single site alone.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any release of Green Belt land for employment is planned and designed in a way that safeguards the historic environment. Mitigation should require sitespecific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with release at Health Innovation Bolton only, with a focus on health-related research and advanced manufacturing. The option has mixed effects as concentrating growth at Health Innovation Bolton risks increasing overall traffic levels, which could undermine ambitions to reduce car use and reduce emissions. This is especially true for the Health Innovation Bolton Extension situated off J4 on the M61. However, the focus on modern, innovationled sectors provides opportunities to embed sustainable travel measures into new development. Cumulative effects: More development and traffic would steadily add to local pollution levels. Synergistic effects: Shared measures could collectively reduce traffic emissions more effectively than isolated interventions.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear air quality policies to mitigate potential negative effects of development. At this stage, the Local Plan intends to include a policy on Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Pollution and Air Quality, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines the delivery of 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039, with Green Belt release at Health Innovation Bolton only. The option has negative effects as development will result in a loss of land resources. There is also farmland at the site which may be affected. Cumulative effects: Progressive loss of land resources. Synergistic effects: Sites could interact to amplify soil degradation and landtake, reducing the overall sustainability of landresource use.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any Green Belt release for employment is directed to areas of lower agricultural value. Policies should require sitespecific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support employment growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Higher demand for water and wastewater capacity across the borough as employment and housing growth come forward together. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that any limited Green Belt release for employment is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that employment growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The mitigation is addressed to the Plan. The matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and apply at application stage. No change to the option required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option identifies the land needed for industry, warehousing and offices over the plan period to 2039. The option has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The option has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings, moderated but not removed by the Plan's policies on net zero and by the Greater Manchester Joint Waste and Minerals Plan. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategy as a whole determines the total increase in waste arisings.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new employment development minimises waste generation, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and apply at application stage. No response

required.

Overall summary and outcome: The option is the Anchored employment strategy on the shorter period, 716,230 sqm of industrial and warehousing floorspace and 18,384 sqm of office floorspace to 2039 with release at Health Innovation Bolton only, and is scored on the July 2026 growth option convention taking the scores of Employment Option 1. It therefore shares that option's profile: very positive effects against Objectives 4 and 5 and positive to very positive effects against Objective 1, mixed effects against Objectives 6, 9, 10 and 12, negative effects against Objective 13 and in the medium and long term against Objective 15, neutral against Objective 2, and uncertain effects against Objectives 7, 8, 11 and 14. The appraisal does not separate the two periods; the choice between them turned on supply flexibility and market choice, which a single release location does not provide. Outcome: not selected; the Anchored employment strategy is carried forward on the 2042 horizon as Employment Option 1.

Employment Option 2. Anchored Employment Growth (reduced) [Growth Option 2. Anchored Alternative]

"Concentrates all new floorspace at HIB and nowhere else health, research and office floorspace and industrial and warehousing.

Risk: not a diverse supply and over-reliant on a single site which is why not preferred."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as concentrating all growth at Health Innovation Bolton could enhance access to high-quality health, research and employment opportunities, but it also risks worsening health inequalities, increasing localised environmental pressures, and reducing resilience by placing essential services and jobs in a single, potentially inaccessible location. Cumulative effects: Placing all growth at one site increases footfall, traffic, and service demand in a single area, which can cumulatively raise air pollution, noise and stress levels. Synergistic effects: High-quality jobs combined with improved services can reinforce mental and physical wellbeing.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and wellbeing policies to ensure that growth supports positive health outcomes. Mitigation should make explicit that site-specific Health Impact Assessments will be required, demonstrating how each development will address local air quality, traffic, noise, access and community infrastructure needs. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has negative effects as concentrating growth in one location risks excluding communities, limiting investment in other areas, and reinforcing spatial inequalities. Cumulative effects: Heightened vulnerability due to over-reliance on one site. Synergistic effects: Strengthened collaboration, a more connected and walkable hub, and improved safety and inclusivity through shared public realm and higher activity levels.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and safety policies, focused on protecting local communities and requiring development to undertake site-specific Health and Equality Impact Assessments. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local/Regional	Low	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as it may create high-quality training, research and skills-development opportunities linked to health innovation, but these benefits are highly localised and may not be easily accessible to communities across the borough. While the hub could raise aspirations and support a skilled labour market, the single-site focus risks uneven access, limited outreach, and reduced opportunities for lifelong learning in other neighbourhoods. Cumulative effects: Increased demand for skills, training and workforce development. Synergistic effects: Clustering health, research, office and industrial uses can enable closer links between employers, training providers and learners.									
Proposed Mitigation: The Growth Option could make explicit reference to the HIB aspiration in relation to skills and training.									
Response and Conclusion: The option is not taken forward. The skills and training aspiration for Health Innovation Bolton is carried in the Publication Plan through the allocation itself. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local/Regional	Low	Medium	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as it supports growth in a key economic sector and could generate high-quality jobs linked to health, research and innovation, but the benefits are highly localised, potentially limiting accessibility for residents elsewhere in the borough. Cumulative effects: Strengthened local employment hub but increased reliance on a single site. Synergistic effects: Co-location can boost productivity and create a more dynamic employment ecosystem than dispersed development would achieve.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear inclusive economic growth policies to ensure that new employment and business opportunities are accessible to communities across the Borough. At this stage, the Local Plan intends to include policies on Employment Access and Skills, and Business Growth and Retention, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, and Business Growth and Retention, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as while a single, dense hub could support more efficient public and active transport within the immediate area, concentrating all employment in one location is likely to increase travel distances for many residents, potentially raising car dependency and emissions. Cumulative effects: Increased pressure on public transport capacity, active-travel routes and local road networks. Synergistic effects: Providing infrastructure (e.g., mobility hubs, cycle facilities) alongside employer-led travel plans can significantly amplify reductions in car dependency.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies, requiring development to undertake site-specific Transport Assessments. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local/Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero-carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Increased overall energy demand in a single location, which raises pressure on local energy infrastructure. Synergistic effects: Increased reliance on higher-carbon energy sources.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The HIB site lies in Flood Zone 1. Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	I	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as the site is primarily greenfield land and will therefore result in the loss of this space, and the intensification of development in this area may place pressure on existing habitats, especially in the short-term during construction. However, there are no significant environmental designations within the site, and the provision of new green space and landscaping offers opportunities for local biodiversity enhancements and improved green infrastructure. Cumulative effects: Reduced local biodiversity value and ecological connectivity. Synergistic effects: Combined pressures can make the site less resilient for wildlife than if impacts were spread across multiple locations.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+	+	I	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. Bolton's Landscape Character Types identifies HIB as Reclaimed Land/Wetlands. The option has mixed effects. In the short-term, it has negative effects due to loss of greenfield land, construction activity and temporary disruption to the townscape. In the medium-long term, it has positive effects as the masterplan's high-quality design and inclusion of new green space offer opportunities to enhance the immediate townscape, regenerate degraded urban fabric, and improve the visual quality of the area. Cumulative effects: Avoiding dispersed development may limit wider landscape intrusion elsewhere in the borough. Synergistic effects: A unified design approach delivers a coherent, high-quality place that integrates green infrastructure, helping to strengthen local character rather than fragment it.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character,

requiring site-specific landscape and townscape assessments for all growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects. In the short-term, it has negative effects due to disturbance from construction activity and temporary disruption to the historic environment. In the medium-long term, it has positive effects as the HIB proposals look to restore local heritage assets. Cumulative effects: Concentrating all employment growth at one location focuses any change to the setting of heritage assets there rather than spreading it across the borough. Synergistic effects: Heritage-led design within a single masterplanned site can enhance historic character where assets are present.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any release of Green Belt land for employment is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local/Regional	Medium	Medium	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as while a single, dense hub could support more efficient public and active transport within the immediate area, concentrating all employment in one location is likely to increase travel distances for many residents, potentially raising car dependency and emissions. Cumulative effects: Increased local air-quality pressures, especially if car dependency rises. Synergistic effects: High activity levels, increased vehicle movements and intensified built form can interact to amplify localised pollution hotspots.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear air quality policies to mitigate potential negative effects of development. At this stage, the Local Plan intends to include a policy on Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Pollution and Air Quality, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has negative effects as development will result in a loss of land resources. There is also brick clay and sandstone across the site which may be affected. Cumulative effects: Development of a single site could lead to more efficient land use across the borough. Synergistic effects: Large-scale development, infrastructure and hard surfacing can interact to amplify the loss of agricultural land and reduce opportunities for multifunctional green space.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed land resource policies to ensure that any Green Belt release for employment is directed to areas of lower agricultural value. Policies should require site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include a policy on Contaminated Land and Ground Conditions, together with									

appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Medium	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has negative effects as development in a single location will increase water demand in this area. Cumulative effects: Increase overall water demand, place added pressure on local supply capacity, and generate higher volumes of surface-water runoff and wastewater. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that land for employment is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that employment growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local/Regional	Medium	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option outlines the concentration of employment space at Health Innovation Bolton. The option has mixed effects as the scale of development across HIB would inevitably increase waste generation; however, the project embeds low-carbon principles, clinical waste reduction, and digital traceability into its design. Cumulative effects: Increased pressure on local waste-management systems and reduced opportunities for distributed reuse or recycling. Synergistic effects: Co-location can enable shared recycling hubs and coordinated resource-efficiency measures, strengthening the circular economy potential of the site.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new employment development minimises waste generation.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: The option concentrates all new employment floorspace at Health Innovation Bolton at the full requirement. It has mixed effects against Objectives 1, 4, 5, 6 and 12 as the opportunities it creates are real but highly localised and may not be accessible to communities across the borough, and negative effects against Objective 3 as concentrating growth in one location risks reinforcing spatial inequalities. It has negative effects in the short term and positive effects in the medium and long term against Objectives 10 and 11 as construction gives way to a masterplanned place, and negative effects against Objectives 13 and 14 through the loss of land resources and the concentration of water demand in one location. Objectives 2 and 8 are neutral; Objective 7 is uncertain; Objective 15 is mixed. The Growth Options Assessment (July 2026) found that reliance on a single site gives no market choice or resilience. Outcome: not selected.

Options assessed for completeness and transparency

None of the options in this part is a reasonable alternative. Each is rejected on grounds of deliverability or accessibility established outside the appraisal. The assessments below are provided for completeness and transparency and confirm rather than establish the rejection.

Housing Option 4. Dispersed

"Around 13,700 homes plus a buffer, 787 a year over 2025 to 2042: the Anchored quantum, delivered from the sites promoted to the Council at the capacities their promoters state. Quantum held constant; distribution changed. Growth spread across the promoted sites rather than clustered at the Local Areas of Change, stations and centres."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council, as smaller developments spread across the borough rather than clustered at the Local Areas of Change, stations and centres. The option has negative effects as, although some of the sites lie within reach of stations and centres, most sit away from them, so many new residents have poorer access to healthcare, open space and everyday services on foot or by cycle, and the pattern becomes fixed as sites build out. Cumulative effects: Many smaller sites each adding demand on the nearest facilities without the critical mass to fund new provision, widening the gap in access between communities. Synergistic effects: Car-reliant locations combining with longer journeys and less active travel to reduce physical activity and increase exposure to traffic emissions, compounding health inequalities.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing is located where healthcare, open space and everyday services can be reached by walking, wheeling and cycling. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local/Regional	Low	Medium	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines the provision of around 13,700 homes plus a buffer, meeting the Places for Everyone requirement of 787 a year, drawn from the sites promoted to the Council. The option has positive effects as the quantum is met from sites that have been put forward for housing. The effect is not scored very positive because delivery rests on site capacities that have not been tested and because the level, type and tenure of affordable housing on any given site will depend on site-specific factors such as location, constraints and viability. Cumulative effects: Delivery of 13,700 homes across many sites improves supply, although a dispersed pattern gives less control over the trajectory than a clustered one. Synergistic effects: Smaller sites in a range of locations may widen the choice of house type and setting, although without the density that supports affordable delivery in the core.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

-	-	-	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines that housing will be spread across the sites promoted to the Council as smaller developments rather than clustered at the Local Areas of Change, stations and centres. The option has negative effects as most new neighbourhoods are separated from the centres and services that support inclusion, connectivity between communities is weakened and access to local services and facilities depends on car ownership, which disadvantages residents on low incomes, older people and people with mobility needs. Smaller developments spread across the borough also generate developer contributions in small amounts at many locations, without the critical mass at any one of them to fund the schools, health facilities, open space and transport improvements that new communities need. Cumulative effects: Dispersed sites adding car trips to local roads and reducing the viability of bus services that existing communities rely on. Synergistic effects: Poor accessibility combining with the absence of new facilities at any one location to isolate new residents from existing communities.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing has safe, walkable access to local services and facilities and is supported by the appropriate social infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, are carried in the Publication Plan and would apply to any option. No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	I	P	Local	Medium	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council. The option has negative effects as demand for school places is spread across many catchments with no single location generating the demand that would justify new provision, so pressure falls on existing schools and journeys to education become longer and more car dependent. Cumulative effects: Many sites each adding pupils to schools already at or near capacity without contributions that add up to new provision. Synergistic effects: Longer, car-dependent journeys to school combining with the lack of new facilities to reduce access to education in the areas that most need it.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure housing growth is supported by coordinated investment in education infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	I	P	Local	Medium	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council. The option has negative effects as new residents are located away from the town centre, the district centres and the growth anchors where jobs and business growth are concentrated, so access to employment relies on the car, spending is drawn away from centres and the labour market supply that the growth anchors rely on is weakened. Cumulative effects: Dispersed homes adding to commuting by car and diluting the footfall that supports centre vitality. Synergistic effects: Weaker centres and poorer access to work combining to hold back business expansion and growth in key sectors.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure housing growth supports access to employment in the centres and growth anchors. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The option outlines that housing will be spread across the sites promoted to the Council as smaller developments across the borough. The option has negative effects as, although some of the sites lie within reach of stations and active travel corridors, most do not, so the pattern as a whole increases the need to travel and reinforces car dependency, and no single location has the scale to unlock the transport and active travel investment the Anchored pattern relies on. Cumulative effects: Many dispersed sites adding car trips across the network, increasing congestion and emissions and reducing public transport viability. Synergistic effects: Car-reliant locations combining with the absence of transport investment to lock in unsustainable travel patterns for the plan period and beyond.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing is located and designed to support walking, wheeling, cycling and public transport use. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies a dispersed pattern of growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero-carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. The option has uncertain effects, although dispersal reduces the opportunity for district heating and shared energy systems that depend on density. Cumulative effects: Increased population raises total energy consumption, and increased car travel raises transport-related emissions. Synergistic effects: Smaller, separate sites offering fewer opportunities for district heating, shared renewables and smart grids that are only viable at scale.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency and low-carbon energy in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific and the sites have not been tested for flood risk, and a dispersed pattern places demand on many separate parts of the drainage network rather than allowing investment to be concentrated. Cumulative effects: The overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by robust flood risk management and sustainable drainage provision. Synergistic effects: Dispersed greenfield sites each increasing runoff into the same watercourses, with the combined effect greater than any single site.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council, which are predominantly greenfield and Green Belt land on the edges of the urban area. The option has negative effects as development at many separate locations results in habitat loss and fragmentation across a wider area than a clustered pattern, with less opportunity to deliver a coordinated green and blue infrastructure network or to align with the Local Nature Recovery Strategy. Cumulative effects: Loss of undeveloped land at many locations, fragmenting the ecological networks that connect the urban area to the countryside. Synergistic effects: Fragmentation combining with increased traffic and disturbance to reduce the resilience of habitats and species to climate change.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity and the green and blue infrastructure network when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council, spread across the borough's urban edges. The option has negative effects as development on many separate greenfield sites changes landscape character and key views across a larger number of landscape character types than a clustered pattern, and offers little contribution to regenerating degraded urban environments in the centres. Cumulative effects: Incremental change to the settlement edge at many locations, eroding the distinction between town and countryside. Synergistic effects: Loss of openness combining with piecemeal design to weaken the character of the borough's distinctive landscapes and townscapes.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all growth locations. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council. The option has uncertain effects as the impact on designated and non-designated heritage assets and their setting will depend on the heritage sensitivity of each promoted site and how effectively heritage assessments are applied to guide development. Cumulative effects: Development pressure at many separate locations may affect the setting of rural and edge-of-settlement heritage assets if not managed. Synergistic effects: Heritage-led design and adaptive reuse of historic buildings could enhance historic character where sites contain or adjoin heritage assets.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure that any release of land for housing is planned and designed in a way that safeguards the historic environment, requiring site-specific heritage assessments for all proposed growth locations. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and

Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines that housing will be spread across the sites promoted to the Council as smaller developments across the borough, most of them away from centres and stations. The option has negative effects as the pattern as a whole increases the need to travel and car dependency, raising emissions across the network and in the Air Quality Management Areas that the main routes into the centres pass through, although sites close to stations would contribute less. Cumulative effects: Many dispersed sites adding car trips that converge on the same congested corridors, worsening air quality at sensitive locations. Synergistic effects: Increased traffic combining with longer journeys and reduced public transport viability to raise emissions above what any single site would generate.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on air quality and sustainable transport, requiring development to undertake site-specific transport assessments and to mitigate emissions. At this stage, the Local Plan intends to include policies on Transport and Active Travel, and Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, and Pollution and Air Quality, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines that the Anchored quantum will be delivered from the sites promoted to the Council, which are predominantly greenfield and Green Belt land. The option has negative effects as it results in the permanent loss of undeveloped land at many locations, including land that may be best and most versatile agricultural land, while making less use of previously developed land in the urban area than a clustered pattern. Cumulative effects: Steady loss of agricultural land and soil resources across the borough's edges. Synergistic effects: Greenfield take at many locations combining with under-use of urban brownfield land to reduce the overall efficiency of land use.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure that any release of land for housing is directed to previously developed land first and to areas of lower agricultural value, requiring site-specific assessments of agricultural land quality. At this stage, the Local Plan intends to include policies on Contaminated Land and Ground Conditions, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Contaminated Land and Ground Conditions, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations, and a dispersed pattern places demand on many separate parts of the water and wastewater network, with contributions too small at any one location to fund reinforcement. Cumulative effects: Higher population increases water demand and wastewater loads across many catchments. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that housing growth is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource

availability.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and opportunities to integrate circular economy principles. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Dispersed development offering fewer opportunities for local recycling hubs and district-scale waste solutions than a clustered pattern.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: This option is not a reasonable alternative. It was rejected before appraisal because the sites promoted to the Council are mostly not in locations that can support growth without reliance on the car. The appraisal confirms rather than establishes that rejection. Holding the quantum at the Anchored level, the option has positive effects against Objective 2 only. It has negative effects against Objectives 1, 3, 4, 5, 6 and 12 because most of the same homes are delivered as smaller developments in locations that rely on the car, with only some within reach of stations and centres, and because contributions spread thinly across many sites cannot fund the infrastructure that clustered growth would, and negative effects against Objectives 9, 10 and 13 because greenfield and Green Belt land is taken at many separate locations rather than at the limited number of accessible sites the Anchored pattern releases. Effects against Objectives 7, 8, 11, 14 and 15 are uncertain. The comparison with Housing Option 1 is direct: the same number of homes, with worse effects on every accessibility objective and no compensating environmental benefit. Outcome: not a reasonable alternative; assessed for completeness and transparency.

Housing Option 5. Brownfield Only

"Around 13,700 homes plus a buffer, 787 a year over 2025 to 2042: the Anchored quantum, tested against urban land only with no Green Belt release, which is the current plan position. Quantum held constant; distribution changed."

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	-	-	I	P	Local	Medium	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only, with no Green Belt release. The option has positive effects in the short term as much of the brownfield supply lies in and around Central Bolton, where healthcare, services and existing open space are within walking and cycling distance and public transport access is the highest in the borough, and redevelopment removes derelict land from neighbourhoods. The option has negative effects in the medium and long term because the urban supply cannot meet the quantum, so housing need goes unmet, overcrowding and poor housing conditions persist and all growth falls on the urban neighbourhoods where health inequalities are already greatest. Cumulative effects: Intensification of the urban area adding pressure on existing open space and health facilities in the most deprived neighbourhoods. Synergistic effects: Unmet housing need combining with pressure on urban green space to worsen the environmental determinants of poor health.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure that growth supports positive health outcomes, requiring site-specific Health Impact Assessments. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	--	--	D	P	Local/Regional	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines that the Anchored quantum of around 13,700 homes will be tested against urban land only, with no Green Belt release. The option has negative effects in the short term and very negative effects in the medium and long term because the urban supply cannot meet the Places for Everyone requirement or maintain a five-year supply of deliverable sites, so the shortfall grows through the plan period and need for homes of the right type, tenure and affordability goes unmet. Much of the remaining brownfield supply is the land the current plan has already relied on, and its abnormal costs of remediation and site preparation weigh on viability, so delivery is slow and the contribution to affordable housing is reduced. Cumulative effects: A widening gap between need and supply, with unmet need displaced to other districts or into overcrowding and homelessness. Synergistic effects: Constrained supply combining with reliance on small, difficult sites to reduce the delivery of affordable and specialist housing.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on the provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs. At this stage, the Local Plan intends to include policies on Affordable Housing, and Housing Mix and Accessibility Standards, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Affordable Housing, and Housing Mix and Accessibility Standards, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	-	-	I	P	Local/Regional	Medium	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has positive effects in the short term as it regenerates derelict sites within existing neighbourhoods, improves their safety and locates new homes in and around Central Bolton where services and facilities are already accessible. The option has negative effects in the medium and long term as the constrained supply leaves need									

unmet, so households that cannot find a home are excluded, and the fragmented sites, many of them marginal in viability, cannot support new facilities or coherent connections between communities. Cumulative effects: Unmet need widening inequalities between households who can access housing and those who cannot. Synergistic effects: Small, scattered sites unable to deliver cohesive neighbourhoods or the social infrastructure that supports belonging.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing has safe, walkable access to local services and facilities and is supported by the appropriate social infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has uncertain effects as brownfield sites in the urban area are generally within reach of existing schools, however, the extent of the effect depends on the capacity of those schools and on whether small, fragmented sites generate contributions sufficient to expand provision. Cumulative effects: Intensification adding demand to urban schools that are already at or near capacity. Synergistic effects: Homes within walking distance of existing schools supporting sustainable travel to education where places are available.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure housing growth is supported by coordinated investment in education infrastructure. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only, with no Green Belt release. The option has negative effects as the constrained supply limits the labour supply that the growth anchors and key sectors rely on, reduces construction activity and competes with employment uses for the same scarce brownfield land in and around the centres, where the viability of remediated sites is already marginal. Cumulative effects: Housing shortfall constraining the workforce available to new employment at Health Innovation Bolton and the town centre. Synergistic effects: Competition for brownfield land between housing and employment reducing the supply available to both.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure that housing growth supports improved access to employment opportunities. At this stage, the Local Plan intends to include policies on Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									

Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has positive effects as the homes it delivers are on urban brownfield land, much of it in and around Central Bolton, which has the highest public transport access in the borough and supports walking, wheeling, cycling and public transport use. The effect is not scored very positive because the homes the supply cannot deliver displace need elsewhere, and the pattern does not unlock the transport investment that clustered growth at scale would. Cumulative effects: Urban intensification around the town centre and stations supporting public transport use and reducing car dependence. Synergistic effects: Accessible locations combining with existing walking and cycling networks to reduce car use.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that ensure new housing is located and designed to support walking, wheeling, cycling and public transport use. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The option identifies broad locations for growth but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero-carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. The option has uncertain effects, although urban density supports district heating and shared energy systems. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense urban development enabling district heating, shared renewables and smart grids that are only viable at scale.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific and part of the urban brownfield supply lies in the river valleys where fluvial and surface water risk is concentrated. Cumulative effects: Intensification of the urban area increasing surface water runoff and demand on drainage systems unless supported by robust flood risk management and sustainable drainage provision. Synergistic effects: Redevelopment of previously developed land offering opportunities to reduce runoff from existing hard surfaces.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines that the Anchored quantum will be tested against urban land only, with no Green Belt release. The option has positive effects as it avoids the loss of greenfield habitat and keeps the Green Belt intact, so the ecological networks that connect the urban area to the countryside and the West Pennine Moors are not fragmented by development. Cumulative effects: Avoiding greenfield loss alongside the biodiversity

net gain and green infrastructure policies, although intensification may place pressure on urban green space that also has biodiversity value. Synergistic effects: An intact Green Belt combining with urban green infrastructure to strengthen the ecological network's resilience to climate change.
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity and urban green infrastructure when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has positive/uncertain effects as it directs development to degraded and derelict urban land whose redevelopment can regenerate townscapes and protects the borough's landscapes and key views from development, however, it is uncertain how intensification of small urban sites would conserve or enhance townscape character, which depends on the quality of design. Cumulative effects: The reuse of vacant sites contributing to improved townscapes and the regeneration of degraded urban environments. Synergistic effects: Regeneration and reduced vacancy bringing life and character into the townscapes while the open landscapes remain undeveloped.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure high-quality design and the protection of local character, requiring site-specific townscape assessments for urban growth locations. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Low	Medium	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has mixed effects as the urban brownfield supply includes historic buildings and land within the setting of designated and non-designated heritage assets: redevelopment offers opportunities for the adaptive reuse and retrofit of historic buildings and heritage-led regeneration, however, intensification of small sites in the historic urban grain risks harm to the setting of assets if not managed. Cumulative effects: Investment in the historic urban environment through the reuse of vacant sites, alongside pressure on settings from intensification. Synergistic effects: Heritage-led regeneration combining with reduced vacancy to strengthen the cultural significance and character of the townscapes.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies to ensure that development is planned and designed in a way that safeguards the historic environment, requiring site-specific heritage assessments. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The option outlines that the Anchored quantum will be tested against urban land only. The option has mixed effects: homes on brownfield land in and around Central Bolton reduce the need to travel and									

support low-carbon movement, however, the option introduces new residents into the areas of existing poor air quality along the main routes and within the Air Quality Management Areas, and need that the supply cannot meet is displaced into longer journeys. Cumulative effects: Intensification reducing car dependence for the homes delivered, while increasing the population exposed to existing poor air quality. Synergistic effects: Accessible locations combining with walking and cycling networks to lower emissions, offset by exposure at sensitive locations.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on air quality, requiring assessment and mitigation where new residents are introduced into areas of existing poor air quality. At this stage, the Local Plan intends to include policies on Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Pollution and Air Quality, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines that the Anchored quantum will be tested against urban land only, with no Green Belt release. The option has very positive effects as the efficient use of previously developed land, the reuse of derelict land and buildings and the remediation of contaminated land are its whole content, and it results in no loss of agricultural land or undeveloped soils. Cumulative effects: The reuse of vacant and derelict land across the urban area, with no greenfield take. Synergistic effects: Remediation of contaminated sites combining with regeneration to return land resources to productive use.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support housing growth. However, the extent of this risk is site specific, as infrastructure capacity varies across the urban area. Cumulative effects: Higher population increases water demand and wastewater loads on the urban network. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that housing growth is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that housing growth does not outpace water resource availability.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and opportunities to integrate circular economy principles, and the remediation and demolition involved in brownfield redevelopment generates construction waste. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated urban development supporting local recycling hubs, circular economy initiatives and district-scale waste solutions.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new housing development minimises waste generation, together

with appropriate mitigation measures, through which positive effects will more likely be secured.
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: This option is not a reasonable alternative. It was rejected before appraisal because urban land alone cannot meet the Places for Everyone requirement or maintain a five-year supply of deliverable sites. The appraisal confirms rather than establishes that rejection. Tested against the Anchored quantum, the option has very positive effects against Objective 13 and positive effects against Objective 9, because it takes no greenfield land, positive effects against Objective 6 because much of the brownfield supply lies in and around Central Bolton where public transport access is highest, and positive effects in the short term against Objectives 1 and 3 because those sites are accessible and their redevelopment removes derelict land from neighbourhoods. Those benefits arise precisely because the option does not deliver the homes. It has negative and very negative effects against Objective 2 as the shortfall grows through the plan period and the viability of the remaining brownfield supply slows delivery, negative effects against Objective 5 and against Objectives 1 and 3 in the medium and long term as unmet need falls on the most deprived urban neighbourhoods, and mixed effects against Objectives 11 and 12. Effects against Objectives 4, 7, 8, 14 and 15 are uncertain. Outcome: not a reasonable alternative; assessed for completeness and transparency.

Employment Option 3. No Growth [Growth Option 3. No Growth Relying on Existing PfE Allocations Brownfield Only]

Assessed in the Growth Options Assessment (July 2026) and reproduced here in full.

"Bolton's brownfield is small and fragmented and cannot take industrial and warehousing at the scale or form required. Suits only the weak office and research demand and small-scale employment. Risk: Not aligned with economic strategy".

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	-	-	I	P	Local	Medium	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has mixed effects. In the short-term, the option has positive effects as developing brownfield sites protects greenfield land and access to green open spaces. However, in the medium-long term, because Bolton's brownfield land is too small and fragmented to support the jobs and regeneration the town needs, mental wellbeing could decline. Cumulative effects: Fewer high-value jobs depress local wages, contributing to persistent deprivation. Synergistic effects: Lack of suitable sites prevents inward investment, which reduces job creation, which lowers incomes.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and wellbeing policies to ensure that growth supports positive health outcomes. Mitigation should make explicit that site-specific Health Impact Assessments will be required, demonstrating how each development will address local air quality, traffic, noise, access and community infrastructure needs. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	-	-	I	P	Local/Regional	Medium	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has mixed effects. In the short-term, it has positive effects as it will regenerate derelict sites, improve their safety, and avoid greenfield loss, however, in the medium-long term, limited land supply restricts accessible facilities and job opportunities, leading to widening inequalities over time. Connectivity also suffers, as fragmented sites make it difficult to create coherent networks or justify major transport investment. Cumulative effects: Weak job creation reduces opportunities for disadvantaged groups, widening inequalities and reducing social mobility. Synergistic effects: Small brownfield plots cannot deliver cohesive neighbourhoods or continuous accessible routes, isolate vulnerable groups and reducing social cohesion.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear health and safety policies, focused on protecting local communities and requiring development to undertake site-specific Health and Equality Impact Assessments. At this stage, the Local Plan intends to include policies on Health Assessments, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Health Assessments, are carried in the Publication Plan and would apply to any									

option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has uncertain effects as it will rely on site-specific planning, developer contributions and the opportunities specific employers are willing to offer. Cumulative effects: With only small-scale office and research uses, the labour market generates fewer opportunities requiring advanced or technical qualifications. Synergistic effects: When only low-growth sectors are present, training becomes narrow and low-value, disproportionately affecting disadvantaged groups and reinforcing inequality.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear social infrastructure policies to ensure access to education and training opportunities. At this stage, the Local Plan intends to include policies on Social and Community Infrastructure, and Employment Access and Skills, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Social and Community Infrastructure, and Employment Access and Skills, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has negative effects as the supply is too small and fragmented, meaning it will not support the scale or type of economic activity Bolton needs, in line with the economic strategy. Cumulative effects: Small-scale office and research uses generate fewer jobs and fewer opportunities for residents. Synergistic effects: Misalignment with regional economic strategy means Bolton risks losing major employment, transport and innovation investments.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include economic growth policies and require site-specific assessments of employment potential, ensuring brownfield sites can support appropriate economic uses. At this stage, the Local Plan intends to include policies on Employment Access and Skills, and Business Growth and Retention, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Employment Access and Skills, and Business Growth and Retention, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has negative effects as Bolton's brownfield land is small and fragmented, limiting the ability to create efficient, sustainable movement patterns. Cumulative effects: Small brownfield plots cannot deliver continuous active travel corridors or integrated mobility hubs. Synergistic effects: Without growth, there is little funding for sustainable transport; poor infrastructure leads to low usage, which in turn weakens the case for future investment.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear sustainable transport policies, requiring development to undertake site-specific Transport Assessments. At this stage, the Local Plan intends to include policies on Transport and Active Travel, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development, but, as a strategic choice, does not set out site-specific requirements for energy efficiency or zero-carbon energy infrastructure. This level of detail is expected to come forward through individual site proposals. Cumulative effects: Energy developers typically co-locate with large employment sites; without them, Bolton attracts less zero-carbon energy investment. Synergistic effects: Without new development, existing buildings retain inefficient heating systems, increasing emissions and weakening the business case for future upgrades.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies that support energy efficiency in new developments. At this stage, the Local Plan intends to include policies on Net Zero and Energy, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Net Zero and Energy, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines where growth will occur, however, not how it will be protected from flooding. The option has uncertain effects as flood risk is site specific. Cumulative effects: No major redevelopment means older, undersized drainage networks remain in place, increasing surface-water flood risk. Synergistic effects: The absence of strategic upgrades means the system becomes overwhelmed more frequently, reinforcing long-term risk.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on flood risk mitigation, ensuring new development is directed away from areas of highest flood risk and supported by site-specific flood-risk assessments. At this stage, the Local Plan intends to include policies on Flood Risk and Sustainable Drainage, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Flood Risk and Sustainable Drainage, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has uncertain effects as it will depend on site-specific designations and characteristics. Cumulative effects: Small sites generate limited uplift, making it harder to achieve meaningful ecological improvements. Synergistic effects: Disconnected brownfield sites cannot support species movement, making ecosystems more vulnerable to climate change and urban pressures.									
Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on protecting and enhancing biodiversity when delivering new development. At this stage, the Local Plan intends to include policies on Biodiversity and the Natural Environment, together with appropriate mitigation measures, through which positive effects will more likely be secured.									
Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Biodiversity and the Natural Environment, are carried in the Publication Plan and would apply to any option. No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has uncertain effects as it will depend on site-specific designations and characteristics, and as the land is small and fragmented, there will be limited opportunity to enhance wider townscape quality. Cumulative effects: Lack of coherent townscape improvements or unified design approaches. Synergistic effects: Disconnected development discourages high-quality investment.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed placemaking policies to ensure high-quality design and the protection of local character, requiring site-specific landscape and townscape assessments for all clustered growth locations, so that development avoids harm to valued townscapes, key views and distinctive local features. At this stage, the Local Plan intends to include policies on Place Design Quality and Form of Development, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Place Design Quality and Form of Development, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has uncertain effects as the impact will depend on site-specific heritage sensitivity, the character of the land, and how effectively heritage assessments are applied to guide development. Cumulative effects: Small-scale office and research schemes generate minimal funding for conservation, repair or reuse. Synergistic effects: As historic buildings deteriorate, perceptions of decline increase, discouraging investment and accelerating further deterioration.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed heritage-led placemaking policies to ensure that any land for employment is planned and designed in a way that safeguards the historic environment. Mitigation should require site-specific heritage and townscape assessments for all proposed growth locations, ensuring development avoids harm to designated heritage assets, valued townscapes and key views. At this stage, the Local Plan intends to include policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on the Historic Environment, Heritage Assets and Archaeology, and Built and Landscape Heritage, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has negative effects as Bolton's brownfield land is small and fragmented, limiting the ability to create efficient, sustainable movement patterns, increasing emissions. Cumulative effects: Travel patterns remain car-dominated, maintaining existing emissions levels. Synergistic effects: Small, isolated sites cannot support coherent active-travel or public-transport networks, keeping traffic concentrated on existing polluted corridors.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should include clear air quality and sustainable transport policies, requiring development to undertake site-specific Air Quality and Transport Assessments. At this stage, the Local Plan intends to include a policy on Transport and Active Travel, and Pollution and Air Quality, together with appropriate mitigation measures, through which positive effects will more likely be secured.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on Transport and Active Travel, and Pollution and Air Quality, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	-	I	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has mixed effects. In the short-medium term, the option has positive effects as the redevelopment of brownfield land maximises the efficient reuse of land, avoids unnecessary sprawl, and fully protects agricultural land from loss. However, in the long-term, as Bolton's brownfield supply is small and fragmented, over time it will become increasingly difficult to accommodate growth efficiently. Cumulative effects: Fragmented sites often remain partially vacant or derelict because they are too small or constrained for viable redevelopment. Synergistic effects: Inefficient patterns of development preventing strategic regeneration.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The option has uncertain effects because it does not reference the need to ensure that water infrastructure is in place to support employment growth. However, the extent of this risk is site specific, as infrastructure capacity varies across locations. Cumulative effects: Increase overall water demand, place added pressure on local supply capacity, and generate higher volumes of surfacewater runoff and wastewater. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed policies on water and supporting infrastructure to ensure that land for employment is coordinated with available water supply and wastewater capacity. Mitigation should require development to be phased, evidenced and aligned with infrastructure investment, so that employment growth does not outpace water resource availability or place unsustainable pressure on land and soil systems.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, policies on water and supporting infrastructure, are carried in the Publication Plan and would apply to any option. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The option outlines the reliance on Bolton's limited and fragmented brownfield supply for employment development. The option has uncertain effects because it does not reference the need to design out waste in new development. The significance of this omission will vary by site, depending on the scale of development and opportunities to integrate circular-economy principles. Cumulative effects: Without major redevelopment, Bolton cannot trigger investment in low-carbon waste- systems. Synergistic effects: Reliance on older systems with lower recycling rates.

Proposed Mitigation: For effective delivery of this Growth Option against the Objective, the Local Plan should set out detailed waste policies to ensure that new employment development minimises waste generation.

Response and Conclusion: The option is not taken forward. The mitigation is addressed to the Plan; the matters it identifies, waste policies, are carried in the Publication Plan and would apply to any option. No response required.

Overall summary and outcome: This option relies on existing Places for Everyone allocations and brownfield land only, with no Green Belt release. It has positive effects in the short term against Objectives 1, 3 and 13 as the redevelopment of brownfield land avoids greenfield loss and improves derelict sites, and negative effects in the medium and long term against Objectives 1 and 3 and throughout against Objectives 5, 6 and 12 because the brownfield supply is small and fragmented and cannot take industrial and warehousing floorspace at the scale or form required, constraining economic growth and the ability to create efficient, sustainable movement patterns. Effects against Objectives 4, 7, 8, 9, 10, 11, 14 and 15 are uncertain. Objective 2 is neutral. The Growth Options Assessment (July 2026) found the option likely to constrain employment creation and to be associated with negative effects for employment, sustainable transport and air quality over the longer term. Outcome: not a reasonable alternative; assessed for completeness and transparency. It would provide no new employment opportunities and would reinforce the existing pattern, leaving Bolton behind the other Greater Manchester districts; it would offer no choice or churn in the employment land supply; and it would not meet the need identified in Places for Everyone or contribute to its strategy of boosting northern competitiveness, with which the Plan must be consistent.

C.2 Strategic policies

Policy SP1 Invest in Bolton: Economic Growth Anchors

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	++	D	P	Regional/ National	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy outlines the regional and potentially national significance of the Health Innovation Bolton as a strategic location for health innovation and supports the development that strengthens the health and research cluster. The policy has positive effects in the medium term as it supports growth in health innovation at a strategic level which will improve access to health care facilities and improve the quality of service in Bolton for current and future generations. With an 11.8-year gap in male life expectancy between the borough's most and least advantaged communities, improving the access and quality of service for communities in Bolton is important. The policy has very positive effects in the long term as development comes forward in line with the investment framework. Cumulative effects: Improved activity levels and innovation around the health and research cluster. Synergistic effects: Improved quality of healthcare facilities and services.									
Proposed Mitigation: Policy could make more explicit reference to improving health inequalities, outlining how the economic benefits of growth of the Health Innovation Bolton will improve access to health care facilities and services and benefit the health and wellbeing of the community.									
Response and Conclusion: As already noted in the policy, the scale, phasing and use mix at Health Innovation Bolton are set out in the site allocation in Chapter 10. It is Policy BSA02 that determines whether the health benefits are delivered, because it secures the expanded health uses allied to the Royal Bolton Hospital and the university teaching and research space, and restricts employment floorspace to health innovation occupiers through condition and section 106. Health inequalities are made a decision-taking consideration on every application by Policy PQ2, which requires a health statement and, for larger schemes, a Health Impact Assessment addressing access to health services and the impact on health inequalities in the affected community. SP1 sets the spatial framework and could add nothing capable of being applied when an application is determined. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy outlines that Central Bolton will grow as a residential neighbourhood supporting a diversity of market and affordable housing. The policy has positive effects in the medium and long term as it will contribute to the supply of housing, including affordable and diverse housing, where Bolton has historically underdelivered against its own housing targets since 2008/09. The policy has a neutral effect in the short term due to the time it will take to establish the neighbourhood and deliver residential dwellings. Cumulative effects: Improved housing mix and choice to meet local needs and spirations in housing type and tenure. Synergistic effects: Improved diversity and affordability of housing with Central Bolton, potentially contributing to reducing homelessness.									
Proposed Mitigation: Policy could make more explicit reference to the need to deliver high-quality diverse and affordable housing.									
Response and Conclusion: Housing quality, diversity and affordability are requirements that attach to housing proposals rather than to the spatial framework, which is why they sit in Policies HS1 to HS7: HS1 sets the affordable housing requirement, HS2 the housing mix, and HS3 and HS4 the inclusivity and residential quality standards. Those policies apply to development within the growth anchors as they do everywhere else in the borough, so repeating them in SP1 would duplicate requirements already in force. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									

Commentary: The policy supports growth of high-quality residential neighbourhoods, including both market and affordable housing in Central Bolton, around the Health Innovation Bolton and compatible mixed- use developments in Middlebrook. The policy has positive but uncertain indirect effects in the medium and long term as neighbourhoods with supported facilities and services will likely contribute to high-quality residential amenity and thriving neighbourhoods, but it is uncertain from the policy how the neighbourhoods will promote safety, inclusivity and connectivity through their delivery. The policy has a neutral effect in the short term due to the time it will take to establish the neighbourhood and its access to services and facilities. Cumulative effects: Improved access to local services and facilities if land uses are well planned to support a thriving neighbourhood with good amenities. Synergistic effects: Well planned and diverse neighbourhoods will likely result in strong connectivity and equal opportunities.

Proposed Mitigation: Policy could make more explicit reference to how economic growth will contribute to a thriving Bolton, particularly with regard to equal opportunities to access local services and facilities.

Response and Conclusion: Equal access to services is delivered through design and connectivity at application stage rather than through the location of growth. Policy PQ1 requires development to be safe, accessible and inclusive, Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes to local facilities and to upgrade routes where existing provision is poor, and Policies INF3 and INF4 secure and protect social and community infrastructure. Each applies to development in the growth anchors. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy has a strong focus on supporting the growth of the University of Greater Manchester, including delivery new teaching space, and the Health Innovation Bolton, strengthening the health and research cluster, health innovation and related sectors. The policy has positive effects in the short term as growth in these sectors is building, and very positive effects in the medium to long term as greater opportunities from education facilities are established, contributing to community aspirations and the local labour market. With only 39.3% of working-age residents holding qualifications at RQF Level 4 or above, providing opportunities for education and training is important. Cumulative effects: The clustering of education and innovation uses will likely result in growth in these sectors within Central Bolton, increasing both the quantity and quality of access to opportunities. Synergistic effects: Improved opportunities for training and education will likely raise local aspirations for both those in full-time education and working-age adults, reaching more areas including those most deprived.

Proposed Mitigation: The policy could make more explicit reference to raising aspirations and improved opportunities across Bolton, including those most deprived areas.

Response and Conclusion: Raised aspiration is delivered through access to work and training, which Policy EC3 secures directly and enforceably: it requires Employment and Skills Plans covering apprenticeship and training placements, local labour commitments measured by workforce residence, and engagement with Bolton schools, colleges and the University of Greater Manchester, secured by condition or planning obligation. An aspiration expressed in SP1 would carry no comparable weight when an application is determined. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy supports the growth in key economic sectors, including health, education, industrial, retail, leisure and sporting sectors encouraging a diverse economy. The policy also outlines that any out-of-centre commercial development (in Middlebrook) must complement regeneration in Central Bolton or any of the identified town centres. The policy has positive effects in the short term by supporting business expansion and growth by identifying growth areas and employment locations, as well as by making new employment opportunities easily accessible to existing and new residential neighbourhoods, which is important as currently in Bolton the employment rate being 8% lower than the national average. The policy has very positive effects in the medium and long term as economic growth in key sectors creates employment opportunities. Cumulative effects: Supporting growth clusters in key sectors will encourage business expansion and employment opportunities. Synergistic effects: A diverse, growing economy will create more and better jobs.

Proposed Mitigation: The policy could make more explicit reference to sustainable economic growth, including how to diversify the economy further to increase economic resilience/sustainability.

Response and Conclusion: As already noted in the policy, the use mix at Health Innovation Bolton is set out in the site allocation in Chapter 10. Diversification is achieved there by securing new sectors for the borough, health innovation, life sciences, digital and advanced manufacturing, through the occupier restriction in the allocation, secured by condition and section 106; that is what moves the borough's economic base, rather than a statement of intent. Policy EC1 protects existing employment land from loss to other uses and Policy EC2 supports business growth and retention. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy outlines that civic, retail, leisure, food and drink and cultural uses will be focussed in the town centre. The policy also outlines that commercial development at Middlebrook must complement regeneration in Centre Bolton and must not have an adverse impact on any identified centre. The policy has a positive/uncertain effect as it seeks to ensure development complements regeneration in Bolton's townscapes, however it does not explicitly seek to conserve or enhance the quality and character of the townscapes. Cumulative effects: Growth in retail and other uses within Central Bolton may contribute to regenerating degraded urban environments. Synergistic effects: Development that complements regeneration will likely enhance the quality and local character of Bolton's distinctive townscapes.									

Proposed Mitigation: The policy could make more explicit reference to development that conserves and enhances the distinct character of Bolton and encourage regeneration.

Response and Conclusion: Character and regeneration are judged scheme by scheme, which is why the requirements sit in the placemaking policies. Policy PQ1 requires development to respond to the character of its location, with specific requirements for centres, previously developed land and greenfield sites; Policy PQ3 requires development to respond positively to the landscape, heritage and built environment setting; and the character-based policy areas CB01 to CB04 set the expectations for each part of the borough. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: Commentary: The policy outlines a requirement for any development at Hulton Park must secure the restoration of the Grade II Registered Park and Garden. The policy has positive/uncertain effects as it ensures the protection and enhancement of Hulton Park, however, it is unclear how the restoration will be carried out, and therefore this is potential for the policy to impact upon other heritage assets in central Bolton, as well as their setting. Cumulative effects: Improved local character and distinctiveness through the preservation and enhancement of a Grade II heritage item. Synergistic effects: Strengthen Bolton's distinctive character and cultural significance through celebrating its historic assets.

Proposed Mitigation: The policy could make explicit reference to any restoration of the Grade II Registered Park and Garden being appropriate to its cultural significance.

Response and Conclusion: As already noted in the policy, any development at Hulton Park must secure the restoration of the Registered Park and Garden, but acknowledge the policy is silent on the standard to which that restoration is carried out. Policy PQ4 requires development affecting a registered park or garden to be assessed against national policy, which governs harm from development rather than the quality of a restoration secured as a benefit. The gap the mitigation identifies is therefore real. **Policy revised to:** state that the restoration of the Registered Park and Garden must be carried out in a manner that conserves its significance.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy sets the spatial framework for growth at Central Bolton, Health Innovation Bolton and Middlebrook. The policy has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The policy has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Waste arisings from completed development are managed through Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development and moderate the effect without removing it. The strategic policy sets the framework for growth and adds nothing capable of being applied to waste when an application is determined. No change to the policy required.									

Policy SP2 Land for Employment

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Regional/National	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy outlines that new office development will be focussed in Central Bolton and at Health Innovation Bolton. The policy has positive effects in the medium and long term as it increases the quantum and range of employment opportunities available, by supporting economic prosperity and contributing positively to health and wellbeing through improved access to employment and income. Effects are likely to growth around Bolton's key healthcare location. The effects will be neutral in the short term until as benefits from the policy will only come into effect once offices are development is delivered and employment opportunities are realised./ investment secured. Cumulative effects: Improved access to and growth in healthcare will likely improve the physical and mental health and well-being of residents. Synergistic effects: Improved healthcare services could reduce health inequalities across the borough.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered. The policy has uncertain effects as providing a mix of sites in a range of sizes and locations could contribute to employment and training opportunities, particularly for working adults. However, the extent of these benefits will depend on the types of businesses that ultimately occupy the sites and therefore cannot be guaranteed. Only 39.3% of working age residents old qualifications at RQF Level 4 or above, therefore supporting opportunities for education, training and lifelong learning is important. Cumulative effects: Sufficient and diverse employment land can generate new opportunities and business which could result in better access to and better-quality training and learning opportunities. Synergistic effects: Improved learning and training									

opportunities could help raise aspirations of working adults and young adults, helping to maintain a health labour market.

Proposed Mitigation: The policy could make explicit reference to encouraging developments to promote local employment, apprenticeships, skills training and engagement with local education providers where appropriate.

Response and Conclusion: A land supply policy identifies how much floorspace is needed and where it will come from; it cannot govern how an occupier recruits or trains. That is done by Policy EC3, which requires a Construction Employment and Skills Plan for schemes of 1,000 sqm or more and an Operational Employment and Skills Plan for offices of 500 sqm or more and industrial and warehousing of 2,000 sqm or more, covering apprenticeships, local labour targets and engagement with local education providers, secured by condition or obligation. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy outlines how the requirement for 811,727sqm of industrial and warehousing floorspace and 16,700sqm of office floorspace will be delivered over the plan period (2025-2042). The policy has very positive effects as the mix of sites in size and location will support both business expansion and economic diversification by meeting the needs of a range of business covering employment land delivery and allocating sites for the next 20 years, ensuring a robust pipeline of delivery well into the future. This is important as currently in Bolton the employment rate being 8% lower than the national average. With employment land focused in Central Bolton and Health Innovation Bolton, there is a balance of investment which should retain the vitality of Bolton town centre, whilst also supporting Health Innovation Bolton as a local centre. Cumulative effects: Sufficient employment floorspace will enable business expansion, economic growth and job creation across the borough. Synergistic effects: Economic growth can support a sustainable economy and higher levels of, and equal access to, employment.

Proposed Mitigation: The policy could make explicit reference to the distribution of employment land across the defined centres. The policy could also include anticipated delivery timescales to ensure floorspace is delivered consistently across the plan period, including to provide certainty within the short term.

Response and Conclusion: As already noted in the policy, every source of supply is listed and every site is identified on the Policies Map, with the spatial distribution set by Policy SP1, so distribution is already addressed. On timescales, dates written into policy would bind the Council to delivery it does not control and would render the policy ineffective the moment a site slipped, which is why phasing belongs in supporting text and monitoring rather than in the policy. Employment floorspace comes forward in large single completions, so phasing by tranche would not be a meaningful test. This is dealt with in Appendix 4, which monitors completions and remaining deliverable supply against need and whether each SP2 allocation is progressing to permission, with a trigger for action where the pipeline stalls.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered, outlining the provision for a mix of sites in a range of sizes and locations. The policy has uncertain effects as whilst the employment land allocations may promote a sustainable pattern of growth, it is unclear how this would directly encourage a low-carbon transport system by boosting active and public transport and reducing car dependency. This is in the context of over half of short journeys are made by car. Cumulative effects: Employment land dispersed across centres could improve access to employment and reduce travel time. Synergistic effects: None identified.

Proposed Mitigation: The policy could make explicit reference to providing sustainable and low carbon access to employment centres, directly promoting sustainable growth patterns.

Response and Conclusion: How a site is reached is settled when the application is determined, not by the quantum of land identified in SP2. Policy INF1 requires every development to provide safe, direct and convenient walking, cycling and wheeling routes within the site and to local facilities, bus stops and stations, and to upgrade poor routes or create new ones where none exist; Policy INF2 sets the parking standards that support that; and the site allocation policies BSA01 to BSA06 carry site specific access and movement requirements. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

?	?	?	I	P	Local	Medium	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered, outlining the provision for a mix of sites in a range of sizes and locations. The policy has uncertain effects as whilst the employment land allocations may promote a sustainable pattern of growth, it is unclear how this would directly encourage the acceleration to a zero-carbon economy. Cumulative effects: Employment land dispersed across centres could improve access to employment resulting in reduced travel time or car dependency and minimised carbon emissions. Synergistic effects: Greater employment opportunities could lead to greater investment in renewable energy or zero-carbon energy opportunities.									
Proposed Mitigation: The policy could make explicit reference to supporting renewable energy or zero carbon businesses to locate and cluster within Bolton's employment land.									
Response and Conclusion: The recommendation asks a land supply policy to encourage a particular type of business onto employment land. SP2 identifies how much floorspace is needed and where it will come from; it does not, and cannot, govern which businesses occupy the sites, because an occupier's sector is not something a planning decision on an industrial, warehousing or office proposal can control. Sector priorities are a matter for the Bolton Economic Growth and Resilience Plan, which this Plan supplements rather than restates, and where the Plan gives them spatial effect it does so through SP1, which directs high value employment in health innovation, life sciences, digital and advanced manufacturing to the growth anchors. The decarbonisation the recommendation is reaching for is secured on every development by Policy ENV1, which applies the energy hierarchy and requires renewable generation and low carbon heating whoever the occupier is. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered, outlining the provision for a mix of sites in a range of sizes and locations. The policy has uncertain effects as there is no explicit reference to flood risk and climate resilience, however, flood risk is site specific. The overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by robust flood risk management and SuDS provision. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes.Synergistic effects: Concentrating growth away from high-risk areas reduces overall exposure.									
Proposed Mitigation: The policy could make more explicit reference to directing employment growth away from high-risk areas.									
Response and Conclusion: Policy ENV2 requires the sequential and exception tests to be applied to every proposal, requires development to be safe for its lifetime including climate change allowances, and prevents any increase in flood risk elsewhere. At plan level the same test has already been run: flood risk was applied as a criterion through the SFRA and the sequential test when sites were selected, so the allocations in SP2 are the product of that exercise. Restating it in the policy would describe a completed exercise rather than require anything of an applicant. This is dealt with in the opening section of Chapter 3 (Spatial Strategy), which explains that flood risk was assessed strategically in shaping the Plan so that growth is directed away from the areas at greatest risk, because it concerns the strategy as a whole rather than any one policy.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									

Commentary: The policy outlines how employment land for industry, warehousing and offices will be delivered, including vacant land and existing sources. This has positive effects as it will contribute to regeneratinging degraded, derelict land. However, it is uncertain how the employment allocations would conserve or enhance the quality and local character of Bolton or protect key views. Cumulative effects: The use of vacant sites could contribute to improved townscapes and key views. Synergistic effects: Improved, expanded and reduced vacancies within existing employment land could bring life and character into the townscapes, further contributing to their character.

Proposed Mitigation: The policy could make explicit reference to conserving the quality and character of Bolton, particularly with regard to identified vacant land or existing employment sites.

Response and Conclusion: Quality and character are judged against the scheme, not the allocation. Policy PQ1 sets the design requirements including those specific to previously developed land and industrial areas, Policy PQ3 governs scale and setting, the character based policy areas CB01 to CB04 set local expectations, and the site allocation policies carry design and placemaking criteria for each allocated site. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered, including vacant land and existing sources. This has positive effects as it will contribute to regenerated degraded, derelict land. However, it may have negative effects on the historic environment as it is unclear how the employment allocations would conserve or protect the historic character of Bolton or its cultural significance. Cumulative effects: The use of vacant sites could contribute to regenerating or investment in the historic environment. Synergistic effects: Regeneration and reduced vacancies within existing employment land could bring life and contribute to the protection and enhancement of cultural significance of designated and non-designated heritage assets and character of the townscapes.

Proposed Mitigation: The policy could make explicit reference to protecting any historic assets affected by employment sites.

Response and Conclusion: Protection is applied when the effect on an asset is known, which is at application stage. Policy PQ4 requires a heritage statement for any development affecting a designated or non-designated asset or its setting and applies specific tests for listed buildings, conservation areas, scheduled monuments and registered parks and gardens; Policy SP5 sets the positive strategy; and the site allocation policies carry heritage criteria where a specific asset is affected. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy outlines the how employment land for industry, warehousing and offices will be delivered, outlining the provision for a mix of sites in a range of sizes and locations. The policy has uncertain effects as whilst the employment land allocations may promote a sustainable pattern of growth, it is unclear whether this would directly contribute improving air quality. Cumulative effects: Employment land dispersed across centres could improve access to employment, reducing car dependency and improving local air quality. Synergistic effects: Improved air quality could provide a healthier environment for people and wildlife in and around the employment land.

Proposed Mitigation: The policy could make explicit reference to providing sustainable and low carbon access to employment centres, with the aim of improving local air quality.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development is within or adjacent to an Air Quality Management Area or introduces sensitive receptors into an area of existing poor air quality, and requires mitigation through modal shift, electric vehicle provision and low emission servicing. The sustainable access that drives the improvement is secured by Policy INF1. Both apply to employment development wherever it comes forward. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy outlines how the requirement for 811,727sqm of industrial and warehousing floorspace and 16,700sqm of office floorspace will be delivered over the plan period. The policy has mixed effects as delivering employment land with reduce land resources, soils and possibly agricultural land. However, the policy does allocate vacant or existing land which would reduce demand on greenfield or better-quality agricultural land. Cumulative effects: Development of employment land across the plan period could result in the loss of land resources. Synergistic effects: The re-use of derelict or previously development land could reduce demand for

greenfield development, safeguarding agricultural land and important soil and land resources.

Proposed Mitigation: The policy could make more explicit reference to site selection and conserving important land resources or better-quality agricultural land as a priority.

Response and Conclusion: The efficient use of land is a matter of density and layout and is secured by Policy PQ3, and the priority for previously developed land by Policy PQ1. Agricultural land quality and soils were applied as a criterion when sites were selected rather than as a test for applicants, so the allocations are the outcome of that assessment; a decision-taking hook is provided by Policy ENV6. This is dealt with in the opening section of Chapter 3 (Spatial Strategy), which explains that the quality of agricultural land and soils was considered in deciding where growth should and should not go, because it concerns the strategy as a whole rather than any one policy.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy identifies the land needed for industry, warehousing and offices over the plan period. The policy has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The policy has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Waste arisings from completed development are managed through Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development and moderate the effect without removing it. The strategic policy sets the framework for growth and adds nothing capable of being applied to waste when an application is determined. No change to the policy required.

Policy SP3 Land for Housing

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy outlines that housing development will be supported where there is walkable and safe access to primary health care services. The policy has positive effects in the short and medium by ensuring housing has access to healthcare. Currently 26.7% of adults in Bolton are physically inactive. The policy has very positive effects in the long term as it will deliver new strategic sites in sustainable locations, ensuring home security and physical and mental health benefits. It will also ensure new housing developments encourage low-carbon transport systems and reduce car dependency, supporting a reduction in air pollution to benefit health and wellbeing. The policy has a positive but uncertain effect in the short term as it will likely take time for air quality to improve as a result of the policy. Cumulative effects: Improved access to healthcare will likely improve the physical and mental health and well-being of residents. Synergistic effects: Improved healthcare services could reduce health inequalities.									
Proposed Mitigation: The policy could make explicit reference to access to green open spaces.									
Response and Conclusion: As already noted in the policy, development must fall within the infrastructure capacity of the settlement in accordance with Policies INF1 to INF8. Access to green open space is dealt with quantitatively within that group by Policy INF5, which sets a standard of accessible greenspace per 1,000 population and requires every dwelling to fall within defined distance catchments of greenspace of a given size. That is a more exacting requirement than a general reference in SP3 would be. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy identifies sites across Bolton that will accommodate the target delivery of 13,700 new homes over the plan period (2025-2042). The sites identified provide a mix of sites that will enable a diverse range of high-quality new housing in suitable locations for Bolton's differing local housing needs in accordance with Policies HS1 to HS7. The policy has positive effects in the short and medium term as it identifies sites and promotes the delivery of a minimum figure of new homes per year to meet local housing need and very positive effects in the long term by covering housing delivery and allocating sites for the next 20 years, ensuring a robust pipeline of housing delivery into the future. This is in the context of Bolton persistently under-delivering against its housing targets since 2008/09. Cumulative effects: As housing delivery accumulates, pressure on transport, education, healthcare and utilities infrastructure may increase unless growth is accompanied by appropriate investment and provision. Synergistic effects: The delivery of diverse housing in suitable locations will contribute to meeting local need, improve affordability and reducing homelessness.									
Proposed Mitigation: The policy could make more explicit reference to housing affordability and homelessness to strengthen and embed the principal of affordability.									
Response and Conclusion: As already noted in the policy, proposals must contribute towards meeting Bolton's housing need in accordance with Policies HS1 to HS7. Affordability is delivered by the affordable housing requirement in HS1 and the mix requirements in HS2, which bite on individual applications; SP3 establishes how much housing is needed and where it will come from, and a statement of principle within it would not add to what HS1 and HS2 already require. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy outlines that housing development will be supported where there is walkable and safe access to local facilities and services including employment, education, training, primary health care and groceries. With an 11.8-year gap in male life expectancy between the borough's most and least advantaged communities, improving the access and quality of service for communities in Bolton is important. The policy has positive effects in the short, medium and long term by ensuring housing has safe access to services and facilities. Cumulative effects: Safe and walkable access to amenities will encourage safer neighbourhoods and more inclusive access. Synergistic effects: Safe access to services and facilities can support more connected, inclusive and cohesive communities while encouraging active travel.									

Proposed Mitigation: The policy could make more explicit reference to equal opportunities with regard to inclusivity and access to local services and facilities.

Response and Conclusion: As already noted in the policy, housing must have access to employment, education and training, primary health care and groceries without car dependency and via safe, walkable routes, which is the substance of what the mitigation asks for. Inclusivity in the homes themselves is secured by Policy HS3 and in the wider environment by Policy PQ1, which requires development to be safe, accessible and inclusive. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy outlines that housing development will be supported where there is walkable and safe access to education and training services. The policy has positive effects in the short, medium and long term by increasing the access to such opportunities and facilities. Cumulative effects: Safe and walkable access to education and training amenities will generate improved opportunities. Synergistic effects: Improved access and opportunities will likely contribute to raising aspirations in the community.

Proposed Mitigation: The policy could make more explicit reference to increasing the quantity and quality of education and training facilities within new development sites.

Response and Conclusion: As already noted in the policy, development must fall within the infrastructure capacity of the settlement in accordance with Policies INF1 to INF8. New provision is secured within that group by Policy INF3, which requires development to mitigate the demand it generates for early years, primary, secondary and special educational needs places, and requires on-site provision or safeguarded land for development of 500 or more dwellings where the demand cannot be met by expanding existing schools, with contributions secured through Policy DEL1. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy outlines that housing development will be supported where there is walkable and safe access to employment. The policy has positive effects in the short, medium and long term by ensuring employment is easily accessible from new housing developments, as well as increasing employment opportunities in construction and trades. Cumulative effects: Safe and walkable access to employment will generate improved access to job opportunities. Synergistic effects: Improved access to employment will likely support business expansion and growth in local employment opportunities.

Proposed Mitigation: The policy could make more explicit reference to accessibility to key employment or growth centres.

Response and Conclusion: As already noted in the policy, housing must have access to employment without car dependency and via safe, walkable routes. This is the requirement the mitigation is asking for and is the basis on which the effect is scored positive. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy outlines that housing development will be supported where there is access to key facilities and services without car dependency and via safe, walkable routes. This is in the context of over half of short journeys being made by cars. The policy has positive effects in the short, medium and long term by ensuring new housing developments encourage low-carbon transport systems and reduce car dependency. Cumulative effects: Safe and walkable access to facilities will encourage walking, wheeling and cycling. Synergistic effects: Low carbon transport systems will lead to reduced carbon footprint and facilitate sustainable growth.

Proposed Mitigation: The policy could make explicit reference to public transport access and wheeling/cycling routes for new housing developments to enable greater opportunities for low-carbon transport systems.

Response and Conclusion: As already noted in the policy, access must be achieved without car dependency and via safe, walkable routes, and development must accord with Policies INF1 to INF8. Policy INF1 gives priority first to pedestrian, cycle and wheeling movements and second to public transport, and requires routes from the site to bus stops, stations and the wider network, with poor routes upgraded and new routes provided

where none exist. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+	+	D	P	Local	Low	High	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy seeks to enable energy efficient new housing in suitable locations. The policy has positive/negative effects in the short term due to the energy demands associated with construction activity. The policy has positive effects in the medium and long term as it seeks to increase energy efficiency in new homes. Cumulative effects: New energy efficient housing will contribute to reducing carbon emissions from housing, while development in accessible locations may also help reduce transport-related emissions by encouraging sustainable travel choices. Synergistic effects: Energy efficiency will contribute to a zero-carbon energy system and contribute to sustainable development.

Proposed Mitigation: The policy could make explicit reference to minimising carbon emissions and promoting sustainable development.

Response and Conclusion: Carbon reduction is achieved through the standards applied to individual schemes rather than through the identification of housing land. Policy ENV1 requires the energy hierarchy to be applied, renewable generation and low carbon heating to be maximised, residual emissions to be offset, and water consumption to be limited. Those requirements apply to housing whether it comes forward on an allocation, a SHELAA site or a windfall. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy outlines the strategic housing allocations and other locations appropriate for residential development. The policy has uncertain effects as there is no explicit reference to flood risk and climate resilience, however, flood risk is site specific. The overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by robust flood risk management and SuDS provision. Synergistic effects: Concentrating growth away from high-risk areas reduces overall exposure.

Proposed Mitigation: The policy could make more explicit reference to directing housing growth away from high-risk areas.

Response and Conclusion: Policy ENV2 requires the sequential and exception tests on every proposal, safety for the lifetime of the development including climate change allowances, no increase in flood risk elsewhere, and sustainable drainage. At plan level the same test was applied through the SFRA and the sequential test when sites were selected, so the allocations in SP3 are the outcome of that exercise rather than the means of carrying it out. This is dealt with in the opening section of Chapter 3 (Spatial Strategy), which explains that flood risk was assessed strategically in shaping the Plan so that growth is directed away from the areas at greatest risk, because it concerns the strategy as a whole rather than any one policy.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	PP	Local	LowLow	MediumMedium	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy outlines the strategic housing allocations and other locations appropriate for residential development. This has positive effects as it will contribute to regenerating degraded, derelict land. However, it is uncertain how the housing allocations would conserve or enhance the quality and local character of Bolton or protect key views. Cumulative effects: The use of vacant sites could contribute to improved townscapes and key views. Synergistic effects: Improved, expanded and reduced vacancies within existing housing land could bring life and character into the townscapes, further contributing to their character.

Proposed Mitigation: The policy could make explicit reference to conserving the quality and character of Bolton, particularly with regard to identified vacant land or existing housing sites.

Response and Conclusion: As already noted in the policy, proposals must meet the minimum density requirements of Policy PQ3, which requires development to respond positively to the landscape, heritage and built environment setting. Character is then judged scheme by scheme against Policy PQ1, the character-based policy areas CB01 to CB04, and the design and placemaking sections of the site allocation policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	PP	Local	LowLow	MediumMedium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy outlines the strategic housing allocations and other locations appropriate for residential development. This has positive effects as it will contribute to regenerated degraded, derelict land. However, it may have negative effects on the historic environment as it is unclear how the housing allocations would conserve or protect the historic character of Bolton or its cultural significance. Cumulative effects: The use of vacant sites could contribute to regenerating or investment in the historic environment. Synergistic effects: Regeneration and reduced vacancies within existing housing land could bring life and contribute to the cultural significance and character of the townscapes.

Proposed Mitigation: The policy could make explicit reference to protecting any historic assets affected by housing sites.

Response and Conclusion: Policy PQ4 requires a heritage statement for any development affecting a designated or non-designated asset or its setting and applies specific tests according to the type of asset, and Policy SP5 sets the positive strategy. Where a specific asset is affected by an allocated site, the requirement is carried in the relevant site allocation policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+	+	I	P	Local	Low	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy outlines that housing development will be supported where there is access to key facilities and services without car dependency and via safe, walkable routes. The policy has positive effects in the medium and long term as it will deliver new strategic sites in sustainable locations, ensuring home security and physical and mental health benefits. It will also ensure new housing developments encourage low-carbon transport systems and reduce car dependency, supporting a reduction in air pollution. Cumulative effects: Safe and walkable access to facilities will encourage low-carbon and pollution emitting transport systems, contributing to reducing air pollution. Synergistic effects: Low carbon transport systems will lead to reduced carbon footprint and healthier environments for people and wildlife.

Proposed Mitigation: The policy could make explicit reference to public transport access and wheeling/cycling routes for new housing developments to enable greater opportunities for low-carbon transport systems.

Response and Conclusion: As already noted in the policy, access must be achieved without car dependency and in accordance with Policies INF1 to INF8, which is what reduces vehicle emissions. Air quality itself is controlled by Policy ENV5, which requires assessment where sensitive receptors are introduced into an area of existing poor air quality and requires mitigation through modal shift and low emission measures. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy outlines the strategic housing allocations and other locations appropriate for residential development. The policy has uncertain effects as there is no explicit reference to efficient land use, agricultural land or land resources. Cumulative effects: Allocated sites for housing will likely result in efficient use of land and minimise the loss of high-quality agricultural land. Synergistic effects: Efficient use of land will minimise the loss of agricultural land and safeguard important soils and land resources.

Proposed Mitigation: The policy could make explicit reference to sites being allocated as a result of efficient land use and considered assessments of suitable sites for housing.

Response and Conclusion: The mitigation asks the policy to describe the process by which it was arrived at, which is a matter of explanation rather than a requirement that could be applied to a planning application. The efficient use of land is secured going forward by Policy PQ3, which sets minimum densities by accessibility zone, and as already noted in the policy, proposals must meet those densities. A decision-taking hook for agricultural land and soils is provided by Policy ENV6. This is dealt with in the opening section of Chapter 3 (Spatial Strategy), which explains that the quality of agricultural land and soils was considered in deciding where growth should and should not go, with the efficient use of allocated land secured through Policy PQ3, because it concerns the strategy as a whole rather than any one policy.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy identifies the strategic housing allocations and other sources of housing land supply over the plan period. The policy has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The policy has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Waste arisings from completed development are managed through Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development and moderate the effect without removing it. The strategic policy sets the framework for growth and adds nothing capable of being applied to waste when an application is determined. No change to the policy required.

Policy SP4 Centres for Shopping and Services

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local/Regional	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy outlines Bolton's centres for shopping and services which includes Health Innovation Bolton as an identified new Local Centre. The policy has a positive but uncertain effect as investment in key services and facilities within identified new Local Centres, including Health Innovation Bolton will likely support improved health and wellbeing in Bolton, but the extent of such effects is uncertain. Cumulative effects: Investment in Health Innovation Bolton will support growth in the health innovation sector. Synergistic effects: Investment and growth in Health Innovation Bolton may reduce health inequalities by improving facilities and access to healthcare.									
Proposed Mitigation: The policy could make explicit reference to the type of growth that would be supported at Health Innovation Bolton and its new Local Centre in order to clearly direct investment towards the health care sector.									
Response and Conclusion: The type of growth supported at Health Innovation Bolton is fixed by the site allocation in Chapter 10, which sets out the acceptable uses, restricts employment floorspace to health innovation occupiers by condition and section 106, requires a compliance statement demonstrating that an occupier operates in the sector, and defines the new local centre as mixed use and scaled to serve the campus and its residents only. SP4 states instead that the scale should be comparable to other Local Centres, which is a looser and different test and creates ambiguity about which applies. Policy revised to: state that the new Local Centre will be scaled to serve Health Innovation Bolton and its occupants, consistent with the site allocation.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local/Regional	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy directs growth of key shops, services and facilities that residents rely on within the identified town, district and local centres to ensure such services are sustained and enhanced. The policy has positive but uncertain effects as encouraging vital services and facilities to be sustained and enhanced will support access and contribute to the quality of local life, but it is uncertain how the centres will promote safety, inclusivity and connectivity to support equal opportunities for all. Cumulative effects: Supporting the continuation and enhancement of services with give residences continued and improved access to services and contribute to continued life within the centres. Synergistic effects: Better access will likely support thriving centres and improved access to services for all.									
Proposed Mitigation: The policy could make more explicit reference to the centres being inclusive and connected and outline how they can support a thriving Bolton for all.									
Response and Conclusion: Whether a centre is inclusive and connected is determined by the design of development within it and the routes to it, not by its position in the hierarchy. Policy PQ1 requires development to be safe, accessible and inclusive and sets specific requirements for development in centres, and Policy INF1 requires safe, direct and convenient routes to local facilities. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

?	?	?	D	P	Local	Medium	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy directs growth of key shops, services and facilities that residents rely on within the identified town, district and local centres to ensure such services are sustained and enhanced; such services could include education and training opportunities. The policy has uncertain effects as encouraging vital services and facilities, which could include education and training, to be sustained and enhanced will support access to education, training and learning opportunities, but it is uncertain whether the centres will promote such uses. Cumulative effects: Supporting the continuation and enhancement of services with give residences continued and improved access to education/ training services and contribute to improving accessibility of uses. Synergistic effects: Better access will likely support in raising aspirations for all.									
Proposed Mitigation: The policy could make explicit reference to training and education services if these are to be supported within the centres.									
Response and Conclusion: SP4 identifies the centres and their roles; the uses that are acceptable within them are set by Policy EC4. Education and training are not currently named in either, so if they are intended to be supported this is a matter for the reasoned justification rather than the hierarchy policy, which does not itself list acceptable uses. Policy revised to: recognise community and training uses among the uses for which the centres are the principal location.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/ Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy outlines that town, district and local centres will be the principal location for civic, retail, leisure, food and drink, and cultural uses supporting business expansion, investment and growth within the centres. This is in the context of Bolton supporting around 11,700 active businesses and an employment rate of 65.6%, below the national average. .The policy has very positive effects in the short, medium and long term as it supports a diversity in land uses in the centres which will likely support their vitality and viability. Cumulative effects: Investment in diverse uses within the centres will likely generate increased footfall and create more jobs. Synergistic effects: Diverse centres will likely support the vitality and viability of Boltons centres, supporting them to thrive and facilitate economic growth.									
Proposed Mitigation: Policy could make more explicit reference to supporting a diverse economy within centres to enable their continued and enhanced vitality and viability.									
Response and Conclusion: As already noted in the policy, the centres are the focus for civic, retail, leisure, food and drink and cultural uses and investment that sustains or enhances that role will be supported, which is the diversity the mitigation seeks. Policies EC4, EC5 and EC6 then control the mix in practice through the sequential test, ancillary uses and the evening economy. This is the basis on which the effect is scored very positive. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local/Regional	Medium	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy directs growth of key shops, services and facilities that residents rely on within the identified town, district and local centres, particularly outlining that town centres should be the community heart of their areas. The policy has uncertain effects as it is unclear whether the centres are accessible by low-carbon transport systems or promote sustainable growth patterns with regard to travel to and from the centres. This is in the context of over half of short jounryes are made by car currently. Cumulative effects: Supporting the continuation and enhancement of services will give residences continued and improved access to services and may increase footfall. Synergistic effects: Enhanced services within defined centres may boost walking, or reduce distance travelled to access key services.									
Proposed Mitigation: The policy could make explicit reference to how centres will promote sustainable patterns of growth to reduce travel and car dependency and how it would support low-carbon transport opportunities including public transport or active travel opportunities into the centres.									
Response and Conclusion: The reduction in travel comes from the town centre first approach itself, applied through the sequential test in Policy EC4, which directs main town centre uses to the most accessible locations before anywhere else. The journeys are then provided for by Policies INF1 and INF2, and Policy PQ3 reinforces the pattern by setting higher minimum densities where accessibility is greatest. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy seeks to sustain and enhance the role of its centres through suitable investment and development. The policy has positive but uncertain effects as investment in the services within centres will improve the quality of Bolton's townscapes and could regenerate degraded urban environments, yet it is uncertain how the policy would conserve and enhance the centres distinctive character. Cumulative effects: Investment in the centres could bring more and improved services and facilities, resulting in better quality centres for residents. Synergistic effects: Sustained and enhanced services, facilities and land uses could contribute to regenerating the urban environment and contribute to centres distinctive character.									
Proposed Mitigation: The policy could make explicit reference to conserving and enhancing the centre distinctive character and townscape, as well as prioritising regeneration within degraded parts of the centre.									
Response and Conclusion: Policy PQ1 deals with this directly for centres, requiring development to consolidate or extend the townscape setting, maintain continuity of ground floor frontages and avoid fragmenting public realm treatments. The character-based policy areas CB01 to CB03 set the expectations for Central Bolton, and Policy SP5 commits the Council to supporting heritage-led regeneration in the Civic and Retail Core. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	D	P	Local	Medium	Medium	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy seeks to sustain and enhance the role of its centres through suitable investment and development. The policy has uncertain effects it is uncertain how the policy would conserve and enhance the									

centres historic character and/or cultural significance. Cumulative effects: Investment in the centres could encourage regeneration of designated and non-designated heritage assets within the centres. Synergistic effects: Enhanced uses could contribute to improving the centres distinctive historic and cultural character.

Proposed Mitigation: The policy could make more explicit reference to enhancing and preserving the centres historic environment, including non-designated assets, to protect and enhance the historic urban environment and identity.

Response and Conclusion: Policy SP5 commits the Council to identifying and recording non-designated heritage assets and to reviewing conservation area appraisals, and Policy PQ4 applies the decision-taking tests for conservation areas and non-designated assets. Both apply within the centres, where most of the borough's designated assets sit, so the protection sought is already in force. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	D	P	Local	Low	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy seeks to sustain and enhance the role of its centres through suitable investment and development. The policy has uncertain effects it is uncertain how the policy would promote the use of previously developed land within centres and ensure the most efficient use of land. Cumulative effects: Investment and growth within centres could promote the redevelopment of underutilised or derelict buildings within the centre. Synergistic effects: Enhanced use of land within the town centre may reduce demand for new development sites and prioritise the efficient use of land.

Proposed Mitigation: The policy could make explicit reference to the previously development land-first approach to development and investment within the centres.

Response and Conclusion: Policy PQ1 addresses this directly, setting requirements for residential and mixed-use redevelopment of previously developed land including industrial areas, retail parks and surface car parks, and Policy PQ3 secures the efficient use of that land through minimum densities, with the highest applying in Bolton town centre. The approach therefore already operates within the centres. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy identifies the centres in which retail, leisure and service growth will be focused, including a new Local Centre at Health Innovation Bolton. The policy has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The policy has negative effects in the medium and long term because the completed development it enables

generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.
Response and Conclusion: Waste arisings from completed development are managed through Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development and moderate the effect without removing it. The strategic policy sets the framework for growth and adds nothing capable of being applied to waste when an application is determined. No change to the policy required.

Policy SP5 Historic Built Environment and Landscape

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The option has positive effects as by encouraging the reuse of the borough's historic mills and other industrial heritage assets, the policy could facilitate the delivery of additional housing within existing settlements. Ensuring Conservation Area Appraisals are fit for purpose will also ensure that new development (e.g. housing extensions) is appropriate yet not stifled. Bringing vacant or underused **historic** buildings back into productive use can contribute to housing supply and protection of their cultural significance over the long-term whilst helping to meet local housing needs by making efficient use of existing assets. This is particularly relevant in the context of the Bolton Mills Framework (2007), which identified the regeneration and reuse of former mill buildings as an opportunity to deliver new homes. Cumulative effects: Contributes to housing delivery through the reuse of heritage assets alongside wider housing and regeneration initiatives. Synergistic effects: Supports housing delivery while also securing heritage conservation and regeneration benefits.									
Proposed Mitigation: The policy could make more explicit reference to encouraging the reuse, adaptation and retrofit of all of its historic buildings (designated and non-designated heritage assets) to facilitate the delivery of modern, energy efficient new homes from existing building stock as opposed to only referencing historic mills and industrial heritage (point B)									
Response and Conclusion: Point B names the historic mills and industrial heritage because the Bolton Mills Action Framework identifies them as the borough's principal reuse opportunity, and the opening of the policy commits the Council to conserving and enhancing the historic environment and heritage assets as a whole. The reuse of any other historic building is enabled at decision stage by Policy PQ4, which permits the conversion and change of use of a listed building where it represents the optimum viable use, provides that a form of development not normally permitted in that location is not in itself a reason for refusal, and governs the reuse of non designated historic buildings on the same basis. That applies whatever the proposed use, so it supports residential and employment reuse alike. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	T	Local/Regional	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The option has positive effects as promoting heritage-led regeneration, enhancing heritage assets and local character, as well as access to these spaces, can help to reinforce a sense of place, local identity and neighbourhood belonging, contributing to social cohesion and pride in the local area. Cumulative effects: Contributes to local identity, neighbourhood belonging and community cohesion alongside other place-making and regeneration policies. Synergistic effects: Supports inclusive and attractive neighbourhoods through the conservation and reuse of heritage assets alongside wider regeneration initiatives.									
Proposed Mitigation: The policy (point G) could make more explicit reference to improving inclusive access to the historic environment through sensitive adaptation, recognising that older buildings, spaces and infrastructure can present barriers for disabled people and those with mobility impairments.									
Response and Conclusion: As already noted in the policy, the Council will promote public access to the historic environment, but public access and inclusive access are not the same thing and the barriers the mitigation describes are not addressed. Policy PQ1 requires accessible and inclusive design in general terms but does not deal with the particular difficulty of adapting historic fabric. **Policy revised to:** refer to improving inclusive									

access to the historic environment through sensitive adaptation.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Medium	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has positive effects as it aims to promote an understanding and interpretation of the historic environment, and this could be through providing opportunities for learning about local heritage and culture. Cumulative effects: Supports heritage education and skills development alongside wider education and training initiatives. Synergistic effects: Supports learning opportunities while also conserving heritage assets and promoting regeneration.									
Proposed Mitigation: The policy (point G) could make more explicit reference to providing education and learning opportunities to promote the understanding and interpretation of the historic environment.									
Response and Conclusion: As already noted in the policy, the Council will promote understanding and interpretation of the historic environment, including through development proposals, which is the substance of what the mitigation asks for. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has very positive effects on the local economy and employment by supporting heritage-led regeneration, the reuse of underutilised heritage assets and investment in historic areas. The conservation and enhancement of the historic environment can contribute to the vitality and viability of centres, support tourism and cultural activity, attract investment, and create employment opportunities associated with regeneration, restoration and ongoing management of heritage assets; all of which will ensure Bolton is a place where people want to work, live, and enjoy themselves.. The policy may also support the diversification of the local economy through the introduction of new commercial, leisure, community and residential uses within historic buildings. This is particularly relevant in the context of the Bolton Mills Framework (2007), which identified the regeneration and reuse of former mill buildings as an opportunity to new workspaces. Cumulative effects: Supports economic growth and regeneration alongside wider employment, town centre and investment policies. Synergistic effects: Supports economic growth while also delivering heritage conservation, regeneration and place-making benefits.									
Proposed Mitigation: The policy could make more explicit reference to encouraging the reuse of heritage assets to facilitate the delivery of employment space through adaptive reuse and retrofit.									
Response and Conclusion: Point B names the historic mills and industrial heritage because the Bolton Mills Action Framework identifies them as the borough's principal reuse opportunity, and the opening of the policy commits the Council to conserving and enhancing the historic environment and heritage assets as a whole. The reuse of any other historic building is enabled at decision stage by Policy PQ4, which permits the conversion and change of use of a listed building where it represents the optimum viable use, provides that a form of development not normally permitted in that location is not in itself a reason for refusal, and governs the reuse of non designated historic buildings on the same basis. That applies whatever the proposed use, so it supports residential and employment reuse alike. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has uncertain/positive effects as it could make a positive contribution through the reuse and retrofitting of existing buildings, helping to avoid the carbon emissions associated with demolition and new construction, whilst also providing opportunities to improve the energy efficiency of historic buildings; however, this is not explicitly referenced in the policy text. Cumulative effects: Supports carbon reduction alongside climate change, energy efficiency and regeneration policies. Synergistic effects: Supports the reuse of existing buildings while contributing to carbon reduction and heritage conservation.									
Proposed Mitigation: The policy (point B) could make more explicit reference to encouraging the sympathetic reuse and adaptation of historic buildings to improve their energy efficiency and enable their long-term use .									
Response and Conclusion: Policy ENV1 deals with this expressly, requiring development involving the conversion, reuse or change of use of an existing building to maximise opportunities to improve its environmental performance, having regard to its age, construction, heritage significance and structural characteristics. That is the retrofit test the mitigation is asking for, and it already carries the necessary balance against significance. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has uncertain effects as it could influence the resilience of heritage assets through their conservation, management and reuse. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes.However, as this is not explicitly referenced in the policy text, it is unclear whether these measures would improve the adaptation of heritage assets to climate-related risks, including flooding and extreme weather. Cumulative effects: Positively interact with climate adaptation and flood risk policies. Synergistic effects: Support the adaptation and continued use of heritage assets alongside wider climate resilience initiatives.									
Proposed Mitigation: The policy (point B) could make more explicit reference to ensuring climate resilience is considered during the enhancement and reuse of heritage assets.									
Response and Conclusion: The same provision in Policy ENV1 requires environmental performance to be improved on conversion and reuse, and Policy ENV2 addresses resilience to flooding and climate extremes for all development, including works to existing buildings. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has uncertain effects as conserving and enhancing **historic** assets and landscapes may indirectly benefit biodiversity where the management and reuse of heritage assets support green spaces, historic parks and gardens, or landscape features of ecological value, however, this is not explicitly referenced in the policy text. Cumulative effects: Support biodiversity objectives where heritage conservation aligns with the protection of green infrastructure and landscape features. Synergistic effects: Deliver complementary benefits for biodiversity and heritage conservation where historic landscapes, parks and green spaces are protected and enhanced.									
Proposed Mitigation: The policy could make more explicit reference to delivering biodiversity enhancements and green infrastructure improvements through heritage-led regeneration and the reuse of heritage assets.									
Response and Conclusion: Biodiversity and green infrastructure requirements apply according to the scale and nature of the development, not the heritage status of the building. Policy ENV4 secures biodiversity and net gain and Policy ENV3 requires all development to protect, enhance and contribute to the green and blue infrastructure network, and both apply to heritage-led schemes on the same terms as any other. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									

Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has very positive effects as it will help to protect and enhance the Borough's distinctive historic townscapes and landscapes; improve access to/ understanding of them; contribute to the enhancement of degraded areas which will reinforce local character, identity and sense of place; reduce the number of heritage assets 'at risk'; ensure Conservation Area Character Appraisals are robust to enable appropriate new development; and maintaining list of non-designated heritage assets. . Cumulative effects: Contributes to the conservation and enhancement of landscape and townscape character alongside regeneration and place-making policies. Synergistic effects: Supports heritage conservation, regeneration and local distinctiveness, delivering complementary benefits for Bolton's landscapes and townscapes.

Proposed Mitigation: The policy (point B) could make more explicit reference to the sympathetic reuse of all historic buildings, rather than focusing on the historic mills.

Response and Conclusion: Point B names the historic mills and industrial heritage because the Bolton Mills Action Framework identifies them as the borough's principal reuse opportunity, and the opening of the policy commits the Council to conserving and enhancing the historic environment and heritage assets as a whole. The reuse of any other historic building is enabled at decision stage by Policy PQ4, which permits the conversion and change of use of a listed building where it represents the optimum viable use, provides that a form of development not normally permitted in that location is not in itself a reason for refusal, and governs the reuse of non designated historic buildings on the same basis. That applies whatever the proposed use, so it supports residential and employment reuse alike. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has very positive effects as it will protect and promote the heritage environment, including the conservation and enhancement of heritage assets. Cumulative effects: Contributes to the conservation and enhancement of Bolton's historic environment alongside landscape, townscape and regeneration policies. Synergistic effects: Supports heritage conservation while also delivering regeneration, place-making and economic benefits.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local/Regional	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has positive effects as encouraging the continued use of existing buildings and brownfield sites promotes the efficient use of land and resources and can help to reduce pressure for development on greenfield land, including areas of higher quality agricultural land. Cumulative effects: Supports the efficient use of land alongside regeneration and housing policies. Synergistic effects: Promotes the reuse of heritage assets while conserving land resources and supporting regeneration.

Proposed Mitigation: The policy (point B) could make more explicit reference to the sympathetic reuse of all historic buildings, rather than focusing on the historic mills.

Response and Conclusion: Point B names the historic mills and industrial heritage because the Bolton Mills Action Framework identifies them as the borough's principal reuse opportunity, and the opening of the policy commits the Council to conserving and enhancing the historic environment and heritage assets as a whole. The reuse of any other historic building is enabled at decision stage by Policy PQ4, which permits the conversion and change of use of a listed building where it represents the optimum viable use, provides that a form of development not normally permitted in that location is not in itself a reason for refusal, and governs the reuse of non designated historic buildings on the same basis. That applies whatever the proposed use, so it supports residential and employment reuse alike. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The option outlines how Bolton's built and landscape heritage will be protected, promoted, and enhanced. The policy has uncertain effects as retaining and repurposing existing structures supports the efficient use of materials and land resources, reduces construction and demolition waste, and extends the life of existing assets, however, this is not explicitly referenced in the policy text. Cumulative effects: Contributes to reducing waste and conserving resources through the reuse of existing buildings and materials. Synergistic effects: Promotes the reuse of heritage assets while reducing waste and conserving resources.									
Proposed Mitigation: The policy (point B) could make more explicit reference to the role of heritage conservation, adaptive reuse and retrofitting in supporting circular economy principles by reducing waste, retaining materials and extending the life of existing buildings.									
Response and Conclusion: The retention and extended life of existing buildings is secured by the conversion and reuse provision in Policy ENV1, which is the mechanism by which the circular economy benefit is actually delivered. Waste and materials more broadly are dealt with by the Greater Manchester Waste and Minerals Plan, which forms part of the development plan for the borough. Change not required.									

Policy SP6 Natural Environment

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	T	Local/Regional	Medium	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The option outlines how Bolton's existing and new nature, green and blue infrastructure, and open space will be connected, protected, and enhanced. This is in the context of 26.7% of adults being physically inactive. The policy has positive effects as these features provide opportunities for recreation, physical activity, contact with nature and relaxation, which can support both physical and mental health outcomes. Cumulative effects: Improved health and wellbeing alongside policies protecting and enhancing green space and open space. Synergistic effects: Enhance the health benefits of active travel, biodiversity and green infrastructure policies through the creation of accessible natural environments.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local/Regional	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has positive effects as developments will be expected to connect to the green/blue infrastructure network and this may indirectly encourage active travel and reduce reliance on private vehicles. The presence of enhanced green and blue infrastructure and open space will also encourage more active travel. Cumulative effects: Contribute to increased use of active travel modes alongside transport, green infrastructure and place-making policies. Synergistic effects: Enhance the effectiveness of active travel and climate change policies by supporting connected green corridors that encourage sustainable travel.									
Proposed Mitigation: The policy could make explicit reference to how development will be expected to connect to green and blue infrastructure networks through active travel infrastructure, including walking, wheeling, and cycling infrastructure.									
Response and Conclusion: SP6 commits the Council to protecting and enhancing the green and blue infrastructure network. The requirement on development to connect to and enhance it sits in Policy ENV3, which requires major development to strengthen connections within and beyond the site boundary including links for wildlife, people and active travel, and Policy INF1 requires the routes themselves. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has uncertain effects as these assets can help support natural flood management, increase infiltration, reduce surface water runoff and improve the resilience of ecosystems and communities to climate-related hazards, however, this is not explicitly referenced in the policy text. Cumulative effects: Contribute to improved flood resilience alongside policies promoting SuDS, green infrastructure and climate adaptation. Synergistic effects: Enhance the effectiveness of climate resilience and water management policies by protecting and strengthening natural assets that help manage flood risk.									
Proposed Mitigation: The policy could make explicit reference to recognising the role of green and blue infrastructure in managing flood risk and enhancing resilience to climate change.									
Response and Conclusion: The detailed requirements sit in Policy ENV3, which requires major development to deliver multifunctional benefits including climate adaptation and surface water management, and makes nature-based solutions the default response to flood risk and urban heating. Policy ENV7 requires buffers to watercourses that contribute to climate resilience. The functions the mitigation describes are therefore already									

required of development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has very positive effects as it sets a strategy to protect and enhance Bolton's natural environment through nature conservation designations, the enhancement of green and blue infrastructure, and protection of open space. Cumulative effects: Contribute to the overall protection and enhancement of biodiversity assets, habitats and open spaces across the borough. Synergistic effects: Reinforce the effectiveness of policies promoting biodiversity net gain, habitat restoration and ecological connectivity, resulting in greater benefits for wildlife and ecosystem resilience.

Proposed Mitigation: The policy could explicitly reference how the identified natural environment assets will be protected and enhanced, however, it is acknowledged that there is signposting to relevant, more detailed policies elsewhere in the Plan.

Response and Conclusion: The detail sits in Policy ENV3 for green and blue infrastructure, Policy ENV4 for biodiversity and Policy INF5 for protected open space. SP6 identifies the designations and the network and commits the Council to protecting and enhancing them, which is the function of a strategic policy; the requirements that give effect to that commitment sit in those three policies, and repeating them would duplicate three policies and risk inconsistency between them. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has very positive effects as it sets a strategy to protect and enhance Bolton's natural environment through nature conservation designations, the enhancement of green and blue infrastructure, and protection of open space. By safeguarding these assets and requiring development to connect to and enhance green and blue infrastructure networks, the policy supports the conservation and enhancement of distinctive landscapes and natural environments, . Cumulative effects: Contribute to the ongoing improvement of landscape quality and local distinctiveness across the borough. Synergistic effects: Strengthen efforts to restore and enhance degraded environments by protecting interconnected natural assets and open spaces.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has very positive effects as it sets a strategy to protect and enhance Bolton's natural environment through nature conservation designations, the enhancement of green and blue infrastructure, and protection of open space. By safeguarding these assets and requiring development to connect to and enhance green and blue infrastructure networks, the policy supports the conservation and enhancement of distinctive landscapes and natural environments, thereby providing a degree of protection/ enhancement to historic townscapes/landscapes and the setting of historic built assets. Cumulative effects: Contribute to the ongoing improvement of landscape quality and local distinctiveness across the borough which may enhance the character/ quality of Conservation Areas as well as setting of historic assets. Synergistic effects: Strengthen efforts to restore and enhance degraded environments, including designated and non-designated heritage assets.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+	+	+	I	P	Regional	Low	Medium	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has positive effects as these assets contribute to improved air quality by maintaining trees, vegetation and green spaces, which can help improve air quality and reduce exposure to pollution. Cumulative effects: Support healthier environments for people and wildlife when combined with policies that reduce emissions and protect natural assets. Synergistic effects: Strengthen the role of green spaces in supporting cleaner air and healthier communities.									
Proposed Mitigation: The policy could make explicit reference to recognising the role of green infrastructure in improving air quality and supporting healthy environments for people and wildlife.									
Response and Conclusion: The detailed requirements sit in Policy ENV3, which requires green and blue infrastructure to be integrated into design from the earliest stages and to deliver multifunctional benefits. Air quality itself is controlled by Policy ENV5. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has uncertain effects as it protects nature conservation sites, green and blue infrastructure and open space, which may indirectly help safeguard soils and land resources. however, this is not explicitly referenced in the policy text. Cumulative effects: Support the protection of land and soil resources when implemented alongside policies addressing sustainable land use and environmental protection. Synergistic effects: Generate wider benefits for ecosystem resilience and natural resource conservation through the protection and enhancement of green and blue infrastructure.									
Proposed Mitigation: The policy could make explicit reference to recognising that safeguarding soil resources and conserving land resources can be achieved through the protection and enhancement of natural areas.									
Response and Conclusion: The detailed requirements sit in Policy ENV3, which prevents the loss, fragmentation or degradation of green and blue infrastructure other than where it is surplus, and Policy ENV4 protects peat soils among other priority habitats. Soils and land resources more generally will be addressed by the inclusion of Policy ENV6. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The option outlines how Bolton's nature, green and blue infrastructure, and open space will be protected and enhanced. The policy has uncertain effects as these assets can contribute to the maintenance of healthy water environments and support natural processes that influence water quality; however, this is not explicitly referenced in the policy text, and any benefits would be indirect and dependent on how protected natural areas contribute to wider catchment functions. Cumulative effects: Contribute to the protection of water environments through the conservation and enhancement of natural habitats, watercourses and blue infrastructure. Synergistic effects: Generate wider benefits for aquatic ecosystems and ecosystem resilience through the protection of natural areas and water-dependent habitats.									
Proposed Mitigation: The policy could make more explicit reference to protecting and enhancing water environments, including the role of green and blue infrastructure in supporting water quality and sustainable water management.									
Response and Conclusion: The detailed requirements sit in Policy ENV3, and water quality is dealt with directly by Policy ENV7, which requires a catchment based approach having regard to the River Basin Management Plan, safeguards the ecological and hydrological function of blue corridors, and refuses development that would cause deterioration in the status of a water body. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

Policy SP7 Green Belt

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy protects the Green Belt covering around half the borough, requires compensatory improvements to the environmental quality and accessibility of the remaining Green Belt where land is released, and supports proposals that improve public access and provide for outdoor sport and recreation. The policy has positive effects, as with 26.7% of adults in Bolton physically inactive, retaining and improving access to a large recreational countryside resource within reach of the towns supports physical and mental health. Cumulative effects: Protected countryside access alongside the open space, play and green infrastructure policies. Synergistic effects: Containment keeping countryside close to urban populations while the accessibility improvements make it usable.									
Proposed Mitigation: The policy could make more explicit reference to prioritising compensatory accessibility improvements where they serve the communities with the poorest health outcomes.									
Response and Conclusion: Clause 4 requires compensatory improvements in the vicinity of each release and proportionate to it, which ties the benefit to the affected communities, and Policy INF5 sets the accessible greenspace standard that applies borough-wide. The targeting the mitigation seeks is achieved through those policies. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. Bolton has persistently under-delivered against its housing targets since 2008/09, and the policy text confirms the BSA02 release is required to maintain a five-year supply of deliverable housing sites. The policy has positive effects as the alterations provide land for short and longer-term identified housing need, including accommodation for a group whose needs the urban area has not met, while containment protects delivery incentives on urban sites. Cumulative effects: Strategic land supply alongside the housing mix, affordability and quality policies. Synergistic effects: Containment and release working together to direct the right development to the right locations.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy has uncertain effects as the release at BSA02 provides land for a new neighbourhood whose safety, inclusivity and connectivity depend on the site allocation policy and the development that comes forward.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy has uncertain effects as the industrial and warehousing floorspace at BSA07 and BSA08 could provide opportunities for training and skills, but the extent of those opportunities depends on the individual businesses that occupy the sites.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	++	++	I	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) from the Green Belt, providing 44,800 sqm and 80,000 sqm of industrial and warehousing floorspace that the policy text confirms cannot be found within the urban area, alongside the health innovation employment element of BSA02. The borough supports around 11,700 active businesses, so the supply of modern employment floorspace bears directly on business retention and growth. The policy has very positive effects as the releases provide the land on which identified employment needs depend. Cumulative effects: Strategic employment land alongside the employment protection and skills policies. Synergistic effects: Floorspace supply and the employment and skills requirements of the economy policies delivering jobs together.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. The policy has mixed effects, as containment directs development into the urban area where walking, cycling and public transport can serve everyday journeys, and the beneficial use clause supports improved public access to the countryside. However,, the employment land releases at BSA07 and BSA08 are peripheral locations whose industrial and warehousing floorspace will generate freight movement and commuting that public transport is unlikely to serve well from the outset. Cumulative effects: Containment supporting the active travel policies while the employment releases add road-based movement. Synergistic effects: Urban-focused development and active travel investment could work together to support modal shift and healthier travel behaviours.									
Proposed Mitigation: The policy could make more explicit reference to sustainable access and freight management at the employment releases.									
Response and Conclusion: Site access, freight and servicing are matters for the allocation policies and for Policy INF1, which sets freight and servicing requirements and requires walking, cycling and public transport routes from development to local facilities and stations. Those requirements apply to the released sites as they apply elsewhere. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

?	?	?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy has uncertain effects as whilst the Green Belt releases may promote a sustainable pattern of growth, it is unclear how this would directly encourage the acceleration to a zero-carbon economy.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy has uncertain effects as flood risk is site specific, and the overall scale of growth may still increase surface water runoff and place additional demands on drainage systems unless supported by flood risk management and SuDS provision.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. The policy supports proposals that retain and enhance biodiversity and contribute to the priorities of the Greater Manchester Local Nature Recovery Strategy and requires compensatory improvements to the environmental quality of the remaining Green Belt where land is released. The West Pennine Moors Site of Special Scientific Interest covers about 76 square kilometres extending into Bolton and was notified in 2016 for its mosaic of upland habitats and breeding birds**:** the Green Belt forms much of the land through which the borough's ecological networks connect to it. The policy has both positive and uncertain effects as the compensatory improvements are not quantified in this policy and habitat outcomes on the released land depend on the allocation policies. Cumulative effects: Countryside protection alongside the biodiversity net gain and green infrastructure policies. Synergistic effects: Green Belt protection and biodiversity policies could work together to strengthen ecological networks and habitat connectivity across the borough.									
Proposed Mitigation: The policy could make more explicit reference to the ecological standard the compensatory improvements must achieve.									
Response and Conclusion: Policy ENV4 requires measurable biodiversity net gain and protects habitats and ecological networks, and clause 4 requires the specific measures identified in the site allocation policies to be delivered. The standard the mitigation seeks is set by those policies. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. The Green Belt boundary is established by Places for Everyone Policy JP-G9 and protected by national policy, so the protective clauses of this policy substantially continue the baseline, and the distinctive change the policy makes is the removal of openness at four locations. The landscape evidence in the baseline is borough level: the Greater Manchester assessment rates the West Pennine Moorland Hills as high sensitivity and the reclaimed valley landscapes as moderate to high, and the LUC Review of Protected Open Land 2018 found medium to high sensitivity among Protected Open Land parcels, a separate designation from the Green Belt. That									

evidence does not rate the released parcels themselves, and their landscape sensitivity is a site matter for the appraisal of the allocation policies informed by the Green Belt Assessment. The policy has negative effects as the loss of openness at four locations is permanent and the compensatory improvements required by clause 4 mitigate rather than offset it; it is not scored as significant because no site-level sensitivity finding supports that. Cumulative effects: Openness loss at four locations alongside the built development the releases enable. Synergistic effects: The release of Green Belt land at four locations, when considered alongside other Green Belt releases and changes to the landscape across the borough, could result in a greater cumulative loss of openness and incremental changes to landscape character than from any single allocation alone.

Proposed Mitigation: The policy could make more explicit reference to landscape treatment of the new Green Belt boundaries created by the alterations.

Response and Conclusion: Boundary treatment is a site design matter for the allocation policies, and Policy PQ1 requires development to respond to the character of its location while Policy ENV3 protects and extends the green infrastructure network that defines the urban edge. Those policies govern the interface the mitigation addresses. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. Preserving the setting and special character of historic towns is one of the five national Green Belt purposes the policy maintains across around half the borough, and the Landscape Character Appraisal identifies where landscape is important to the historic identity and character of an area, including the valley floors of the Croal and Irwell with their remnants of industrial canals, lodges and mill sites. The policy has a positive effect as containment protects the rural settings from which the historic towns are read. Cumulative effects: Setting protection alongside the historic environment policy. Synergistic effects: Green Belt openness and heritage protection conserving historic character together.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. The policy has mixed effects, as containment supports the compact urban form in which everyday journeys can be made without a car, which addresses traffic-derived pollution at source. Against that, the industrial and warehousing releases at BSA07 and BSA08 will generate heavy goods vehicle movement on the road network, and freight emissions affect air quality along the routes serving the sites. The balance produces a mixed effect whose severity depends on fleet composition and routing over the plan period. Cumulative effects: Containment alongside the pollution and transport policies managing emissions from the released sites. Synergistic effects: The Green Belt releases at four sites may act together to increase traffic-related emissions and pressure on local air quality, particularly where additional vehicle movements are concentrated on the same transport corridors.

Proposed Mitigation: The policy could make more explicit reference to air quality management at the employment releases.

Response and Conclusion: Policy ENV5 addresses air quality impacts of development and Policy INF1 sets freight and servicing requirements, and both apply to the released sites through the allocation policies. The control the mitigation seeks already binds the development the releases enable. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy removes land at Health Innovation Bolton (BSA02) from the Green Belt for a strategic housing and health innovation allocation, removes land at the Blackrod Employment Cluster (BSA07) and the Logistics North Extension (BSA08) for industrial and warehousing floorspace and removes land at The Alders, Tonge Moor (BSA09) for a Travelling Showpeople site, while directing all other development back into the urban area. The Green Belt and its previously developed land first function continue under Places for Everyone Policy JP-G9 and national policy with or without this Plan, so the distinctive change this policy makes against this objective is the permanent loss of undeveloped land at four locations, including the largest single release at BSA02. Best and most versatile agricultural land is scarce in Bolton, with pockets of moderate Grade 3a likelihood in the southwest and most farmland Grade 3b or Grade 4, so the loss falls mainly on lower grade land, and the Bolton Brownfield Land Register 2023 identifies 104 sites totalling 130 hectares capable of about 4,985 new homes, towards which containment continues to direct demand. The policy has a negative effect, which is permanent and effectively irreversible but limited in extent and not affecting significant soil or agricultural resources. Cumulative effects: Greenfield loss at four locations alongside the land takes of the allocation policies. Synergistic effects: Greater pressure on the rural landscape through the combined reduction in openness, agricultural land resource and countryside character.

Proposed Mitigation: The policy could make more explicit reference to soil resources on the released land.

Response and Conclusion: This appraisal has concluded, in the assessment of Policy ENV6, that Policy ENV6 should be revised to address soil resources, including the safeguarding, handling and reuse of soils on development sites, and that requirement will apply to the released sites. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste.

Commentary: The policy releases land from the Green Belt at BSA02, BSA07, BSA08 and BSA09 for development. The policy has a neutral effect in the short term because it sets the framework for development rather than delivering it; construction waste arises only as sites come forward. The policy has negative effects in the medium and long term because the completed development it enables generates a permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate the effect but do not remove it. Cumulative effects: Increased waste arisings from new homes, employment floorspace and centre uses across the borough, adding to demand on waste collection and treatment capacity. Synergistic effects: The scale of growth enabled by the strategic policies together determines the total increase in waste arisings, moderated by ENV1 and the Waste and Minerals Plan.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Waste arisings from completed development are managed through Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development and moderate the effect without removing it. The strategic policy sets the framework for growth and adds nothing capable of being applied to waste when an application is determined. No change to the policy required.

C.3 Site allocations and reasonable alternatives

C.3.1 Site allocations

Policy BSA01 Crompton Place

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy supports high-density town centre living with high-quality public realm, active travel provision and low-or zero-car development, encouraging active lifestyles in a borough where 26.7% of adults are physically inactive. The policy has positive indirect effects in the medium and long term as the new neighbourhood becomes established, and a neutral effect in the short term as delivery is planned in the second Plan phase. The policy itself does not provide healthcare or green open space, so positive effects arise through walkability and public realm quality. Cumulative effects: Together with other Central Bolton development, improved walkability and activity levels across the town centre. Synergistic effects: Public realm, active frontage and low-car measures combining to promote healthier lifestyles.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy allocates a minimum of 340 homes at high density with inclusive and high-quality design. The policy has positive effects in the medium and long term, and a neutral effect in the short term as delivery is planned in the second Plan phase. The absence of an affordable housing requirement in Central Bolton and the flexible application of housing mix requirements limit the contribution to affordability and larger family homes. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: A town centre offer broadening the type and location of homes available in the borough.									
Proposed Mitigation: The policy could make more explicit reference to how the flexible application of the housing mix requirement, and the absence of an affordable housing requirement in Central Bolton, will continue to support the delivery of homes that meet local needs.									
Response and Conclusion: The affordable housing requirement is set by Policy HS1, which applies no requirement to sites in the Central Bolton Policy Area because viability there is poor, and commits to keeping this under review. The housing mix is set by Policy HS2, which the policy applies with a stated flexibility for this location. The basis for the exception is therefore set out in the Plan, and restating it in the allocation would add no requirement. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires a street-based layout with active frontage, high-quality public realm and inclusive design standards, replacing a vacant and severing former shopping centre with connected routes between the town's principal streets, in a town centre where a quarter of households have no car and depend on nearby services. The policy has positive effects in the medium and long term as connectivity and natural surveillance improve safety and inclusive access to services, and a neutral effect in the short term, pending delivery. Cumulative effects: Improved connectivity across Central Bolton as adjoining regeneration comes forward. Synergistic effects: Active frontage, footfall and public realm quality reinforcing perceptions of safety and belonging.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy allocates the borough's most prominent town centre site for a commercial and leisure anchor with high-density residential uses, supporting footfall, patronage and investment in a centre adjusting to changed patterns of consumer behaviour, in a borough where the employment rate is around eight points below the national average. The policy has positive effects in the short term through 'meanwhile' uses and temporary activation, and very positive effects in the medium and long term as the mixed-use anchor supports the vitality and viability of the town centre. Cumulative effects: Regeneration momentum across Central Bolton and the eastern half of the town centre. Synergistic effects: Residential, commercial and leisure uses combining to animate the centre across the day, week and year.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy locates high-density development in the borough's most accessible location and requires secure cycle storage, shared vehicle use and low-or zero-car development, supporting modal shift in a borough where over half of journeys under five kilometres are made by car. The policy has positive effects in the medium and long term, and a neutral effect in the short term as delivery is planned in the second Plan phase. Cumulative effects: Reduced car dependency as town centre living expands. Synergistic effects: Density, accessibility and constrained parking working together to reduce the need to travel long distances by vehicle to amenities.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The town centre is identified in the evidence base as the borough's heat network opportunity area, but the policy does not engage with this opportunity. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward later. Cumulative effects: Contribute to wider borough-wide carbon reduction and net zero ambitions through redevelopment of a site with no identified utilities constraints. Synergistic effects: The site's location within the town centre heat network opportunity area provides potential for alignment with wider low-carbon energy initiatives. If future development incorporates heat network connections or other low-carbon energy measures, this could reinforce the benefits of broader decarbonisation and energy infrastructure strategies, although this is not currently secured through the policy.									

Proposed Mitigation: The policy could make explicit reference to the town centre heat network opportunity, requiring development to demonstrate that connection to or provision of a district heat network has been investigated.

Response and Conclusion: Policy ENV1 requires renewable energy generation and low carbon heating to be maximised, appropriate to the scale, nature and location of the development, including connection to existing or planned heat networks where practicable. A district heat network depends on heat demand across the town centre as a whole, and this site is not of a scale to bring a network forward in isolation. ENV1 secures connection once a network exists or is planned, and applies proportionately to this site at application stage. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	?	?	I	P	Local	Medium	Medium	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires high-quality public realm but makes no reference to sustainable drainage, permeable surface treatments or urban greening or cooling, in a dense urban environment exposed to surface water and overheating, and in a borough where nearly 3,320 ground floor properties face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. The policy has an uncertain effect, although flood risk and drainage requirements will apply to proposals. Cumulative effects: Contribute to the ongoing regeneration of the town centre; however, in the absence of specific reference to sustainable drainage, permeable surfaces or urban greening, opportunities to collectively improve flood resilience and manage increasing surface water flood risk across the borough may not be fully realised.

Proposed Mitigation: The policy could make explicit reference to sustainable drainage and urban greening within the public realm to manage surface water and reduce urban heat risk.

Response and Conclusion: Policy ENV2 requires sustainable drainage on all development and safety from flooding for the lifetime of the development including climate change allowances, and Policy ENV3 requires nature-based solutions as the default response to flood risk and urban heating, including multifunctional sustainable drainage. Both apply to this site at application stage, which is where drainage and cooling are designed. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/?	+/?	I	P	Local	Medium	Medium	N/A	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy offers scope for greening within the new streets and public realm on a site with negligible existing ecological value, in a city region where tree canopy cover is 15% against the Local Nature Recovery Strategy target of 17% by 2035, and biodiversity net gain will apply as a mandatory requirement. The SHELAA scored the site positively for biodiversity as there are no constraints. The policy has positive but uncertain effects in the medium and long term, depending on the extent of greening delivered. Synergistic effects: Street greening combining amenity, cooling and habitat value within the public realm.

Proposed Mitigation: The policy could make explicit reference to urban greening measures, such as street trees, within the new streets and public realm to contribute to green infrastructure connectivity.

Response and Conclusion: Policy ENV3 requires development to retain and enhance existing green and blue infrastructure, strengthen connections to the wider network and deliver multifunctional benefits, supported by a Green and Blue Infrastructure Plan, and Policy ENV4 secures biodiversity net gain. These apply to the public realm the policy requires, so the greening sought is already secured at application stage. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy secures the redevelopment of a vacant and severing former shopping centre with a street-based layout, active frontage, protection of the integrity of Victoria Square and enhancement of key views and the town centre skyline. The SHELAA scored the site positively for landscape character as there are no constraints. The policy has positive effects in the short term through managed temporary uses, and very positive effects in the medium and long term as the townscape is repaired and a degraded urban environment regenerated. Cumulative effects: Townscape improvement across Central Bolton as surrounding regeneration progresses. Synergistic effects: Public realm, frontage continuity and heritage setting improvements reinforcing one another.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires the scale and design of development to respond to each of the surrounding conservation areas, to avoid harm to, and where possible, enhance heritage assets, to maintain the setting of the Town Hall conservation area including during temporary uses, and to be informed by a heritage impact assessment with improved access and understanding. The SHELAA scored the site amber for historic environment as the site forms part of three conservation areas, and adjoins an additional two, with numerous designated and non-designated heritage assets located in close proximity. The policy has positive but uncertain effects, since development of the scale envisaged in this sensitive context carries a residual risk to the setting of designated assets that depends on design quality, in a borough with 11 assets on the Heritage at Risk Register. Cumulative effects: Strengthened setting and renewal of the town centre conservation areas alongside the Plan's wider heritage strategy.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	I	P	Local	Medium	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy supports development in the most accessible location with low-or zero-car provision, reducing vehicle trips in a borough within the Greater Manchester AQMA where roadside nitrogen dioxide on the A666 breached the annual limit in 2023. The policy has positive indirect effects in the medium and long term through modal shift, while the exposure of new residents is subject to air quality assessment requirements. Cumulative effects: Restrained traffic growth in the town centre as low-car development expands.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	++	++	D	P	Local	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy redevelops previously developed land in the town centre at a minimum of 120 dwellings per hectare, making very efficient use of land with no loss of agricultural land or soils, in a borough where brownfield capacity can meet only part of the housing need. The SHELAA scored the site amber for ground conditions as they may require investigation and/or mitigation. The site overlies an identified coalfield and probable shallow workings. The policy has positive/uncertain effects in the short term as the investigation takes place, but positive effects increase as development is delivered. Cumulative effects: Contribution to the previously-developed-land-first pattern of growth. Synergistic effects: High density and a central location together reducing pressure for greenfield release elsewhere.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	T	Local	High	High	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									

Commentary: The SHELAA scored the site positively for utilities as there are no constraints. Redevelopment will generate substantial demolition arising from the existing structures, and a temporary negative effect in the short term managed through established waste management requirements and site waste management practice. The policy has negative effects in the medium and long term, as the residential and commercial uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Reuse of demolition arisings and circular economy requirements in new development could together reduce the residual waste generated by the redevelopment.									
Proposed Mitigation: The policy could make explicit reference to the reuse and recycling of demolition arisings from the existing structures in accordance with circular economy principles.									
Response and Conclusion: Construction and demolition waste is managed through the Greater Manchester Waste Plan, which forms part of the development plan for the borough. The reuse and recycling of demolition arisings would be settled at application stage through the demolition and construction method statements. A site-specific restatement would not add a requirement beyond those already in force. Change not required.									

Policy BSA02 Health Innovation Bolton

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy is health-led, supporting the modernisation of the Royal Bolton Hospital estate, expanded health uses, healthy placemaking principles throughout, and delivery of accessible green space and play in an area of identified deficit, in a borough with an 11.8-year male life expectancy gap between areas. The policy has positive effects in the short term and very positive effects in the medium and long term as the campus builds out, with noise and air quality impacts from the M61 mitigated through the structural landscaping the policy requires. Cumulative effects: A strengthened health cluster improving access to and quality of healthcare services. Synergistic effects: Co-location of healthcare, teaching and research, homes, green space and active travel supporting a preventative approach to health and wellbeing.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy delivers 2,200 homes over the life of the development with affordable housing and a particular emphasis on provision for older people and supported living, in a borough with over 400 households on the Adapted Housing Register and persistent under-delivery against housing targets. Cumulative effects: A substantial contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: Homes for essential and skilled workers supporting the hospital and innovation campus while meeting local needs, improving local access to health amenities, supported living and affordable housing.									
Proposed Mitigation: None identified									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									

Commentary: The policy creates a new neighbourhood with a local centre, primary school, community uses and connected walking and cycling routes, clustered to provide a spatial and social focus, improving access to services for surrounding communities as well as new residents. The policy has positive effects in the medium and long term as the neighbourhood and its facilities become established, and a neutral effect in the short term given lead-in times. Cumulative effects: Improved access to local services for surrounding communities. Synergistic effects: Clustering of homes, facilities and transport supporting a connected and inclusive neighbourhood.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy provides university teaching and research space supporting the expansion of the University of Greater Manchester, a new two-form-entry primary school, and an innovation ecosystem whose occupiers must demonstrate how they will collaborate with and enhance it, in a borough where only 39.3% of working-age residents hold qualifications at RQF level 4 or above. The policy has positive effects in the short term and very positive effects in the medium and long term as opportunities are established. Cumulative effects: Growth of the education and research cluster increasing the quantity and quality of opportunities. Synergistic effects: Proximity of hospital, university and innovation occupiers raising skills, aspirations and progression routes.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy allocates around 80,000 sqm of employment floorspace restricted by condition and section 106 to health innovation, research and advanced manufacturing occupiers, diversifying an economy in which manufacturing remains strong but with a narrow base and the employment rates around eight points below the national average. The policy has positive effects in the short term and very positive effects in the medium and long term as the establishment of the cluster is of regional to national significance. Cumulative effects: Clustering of high-value occupiers expanding employment opportunities across the borough.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/?	+/?	D	P	Local/Regional	Low	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires a bus-capable Primary Movement Corridor, a contribution towards a 15-minute frequency bus service to central Bolton, safe and direct walking and cycling routes, mobility hubs and Public Right-of-Way improvements including across the M61. The policy has positive but uncertain effects in the medium and long term: the site adjoins the M61 at the urban edge, hospital-related parking demand is significant, and modal shift will depend on the timing and quality of the sustainable transport measures, with the provisions on car parking remaining in draft. Cumulative effects: Extended bus and active travel networks serving surrounding communities. Synergistic effects: Density concentrated where public transport accessibility is greatest, supporting service viability.

Proposed Mitigation: The policy could complete set clearer parameters car parking and could make explicit reference to travel planning and mode share expectations to secure the intended shift to sustainable modes.

Response and Conclusion: Policy INF1 secures walking, cycling and public transport routes, and requires a Travel Plan setting out the modal share outcomes the development will achieve and how modal shift will be monitored after occupation. Policy INF2 sets parking standards, with parking for hospitals determined case by case and minimum standards for disabled parking. Policy revised to: ensure parking capacity, including hospital and disabled parking, is delivered alongside new development sufficient to meet operational needs, with multi-storey parking provided where appropriate to maximise capacity, in accordance with Policy INF2.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy states that the establishment of a district heating/cooling network should be considered, while energy and carbon requirements apply to all development. The policy has positive but uncertain effects as the SHELAA scored the site positively for utilities as there are no constraints, and because consideration of a network is not a requirement to assess or deliver one, on a site whose scale and mix of heat loads, including a hospital, is well suited to such infrastructure. Cumulative: Contribute to borough-wide decarbonisation objectives through energy and carbon requirements and the redevelopment of a site with no identified utilities constraints. Synergistic effects: The site's scale, mixed-use nature and inclusion of a hospital could support the viability of a district heating and cooling network, helping to reinforce wider low-carbon energy infrastructure and net zero initiatives if such infrastructure is taken forward.									
Proposed Mitigation: The policy could strengthen the requirement to consider a district heating/cooling network to a requirement to demonstrate that the feasibility of such a network has been assessed through the masterplan.									
Response and Conclusion: Policy ENV1 requires connection to existing or planned heat networks where practicable, but this duty only applies once a network exists or is planned, and a requirement to explore a network sets no test an applicant must meet. The masterplan is the instrument through which coordination across this site will be achieved. Policy revised to: require development to fully explore the deliverability and practicality of a district heating and cooling network and demonstrate that feasibility has been assessed through the masterplan or supporting documents, in accordance with Policy ENV1.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires a flood risk assessment to inform the masterplan, SuDS and other flood management, greenspace, structural landscaping and a multifunctional green infrastructure corridor, which together provide the framework for climate resilience on a large greenfield site generating substantial additional surface water, in a borough where nearly 3,320 ground floor properties face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. The policy has an uncertain effect in the short-term pending the flood risk assessment, and positive but uncertain effects thereafter depending on the drainage strategy adopted. Cumulative effects: Reduce pressures on existing drainage infrastructure and support wider climate adaptation objectives, provided effective flood mitigation measures are incorporated through the masterplanning process. Synergistic effects: Strengthen the benefits of wider green infrastructure, biodiversity and climate resilience initiatives by creating connected landscape and drainage networks that manage water more effectively across a larger area than the site alone.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Low	Medium	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy results in the loss of open green field land while requiring integration of existing green infrastructure features, alignment with the Local Nature Recovery Strategy, a multifunctional corridor from Doe Hey Brook to Cutacre Country Park. The SHELAA scored the site amber as there is a green corridor present on site and additionally a small number of TPOs but these are few in number relative to the size of site. The policy has mixed effects: habitat loss and fragmentation from large-scale development set against the creation of a strategic, connected green infrastructure network, with the balance depending on the quality of corridor delivery. Cumulative effects: Contribution to the borough's strategic green infrastructure network. Synergistic effects: The corridor combining habitat, flood management, recreation and climate functions.									
Proposed Mitigation: The policy could make explicit reference to biodiversity net gain and to the protection of any priority habitats within and adjoining the green infrastructure corridor.									
Response and Conclusion: Biodiversity net gain is a mandatory requirement under the Environment Act 2021 secured by Policy ENV4, which also protects priority habitats, and Policy ENV3 protects the green and blue infrastructure network and requires major development to strengthen connections. The protection sought is therefore already in force and will apply to the corridor. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

+/-	+/-	+/-	D	P	Local	Low	High	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy urbanises part of open land within the Green Belt gap separating Bolton, Over Hulton and the area west of Salford, a permanent change to landscape character. The SHELAA scored the site positively for landscape character as there are no constraints. The policy has mixed effects, as the retained gap, country park, structural landscaping and a permanent defensible green edge required by the policy moderate the effect in the medium and long term as planting matures. Cumulative effects: Landscape change along the M61 corridor alongside other allocations, moderated by the landscape framework each is required to deliver.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	D	P	Local	Low	Medium	N/A	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy contains no heritage requirements, and neither the policy nor its reasoned justification identifies whether heritage assets or archaeological interest are present on or near the site. The SHELAA scored the site positively for historic environment as there are no constraints. The policy has an uncertain effect, although heritage requirements will apply to any proposal affecting an asset or its setting. Synergistic effects: Where heritage assets or archaeological remains are present, development could contribute to wider place-making and townscape objectives through their conservation and integration into the scheme.									
Proposed Mitigation: The policy could clarify the heritage position for the site and, where justified by assets identified in the Historic Environment Record, include a heritage impact assessment requirement consistent with the other site allocations.									
Response and Conclusion: Policy PQ4 requires a heritage statement, informed by the Historic Environment Record, for development affecting a heritage asset or its setting. The Historic Environment Record identifies features within the site, including the farmsteads at Top o' th' Height and Holme Fold Farms. Policy revised to: require a heritage impact assessment demonstrating where the conservation of heritage assets can be integrated in the development, with the heritage features within the site set out in the supporting text.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy introduces sensitive receptors, including homes and healthcare uses, adjacent to the M61 within the Greater Manchester AQMA, with structural landscaping required to mitigate air quality impacts, while its sustainable transport measures work to limit traffic generation from a development of this scale. The policy has mixed effects that depend on the modal shift achieved, with air quality assessment and mitigation required at application stage. Cumulative effects: Traffic and emissions from the allocations along the M61 corridor combining, moderated by avoiding provision of large-scale surface parking and the sustainable transport measures each allocation must deliver.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	P	Local	Low	High	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy develops a large area of greenfield land. The SHELAA scored the site amber as approximately one third of the site is Grade 3a agricultural land but a significant portion of this is previously developed land including an industrial estate, a water treatment plant and a golf course, and there are 2 very small pockets of Grade 2 land. The policy requires prior extraction of viable minerals and a coal mining risk assessment. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan.									
Proposed Mitigation: The policy could make explicit reference to an agricultural land classification and soil resources assessment to inform the masterplan.									

Response and Conclusion: Agricultural land quality and soils were considered in deciding where growth should go, as set out in Chapter 3. Policy ENV6 revised to: permit development of best and most versatile agricultural land (Grades 1, 2 and 3a) only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and require topsoil and subsoil to be stripped, stored, protected and reused. ENV6 applies to this site at application stage, so the allocation policy does not need to restate it.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	O	I	P	Local	Medium	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy acknowledges that significant statutory reinforcements to water and wastewater infrastructure will be required and requires evidence of adequate capacity, or the reinforcement needed, before development. The SHELAA scored the site positively for utilities as there are no constraints. The policy has an uncertain effect in the short and medium term while upgrades are secured for development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Increased demand generated by development of this scale, with effects dependent on the timely delivery of the required infrastructure upgrades and capacity improvements. Synergistic effects: The combination of water efficiency measures and infrastructure upgrades could help offset increased demand from development, although the extent to which this is achieved will depend on the capacity secured through the delivery process.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The SHELAA scored the site positively for utilities as there are no constraints. Construction of development at this scale will generate substantial waste in the short term, managed through established waste management requirements, while the required prior extraction of viable mineral resources safeguards minerals. The policy has negative effects in the medium and long term, as the new homes and health campus uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Prior extraction of viable minerals and circular economy requirements in new development could together reduce the loss of materials and the residual waste generated over the life of the development.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy BSA03 Anchor Lane, Farnworth

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/-	+/-	D	P	Local	Low	Medium	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy delivers accessible green space, children's play and food growing space in an area currently poorly served by all three, with active travel connections to local facilities, while introducing homes into an environment where road noise from the M61 exceeds 70dB (Lden) across much of the site. The policy has mixed effects in the medium and long term: positive for activity and access to open space, negative for noise exposure, mitigated by the structural landscaping the policy requires as the primary means of mitigation. Cumulative effects: Improved open space access for existing as well as new residents. Synergistic effects: Open space, play and walkable routes together supporting active lifestyles.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy allocates a minimum of 460 homes with affordable housing and a housing mix to meet local needs and aspirations. The policy has positive effects across the plan period, with delivery planned in the first and second phases. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: Affordable and market homes integrated with existing neighbourhoods broadening choice in Farnworth.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy integrates the site with the existing neighbourhoods of Highfield and New Bury, requires natural surveillance and active frontage to open spaces and routes, secures neighbouring boundaries and locates new open spaces convenient to existing residents. The policy has positive effects in the medium and long term for safety, inclusion and connectivity, and a neutral effect in the short-term pending delivery. Cumulative effects: Strengthened connections between new and existing communities and improves links to existing amenities. Synergistic effects: Surveillance, connectivity and shared open space supporting neighbourhood belonging.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires safe, direct and convenient active travel and public transport access to local services, Public Right-of-Way improvements including across the M61, bus service enhancements and a new access junction with pedestrian and cycle crossings, on a site within walking distance of local shopping parades and schools. The policy has positive but uncertain effects in the medium and long term, as an edge-of-settlement location carries a risk of car-dependent travel in a borough where over half of short journeys are made by car. Cumulative effects: Extended active travel and Public Right-of-Way networks. Synergistic effects: New crossings, routes and bus enhancements combining to improve safety and make sustainable modes practical for daily journeys.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive but uncertain effects, as sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale of benefit depending on the drainage strategy delivered. Cumulative effects: Ensure that growth associated with the allocation does not exacerbate existing flood risk pressures within the receiving catchment. Synergistic effects: Complement wider green infrastructure and habitat creation measures, increasing the overall resilience of the local landscape to flood events and climate change.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires the retention of existing woodland and mature trees, connectivity with the green infrastructure network and multifunctional SuDS, on a site with few existing biodiversity assets, with biodiversity net gain applying as a mandatory requirement. The SHELAA scored the site green for biodiversity as there are no identified constraints. The policy has positive but uncertain effects, depending on the quality of the green infrastructure delivered. Synergistic effects: SuDS, retained woodland and new green space combining habitat, drainage and amenity functions.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	+/-	+/-	D	P	Local	Low	High	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy develops open greenfield land, a permanent change to the local landscape that is negative in the short term. The SHELAA scored the site amber as it is located within a landscape character area which has medium sensitivity to housing development. Structural landscaping to the M61, retained woodland and the integrated open space hierarchy moderate the effect as planting matures, leaving a mixed effect in the medium and long term. Cumulative effects: Landscape change along the M61 corridor alongside other allocations, moderated by the landscape framework each must deliver.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires a heritage impact assessment and the conservation and integration of heritage assets, including the farmstead identified in the Historic Environment Record, with improved access and understanding as part of the agricultural heritage of the borough. The SHELAA scored the site green, however identified one agricultural heritage asset on the site. The policy has positive but uncertain effects, depending on the design response secured at application stage. Synergistic effects: Where heritage assets or archaeological remains are present, development could contribute to wider place-making and townscape objectives through their conservation and integration into the scheme.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy introduces homes adjacent to the M61 within the Greater Manchester AQMA, with structural landscaping required as the primary mitigation of air quality impacts, while active travel provision works to limit additional traffic. The policy has mixed effects, with air quality assessment and mitigation required where receptors are introduced into poor air quality. Cumulative effects: Traffic and emissions combining with other development along the corridor, moderated by the mitigation each must provide.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy develops greenfield land, a permanent loss of open land and soils, although best and most versatile agricultural land is scarce in the borough and most farmland is Grade 3b or 4. THE SHELAA scored the site amber as 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 coal. The policy requires prior extraction of viable minerals and a coal mining risk assessment. The policy has negative effects. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan.

Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.

Response and Conclusion: Agricultural land quality and soils were considered in deciding where growth should go, as set out in Chapter 3. Policy ENV6 revised to: permit development of best and most versatile agricultural land (Grades 1, 2 and 3a) only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and require topsoil and subsoil to be stripped, stored, protected and reused. ENV6 applies to this site at application stage, so the allocation policy does not need to restate it.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The SHELAA scored the site positively for utilities as there are no constraints. Construction will generate waste in the short term, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The policy has negative effects in the medium and long term, as the new homes will generate a permanent increase in household waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased household waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Prior extraction of viable minerals and circular economy requirements in new development could together reduce the loss of materials and the residual waste generated over the life of the development.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy BSA04 Lee Hall

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy delivers health facilities, a care facility for older people, a neighbourhood-scale public park and a hierarchy of accessible green space, play and food growing space in an area currently poorly served at every scale, in a borough where health outcomes are worse than the national picture. The policy has a neutral effect in the short term given phasing, positive effects in the medium term and very positive effects in the long term as facilities are delivered across the three-phase build-out, serving surrounding communities as well as new residents. Cumulative effects: Improved access to healthcare, improvements to Public-Right-Of Way infrastructure and open space for the wider Westhoughton area. Synergistic effects: Health facilities, the park, play provision and walkable routes together support healthier lifestyles.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy allocates a minimum of 1,450 homes with affordable housing, together with a care facility of up to 75 bedspaces, in a borough with persistent under-delivery, an ageing population and acute demand for affordable homes. The policy has positive effects in the short term and very positive effects across the plan period as the largest housing allocation in the Plan. Cumulative effects: The largest single contribution to housing supply among the residential allocations. Synergistic effects: Market, affordable and older persons' provision broadening choice within one neighbourhood.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy clusters community facilities, local retail and higher density housing around a new neighbourhood centre as a social and spatial focus, requires natural surveillance and active frontage, and locates open spaces and facilities convenient to existing residents of Westhoughton. The policy has positive effects in the medium and long term, and a neutral effect in the short term given phasing. Cumulative effects: Improved access to services for adjoining communities. Synergistic effects: The clustered centre concentrating footfall, activity and social contact.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy delivers a new primary school on site as part of the community facilities serving the neighbourhood, adding to the quantity of and access to provision for the wider area as well as meeting its own demand. The policy has positive effects in the medium and long term once the school opens, and a neutral effect in the short term given phasing. Cumulative effects: Additional school capacity serving the wider Westhoughton area. Synergistic effects: Education provision alongside homes and community facilities supporting family settlement and attainment.									

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local/Regional	Low	Medium	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy provides around 25,000 sqm of industrial and warehousing space and a new link road connecting to Junction 5 of the M61 and forming part of a wider planned link to the M6, supporting employment in a borough where the employment rate is around eight points below the national average. The policy has positive effects across the plan period. Cumulative effects: Contribution to the borough's employment land supply alongside the employment allocations. Synergistic effects: Homes, employment space and improved connectivity together attracting investment to the corridor.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Low	Medium	Likely	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires active travel and public transport access, Public Right-of-Way improvements, bus enhancements and improvement of the rail-side walking route towards Daisy Hill Station. The policy has mixed effects: the station is discounted for density purposes because no deliverable option exists to improve the connection to standard, the location is otherwise car-oriented, and the new link road will improve highway access. Notwithstanding the sustainable transport measures, substantial share of car-based travel is likely, in a borough where over half of short journeys are made by car. Cumulative effects: Traffic from development in the Westhoughton area combining on the local network, congestion moderated by the link road and sustainable transport measures.

Proposed Mitigation: The policy could make explicit reference to safeguarding the opportunity to deliver an improved active travel connection to Daisy Hill Station should a deliverable option emerge.

Response and Conclusion: The Plan discounts Daisy Hill Station for density purposes because none of the options to improve the connection is currently deliverable. An improved connection would depend on land outside the allocation, including the Local Nature Reserve and Network Rail land, and Policy INF1 provides that where the completion of a route is dependent on third-party land, development should not prevent its later delivery. Policy revised to: require safe and direct walking and cycling routes to local services and amenities, including to Daisy Hill Station, phased to be in place to serve occupants of the development.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive but uncertain effects, as sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale

of benefit depending on the drainage strategy delivered. Cumulative effects: Ensure that growth associated with the allocation does not exacerbate existing flood risk pressures within the receiving catchment. Synergistic effects: Complement wider green infrastructure and habitat creation measures, increasing the overall resilience of the local landscape to flood events and climate change.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Low	Medium	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires retention of woodland and mature trees, green infrastructure connectivity and multifunctional SuDS, but development will substantially increase active travel through the Hall Lee Bank Park Local Nature Reserve and Site of Biological Interest, which presents considerable risks to their integrity, mitigated by the required improvement of the rail-side route. The SHELAA scored the site positively, as whilst an SBI and a Local Nature Reserve are present on site, these are right at the edge of the site and only have a slight overlap with the site boundary. The policy has mixed effects, with biodiversity net gain applying as a mandatory requirement and the balance depending on whether the diversion route is in place as occupation builds. Cumulative effects: Recreational pressure on local designated sites combining with background growth in the area.

Proposed Mitigation: The policy could make explicit reference to protecting the integrity of the Hall Lee Bank Park Local Nature Reserve and Site of Biological Interest, including securing the improved rail-side route in step with occupation.

Response and Conclusion: Policy ENV4 protects designated sites and secures biodiversity net gain, and the policy requires the improvement of the rail-side walking route eastwards from Daisy Hill Station. The risk the Plan identifies arises from timing: pressure on the Local Nature Reserve and Site of Biological Interest builds with each occupation whether or not the improvement has been delivered. Policy revised to: require the walking and cycling routes to Daisy Hill Station to be phased to be in place to serve occupants of the development.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	+/-	+/-	D	P	Local	Low	High	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The SHELAA scored the site amber as it is located within a landscape character area which has medium sensitivity to housing development. The policy develops the largest greenfield residential allocation in the Plan, a permanent change to the landscape on the edge of Westhoughton that is negative in the short term. Retained woodland, the new neighbourhood park and the open space hierarchy moderate the effect as the landscape framework matures, leaving a mixed effect in the medium and long term. Cumulative effects: Landscape change in the Westhoughton area combining with other development, moderated by each site's landscape framework.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires a heritage impact assessment and the conservation and integration of heritage assets, in a context including the Chequerbent embankment Scheduled Monument, the Hulton Park Registered Park and Garden approximately 200 metres to the east, and farmstead features in the Historic Environment Record. The SHELAA scored the site positively, although it identifies numerous agricultural heritage and industrial heritage assets are located on and adjacent to the site. The policy has positive but uncertain effects, depending on the design response secured at application stage. Synergistic effects: Where heritage assets or archaeological remains are present, development could contribute to wider place-making and townscape objectives through their conservation and integration into the scheme.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy adds trips from a large mixed-use development, including a link road that will alter traffic distribution, within the Greater Manchester AQMA, while its active travel and public transport measures work to limit car use. The policy has mixed effects that depend on the modal shift achieved, with air quality assessment and mitigation required at application stage. Cumulative effects: Traffic and emissions combining with other development in the area.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	P	Local	Low	High	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy develops a large area of greenfield land, a permanent and irreversible loss of open land and soils, although best and most versatile agricultural land is scarce in the borough and most farmland is Grade 3b or 4. The policy makes efficient use of the allocation through appropriate density and the largest housing allocation in the Plan. The policy requires prior extraction of viable minerals and a coal mining risk assessment. The SHELAA scored the site amber as the ground conditions of the site may require investigation and/or mitigation. There are identified mineshafts on the site, and it overlies mineral safeguarding areas for brick clay, sandstone, sand and gravel, and surface coal. Cumulative effects: The largest single contribution to combined greenfield land take across the allocations.									
Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.									
Response and Conclusion: Agricultural land quality and soils were considered in deciding where growth should go, as set out in Chapter 3. Policy ENV6 revised to: permit development of best and most versatile agricultural land (Grades 1, 2 and 3a) only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and require topsoil and subsoil to be stripped, stored, protected and reused. ENV6 applies to this site at application stage, so the allocation policy does not need to restate it.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	O	I	P	Local	Medium	Medium	Likely	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires statutory reinforcements and upgrades to water and wastewater infrastructure and evidence of adequate capacity before development. The SHELAA scored the site positively for utilities as there are no identified constraints. The policy has an uncertain effect in the short and medium term while upgrades are secured for a development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Avoid additional pressure on water supply and wastewater networks arising from this allocation.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	-	-	D	T	Local	High	High	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The SHELAA scored the site positively for utilities as there are no identified constraints. Construction will generate waste in the short term, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The policy has negative effects in the medium and long term, as the new homes will generate a permanent increase in household waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased household waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Prior extraction of viable minerals and circular economy requirements in new development could together reduce the loss of materials and the residual waste generated over the life of the development.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy BSA05 Ditchers Farm, Wingates

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/-	+/-	D	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy delivers accessible green space, play and food growing space, including a new focal green space, in an area poorly served at every scale, while introducing homes into an environment where road noise from the M61 exceeds 65dB (Lden) across much of the site. The policy has mixed effects in the medium and long term: positive for open space access and activity, negative for noise exposure, mitigated by supplementary noise attenuation fencing where necessary and the structural landscaping and bunding the policy requires. Cumulative effects: Improved open space access for the wider Wingates neighbourhood, including north of the A6. Synergistic effects: The village green, play space and walkable routes together supporting active lifestyles.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy allocates a minimum of 570 homes with affordable housing and a housing mix to meet local needs and aspirations. The policy has positive effects across the plan period, with delivery planned throughout all three phases. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: New homes integrated with the existing Wingates community broadening local choice.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy locates a new focal green space convenient to existing residents, secures neighbouring boundaries and requires natural surveillance and active frontage throughout, with the intention that a shared village green serves existing and new communities either side of the A6, which currently severs movement across the neighbourhood. Food growing space and children's play space further connects existing and new communities. The policy has positive effects in the medium and long term for belonging, safety and connectivity, and a neutral effect in the short-term pending delivery. Cumulative effects: Strengthened connections across a neighbourhood currently severed by the A6. Synergistic effects: A shared green providing a social and spatial focus for the wider neighbourhood.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy sets a higher density of 50 dwellings per hectare justified by proximity to Westhoughton Station, and requires active travel and public transport access to Manchester Road, the station and the town centre, together with Public Right-of-Way improvements. The policy has positive but uncertain effects in the medium and long term: existing routes are fragmented, unsegregated or poorly surveilled and the M61 and railway impose severance, so the effect depends on delivery of the route investment that must go hand-in-hand with the density expected. Cumulative effects: Improved routes serving the wider neighbourhood. Synergistic effects: Density and route investment reinforcing one another where both are delivered.

Proposed Mitigation: The policy could make explicit reference to securing the active travel route improvements to Westhoughton Station and Town Centre in step with the delivery of development, consistent with the density expectations for the site.

Response and Conclusion: The Plan states that higher density on this site must go hand-in-hand with investment in the active travel routes to Westhoughton Station and Westhoughton Town Centre, which are currently fragmented, unsegregated and have poor natural surveillance. Policy INF1 requires routes to be upgraded but does not identify the destinations for this site. Policy revised to: require active travel facilities linking to the train station and town centre.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive but uncertain effects, as sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale of benefit depending on the drainage strategy delivered. Cumulative effects: Ensure that growth associated with the allocation does not exacerbate existing flood risk pressures within the receiving catchment. Synergistic effects: Complement wider green infrastructure and habitat creation measures, increasing the overall resilience of the local landscape to flood events and climate change.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy seeks to retain existing woodland and mature trees, requires green infrastructure connectivity and multifunctional SuDS, and biodiversity net gain applies as a mandatory requirement, in a city region where tree canopy cover is 15% against the Local Nature Recovery Strategy target of 17% by 2035. The SHELAA scored the site amber as there is a green corridor which runs through the middle of the site. The policy has positive but uncertain effects, and the commitment to woodland retention is expressed as 'seek to retain'. Synergistic effects: SuDS, retained trees and new green space combining habitat, drainage and amenity functions.

Proposed Mitigation: The policy could strengthen the requirement to 'seek to retain' existing woodland and mature trees to 'retain'.

Response and Conclusion: 'Seek to retain' set no test an applicant must meet. Paragraph 131 of the NPPF (2021) expects existing trees to be retained wherever possible, and matching that wording gives a test that can be applied at application stage while allowing for site constraints. Policy revised to: retain wherever possible existing woodland and mature trees.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	+/-	+/-	D	P	Local	Low	High	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy develops open greenfield land, a permanent change to the local landscape. The policy has negative effects in the short term. Structural landscaping and bunding to the M61, sought retention of woodland and mature trees. The SHELAA scored the site amber as it is located within a landscape character area which has medium sensitivity to housing development. The policy has mixed effects in the medium to long term as the open space hierarchy moderates the effect of development as planting matures. Cumulative effects: Landscape change along the M61 corridor alongside other allocations, moderated by each site's landscape framework.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires a heritage impact assessment and the conservation and integration of heritage assets, including the farmsteads, possible bell pit and former coal mine site identified in the Historic Environment Record, as part of the agricultural and industrial heritage of the borough. The SHELAA scored the site positively, although it identified a historic farm, associated structures and other entries in the Historic Environment Record on the site. The policy has positive but uncertain effects, depending on the design response secured at application stage. Synergistic effects: Where heritage assets or archaeological remains are present, development could contribute to wider place-making and townscape objectives through their conservation and integration into the scheme.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy introduces homes adjacent to the M61 within the Greater Manchester AQMA, with a new vehicular site access junction. Structural landscaping and bunding required as the primary mitigation of air quality impacts, while active travel provision works to limit additional traffic. The policy has mixed effects, with air quality assessment and mitigation required where receptors are introduced into poor air quality. Cumulative effects: Traffic and emissions combining with emissions from other development along the corridor.

Proposed Mitigation: Mitigation is provided within the policy through structural landscaping and bunding as the primary means of mitigating air quality impacts, with assessment and mitigation secured by Policy ENV5; no further mitigation identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy develops greenfield land, a permanent loss of open land and soils, although the higher density of 50 dwellings per hectare makes more efficient use of the land than other greenfield allocations, and best and most versatile agricultural land is scarce in the borough. The policy requires prior extraction of viable minerals and a coal mining risk assessment. The SHELAA scored the site amber for ground conditions as they may require investigation and/or mitigation. The site overlies identified coalfield and mineral safeguarding areas for brick clay and surface coal. Cumulative effects: Combined greenfield land take across the allocations.

Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.

Response and Conclusion: Agricultural land quality and soils were considered in deciding where growth should go, as set out in Chapter 3. Policy ENV6 revised to: permit development of best and most versatile agricultural land (Grades 1, 2 and 3a) only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and require topsoil and subsoil to be stripped, stored, protected and reused. ENV6 applies to this site at application stage, so the allocation policy does not need to restate it.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The SHELAA scored the site positively for utilities as there are no identified constraints. Construction will generate waste in the short term, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The policy has negative effects in the medium and long term, as the new homes will generate a permanent increase in household waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased household waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Prior extraction of viable minerals and circular economy requirements in new development could together reduce the loss of materials and the residual waste generated over the life of the development.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy BSA06 Burnden Way, Middlebrook

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy delivers a multifunctional community space, healthcare contributions and local-scale accessible green space in a location with significant deficits at every scale and no established residential community, with active travel connections and design-led mitigation of noise from the stadium and the M61. Green infrastructure delivery will also moderate the elevated heat risk of this hard-surfaced environment. The policy has positive effects in the medium and long term, and a neutral effect in the short-term pending delivery. Cumulative effects: Improved amenity for the wider Middlebrook area. Synergistic effects: Community space, green space and direct, walkable routes supporting wellbeing and active lifestyles in a new community.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy allocates a minimum of 1,000 homes at high density with affordable housing, a housing mix to meet local needs, and inclusive and high-quality design standards, with delivery in the first and second Plan phases. The policy has positive effects in the short term and very positive effects thereafter. Cumulative effects: A substantial contribution to housing supply alongside the other allocations. Synergistic effects: High-density homes in an accessible location broadening the mix of housing offers in the borough.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy establishes a residential community with an onsite multifunctional community space in a location currently without community facilities, within a street-based layout providing active frontage and enclosure, direct connections to the station, retail park, stadium and Rivington Chase. The policy has positive effects in the medium and long term for inclusion and connectivity, and a neutral effect in the short-term, pending delivery. Cumulative effects: Connections strengthening the wider Middlebrook and Horwich network. Synergistic effects: Residents, active frontage and community space animating a place currently structured around vehicle movement.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local/Regional	Low	Medium	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy introduces residents and compatible commercial, business and service uses to Middlebrook, supporting the footfall and year-round activity needed to sustain the vitality and viability of an important retail and leisure destination adjusting to changed consumer behaviour. The policy has positive effects across the plan period, complementing rather than competing with the town centres. Cumulative effects: Middlebrook's evolution towards a mixed-use place alongside Rivington Chase. Synergistic effects: The resident population and commercial uses each supporting the other's viability.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy locates high-density development close to the train station and requires active travel links to the station, retail park, stadium and Rivington Chase, including enhanced bus services, and low or zero car parking for new development, with stadium parking re-provided in a structured format, in a borough where over half of short journeys are made by car. The policy has positive effects across the plan period. Cumulative effects: Strengthened sustainable transport connections across Middlebrook and Horwich. Synergistic effects: Density, accessibility and constrained parking working together to reduce car dependency.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	D	P	Local	Medium	Medium	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: There is significant fluvial and surface water flood risk across southern and western parts of the site. The Level 2 Strategic Flood Risk Assessment finds development unlikely to pass the exception test unless all built development is directed to Flood Zone 1 with surface water risk mitigated, recommending the risk area be retained as car parking. The policy requires a Flood Risk Assessment, a coordinated site-wide drainage strategy with nature-based solutions and consultation on reservoir risk but does not itself state the Flood Zone 1 restriction, so the policy has an uncertain effect against this objective. Cumulative effects: Contribute to increasing pressures on areas already affected by fluvial and surface water flooding.

Proposed Mitigation: The policy could make explicit reference to the Level 2 Strategic Flood Risk Assessment recommendation that built development be directed to Flood Zone 1, with the flood risk area retained in car parking or other less vulnerable uses.

Response and Conclusion: Policy ENV2 applies the sequential and exception tests to every proposal, but the Level 2 Strategic Flood Risk Assessment finds that development on this site is unlikely to pass the exception test unless all development is directed to Flood Zone 1 and surface water risk is appropriately mitigated. Policy revised to: explicitly state in policy text (not only supporting commentary) that built development must be located in Flood Zone 1, with the flood risk area, including an allowance for climate change, retained in car parking or other less vulnerable uses.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	N/A	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires green infrastructure delivery aligned with the Local Nature Recovery Strategy, a response to the sensitivity of the nearby Red Moss SSSI, connectivity with the wider network, and nature-based drainage delivering flood storage, biodiversity and amenity value, on effectively brownfield land with little existing green infrastructure. The SHELAA scored the site positively for biodiversity as there are no identified constraints. The policy has positive but uncertain effects, depending on the extent delivered and the management of recreational and drainage effects on Red Moss. Synergistic effects: Nature-based drainage combining flood, habitat, connectivity and amenity functions.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy replaces extensive surface car parking with a street-based layout, active frontages, high-quality public realm and an enhanced skyline, regenerating a degraded, vehicle-dominated environment whose character is not sensitive to change. The SHELAA scored the site amber for landscape character as it is located at the edge of the built-up area and adjoins a landscape character area which has medium sensitivity to housing development. The policy has positive but uncertain effects in the medium and long term: tall buildings can contribute to the evolving identity of Middlebrook but carry potential for adverse effects on landscape setting, views and amenity that depend on design quality and appropriate siting. Cumulative effects: Townscape improvement alongside the wider evolution of Middlebrook and Rivington Chase.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy introduces homes adjacent to the M61 within the Greater Manchester AQMA, requiring design-led mitigation, while low or zero car parking and sustainable transport connections work to limit traffic generation. The policy has mixed effects that depend on the modal shift achieved, with air quality assessment and mitigation required where receptors are introduced into poor air quality. Cumulative effects: Traffic and emissions combining with activity at Middlebrook, moderated by the sustainable transport measures.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	++	++	D	P	Local	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy redevelops effectively brownfield land at a minimum of 120 dwellings per hectare, the highest density supported outside Central Bolton, including use of tall buildings, making very efficient use of land with no loss of agricultural land in a borough where brownfield capacity can meet only part of the housing need. The SHELAA scored the site amber for ground conditions as they may require investigation and/or mitigation. The site overlies identified coalfield. The policy has positive/uncertain effects in the short term as the investigation takes place, but positive effects increase as development is delivered. Cumulative effects: Contribution to the previously-developed-land-first pattern of growth. Synergistic effects: High density and accessibility together reducing pressure for greenfield release.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	-	-	D	T	Local	High	High	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The SHELAA scored the site positively for utilities as there are no identified constraints. Construction and the removal of existing hardstanding will generate waste in the short term, managed through established waste management requirements, with circular economy measures applying to new development. The policy has negative effects in the medium and long term, as the new homes and community uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: Increased waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Reuse of materials from the removed hardstanding and circular economy requirements in new development could together reduce the residual waste generated over the life of the development.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy BSA07 Blackrod Employment Cluster

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. It aims to create a safe and direct walking and cycling route between Blackrod Station, the site, and Public Right-of-Way BLA020, as well as pedestrian and cycle crossing facilities on Blackrod Bypass Road. 26.7% of adults in Bolton are physically inactive and therefore this provides a vital space to encourage movement. Developments on the site also require a coal mining risk assessment. The policy is therefore expected to have positive indirect effects in the medium and long term, as the supporting infrastructure becomes established and the findings of the Coal Mining Risk Assessment are implemented and addressed through the development process. The policy itself does not provide healthcare, so the positive effects arise through walkability and the promotion of other active travel modes, alongside mitigation identified in the risk assessment. Cumulative effects: Improved opportunities for walking and cycling, supporting healthier lifestyles. Synergistic effects: Active travel infrastructure and site safety measures identified through the Coal Mining Risk Assessment will promote both healthier and safer environments for site users.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. It and aims to create a safe and direct walking and cycling route between Blackrod Station, the site, and Public Right-of-Way BLA020, as well as pedestrian and cycle crossing facilities on Blackrod Bypass Road. The policy has positive indirect effects in the medium and long term as the development of this infrastructure becomes established and enables residents to access to local employment opportunities. Cumulative effects: Improved access to local employment opportunities, supported by enhanced walking and cycling connections to the site and Blackrod Station. Synergistic effects: the combination of employment provision and improved active travel infrastructure will help to reduce accessibility barriers and broaden access to jobs for those without access to a private vehicle.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Low	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy has uncertain effects as the delivery of an employment cluster could contribute to employment and training opportunities, particularly for working adults. However, the extent of these benefits will depend on the types of businesses that ultimately occupy the sites and therefore cannot be guaranteed. Only 39.3% of working age residents old qualifications at RQF Level 4 or above, therefore supporting opportunities for education, training and lifelong learning is important. Cumulative effects: Sufficient and diverse employment land can generate new opportunities and business which could result in better access to and better-quality training and learning opportunities. Synergistic effects: Improved learning and training opportunities could help raise aspirations of working adults and young adults, helping to maintain a health labour market.

Proposed Mitigation: The policy could make explicit reference to encouraging developments to promote local employment, apprenticeships, skills training and engagement with local education providers where appropriate.

Response and Conclusion: Policy EC3 requires development of 2,000 sqm or more of industrial and warehousing floorspace to be supported by Construction and Operational Employment and Skills Plans, secured by planning obligation, covering local labour, apprenticeships and training, and engagement with Bolton schools, further and higher education establishments and the University of Greater Manchester. This applies to the 44,800 sqm allocated. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	++	++	D	P	Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy has very positive effects as the delivery of an accessible employment cluster of this size and in this location, supported by sustainable transport infrastructure, will support business expansion, economic diversification, and higher levels of employment. This is important as currently in Bolton the employment rate being 8% lower than the national average. Cumulative effects: Sufficient employment floorspace will enable business expansion, economic growth and job creation across the borough. Synergistic effects: Economic growth can support a sustainable economy and higher levels of, and equal access to, employment.

Proposed Mitigation: The policy could also include anticipated delivery timescales to ensure floorspace is delivered consistently, including to provide certainty within the short term.

Response and Conclusion: Policy SP2 sets the site's contribution to industrial and warehousing supply over the Plan period. A delivery timescale in the allocation policy would set no test an applicant must meet when an application is determined. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. Whilst it will provide new vehicular site access, which could encourage private vehicle use, it also aims to create a safe and direct walking and cycling route between Blackrod Station, the site, and Public Right-of-Way BLA020, as well as pedestrian and cycle crossing facilities on Blackrod Bypass Road. The policy has positive effects in the medium and long term as the development of this infrastructure becomes established. Cumulative effects: The provision of direct walking and cycling routes and improved crossing facilities will encourage greater use of active and sustainable travel modes over time. Synergistic effects: Employment provision and enhanced active travel infrastructure will improve opportunities for sustainable access to jobs, reducing reliance on private vehicles.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Medium	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The SHELAA for the northern part of the site scored positively for utilities, whilst the southern part of the site scored amber due to their being two 11 kV underground distribution cables along NW edge, meaning easement is required. The policy references delivering statutory reinforcements and/or upgrades to utilities infrastructure

and ensuring adequate capacity; however, it is not explicit about zero carbon or renewable energy. The policy has uncertain effects as whilst the employment land allocations may promote a sustainable pattern of growth, it is unclear how this would directly encourage the acceleration to a zero-carbon economy. Cumulative effects: The provision of employment land and supporting utilities infrastructure could facilitate investment and future opportunities for low-carbon technologies, although this is not explicitly required by the policy. Synergistic effects: Employment growth and infrastructure upgrades, which could support more efficient and resilient development; however, the extent to which this would contribute to the transition to a zero-carbon economy is unclear.

Proposed Mitigation: The policy could make explicit reference to supporting renewable energy or zero carbon businesses to locate within the site.

Response and Conclusion: The policy applies Policy ENV1, which requires renewable energy generation and low carbon heating to be maximised, appropriate to the scale, nature and location of the development. The allocation cannot control which businesses occupy the floorspace, so a requirement to attract renewable energy or zero carbon businesses could not be applied when an application is determined. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive but uncertain effects, as sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale of benefit depending on the drainage strategy delivered. Cumulative effects: The incorporation of sustainable drainage and nature-based solutions will help to manage surface water runoff and improve the site's resilience to flooding over the medium and long term. Synergistic effects: Different flood risk mitigation measures used together could enhance flood resilience beyond that achieved by any individual measure alone.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The site comprises rural land uses, open areas, and sloping fields, which would be impacted by development, however, the policy requires the retention of existing trees and woodland, connectivity with the green and blue infrastructure network and integrating SuDS. It also references the need to achieve high standards of sustainability and environmental performance. The SHELAA for both the northern and southern part of the site scored positively for biodiversity due to their being no constraints. The policy has positive but uncertain effects, depending on the quality of the green infrastructure delivered. Cumulative effects: The loss and fragmentation of greenfield land and associated habitats when considered alongside other development will have negative effects but with successful delivery of the policy there would be an enhanced connectivity with the green and infrastructure network. Synergistic effects: Insufficient delivery or management green and blue infrastructure could result in habitat losses and fragmentation associated with development not being fully mitigated, reducing the effectiveness of Bolton's biodiversity and green infrastructure networks.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
--	-	+/-	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy develops a site which comprises greenfield land including rural land uses, open areas, and sloping fields, which would result in a permanent change to the local landscape. The SHELAA for the northern part of the site scored positively for landscape, however, the southern part has been identified as being sensitive in landscape terms. The policy has significant negative effects in the short term and negative effects in the medium term, as the loss of openness would be permanent, but providing a permanent defensible, landscaped boundary between the allocation and adjoining retained Green Belt land to the south-east and west could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the weakening of this retained Green Belt land as result of the release of the Allocation. Landscaping, the retention of existing trees and woodland, connectivity with the green and blue infrastructure network, and the need to achieve high

standards of design, sustainability and environmental performance leave a mixed effect in long term. Cumulative effects: A permanent loss of greenfield land, rural landscape features, and openness, although landscaping, tree retention and green infrastructure enhancements may help to reduce some localised visual impacts over time. Synergistic effects: The combined delivery of landscaped boundaries, retained vegetation and green infrastructure enhancement could improve the distinction between the allocation and adjoining retained Green Belt land and help contain the wider landscape effects of development, despite the permanent loss of openness within the site itself.

Proposed Mitigation: The policy could make more explicit reference to landscape treatment of the new Green Belt boundaries created by the alterations.

Response and Conclusion: Policy SP7 and the policy require development to maintain and reinforce the continuity of the Green Belt and to secure compensatory improvements to the retained Green Belt, and the policy requires a permanent defensible landscaped boundary which screens development from the surrounding Green Belt and Landscape Character Area. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The SHELAA for both the northern and southern part of the site scored positively for heritage due there being no constraints. The policy requires a heritage impact assessment and the conservation and integration of heritage assets, with improved access and understanding as part of the agricultural heritage of the borough. The policy has positive but uncertain effects, depending on the design response secured at application stage. Cumulative effects: Accommodation of growth in locations without identified heritage constraints, reducing pressure on more sensitive historic environments elsewhere. Synergistic effects:Green Belt and heritage policies operate together to preserve openness and historic character, enhancing overall landscape and townscape quality.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. Whilst it will provide new vehicular site access, which could encourage private vehicle use, it also aims to create a safe and direct walking and cycling route between Blackrod Station, the site, and Public Right-of-Way BLA020, as well as pedestrian and cycle crossing facilities on Blackrod Bypass Road. These measures could promote more sustainable development and travel patterns, helping to reduce emissions and improve local air quality. The policy is therefore expected to have positive but uncertain indirect effects in the medium and long term, as the supporting infrastructure becomes established and the findings of the Coal Mining Risk Assessment are implemented and addressed through the development process. Cumulative effects: Increased opportunities for walking, cycling and rail use, which could help reduce transport-related emissions; however, the extent of these benefits remains uncertain given the provision of new vehicular access and the potential for increased traffic associated with employment development. Synergistic effects: The combined delivery of active travel infrastructure, improved connectivity to Blackrod Station and safer crossing facilities together could encourage modal shift away from private vehicles, although the overall effect will depend on travel behaviours and the scale of vehicle movements generated by the development.

Proposed Mitigation: The policy could reference to need to complete an air quality assessment and introduce mitigation where receptors are introduced into poor air quality.

Response and Conclusion: Policy ENV5 requires an air quality assessment, proportionate to the scale of the development and the sensitivity of the receptors affected, where development would introduce sensitive uses into an area of poor air quality or is of a scale that generates significant traffic. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy develops greenfield land, a permanent loss of open land and soils, although best and most versatile agricultural land is scarce in the borough and most farmland is Grade 3b or 4. The SHELAA for the northern part of the site scored positively for landscape, however, the southern part has been identified as being sensitive in landscape terms. The policy requires prior extraction of viable minerals and a coal mining risk assessment. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan. Synergistic effects: Reduced availability of finite natural resources despite requirements for prior mineral extraction and coal mining risk assessment.

Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.

Response and Conclusion: Policy ENV6 applies at application stage: development of best and most versatile agricultural land (Grades 1, 2 and 3a) is permitted only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and topsoil and subsoil must be stripped, stored, protected and reused. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	O	I	P	Local	Medium	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. The policy acknowledges that significant statutory reinforcements to water and wastewater infrastructure will be required and requires evidence of adequate capacity, or the reinforcement needed, before development. The SHELAA for the northern part of the site scored positively for utilities, whilst the southern part of the site scored amber, however, this is not in relation to water quality and consumption. The policy has an uncertain effect in the short and medium term while upgrades are secured for development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Increased demand generated by development of this scale, with effects dependent on the timely delivery of the required infrastructure upgrades and capacity improvements. Synergistic effects: The combination of water efficiency measures and infrastructure upgrades could help offset increased demand from development, although the extent to which this is achieved will depend on the capacity secured through the delivery process.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy allocates 44,800 sqm industrial and warehousing floorspace as an employment cluster. Construction will generate waste in the short term, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The SHELAA for the northern part of the site scored positively for utilities, whilst the southern part of the site scored amber, however, this is not in relation to water quality and consumption. The policy has mixed effects in the short term as construction will generate waste, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The policy has negative effects in the medium and long term, as the industrial and warehousing uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: The requirement for prior extraction of viable minerals supports the efficient use of finite natural resources before development takes place. Increased waste arisings will also combine with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Mineral safeguarding and construction waste management measures could maximise resource recovery and minimise the unnecessary loss of materials during the development process.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy BSA08 Logistics North Extension

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	?	?	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. It will provide active travel facilities, contribute to healthcare facilities, and provide onsite an integrated hierarchy of open space, food-growing space, and outdoor play space. 26.7% of adults in Bolton are physically inactive and therefore this provides a vital recreational space to encourage movement. There is also consideration of mitigating noise and air quality impacts and conducting a coal mining risk assessment of the site and the development proposals. The policy has positive effects as it promotes a range of measures that support healthier lifestyles, improve access to services, and reduce potential environmental health risks. Cumulative effects: Increased opportunities for physical activity, recreation and access to healthcare-supporting infrastructure, helping to improve overall health and wellbeing. Synergistic effects: The combined provision of active travel infrastructure, open space and environmental health mitigation measures could reinforce positive health outcomes by supporting healthier lifestyles within a safe and attractive environment.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	?	?	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The housing mix of any residential uses provided at this site will include affordable housing in accordance with Policy HS1 and housing to support those with specialist housing needs in accordance with Policy HS2. Inclusive and high-quality design standards are expected in accordance with Policies HS3 and HS4 respectively. Bolton has persistently under-delivered against its housing targets since 2008/09, and therefore the delivery of housing at this site will contribute towards meeting current targets. The site has neutral effects in the short term due to phasing, and positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities. The policy sets a range of 30,000 to 80,000 square metres of industrial and warehousing floorspace with a subsidiary residential element where the lower end of the range is pursued; the appraisal covers the whole range and the housing element does not change any score.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	?	?	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The site supports safe, direct and convenient access to and through the site by active travel facilities, linking to local services and amenities including bus stops, shopping parades, schools and other community facilities. In doing this, it aims to provide natural surveillance and, where achievable, active frontage to all open spaces, streets, paths and other routes through the site, including Public Rights-of-Way, in accordance with Policy PQ1. The policy has positive effects as these measures will help to enhance connectivity, promote social inclusion and improve access to opportunities for a wider range of users. Cumulative effects: Enhanced access to employment, services, community facilities and active travel networks could cumulatively improve social inclusion, connectivity and equality of opportunity across the area. Synergistic effects: Active travel infrastructure, well-overlooked streets and open spaces, and improved access to local facilities may reinforce one another to create a safe, connected and inclusive neighbourhood that supports community cohesion and belonging.									

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The policy has positive effects as it requires housing development to make a contribution to education services, and as only 39.3% of working age residents old qualifications at RQF Level 4 or above, supporting opportunities for education, training and lifelong learning is important. Cumulative effects: Support long-term improvements in skills, qualifications and workforce participation. Synergistic effects: Strengthened pathways into training, upskilling and higher-value employment opportunities.

Proposed Mitigation: The policy could provide more details on what the contribution to education services would entail.

Response and Conclusion: The policy requires a contribution to education services, secured in accordance with Policy DEL1 and determined in consultation with the council as local education authority, and Policy INF3 requires residential development of 10 or more dwellings or sites of 0.5ha or more to mitigate the additional demand it generates for education places. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The policy has very positive effects as the delivery of an accessible employment site of this size and in this location, supported by sustainable transport infrastructure, will support business expansion, economic diversification, and higher levels of employment. This is important as currently in Bolton the employment rate being 8% lower than the national average. Cumulative effects: Sufficient employment floorspace will enable business expansion, economic growth and job creation across the borough. Synergistic effects: Economic growth can support a sustainable economy and higher levels of, and equal access to, employment.

Proposed Mitigation: The policy could also include anticipated delivery timescales to ensure floorspace is delivered consistently, including to provide certainty within the short term.

Response and Conclusion: Policy SP2 sets the site's contribution of between 30,000 and 80,000 sqm to industrial and warehousing supply over the Plan period. A delivery timescale in the allocation policy would set no test an applicant must meet when an application is determined. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. Whilst it will provide new vehicular site access, which could encourage private vehicle use, it also aims to support safe, direct and convenient access to and through the site by active travel facilities. The policy has positive effects in the medium and long term as the development of this infrastructure becomes established. Cumulative effects: The provision of direct walking and cycling routes will encourage greater use of active and sustainable travel modes over time. Synergistic effects: Employment provision and enhanced active travel infrastructure will improve opportunities for sustainable access to jobs, reducing reliance on private vehicles.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The SHELAA for both parts of the site scored positively for utilities as there are no identified constraints. The policy references delivering statutory reinforcements and/or upgrades to utilities infrastructure and ensuring adequate capacity; however, it is not explicit about zero carbon or renewable energy. The policy has uncertain effects as whilst the employment land allocations may promote a sustainable pattern of growth, it is unclear how this would directly encourage the acceleration to a zero-carbon economy. Cumulative effects: The provision of employment land and supporting utilities infrastructure could facilitate investment and future opportunities for low-carbon technologies, although this is not explicitly required by the policy. Synergistic effects: Employment growth and infrastructure upgrades, which could support more efficient and resilient development; however, the extent to which this would contribute to the transition to a zero-carbon economy is unclear.									
Proposed Mitigation: The policy could make explicit reference to supporting renewable energy or zero carbon businesses to locate within the site.									
Response and Conclusion: The policy applies Policy ENV1, which requires renewable energy generation and low carbon heating to be maximised, appropriate to the scale, nature and location of the development. The allocation cannot control which businesses occupy the floorspace, so a requirement to attract renewable energy or zero carbon businesses could not be applied when an application is determined. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive but uncertain effects, as sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale of benefit depending on the drainage strategy delivered. Cumulative effects: The incorporation of sustainable drainage and nature-based solutions will help to manage surface water runoff and improve the site's resilience to flooding over the medium and long term. Synergistic effects: Different flood risk mitigation measures used together could enhance flood resilience beyond that achieved by any individual measure alone.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely
Objective 9: Protect and enhance Bolton’s biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The site comprises a number of open fields and trees, which would be impacted by development, however, the policy requires the retention of existing trees and woodland, connectivity with the green and blue infrastructure network and integrating SuDS. It also references the need to achieve high standards of sustainability and environmental performance. The SHELAA for both parts of the site scored positively for biodiversity as there are no identified constraints. The policy has positive but uncertain effects, depending on the quality of the green infrastructure delivered. Cumulative effects: The loss and fragmentation of greenfield land and associated habitats when considered alongside other development will have negative effects but with successful delivery of the policy there would be an enhanced connectivity with the green and infrastructure network. Synergistic effects: Insufficient delivery or management green and blue infrastructure could result in habitat losses and fragmentation associated with development not being fully mitigated, reducing the effectiveness of Bolton’s biodiversity and green infrastructure networks.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

-	+/-	+/-	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The policy develops a site which comprises greenfield land including a number of open fields and areas of dense tree cover, which would result in a permanent change to the local landscape that is negative in the short term. The SHELAA for both parts of the site scored positively for landscape character as there are no identified constraints. The policy has negative effects in the short term, as the loss of openness would be permanent. Development must retain the density of the outer tree cover to ensure that a negligible impact on adjacent Green Belt land is retained. Structural landscaping, the retention of existing trees and woodland, connectivity with the green and blue infrastructure network, and the need to achieve high standards of design, sustainability and environmental performance leave a mixed effect in medium to long term. Cumulative effects: A permanent loss of greenfield land, rural landscape features, and openness, although landscaping, tree retention and green infrastructure enhancements may help to reduce some localised visual impacts over time. Synergistic effects: The combined delivery of landscaped boundaries, retained vegetation and green infrastructure enhancement could improve the distinction between the allocation and adjoining retained Green Belt land and help contain the wider landscape effects of development, despite the permanent loss of openness within the site itself.									
Proposed Mitigation: The policy could make more explicit reference to landscape treatment of the new Green Belt boundaries created by the alterations. Development must retain the density of the outer tree cover to ensure that a negligible impact on adjacent Green Belt land is retained.									
Response and Conclusion: Policy SP7 requires development on land released from the Green Belt to secure compensatory improvements to the environmental quality and accessibility of the remaining Green Belt, and the policy requires the existing woodland fringe to be retained and integrated into the landscaping, maintaining the density of the outer tree cover. Policy revised to: maintain and reinforce the continuity of the Green Belt, make provision for compensatory improvements in accordance with Policy SP7, and strengthen the boundaries with the retained Green Belt with structural tree planting to form a permanent boundary.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The SHELAA for both parts of the site scored positively for historic character as there are no identified constraints. The policy requires a heritage impact assessment and the conservation and integration of heritage assets, with improved access and understanding as part of the agricultural heritage of the borough. The policy has positive but uncertain effects, depending on the design response secured at application stage. Cumulative effects: Accommodation of growth in locations without identified heritage constraints, reducing pressure on more sensitive historic environments elsewhere. Synergistic effects: Green Belt and heritage policies operate together to preserve openness and historic character, enhancing overall landscape and townscape quality.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local	Medium	Medium	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. Whilst it will provide new vehicular site access, which could encourage private vehicle use, it also aims to create safe and direct walking and cycling routes to local services and amenities. The policy also requires housing delivery to consider the mitigation of air quality impacts associated with the M61 motorway. The policy has positive effects as these measures could promote more sustainable development and travel patterns, helping to reduce emissions and improve local air quality. Cumulative effects: Increased opportunities for walking and cycling, which could help reduce transport-related emissions. Synergistic effects: The combined delivery of active travel infrastructure and other mitigation measures could encourage modal shift away from private vehicles, although the overall effect will depend on travel behaviours and the scale of vehicle movements generated by the development.									
Proposed Mitigation: The policy could reference to need to complete an air quality assessment and introduce mitigation where receptors are introduced into poor air quality.									

Response and Conclusion: The policy requires the air quality impacts of the M61 motorway and of the employment uses to be mitigated, with structural landscaping and bunding as the primary means. Policy ENV5 requires an air quality assessment, proportionate to the scale of the development and the sensitivity of the receptors affected, where development would introduce sensitive uses into an area of poor air quality or is of a scale that generates significant traffic. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The policy has negative effects as it develops greenfield land, a permanent loss of open land and soils, although best and most versatile agricultural land is scarce in the borough and most farmland is Grade 3b or 4. The SHELAA for the southern part of the site scored amber for ground conditions as they 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. The policy requires prior extraction of viable minerals and a coal mining risk assessment. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan. Synergistic effects: Reduced availability of finite natural resources despite requirements for prior mineral extraction and coal mining risk assessment.

Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.

Response and Conclusion: Policy ENV6 applies at application stage: development of best and most versatile agricultural land (Grades 1, 2 and 3a) is permitted only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and topsoil and subsoil must be stripped, stored, protected and reused. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	O	I	P	Local	Medium	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The SHELAA for both parts of the site scored positively for utilities as there are no identified constraints. The policy acknowledges that significant statutory reinforcements to water and wastewater infrastructure will be required and requires evidence of adequate capacity, or the reinforcement needed, before development. The policy has an uncertain effect in the short and medium term while upgrades are secured for development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Increased demand generated by development of this scale, with effects dependent on the timely delivery of the required infrastructure upgrades and capacity improvements. Synergistic effects: The combination of water efficiency measures and infrastructure upgrades could help offset increased demand from development, although the extent to which this is achieved will depend on the capacity secured through the delivery process.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy allocates between 30,000 and 80,000 sqm of industrial and warehousing development and a subsidiary element of residential development as part of a strategic employment-led mixed-use extension to the Logistics North cluster. The SHELAA for both parts of the site scored positively for utilities as there are no identified constraints. The policy has mixed effects in the short term as construction will generate waste, managed through established waste management requirements, while the policy requires prior extraction of viable minerals, safeguarding mineral resources. The policy has negative effects in the medium and long term, as the industrial, warehousing and residential uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: The requirement for prior extraction of viable minerals supports the efficient use of finite natural resources before development takes place. Increased waste arisings will also combine with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Mineral safeguarding and construction waste management measures could maximise resource recovery and minimise the unnecessary loss of materials during the development process.

Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy BSA09 The Alders, Tonge Moor

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	I	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. It aims to promote access to and through the site by active travel facilities, strengthen the Public Right-of-Way network, provide outdoor play space, contribute to the creation of an integrated hierarchy of open space and food-growing space, and make a contribution to healthcare services. 26.7% of adults in Bolton are physically inactive and therefore these interventions will be vital in encouraging movement. There is also consideration of mitigating noise and air quality impacts. The policy has very positive effects as it promotes a range of measures that support healthier lifestyles, improve access to services, and reduce potential environmental health risks. Cumulative effects: Encourage physical activity, improve access to services and support healthier lifestyles. Synergistic effects: The creation of a well-connected, healthy living environment that supports physical activity, recreation, access to services and community cohesion, resulting in greater overall wellbeing benefits for Travelling Showpeople.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy has positive effects as this will help to ensure the siting of appropriate accommodation for both current and future residents of the Borough. Cumulative effects: The provision of additional authorised plots could help to reduce accommodation pressures and support housing choice for Travelling Showpeople. Synergistic effects: Supporting a stable and sustainable supply of culturally appropriate accommodation for Travelling Showpeople, helping to meet needs over the longer term.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The site supports safe, direct and convenient access to and through the site by active travel facilities, linking to local services and amenities including bus stops, shopping parades, schools and other community facilities, as well as providing outdoor play space, open space, and a food growing space on site, in accordance with Policy INF5. The policy has very positive effects as these measures will help to enhance connectivity, promote social inclusion and improve access to opportunities for Travelling Showpeople. Cumulative effects: Improving access to local services, community facilities and open spaces could help to reduce barriers to participation and access to opportunities for Travelling Showpeople. Synergistic effects: Creating a more accessible and supportive living environment that helps reduce social exclusion and strengthens community integration.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The site supports safe, direct and convenient access to and through the site by active travel facilities, linking to schools and other community facilities. The policy has positive effects as it will help to improve access to education, and it requires development to make a contribution to education services, and as only 39.3% of working age residents old qualifications at RQF Level 4 or above, supporting opportunities for education, training and lifelong learning is important. Cumulative effects: Greater access to educational infrastructure and opportunities, contributing to long-term improvements in skills and qualifications levels. Synergistic effects: Reduced barriers to educational access for Travelling Showpeople, supporting improved learning outcomes and opportunities for skills development.

Proposed Mitigation: The policy could provide more details on what the contribution to education services would entail.

Response and Conclusion: The policy requires a contribution to education services, secured in accordance with Policy DEL1 and determined in consultation with the council as local education authority. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy aims to support safe, direct and convenient access to and through the site by active travel facilities and seeks to strengthen and extend the Public Right-of-Way network, improving off-road and leisure walking and cycling connections within the site and to surrounding areas. It also requires developments to be supported by a Transport Statement which manages the impact of HGVs both onsite and offsite. The policy has neutral effects in the short term and positive effects in the medium to long term as the development of this infrastructure becomes established and mitigation measures are implemented. Cumulative effects: Improved accessibility and connectivity for residents travelling within the site and to surrounding services, facilities and destinations. Synergistic effects: The provision of active travel infrastructure alongside the management of onsite and offsite HGV impacts could help to improve the safety and efficiency of the wider transport network.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Medium	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The SHELAA for the site scored positively for utilities as there are no identified constraints. The policy references delivering statutory reinforcements and/or upgrades to utilities infrastructure and ensuring adequate capacity; however, it is not explicit about zero carbon or renewable energy. The policy has uncertain effects as whilst the land allocations may promote a sustainable pattern of growth, it is unclear how this would directly encourage the acceleration to a zero-carbon economy. Cumulative effects: Increased demand for utilities and infrastructure associated with new development. Synergistic effects: Utility infrastructure upgrades could help to improve network capacity and resilience to support sustainable growth; however, the absence of specific low-carbon energy measures means the overall contribution to decarbonisation remains uncertain.

Proposed Mitigation: The policy could make explicit reference to supporting renewable energy within the site.

Response and Conclusion: The policy applies Policy ENV1, which requires renewable energy generation and low carbon heating to be maximised, appropriate to the scale, nature and location of the development. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy integrates sustainable drainage into the landscape design strategy, requires a site-wide drainage strategy with nature-based solutions, and includes strategic flood risk wording informed by the Level 2 Strategic Flood Risk Assessment. The policy has positive and negative effects, as a vulnerable use is being allocated on a site with surface water flow paths and ponding areas identified in the Level 2 Strategic Flood Risk Assessment, however, sustainable drainage and nature-based solutions can improve resilience on a greenfield site generating additional surface water, with the scale of benefit depending on the drainage strategy delivered. Cumulative effects: The incorporation of sustainable drainage and nature-based solutions will help to manage surface water runoff and improve the site's resilience to flooding over the medium and long term. Synergistic effects: Different flood risk mitigation measures used together could enhance flood resilience beyond that achieved by any individual measure alone.

Proposed Mitigation: None identified.

Response and Conclusion: The Level 2 Strategic Flood Risk Assessment places the site in Flood Zone 1 at low risk of fluvial flooding, with areas of surface water ponding and flow paths, largely outside the developable area, and groundwater and residual reservoir risks. Policy ENV2 requires a site-specific Flood Risk Assessment, the sequential approach within the site and sustainable drainage safe for the lifetime of the development, and the policy retains open greenspace in the surface water risk areas and requires the drainage strategy to address the identified surface water routes. Plots will be sited away from the surface water risk areas. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy requires the retention of existing woodland and mature trees, connectivity with the green infrastructure network within and beyond the site, and integrating SuDS. It also references the need to achieve high standards of sustainability and environmental performance. The SHELAA for the site scored positively for biodiversity, however, it has identified the Castle Croft and Bradshaw Brook Site of Biological Importance (SBI) as being directly adjacent to the site, and therefore any potential impacts, such as disturbance to wildlife, lighting, dust and air pollution, and recreational disturbance, will need to be appropriately mitigated. The policy has mixed effects as whilst it incorporates measures that could support biodiversity, its location adjacent to an SBI creates the potential for adverse effects that will require mitigation, and the quality and success of this mitigation cannot be guaranteed at this stage. Cumulative effects: The loss and fragmentation of greenfield land and associated habitats when considered alongside other development will have negative effects but with successful delivery of the policy there would be an enhanced connectivity with the green and infrastructure network. Synergistic effects: Insufficient delivery or management green and blue infrastructure could result in habitat losses and fragmentation associated with development not being fully mitigated, reducing the effectiveness of Bolton's biodiversity and green infrastructure networks.

Proposed Mitigation: The policy could require a landscaped buffer to the Castle Croft and Bradshaw Brook Site of Biological Importance, so that the disturbance, lighting, dust and recreational effects the commentary identifies are mitigated at source.

Response and Conclusion: Policy ENV4 requires development to avoid harm to Sites of Biological Importance and to secure biodiversity net gain. Policy revised to: require a 15m landscaped buffer to the Castle Croft and Bradshaw Brook Site of Biological Importance alongside the retention of existing woodland and mature trees.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
--	-	+/-	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy develops a site which comprises open green space, and development would result in a permanent change to the local landscape that is negative in the short term. The policy has significant negative effects in the short term and negative effects in the medium term as the loss of openness would

be permanent. Release would result in a weaker boundary between the inset settlement and the Green Belt, which would be defined by The Alders and a sparse tree line. This is despite the SHELAA for the site only scoring amber for landscape character with it being located on open land disconnected from existing settlements. Structural landscaping, the retention of existing trees and woodland, connectivity with the green and blue infrastructure network, and the need to achieve high standards of design, sustainability and environmental performance are considered to have a mixed effect in long term as landscape features mature and integrate. Cumulative effects: A permanent loss of greenfield land, rural landscape features, and openness, although landscaping, tree retention and green infrastructure enhancements may help to reduce some localised visual impacts over time. Synergistic effects: The combined delivery of landscaped boundaries, retained vegetation and green infrastructure enhancement could improve the distinction between the allocation and adjoining retained Green Belt land and help contain the wider landscape effects of development, despite the permanent loss of openness within the site itself.

Proposed Mitigation: The policy could be enhanced by including reference to strengthening the southern boundary feature between the Allocation and adjoining retained Green Belt land as well as along The Alders through substantial tree planting and landscaping, could potentially increase the future distinction between inset land and retained Green Belt land. This could help to limit the weakening of this retained Green Belt land as result of the release of the Allocation.

Response and Conclusion: The LUC Green Belt Assessment of Proposed Allocations found that release would leave a weaker boundary defined by The Alders and a sparse tree line. Landscaping cannot reduce the harm arising from the loss of openness, but it is the means by which that boundary can be strengthened. Policy revised to: strengthen the southern boundary and The Alders frontage with substantial tree planting to form a permanent Green Belt boundary, designed with the highway upgrades to The Alders, with the planting integrated into the landscape design.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The SHELAA for the site scored positively for historic character as there are no identified constraints. The policy has positive but uncertain effects, depending on the design response secured at application stage. Cumulative effects: Accommodation of growth in locations without identified heritage constraints, reducing pressure on more sensitive historic environments elsewhere. Synergistic effects: Green Belt and heritage policies operate together to preserve openness and historic character, enhancing overall landscape and townscape quality. .

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local	Medium	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy aims to support safe, direct and convenient access to and through the site by active travel facilities and seeks to strengthen and extend the Public Right-of-Way network, improving off-road and leisure walking and cycling connections within the site and to surrounding areas. It requires developments to be supported by a Transport Statement which manages the impact of HGVs both onsite and offsite. It also seeks to mitigate air quality impacts on neighbouring development. The policy has positive effects as these measures could promote more sustainable development and travel patterns, helping to reduce emissions and improve local air quality. Cumulative effects: Improved walking and cycling connectivity and a reduction in transport-related emissions and exposure to pollutants. Synergistic effects: Mitigating the potential impacts of HGV movements alongside wider air quality mitigation measures could help to minimise pollutant concentrations and protect local environmental quality.

Proposed Mitigation: The policy could require an air quality assessment and the delivery of mitigation measures where new sensitive receptors are proposed in areas affected by poor air quality.

Response and Conclusion: The policy requires structural landscaping and bunding as the primary means of mitigating air quality impacts on neighbouring development, and a Transport Statement assessing the traffic impact on The Alders. Policy ENV5 requires an air quality assessment, proportionate to the scale of the development and the sensitivity of the receptors affected, where development would introduce sensitive uses into an area of poor air quality or is of a scale that generates significant traffic. Change not required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

-	-	-	D	P	Local	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The policy has negative effects as it develops greenfield land, a permanent loss of open land and soils, although best and most versatile agricultural land is scarce in the borough and most farmland is Grade 3b or 4. The SHELAA for the site scored amber for ground conditions as they may require investigation and/or mitigation, as the site overlies mineral safeguarding areas for brick clay and surface coal, however, the policy requires the extraction of any viable mineral resources. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan. Synergistic effects: Reduced availability of finite natural resources despite requirements for prior mineral extraction and coal mining risk assessment.									
Proposed Mitigation: The policy could make explicit reference to the assessment and management of soil resources and agricultural land quality.									
Response and Conclusion: Policy ENV6 applies at application stage: development of best and most versatile agricultural land (Grades 1, 2 and 3a) is permitted only where land of poorer quality is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3, and topsoil and subsoil must be stripped, stored, protected and reused. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-/?	-/?	O	I	P	Local	Medium	Medium	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The SHELAA for both parts of the site scored positively for utilities as there are no identified constraints. The policy acknowledges that significant statutory reinforcements to water and wastewater infrastructure will be required and requires evidence of adequate capacity, or the reinforcement needed, before development. The policy has a negative but uncertain effect in the short and medium term while upgrades are secured for development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Increased demand generated by development, with effects dependent on the timely delivery of the required infrastructure upgrades and capacity improvements. Synergistic effects: The combination of water efficiency measures and infrastructure upgrades could help offset increased demand from development, although the extent to which this is achieved will depend on the capacity secured through the delivery process.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	-	-	D	T	Local	High	High	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy is allocated for accommodation for Travelling Showpeople, with up to 50 plots in accordance with Policy HS7. The SHELAA for both parts of the site scored positively for utilities as there are no identified constraints. The policy has mixed effects in the short term as construction will generate waste in the short term, managed through established waste management requirements, while the policy requires the extraction of any viable mineral resources. The policy has negative effects in the medium and long term, as the occupied plots will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Cumulative effects: The requirement for prior extraction of viable minerals supports the efficient use of finite natural resources before development takes place. Increased waste arisings will also combine with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Mineral safeguarding and construction waste management measures could maximise resource recovery and minimise the unnecessary loss of materials during the development process.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

C.3.2 Reasonable alternatives

Long-term (10 years and over) scores from each assessment in this section, for read-across between the alternatives.

Objective	Housing sites					Employment sites		Mixed use site
	C.3.2.1 379 West Pennine Village Site C	C.3.2.2 379 with 402 and 403 (joint)	C.3.2.3 378 Hermon Bank Farm	C.3.2.4 378 with 385 and 427 (joint)	C.3.2.5 374 West of Dicconson Lane (housing)	C.3.2.6 374 West of Dicconson Lane (employment)	C.3.2.7 449 Southwest of Junction 4 (employment)	C.3.2.8 377 Health Innovation Bolton as promoted
1 Health and Wellbeing	-	-	-/?	-/?	-/?	-/?	O	++
2 Housing	++	++	+	+	++	O	O	++
3 Promoting Strong, Safe and Inclusive Communities	+/-	+/-	+/?	+/?	+/?	+/?	+/?	+
4 Education and Lifelong Learning	?	?	?	?	?	?	?	++
5 Local Economy and Employment	O	O	O	O	O	++	+	++
6 Sustainable Transport and Reducing the Need to Travel	-	-	-	-	--	--	-	+/?
7 Renewable Energy and Decarbonisation	+/?	+/?	?	?	+/?	+/?	?	+/?
8 Adapting to our Changing Climate	?	?	?	?	?	?	?	+/?
9 Biodiversity Infrastructure (Green and Blue)	--	--	-	-	-/?	-/?	-/?	+/-
10 Landscape and Townscape	-/?	-/?	-	-	-/?	-/?	-/?	+/-
11 Heritage	-/?	-/?	-/?	-/?	O	O	O	?
12 Air Quality	-/?	-/?	-	-	-/?	-/?	-/?	+/-
13 Land and Soil Quality	-	-	-	-	-	-	-	-
14 Water Resources	+/?	+/?	?	?	+/?	+/?	?	O
15 Waste Minimisation	+/?	+/?	?	?	+/?	+/?	?	-

C.3.2.1 Site 379 West Pennine Village Site C

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site includes Rumworth Lodge Reservoir, a valued local ecological asset that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. 26.7% of adults in Bolton are physically inactive and therefore this provides a vital recreational space to encourage movement. The site has negative effects as, residential development is likely to result in the loss of public access to this green, open space, reducing opportunities for outdoor recreation and adversely affecting community health and wellbeing through the loss of a resource that supports both physical activity and mental wellbeing. Cumulative effects: The loss of Rumworth Lodge Reservoir, alongside other Green Belt releases and development proposals, could cumulatively reduce access to green space and opportunities for recreation, with potential adverse effects on community health and wellbeing. Synergistic effects: The combined loss of accessible green space, recreational opportunities and natural environments may interact to amplify adverse effects on physical health, mental wellbeing and quality of life.

Proposed Mitigation: To comply with Purpose B of national Green Belt policy, the developer for the site proposed a green corridor, which would encourage continued active movement through the site is active travel routes were to be sensitively incorporated. The alternative site could make a more explicit effort to protect and enhance remaining accessible green space, retain and improve public access where possible, and provide new high-quality green infrastructure and recreational opportunities within the development to support physical health and mental wellbeing.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on health and wellbeing identified in the commentary would potentially remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Bolton has persistently under-delivered against its housing targets since 2008/09. The site has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities.									
Proposed Mitigation: The alternative site should ensure provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very positive effect on housing supply would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site has mixed effects. It has positive effects through the delivery of a substantial number of new homes in an existing residential area which would support the creation of a new residential community, and present opportunities for cohesion with neighbouring communities. However, development would result in the loss of access to Rumworth Lodge Reservoir, a valued recreational and natural asset, which could reduce opportunities for social interaction. Whilst there is a train station 800m north of the site, connectivity is limited. Cumulative effects: Multiple housing allocations could cumulatively increase pressure on local services and reduce accessibility to green spaces, with adverse effects on inclusion, connectivity and wellbeing. Synergistic effects: The site's relatively poor connectivity combined with the loss of an accessible recreational asset may amplify adverse effects on social inclusion, access to opportunities and community cohesion.									
Proposed Mitigation: The alternative site should improve connectivity through high-quality active travel links, and incorporating inclusive, well-designed public open spaces that promote community interaction.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effects on communities identified in the commentary are mixed. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site has uncertain effects as whilst the site is located in close proximity to educational facilities, including Ladybridge High School to the east, it is unclear whether existing schools and other educational infrastructure have sufficient capacity to accommodate the additional demand generated by the proposed development. As a result, the extent to which the development could support access to education services cannot be determined at this stage. Cumulative effects: Multiple housing allocations could cumulatively increase demand for school places and education infrastructure, potentially placing additional pressure on existing educational facilities. Synergistic effects: The delivery of new housing alongside other allocations could support investment in education infrastructure and services, helping to improve access to educational opportunities for existing and future residents.									
Proposed Mitigation: The alternative site should ensure sufficient education capacity is provided through the timely expansion of existing schools or delivery of new education infrastructure, supported by developer contributions where required.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. In Bolton, over half of short journeys are made by car. The site is located adjacent to the A58 (Beaumont Road), which lies to the eastern boundary, and off the M61 to the south. Whilst Lostock Train Station is situated 800m north of the site, there is limited additional public and active transport connectivity. The site has negative effects as it reinforces car-dependency, particularly as the motorway and A-road creates severance that could restrict safe movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes. Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.

Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on sustainable transport identified in the commentary would potentially remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.

Proposed Mitigation: The alternative site should ensure energy efficiency in line with site specific requirements.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on energy and decarbonisation would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Most of the site, excluding the Reservoir itself, is in Flood Zone 1, however, the Reservoir and some areas directly adjacent are in Flood Zone 2 and 3. It is currently designated as an agricultural floodplain. Stage 2 of the SFRA showed the site would be required to pass the exception test but would likely pass. The option has uncertain effects as it cannot be guaranteed that the site would pass the exception test and it is unclear how flood risk would be mitigated. Cumulative effects: Multiple housing allocations could cumulatively increase the number of people and assets exposed to flood risk and place additional pressure on existing drainage infrastructure. Synergistic effects: Flood risk may interact with other climate change impacts, such as increased surface water runoff and extreme weather events, amplifying adverse effects on people, property and infrastructure.

Proposed Mitigation: The alternative site should seek to direct new development away from areas of highest flood risk and be supported by a site-specific flood risk assessment.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
--	--	--	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site includes Rumworth Lodge Reservoir, a Site of Biological Importance that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. The site scored amber on the SHELAA against biodiversity, meaning there are constraints which would need to be mitigated. The site has significant negative effects as residential development would likely result in the harm to, and loss of, biodiversity in and around the Reservoir, and whilst the need for mitigation has been identified, it has not been defined. Cumulative effects: Development of the site could result in the cumulative loss of habitat associated with Rumworth Lodge Reservoir, reducing biodiversity value and ecological functioning across the local area. Synergistic effects: The loss of habitat and increased disturbance associated with residential development may interact to amplify adverse effects on the wildlife supported by Rumworth Lodge Reservoir.

Proposed Mitigation: To comply with Purpose B of national Green Belt policy, the developer for the site proposed a green corridor, which would support the movement of wildlife through the site. The alternative site should seek to retain and enhance habitats associated with the reservoir where possible, provide biodiversity net gain in line with national policy, and incorporate buffers and green infrastructure to minimise disturbance to wildlife.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very negative effect on biodiversity identified in the commentary is significant, and the mitigation identified would not remove it. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site scored green on the SHELAA against townscape, meaning there were no identified constraints, however, the site includes Rumworth Lodge Reservoir, a valued local ecological asset that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. The site has negative but uncertain effects, as whilst there is no impact on townscape, residential development on open, greenfield land would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land, open views and the natural setting of Rumworth Lodge Reservoir may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.

Proposed Mitigation: The alternative site should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the reservoir setting and surrounding landscape character.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site includes Rumworth Lodge Reservoir, a Site of Biological Importance that also holds some historic significance to local residents. The site scored amber on the SHELAA against historical environment, meaning there are constraints which would need to be mitigated. The site has negative but uncertain effects as whilst there are no identified historic assets within the site itself, the Chequerbent embankment of Bolton and Leigh Scheduled Monument and Grade II Listed Hulton Park are situated within close proximity to the south of the site and could be impacted by a large development. Whilst the need for mitigation has been identified, it has not been defined.

Cumulative effects: Development of the site, alongside other Green Belt releases, could cumulatively affect the setting and appreciation of heritage assets through incremental changes to the surrounding landscape and historic character. Synergistic effects: The combined loss of openness, changes to landscape character and urbanisation associated with development may amplify adverse effects on the significance and setting of nearby heritage assets.

Proposed Mitigation: The alternative site should require a heritage impact assessment to inform site design, retain key views and landscape features that contribute to the setting of heritage assets, and incorporate appropriate buffers and design measures to conserve local historic character.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on heritage identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site is located adjacent to the A58 (Beaumont Road), which lies to the eastern boundary, and off the M61 to the south. The site scored green on the SHELAA against air quality, meaning there were no identified constraints. The site has negative but uncertain effects as whilst the site itself has no constraints, the adjacent major infrastructure reinforces car-dependency, which in turn, will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles worsens air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative site should require a site-specific Air Quality Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure, as well as the incorporation of green infrastructure and tree planting.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site is a greenfield site which includes Rumworth Lodge Reservoir. The site scored amber on the SHELAA against ground conditions and geodiversity, meaning there are constraints which would need to be mitigated. The site is currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal, as well as an agricultural flood plain. The site has negative effects as development would result in the loss of openness and greenfield land. Cumulative effects: The development of this and other greenfield sites could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land, agricultural floodplain and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The site should require an assessment and management of soil resources and agricultural land quality.

Response and Conclusion: Option C: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for water quality and consumption. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total water consumption. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: The alternative site should ensure coordination with available water supply and wastewater capacity.

Response and Conclusion: : The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on water resources would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for waste management. This level of detail would be expected to come forward later. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.

Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on waste would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

C.3.2.2 Site 379 with Sites 402 and 403, Land at Lock Lane (joint assessment)

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026. Sites 402 and 403 are assessed only as part of Site 379, as in the Topic Paper.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	I	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The sites were submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites include Rumworth Lodge Reservoir, a valued local ecological asset that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. 26.7% of adults in Bolton are physically inactive and therefore this provides a vital recreational space to encourage movement. The sites have negative effects as, residential development is likely to result in the loss of public access to this green, open space, reducing opportunities for outdoor recreation and adversely affecting community health and wellbeing through the loss of a resource that supports both physical activity and mental wellbeing. The additional land within sites 402 and 403 are affected by traffic noise from the M61 with the Topic Paper assessing them as part of Site 379. Cumulative effects: The loss of Rumworth Lodge Reservoir, alongside other Green Belt releases and development proposals, could cumulatively reduce access to green space and opportunities for recreation, with potential adverse effects on community health and wellbeing. Synergistic effects: The combined loss of accessible green space, recreational opportunities and natural environments may interact to amplify adverse effects on physical health, mental wellbeing and quality of life.

Proposed Mitigation: To comply with Purpose B of national Green Belt policy, the developer for the sites proposed a green corridor, which would encourage continued active movement through the site is active travel routes were to be sensitively incorporated. The alternative sites could make a more explicit effort to protect and enhance remaining accessible green space, retain and improve public access where possible, and provide new high-quality green infrastructure and recreational opportunities within the development to support physical health and mental wellbeing.

Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on health and wellbeing identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. Bolton has persistently under-delivered against its housing targets since 2008/09. The sites have positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities.

Proposed Mitigation: The alternative sites should ensure provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs.

Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the very positive effect on housing supply would be foregone. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required..

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites have mixed effects. It has positive effects through the delivery of a substantial number of new homes in an existing residential area which would support the creation of a new residential community, and present opportunities for cohesion with neighbouring communities. However, development would result in the loss of access to Rumworth Lodge Reservoir, a valued recreational and natural asset, which could reduce opportunities for social interaction. Whilst there is a train station 800m north of the site, connectivity is limited. Cumulative effects: Multiple housing allocations could cumulatively increase pressure on local services and reduce accessibility to green spaces, with adverse effects on inclusion, connectivity and wellbeing. Synergistic effects: The site's relatively poor connectivity combined with the loss of an accessible recreational asset may amplify adverse effects on social inclusion, access to opportunities and community cohesion.

Proposed Mitigation: The alternative sites should improve connectivity through high-quality active travel links, and incorporating inclusive, well-designed public open spaces that promote community interaction.

Response and Conclusion:
The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the effects on communities identified in the commentary are mixed. Taking the assessment as a whole, the sites records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites have uncertain effects as whilst the site is located in close proximity to educational facilities, including Ladybridge High School to the east, it is unclear whether existing schools and other educational infrastructure have sufficient capacity to accommodate the additional demand generated by the proposed development. As a result, the extent to which the development could support access to education services cannot be determined at this stage. Cumulative effects: Multiple housing allocations could cumulatively increase demand for school places and education infrastructure, potentially placing additional pressure on existing educational facilities. Synergistic effects: The delivery of new housing alongside other allocations could support investment in education infrastructure and services, helping to improve access to educational opportunities for existing and future residents.

Proposed Mitigation: The alternative sites should ensure sufficient education capacity is provided through the timely expansion of existing schools or delivery of new education infrastructure, supported by developer contributions where required.

Response and Conclusion:
The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. In Bolton, over half of short journeys are made by car. The sites are located adjacent to the A58 (Beaumont Road), which lies to the eastern boundary, and off the M61 to the south. Whilst Lostock Train Station is situated 800m north of the site, there is limited additional public and active transport connectivity. The sites have negative effects as it reinforces car-dependency, particularly as the motorway and A-road creates severance that could restrict safe movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes. Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.									
Proposed Mitigation: The alternative sites should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.									
Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on sustainable transport identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites have positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.									
Proposed Mitigation: The alternative sites should ensure energy efficiency in line with site specific requirements.									
Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on energy and decarbonisation would be foregone. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. Most of the sites, excluding the Reservoir itself, is in Flood Zone 1, however, the Reservoir and some areas directly adjacent are in Flood Zone 2 and 3. It is currently designated as an agricultural floodplain. Stage 2 of the SFRA showed the site would be required to pass the exception test but would likely pass. The sites have uncertain									

effects as it cannot be guaranteed that the site would pass the exception test and it is unclear how flood risk would be mitigated. Cumulative effects: Multiple housing allocations could cumulatively increase the number of people and assets exposed to flood risk and place additional pressure on existing drainage infrastructure. Synergistic effects: Flood risk may interact with other climate change impacts, such as increased surface water runoff and extreme weather events, amplifying adverse effects on people, property and infrastructure.

Proposed Mitigation: The alternative sites should seek to direct new development away from areas of highest flood risk and be supported by a site-specific flood risk assessment.

Response and Conclusion: The mitigation is addressed to development of the site, which are not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
--	--	--	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The site includes Rumworth Lodge Reservoir, a Site of Biological Importance that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. The sites scored amber on the SHELAA against biodiversity, meaning there are constraints which would need to be mitigated. The sites have significant negative effects as residential development would likely result in the harm to, and loss of, biodiversity in and around the Reservoir, and whilst the need for mitigation has been identified, it has not been defined. Cumulative effects: Development of the site could result in the cumulative loss of habitat associated with Rumworth Lodge Reservoir, reducing biodiversity value and ecological functioning across the local area. Synergistic effects: The loss of habitat and increased disturbance associated with residential development may interact to amplify adverse effects on the wildlife supported by Rumworth Lodge Reservoir.

Proposed Mitigation: To comply with Purpose B of national Green Belt policy, the developer for the sites proposed a green corridor, which would support the movement of wildlife through the site. The alternative sites should seek to retain and enhance habitats associated with the reservoir where possible, provide biodiversity net gain in line with national policy, and incorporate buffers and green infrastructure to minimise disturbance to wildlife.

Response and Conclusion: The mitigation is addressed to development of the site, which are not allocated or identified for development in the Plan. In sustainability terms, the very negative effect on biodiversity identified in the commentary is significant, and the mitigation identified would not remove it. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites scored green on the SHELAA against townscape, meaning there were no identified constraints, however, the site includes Rumworth Lodge Reservoir, a valued local ecological asset that provides habitat for wildlife and supports recreational activities such as birdwatching, walking and fishing. The sites have negative but uncertain effects, as whilst there is no impact on townscape, residential development on open, greenfield land would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land, open views and the natural setting of Rumworth Lodge Reservoir may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.

Proposed Mitigation: The alternative sites should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the reservoir setting and surrounding landscape character.

Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites include Rumworth Lodge Reservoir, a Site of Biological Importance that also holds some historic significance to local residents. The site scored amber on the SHELAA against historical environment, meaning there are constraints which would need to be mitigated. The sites have negative but uncertain effects as whilst there are no identified historic assets within the site itself, the Chequerbent embankment of Bolton and Leigh Scheduled Monument and Grade II Listed Hulton Park are situated within close proximity to the south of the site and could be impacted by a large development. Whilst the need for mitigation has been identified, it has not been defined. Cumulative effects: Development of the site, alongside other Green Belt releases, could cumulatively affect the setting and appreciation of heritage assets through incremental changes to the surrounding landscape and historic character. Synergistic effects: The combined loss of openness, changes to landscape character and urbanisation associated with development may amplify adverse effects on the significance and setting of nearby heritage assets.

Proposed Mitigation: The alternative sites should require a heritage impact assessment to inform site design, retain key views and landscape features that contribute to the setting of heritage assets, and incorporate appropriate buffers and design measures to conserve local historic character.

Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on heritage identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The site is located adjacent to the A58 (Beaumont Road), which lies to the eastern boundary, and off the M61 to the south. The sites scored green on the SHELAA against air quality, meaning there were no identified constraints. The sites have negative but uncertain effects as whilst the site itself has no constraints, the adjacent major infrastructure reinforces car-dependency, which in turn, will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles worsens air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative site should require a site-specific Air Quality Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure, as well as the incorporation of green infrastructure and tree planting.

Response and Conclusion: The mitigation is addressed to development of the site, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites are is greenfield sites which includes Rumworth Lodge Reservoir. The sites scored amber on the SHELAA against ground conditions and geodiversity, meaning there are constraints which would need to be mitigated. The sites are currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal, as well as an agricultural flood plain. The sites have negative effects as development would result in the loss of openness and greenfield land. Cumulative effects: The development of these and other greenfield sites could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land, agricultural floodplain and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The sites should require an assessment and management of soil resources and agricultural land quality.

Response and Conclusion: The mitigation is addressed to development of the site, which are not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites have positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for water quality and consumption. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total water consumption. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.									
Proposed Mitigation: The alternative sites should ensure coordination with available water supply and wastewater capacity.									
Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the positive and uncertain effect on water resources would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The site was submitted through the Call for Sites process for residential development, with an indicative capacity of 1,850 dwellings, although it has the potential to accommodate up to 2,393 dwellings. Sites 402 and 403 add about 180 homes with green and recreation space on land either side of Lock Lane. The sites have positive but uncertain effects, as the SHELAA scored the sites positively for utilities as there are no constraints, however, it does not set out site-specific requirements for waste management. This level of detail would be expected to come forward later. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.									
Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.									
Response and Conclusion: The mitigation is addressed to development of the sites, which are not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on waste would be foregone. Taking the assessment as a whole, the sites record significant adverse long-term effects on biodiversity, with further adverse effects on health and wellbeing, sustainable transport, landscape and townscape, heritage. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

C.3.2.3 Site 378 Hermon Bank Farm

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site is mostly greenfield, agricultural land. There are a number of farm buildings in the northeast and a small industrial site in the northwest, and it contains a handful of walking routes. 26.7% of adults in Bolton are physically inactive. The site has negative but uncertain effects as residential development, albeit small, is likely to result in the loss of this greenfield land and its walking routes that support both physical activity and mental wellbeing, unless mitigation which enhances these assets is provided. Cumulative effects: The loss of greenfield land, alongside other Green Belt releases and development proposals, could cumulatively reduce access to opportunities to improve physical health and wellbeing. Synergistic effects: The combined reduction in access to natural environments and increased urbanisation of the area may diminish opportunities for healthy living and adversely affect the wellbeing of existing and future residents.									
Proposed Mitigation: The alternative site could make a more explicit effort to protect and enhance remaining accessible green space, retain and improve public access where possible, and provide new high-quality green infrastructure and recreational opportunities within the development to support physical health and mental wellbeing.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative and uncertain effect on health and wellbeing depends on mitigation that is not secured. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Bolton has persistently under-delivered against its housing targets since 2008/09. The site has positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities.									
Proposed Mitigation: The alternative site should ensure provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive effect on housing supply would be foregone. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has positive but uncertain effects, as the delivery of new homes would support the creation of a new residential community, and present opportunities for cohesion with neighbouring communities, however, this cannot be guaranteed. Public transport connectivity around the site is also limited, limiting equal access to local services and facilities. Cumulative effects: Multiple housing allocations could cumulatively increase pressure on local services and reduce accessibility to green spaces, with adverse effects on inclusion, connectivity and wellbeing. Synergistic effects: Increased pressure on local services, facilities and infrastructure if additional capacity is not provided alongside development.									
Proposed Mitigation: The alternative site should improve connectivity through high-quality active travel links, and incorporating inclusive, well-designed public open spaces that promote community interaction.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on communities would be foregone. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has uncertain effects as whilst the site is located in close proximity to educational facilities, including Heathridge Primary School to the east, it is unclear whether existing schools and other educational infrastructure have sufficient capacity to accommodate the additional demand generated by the proposed development. As a result, the extent to which the development could support access to education services cannot be determined at this stage. Cumulative effects: Multiple housing allocations could cumulatively increase demand for school places and education infrastructure, potentially placing additional pressure on existing educational facilities. Synergistic effects: The delivery of new housing alongside other allocations could support investment in education infrastructure and services, helping to improve access to educational opportunities for existing and future residents.									
Proposed Mitigation: The alternative site should ensure sufficient education capacity is provided through the timely expansion of existing schools or delivery of new education infrastructure, supported by developer contributions where required.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. In Bolton, over half of short journeys are made by car. The site is located adjacent to the A58 (Beaumont Road), which lies to the north, and off the M61, which lines the southern boundary. Whilst Lostock Train Station is situated less than 2km north of the site, there is limited additional public and active transport connectivity. The site has negative effects as it reinforces car-dependency, particularly as the motorway and A-road creates severance that could restrict safe movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes. Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.									
Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on sustainable transport identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has uncertain effects as it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure; however, this level of detail is expected to come forward later. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.									
Proposed Mitigation: The alternative site should ensure energy efficiency in line with site specific requirements.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on energy and decarbonisation is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has uncertain effects as the site is in Flood Zone 1, however, development would result in the loss of greenfield agricultural land and could reduce the natural flood storage function of the floodplain. If not appropriately mitigated, development may increase pressure on drainage infrastructure and expose future residents to climate-related flood risks, while also resulting in the irreversible loss of agricultural land resources. Cumulative effects: Multiple housing allocations could cumulatively increase the number of people and assets exposed to flood risk and place additional pressure on existing									

drainage infrastructure. Synergistic effects: The combined loss of agricultural land and development within the floodplain could increase pressure on water management systems, reduce climate resilience and result in the permanent loss of land resources, amplifying adverse effects beyond those associated with either issue in isolation

Proposed Mitigation: The alternative site should seek to incorporate Sustainable Drainage Systems (SuDS) and measures to protect soil resources, while minimising the loss of agricultural land and directing development to the least sensitive parts of the site.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Whilst the site does not have any biodiversity designations, it is greenfield land with grassland, large areas of woodland, a pond, and Knutshaw Brook, all of which are likely to house wildlife. The site has negative effects as residential development would likely result in the harm to, and loss of, biodiversity and mitigation has not been identified. Cumulative effects: The development of this site alongside other housing allocations could contribute to the cumulative loss and fragmentation of greenfield habitats across the borough, reducing overall biodiversity value, ecological connectivity and ecosystem resilience. Synergistic effects: The loss of grassland, woodland, the pond and habitats associated with Knutshaw Brook may interact to create greater ecological effects than the loss of any individual habitat alone.

Proposed Mitigation: The alternative site should seek to retain and enhance existing woodland and habitats associated with Knutshaw Brook, incorporate habitat buffers and green corridors, and deliver biodiversity net gain in line with national policy.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on biodiversity identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has negative effects, as residential development on open, greenfield land would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land and open views may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.

Proposed Mitigation: The alternative site should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the setting and surrounding landscape character.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has negative but uncertain effects as whilst there are no identified historic assets within the site itself, the Chequerbent embankment of Bolton and Leigh

Scheduled Monument and Grade II Listed Hulton Park are situated within close proximity to the south of the site and could be impacted by a large development. Mitigation has not been identified. Cumulative effects: Development of the site, alongside other Green Belt releases, could cumulatively affect the setting and appreciation of heritage assets through incremental changes to the surrounding landscape and historic character. Synergistic effects: The combined loss of openness, changes to landscape character and urbanisation associated with development may amplify adverse effects on the significance and setting of nearby heritage assets.

Proposed Mitigation: The alternative site should require a heritage impact assessment to inform site design, retain key views and landscape features that contribute to the setting of heritage assets, and incorporate appropriate buffers and design measures to conserve local historic character.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on heritage identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site is located adjacent to the A58 (Beaumont Road), which lies to the north, and off the M61, which lines the southern boundary. Whilst Lostock Train Station is situated less than 2km north of the site, there is limited additional public and active transport connectivity. The site has negative effects as it reinforces car-dependency, which in turn, will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles worsens air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site is currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal, as well as an agricultural flood plain. The site has negative effects as development would result in the loss of openness and greenfield land. The site is a former opencast mine which was infilled during the early 1990s with 80% household waste, and has therefore been identified as a site of potential contamination which would need to be assessed and mitigated. Cumulative effects: The development of this and other greenfield sites could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land, agricultural floodplain and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The site should require an assessment and management of soil resources and agricultural land quality. The alternative site should also require an assessment and remediation of potential contamination.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has uncertain effects as it does not set out site-specific requirements for water quality and consumption; however, this level of detail is expected to come forward later. Cumulative effects: Increased population raises total water consumption. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.
Proposed Mitigation: The alternative site should ensure coordination with available water supply and wastewater capacity.
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on water resources is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. The site has uncertain effects, as it does not set out site-specific requirements for waste management, however, this level of detail is expected to come forward later. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.									
Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on waste is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

C.3.2.4 Site 378 with Sites 385 Rear of Tavern Fayre and 427 West Pennine Villages Site D (joint assessment)

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026. Sites 385 and 427 are assessed only as part of Site 378, as in the Topic Paper.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites are mostly greenfield, agricultural land. There are a number of farm buildings in the northeast and a small industrial site in the northwest, and it contains a handful of walking routes. 26.7% of adults in Bolton are physically inactive. The sites have negative but uncertain effects as residential development, albeit small, is likely to result in the loss of this greenfield land and its walking routes that support both physical activity and mental wellbeing, unless mitigation which enhances these assets is provided. Cumulative effects: The loss of greenfield land, alongside other Green Belt releases and development proposals, could cumulatively reduce access to opportunities to improve physical health and wellbeing. Synergistic effects: The combined reduction in access to natural environments and increased urbanisation of the area may diminish opportunities for healthy living and adversely affect the wellbeing of existing and future residents.									
Proposed Mitigation: The alternative sites could make a more explicit effort to protect and enhance remaining accessible green space, retain and improve public access where possible, and provide new high-quality green infrastructure and recreational opportunities within the development to support physical health and mental wellbeing.									
Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on health and wellbeing identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. Bolton has persistently under-delivered against its housing targets since 2008/09. The sites have positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities.
Proposed Mitigation: The alternative sites should ensure provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs.
Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the positive effect on housing supply would be foregone. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have positive but uncertain effects, as the delivery of new homes would support the creation of a new residential community, and present opportunities for cohesion with neighbouring communities, however, this cannot be guaranteed. Public transport connectivity around the site is also limited, limiting equal access to local services and facilities. Cumulative effects: Multiple housing allocations could cumulatively increase pressure on local services and reduce accessibility to green spaces, with adverse effects on inclusion, connectivity and wellbeing. Synergistic effects: Increased pressure on local services, facilities and infrastructure if additional capacity is not provided alongside development.									
Proposed Mitigation: The alternative sites should improve connectivity through high-quality active travel links, and incorporating inclusive, well-designed public open spaces that promote community interaction.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on communities would be foregone. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have uncertain effects as whilst the site is located in close proximity to educational facilities, including Heathridge Primary School to the east, it is unclear whether existing schools and other educational infrastructure have sufficient capacity to accommodate the additional demand generated by the proposed development. As a result, the extent to which the development could support access to education services cannot be determined at this stage. Cumulative effects: Multiple housing allocations could cumulatively increase demand for school places and education infrastructure, potentially placing additional pressure on existing educational facilities. Synergistic effects: The delivery of new housing alongside other allocations could support investment in education infrastructure and services, helping to improve access to educational opportunities for existing and future residents.									
Proposed Mitigation: The alternative sites should ensure sufficient education capacity is provided through the timely expansion of existing schools or delivery of new education infrastructure, supported by developer contributions where required.									
Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area; the Topic Paper assesses them only as part of Site 378.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. In Bolton, over half of short journeys are made by car. The sites are located adjacent to the A58 (Beaumont Road), which lies to the north, and off the M61, which lines the southern boundary. Whilst Lostock Train Station is situated less than 2km north of the site, there is limited additional public and active transport connectivity. The site has negative effects as it reinforces car-dependency, particularly as the motorway and A-road creates severance that could restrict safe movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes. Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.

Proposed Mitigation: The alternative sites should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on sustainable transport identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have uncertain effects as it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure; however, this level of detail is expected to come forward later. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale

Proposed Mitigation: The alternative sites should ensure energy efficiency in line with site specific requirements.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on energy and decarbonisation is uncertain on the evidence available. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have uncertain effects as the site is in Flood Zone 1, however, development would result in the loss of greenfield agricultural land and could reduce the natural flood storage function of the floodplain. If not appropriately mitigated, development may increase pressure on drainage infrastructure and expose future residents to climate-related flood risks, while also resulting in the irreversible loss of agricultural land resources. Cumulative effects: Multiple housing allocations could cumulatively increase

the number of people and assets exposed to flood risk and place additional pressure on existing drainage infrastructure. Synergistic effects: The combined loss of agricultural land and development within the floodplain could increase pressure on water management systems, reduce climate resilience and result in the permanent loss of land resources, amplifying adverse effects beyond those associated with either issue in isolation

Proposed Mitigation: The alternative sites should seek to incorporate Sustainable Drainage Systems (SuDS) and measures to protect soil resources, while minimising the loss of agricultural land and directing development to the least sensitive parts of the site.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. On the assessment alone, the site's sustainability performance would not in itself rule it out, and the housing it would provide is met through the Plan's allocations; the Council's reasons for not selecting the site are in the Site Selection and Green Belt Topic Paper 2026. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. Whilst the sites do not have any biodiversity designations, it is greenfield land with grassland, large areas of woodland, a pond, and Knutshaw Brook, all of which are likely to house wildlife. The sites have negative effects as residential development would likely result in the harm to, and loss of, biodiversity and mitigation has not been identified. Cumulative effects: The development of this site alongside other housing allocations could contribute to the cumulative loss and fragmentation of greenfield habitats across the borough, reducing overall biodiversity value, ecological connectivity and ecosystem resilience. Synergistic effects: The loss of grassland, woodland, the pond and habitats associated with Knutshaw Brook may interact to create greater ecological effects than the loss of any individual habitat alone.

Proposed Mitigation: The alternative sites should seek to retain and enhance existing woodland and habitats associated with Knutshaw Brook, incorporate habitat buffers and green corridors, and deliver biodiversity net gain in line with national policy.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on biodiversity identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have negative effects, as residential development on open, greenfield land would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land and open views may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.

Proposed Mitigation: The alternative sites should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the setting and surrounding landscape character.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have negative but uncertain effects as whilst there are no identified historic assets within the site itself, the Chequerbent embankment of Bolton and Leigh Scheduled Monument and Grade II Listed Hulton Park are situated within close proximity to the south of the site and could be impacted by a large development. Mitigation has not been identified. Cumulative effects: Development of the site, alongside other Green Belt releases, could cumulatively affect the setting and appreciation of heritage assets through incremental changes to the surrounding landscape and historic character. Synergistic effects: The combined loss of openness, changes to landscape character and urbanisation associated with development may amplify adverse effects on the significance and setting of nearby heritage assets.

Proposed Mitigation: The alternative sites should require a heritage impact assessment to inform site design, retain key views and landscape features that contribute to the setting of heritage assets, and incorporate appropriate buffers and design measures to conserve local historic character.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on heritage identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites are located adjacent to the A58 (Beaumont Road), which lies to the north, and off the M61, which lines the southern boundary. Whilst Lostock Train Station is situated less than 2km north of the site, there is limited additional public and active transport connectivity. The site has negative effects as it reinforces car-dependency, which in turn, will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles worsens air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative sites should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites are currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal, as well as an agricultural flood plain. The sites have negative effects as development would result in the loss of openness and greenfield land. The site is a former opencast mine which was infilled during the early 1990s with 80% household waste and has therefore been identified as a site of potential contamination which would need to be assessed and mitigated. Cumulative effects: The development of this and other greenfield sites could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land, agricultural floodplain and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The alternative sites should require an assessment and management of soil resources and agricultural land quality. The alternative site should also require an assessment and remediation of potential contamination.

Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have uncertain effects as it does not set out site-specific requirements for water quality and consumption; however, this level of detail is expected to come forward later. Cumulative effects: Increased population raises total water consumption. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.									
Proposed Mitigation: The alternative sites should ensure coordination with available water supply and wastewater capacity.									
Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on water resources is uncertain on the evidence available. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The site was submitted for residential use to the call for sites for 300 homes and later submitted to the part 23 regulation 18 consultation for 400 homes, however, the area the developer proposes for housing is significantly smaller than the site boundary as a whole. Sites 385 and 427 add land adjoining Hermon Bank Farm in the Hulton Park character area. The sites have uncertain effects, as it does not set out site-specific requirements for waste management, however, this level of detail is expected to come forward later. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions. .									
Proposed Mitigation: The alternative sites should ensure coordination with waste management operators to minimise waste generation.									
Response and Conclusion: The mitigation is addressed to development of the sites, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on waste is uncertain on the evidence available. Taking the assessment as a whole, the sites record no significant adverse long-term effects, although adverse effects are identified on health and wellbeing, sustainable transport, biodiversity, landscape and townscape. As the sites have not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required									

C.3.2.5 Site 374 Brinsop Hall Farm West of Dicconson Lane (housing use)

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026. The site was promoted for housing as well as employment; the housing use is appraised here on that basis.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site is mostly greenfield, agricultural land. There are a number of farm buildings throughout the site, and it contains a handful of walking routes. 26.7% of adults in Bolton are physically inactive. The site has negative but uncertain effects as residential development is likely to result in the loss of this greenfield land and its walking routes that support both physical activity and mental wellbeing, unless mitigation which enhances these assets is provided. Cumulative effects: The loss of greenfield land, alongside other Green Belt releases and development proposals, could cumulatively reduce access to opportunities to improve physical health and wellbeing. Synergistic effects: The combined reduction in access to natural environments and increased urbanisation of the area may diminish opportunities for healthy living and adversely affect the wellbeing of existing and future residents.									
Proposed Mitigation: The alternative site could make a more explicit effort to protect and enhance remaining accessible green space, retain and improve public access where possible, and provide new high-quality green infrastructure and recreational opportunities within the development to support physical health and mental wellbeing.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on health and wellbeing identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. Bolton has persistently under-delivered against its housing targets since 2008/09. The site has positive/very positive effects as this will help to provide appropriate accommodation for both current and future residents of the Borough. However, the level, type and tenure of affordable housing delivered will depend on site-specific factors such as location, constraints, and viability, as well as what individual developers are able to bring forward through the planning process. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: The combined delivery of housing across allocated sites could enhance housing choice and affordability, helping to meet identified housing needs and support sustainable communities.

Proposed Mitigation: The alternative site should ensure provision of affordable housing, including tenure expectations and the mix of dwelling types needed to meet identified local needs.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very positive effect on housing supply would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required..

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has positive but uncertain effects, as the delivery of new homes would support the creation of a new residential community, particularly in an area which currently has limited residential development, however, this cannot be guaranteed. Public transport connectivity around the site is also limited, limiting equal access to local services and facilities. Cumulative effects: Multiple housing allocations could cumulatively increase pressure on local services and reduce accessibility to green spaces, with adverse effects on inclusion, connectivity and wellbeing. Synergistic effects: Increased pressure on local services, facilities and infrastructure if additional capacity is not provided alongside development.

Proposed Mitigation: The alternative site should improve connectivity through high-quality active travel links, and incorporating inclusive, well-designed public open spaces that promote community interaction.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on communities would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has uncertain effects as whilst the site is located in close proximity to educational facilities, including Heaton Dene Day Nursey to the north, it is unclear whether existing schools and other educational infrastructure have sufficient capacity to accommodate the additional demand generated by the proposed development. As a result, the extent to which the development could support access to education services cannot be determined at this stage. Cumulative effects: Multiple housing allocations could cumulatively increase demand for school places and education infrastructure, potentially placing additional pressure on existing educational facilities. Synergistic effects: The delivery of new housing alongside other allocations could support investment in education infrastructure and services, helping to improve access to educational opportunities for existing and future residents.

Proposed Mitigation: The alternative site should ensure sufficient education capacity is provided through the timely expansion of existing schools or delivery of new education infrastructure, supported by developer contributions where required.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
--	--	--	D	P	Local/Regional	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site is located adjacent to the A6 (Chorley Road), which lies just outside of the site to the northeast, and off the M61, further in the northeast. Whilst Horwich Parkway train station is situated 1km northeast of the site, the M61 creates severance and there is limited additional public and active transport connectivity; the site only has a public transport accessibility level of 2 and a connectivity score of 51. In Bolton, over half of short journeys are made by car. The site has significant negative effects as it reinforces car-dependency, particularly as the motorway and A-road creates severance that could restrict safe movement, making walking and cycling less viable and reducing the attractiveness of low-carbon modes. Cumulative effects: Reinforce reliance on private vehicles and slowing uptake of sustainable modes. Synergistic effects: Make sustainable travel less viable and encourage high-carbon transport behaviours.									
Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure.									
Response and Conclusion: : The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very negative effect on sustainable transport identified in the commentary is significant, and the mitigation identified would not remove it. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Medium	Uncertain	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total energy consumption. Synergistic effects: Dense development enables district heating, shared renewables, and smart grids that are only viable at scale.									
Proposed Mitigation: The alternative site should ensure energy efficiency in line with site specific requirements.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on energy and decarbonisation would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has uncertain effects as the site is in Flood Zone 1, however, development would result in the loss of greenfield agricultural land and could reduce the natural flood storage function of the floodplain. If not appropriately mitigated, development may increase pressure on drainage infrastructure and expose future residents to climate-related flood risks, while also resulting in									

the irreversible loss of agricultural land resources. Cumulative effects: Multiple housing allocations could cumulatively increase the number of people and assets exposed to flood risk and place additional pressure on existing drainage infrastructure. Synergistic effects: The combined loss of agricultural land and development within the floodplain could increase pressure on water management systems, reduce climate resilience and result in the permanent loss of land resources, amplifying adverse effects beyond those associated with either issue in isolation

Proposed Mitigation: The alternative site should seek to incorporate Sustainable Drainage Systems (SuDS) and measures to protect soil resources, while minimising the loss of agricultural land and directing development to the least sensitive parts of the site.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site scored green on the SHELAA against biodiversity as there were no identified constraints, however, as it is greenfield land, it's likely to house wildlife. The site has negative but uncertain effects as whilst there are no identified designations or constraints, residential development would likely result in the harm to, and loss of, existing biodiversity and mitigation has not been identified. Cumulative effects: In combination with other proposed allocations across Bolton, development of this greenfield site could contribute to the cumulative loss and fragmentation of habitats, resulting in a gradual reduction in biodiversity across the borough. Synergistic effects: Where habitat loss interacts with increased urbanisation and disturbance from new development, there will be greater impacts on wildlife than from the site alone.

Proposed Mitigation: The alternative site should seek to retain and enhance existing wildlife, incorporate habitat buffers and green corridors, and deliver biodiversity net gain in line with national policy.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on biodiversity identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site scored green on the SHELAA against townscape, meaning there were no identified constraints, however, the site is greenfield land. The site has negative but uncertain effects, as whilst there is no impact on townscape, residential development on open, greenfield land would erode local landscape character, and diminish key views, particularly where new built form compounds the existing dominance of major infrastructure. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land and open views may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.

Proposed Mitigation: The alternative site should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the setting and surrounding landscape character.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local/Regional	Low	High	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site is located adjacent to the A6 (Chorley Road), which lies just outside of the site to the northeast, and off the M61, further in the northeast. The site scored green on the SHELAA against air quality, meaning there were no identified constraints. The site has negative but uncertain effects as whilst the site itself has no constraints, the adjacent major infrastructure reinforces car-dependency, which in turn, will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles worsens air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative site should require a site-specific Air Quality Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure, as well as the incorporation of green infrastructure and tree planting.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site scored amber on the SHELAA against ground conditions, meaning there are constraints which would need to be mitigated. The site is currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal. The site has negative effects as development would result in the loss of openness and greenfield land. Cumulative effects: The development of this and other greenfield sites could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The site should require an assessment and management of soil resources and agricultural land quality.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for water quality and consumption. This level of detail is expected to come forward later. Cumulative effects: Increased population raises total water consumption. Synergistic effects: Co-ordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: The alternative site should ensure coordination with available water supply and wastewater capacity.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on water resources would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and

townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The site was submitted through the call for sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's local plan, with a capacity of up to 1000 dwellings, however the developer was also open to the site being allocated for employment use as an alternative. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for waste management. This level of detail is expected to come forward later. Cumulative effects: More residents will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives, and district-scale waste solutions.

Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on waste would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

C.3.2.6 Site 374 Brinsop Hall Farm West of Dicconson Lane (employment use)

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	Medium	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site is currently in agricultural use, is sloping and contains a network of public rights of way. 26.7% of adults in Bolton are physically inactive. The site has negative but uncertain effects as employment development is likely to result in the loss of this greenfield land and its public rights of way that support both physical activity and mental wellbeing, unless mitigation which retains and enhances these routes is provided. Cumulative effects: The loss of greenfield land, alongside the West of Wingates allocation and other Green Belt releases, could cumulatively reduce access to opportunities to improve physical health and wellbeing. Synergistic effects: The combined reduction in access to natural environments and increased urbanisation of the area may diminish opportunities for healthy living and adversely affect the wellbeing of existing residents.

Proposed Mitigation: The alternative site could make a more explicit effort to retain and improve public rights of way through the site and provide green infrastructure within the development to support physical health and mental wellbeing.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on health and wellbeing identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site is located more than a 15-minute walk from any of the 10 per cent most deprived Super Output Areas in England, and there is therefore limited evidence of potential or need for regeneration within the vicinity of the site. Public transport access to the site is poor. The site has positive but uncertain effects, as the attractiveness of this location for investment could contribute to regeneration within the wider Bolton area by attracting a higher quality employment offer to the strategic employment growth areas, however, this cannot be guaranteed. Cumulative effects: Employment development at the site, alongside the West of Wingates allocation, could cumulatively increase job opportunities in the area. Synergistic effects: Poor public transport access combined with the limited need for regeneration in the vicinity may limit the extent to which new jobs benefit the communities in greatest need.									
Proposed Mitigation: The alternative site should improve connectivity through high-quality active travel links and public transport.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on communities would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site has uncertain effects as employment use could result in education and training opportunities, however, this is highly dependent on the individual employer and what they are able to offer. As a result, the extent to which the development could support skills and learning cannot be determined at this stage. Cumulative effects: Employment development alongside other employment allocations could cumulatively increase demand for skills and training in the area. Synergistic effects: Employment growth combined with training linked to local employers could help improve access to skills and better jobs for existing residents.									
Proposed Mitigation: The alternative site should secure training and apprenticeship opportunities with future employers.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. Bolton supports around 11,700 active businesses. The site is near Junction 6 of the M61 and directly northwest of the employment allocation at West of Wingates in Places for Everyone, and Chequerbent Industrial Estate and the M61 logistics parks are within 2km. The site has a strong strategic location with direct access to the strategic road network. The site has neutral effects in the short term, as delivery is identified for the medium term and requires release from the Green Belt, and very positive effects in the medium and long term, as it would provide approximately 175,000 sqm of employment floorspace. The site is identified as a long-term option following completion of the West of Wingates allocation. Cumulative effects: Contribution to borough-wide employment land supply alongside the West of Wingates allocation and other employment allocations. Synergistic effects: Clustering with the West of Wingates allocation, Chequerbent Industrial Estate and the M61 logistics parks could strengthen the local economy, increase job opportunities and support inward investment.									
Proposed Mitigation: The alternative site should be phased to follow completion of the West of Wingates allocation.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very positive effect on the local economy would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
--	--	--	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. In Bolton, over half of short journeys are made by car. Road access to the site is from the A6 and the site is near Junction 6 of the M61. The site is more than 800m from a local centre and more than 1600m from a rail station, public transport access is poor, and the site has a public transport accessibility level of 3 and a connectivity score of 66. The site has significant negative effects as travel to and from the site is likely to be car dependent, and a significant amount of employment development is already proposed in this location, so the site provides further capacity pressure on Junction 6 of the M61. There are no transport investment proposals specifically associated with the site, although schemes are in development to improve active travel and public transport on the Bolton to Wigan growth corridor. Cumulative effects: Traffic from the site, alongside the employment development already proposed in this location, could reinforce reliance on private vehicles and add to capacity pressure on Junction 6 of the M61. Synergistic effects: Car dependency and limited public transport could make sustainable travel less viable and encourage high-carbon transport behaviours.

Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including capacity at Junction 6 and the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the very negative effect on sustainable transport identified in the commentary is significant, and the mitigation identified would not remove it. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site has positive but uncertain effects, as the Strategic Housing and Employment Land Availability Assessment (SHELAA) scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure. This level of detail is expected to come forward later. Cumulative effects: Increased employment floorspace raises total energy consumption. Synergistic effects: Clustered development enables shared renewables and smart grids that are only viable at scale.

Proposed Mitigation: The alternative site should ensure energy efficiency in line with site-specific requirements.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on energy and decarbonisation would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site has uncertain effects as the site is in Flood Zone 1, however, development would result in the loss of greenfield agricultural land and could reduce the natural flood storage function of the floodplain. If not appropriately mitigated, development may increase pressure on drainage infrastructure and expose future occupiers to climate-related flood risks, while also resulting in the irreversible loss of agricultural land resources. Cumulative effects: Development of the site, alongside other allocations, could cumulatively increase the number of people and assets exposed to flood risk and place additional pressure on existing drainage infrastructure. Synergistic effects: The combined loss of agricultural land and development within the floodplain could increase pressure on water management systems, reduce climate resilience and result in the permanent loss of land resources, amplifying adverse effects beyond those associated with either issue in isolation.

Proposed Mitigation: The alternative site should seek to incorporate Sustainable Drainage Systems (SuDS) and measures to protect soil resources, while minimising the loss of agricultural land and directing development to the least sensitive parts of the site.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain on the evidence available. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site scored green on the SHELAA against biodiversity as there were no identified constraints, however, as it is greenfield land, it is likely to house wildlife. The site has negative but uncertain effects as whilst there are no identified designations or constraints, employment development would likely result in harm to, and loss of, existing biodiversity, and mitigation has not been identified. Cumulative effects: In combination with the West of Wingates allocation and other proposed allocations, development of this greenfield site could contribute to the cumulative loss and fragmentation of habitats, resulting in a gradual reduction in biodiversity across the borough. Synergistic effects: Where habitat loss interacts with increased urbanisation and disturbance from new development, there will be greater impacts on wildlife than from the site alone.									
Proposed Mitigation: The alternative site should seek to retain and enhance existing wildlife, incorporate habitat buffers and green corridors, and deliver biodiversity net gain in line with national policy.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on biodiversity identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site scored green on the SHELAA against townscape, meaning there were no identified constraints, however, the site is sloping greenfield land directly northwest of the employment allocation at West of Wingates in Places for Everyone. The site is generally free of urbanised built development, its landscape remains largely unspoilt by urbanising influences located outside its boundaries. The site has negative but uncertain effects, as whilst there is no impact on townscape, employment development on open, greenfield land would erode local landscape character and diminish key views. Cumulative effects: The development of the site, alongside the West of Wingates allocation and other Green Belt releases, could cumulatively erode the rural character and openness of the landscape, resulting in a gradual change to local landscape character. Synergistic effects: The loss of Green Belt land and open views may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.									
Proposed Mitigation: The alternative site should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the setting and surrounding landscape character.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on landscape and townscape identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local/Regional	Low	High	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. Road access to the site is from the A6 and the site is near Junction 6 of the M61. The site scored green on the SHELAA against air quality, meaning there were no identified constraints. The site has negative but uncertain effects as whilst the site itself has no constraints, travel to and from the site is likely to be car dependent, which in turn will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles, alongside the employment development already proposed in this location, could worsen air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.

Proposed Mitigation: The alternative site should require a site-specific Air Quality Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure, as well as the incorporation of green infrastructure and tree planting.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on air quality identified in the commentary is uncertain and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site scored amber on the SHELAA against ground conditions, meaning there are constraints which would need to be mitigated. The site is currently designated as a Mineral Safeguarding Area for Brick and Clay and Surface Coal. The site has negative effects as development would result in the loss of openness and greenfield land. Cumulative effects: The development of this and other greenfield sites, including the West of Wingates allocation, could cumulatively increase the loss of undeveloped land. Synergistic effects: The loss of Green Belt land and safeguarded mineral resources may combine to amplify adverse effects on landscape character and the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The alternative site should require an assessment and management of soil resources and agricultural land quality.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for water quality and consumption. This level of detail would be expected to come forward later. Cumulative effects: Large-scale employment floorspace raises total water consumption. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: The alternative site should ensure coordination with available water supply and wastewater capacity.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on water resources would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Regional	Low	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The site was submitted through the Call for Sites and both Part 1 and Part 2 Regulation 18 Consultations on Bolton's Local Plan, and is assessed here for the alternative proposal of approximately 175,000 sqm of employment floorspace. The site has positive but uncertain effects, as the SHELAA scored the site positively for utilities as there are no constraints, however, it does not set out site-specific requirements for waste management. This level of detail would be expected to come forward later. Cumulative effects: More employment floorspace will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives and district-scale waste solutions.
Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on waste would be foregone. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

C.3.2.7 Site 449 Land southwest of Junction 4 of the M61, Farnworth (employment use)

Site selection outcome: Not selected. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site is within a 15-minute walk of at least one of the 10 per cent most deprived Super Output Areas in England, evidencing the need for regeneration within the vicinity, and the population within 1km of the site is over 5,000. The site is flat and bounded by the M61 to the north, the A6 to the south, Watergate Lane to the east and agricultural land to the west, and its existing landscape is heavily impacted by urban uses, including roads and buildings. The site has negative but uncertain effects as employment development is likely to result in the loss of this greenfield land and its public rights of way that support both physical activity and mental wellbeing, unless mitigation which retains and enhances these routes is provided. Cumulative effects: The loss of greenfield land and other Green Belt releases, could cumulatively reduce access to opportunities to improve physical health and wellbeing. Synergistic effects: The combined reduction in access to natural environments and increased urbanisation of the area may diminish opportunities for healthy living and adversely affect the wellbeing of existing residents.									
Proposed Mitigation: The alternative site could make a more explicit effort to retain and improve public rights of way through the site and provide green infrastructure within the development to support physical health and mental wellbeing.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative but uncertain effect on health and wellbeing identified in the commentary and depends on mitigation that is not secured. Taking the assessment as a whole, the site records significant adverse long-term effects on sustainable transport, with further adverse effects on health and wellbeing, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site is within a 15-minute walk of at least one of the 10 per cent most deprived Super Output Areas in England, evidencing the need for regeneration within the vicinity, and the population within 1km of the site is over 5,000. The site has positive but uncertain effects, as employment development could provide job opportunities within walking distance of deprived communities, however, this cannot be guaranteed. Cumulative effects: Employment development at the site, alongside									

Logistics North, could cumulatively increase job opportunities for nearby communities. Synergistic effects: Increased job opportunities within walking distance of deprived areas could support regeneration within the vicinity of the site.

Proposed Mitigation: The alternative site should support local recruitment and improve pedestrian and cycle links to nearby communities.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive but uncertain effect on communities would be foregone. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	Uncertain	Local	Medium	Uncertain	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site has uncertain effects as employment use could result in education and training opportunities, however, this is highly dependent on the individual employer and what they are able to offer. As a result, the extent to which the development could support skills and learning cannot be determined at this stage. Cumulative effects: Employment development alongside other employment allocations could cumulatively increase demand for skills and training in the area. Synergistic effects: Employment growth combined with training linked to local employers could help improve access to skills and better jobs for existing residents.

Proposed Mitigation: The alternative site should secure training and apprenticeship opportunities with future employers.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on education is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local/Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. Bolton supports around 11,700 active businesses. The site is flat and in agricultural use, with immediate access to Junction 4 of the M61 and infrastructure largely in place due to the wider Logistics North development. The site is immediately available and could be delivered in the short to medium term. The site has positive effects as it would provide additional employment land in a sought-after location with excellent connectivity to the M61. Cumulative effects: Contribution to borough-wide employment land supply alongside Logistics North and other employment allocations. Synergistic effects: Clustering with Logistics North could strengthen the local economy, increase job opportunities and support inward investment.

Proposed Mitigation: The alternative site should ensure the delivery of employment floorspace that supports local job opportunities.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the positive effect on the local economy would be foregone. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local/Regional	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. In Bolton, over half of short journeys are made by car. The site is bounded by the M61 to the north and the A6 to the south, with motorway access very nearby at Junction 4. The site is more than 800m from a local centre and more than 1600m from a rail station, and has a public transport accessibility level of 3 and a connectivity score of 60. There are footways on Salford Road but limited dedicated cycle paths, and the existing site access would require upgrading and may require signalised access. The site has negative effects as its location near Junction 4 of the M61 means that it is likely to have a relatively high degree of car dependence. There are no transport investments associated directly with the site, although it will benefit from the investments being made for Health Innovation Bolton and from schemes in development to improve active travel and public transport on the Bolton to Wigan growth corridor. Cumulative effects: Traffic from the site, alongside Logistics North, could reinforce reliance on private vehicles around Junction 4 of the M61. Synergistic effects: Car dependence and limited cycling infrastructure could make sustainable travel less viable and encourage high-carbon transport behaviours.

Proposed Mitigation: The alternative site should require a site-specific Transport Assessment to mitigate potential negative effects of growth near the M61, including an upgraded site access and the provision of public and active travel infrastructure.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on sustainable transport identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. Five underground 11kV electricity cables run along the eastern and western margins of the site. The site has uncertain effects as it does not set out site-specific requirements for energy efficiency or zero carbon energy infrastructure; however, this level of detail is expected to come forward later. Cumulative effects: Increased employment floorspace raises total energy consumption. Synergistic effects: Clustered development enables shared renewables and smart grids that are only viable at scale.

Proposed Mitigation: The alternative site should ensure energy efficiency in line with site-specific requirements.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on energy and decarbonisation is uncertain. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Low	High	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site has uncertain effects as no flood zone is identified for the site, however, development would result in the loss of greenfield agricultural land. If not appropriately mitigated, development may increase pressure on drainage infrastructure and expose future occupiers to climate-related flood risks. Cumulative effects: Development of the site, alongside other allocations, could cumulatively place additional pressure on existing drainage infrastructure. Synergistic effects: The loss of agricultural land combined with climate-related flood risks could reduce climate resilience, amplifying adverse effects beyond those associated with either issue in isolation.

Proposed Mitigation: The alternative site should seek to incorporate Sustainable Drainage Systems (SuDS) and measures to protect soil resources.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on climate adaptation and flood risk is uncertain. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. Whilst the site does not have any biodiversity designations, it is greenfield agricultural land which is likely to house wildlife. The site has negative but uncertain effects as employment development would likely result in harm to, and loss of, existing biodiversity, and mitigation has not been identified. Cumulative effects: In combination with other proposed allocations across Bolton, development of this site could contribute to the cumulative loss and fragmentation of habitats. Synergistic effects: Where habitat loss interacts with increased urbanisation and disturbance from new development, there will be greater impacts on wildlife.

Proposed Mitigation: The alternative site should seek to retain and enhance existing wildlife, incorporate habitat buffers and green corridors, and deliver biodiversity net gain in line with national policy.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative but uncertain effect on biodiversity depends on mitigation that is not secured. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site is flat and bounded by the M61 to the north, the A6 to the south, Watergate Lane to the east and agricultural land to the west, and its existing landscape is heavily impacted by urban uses, including roads and buildings. The site has negative but uncertain effects, as employment development on open, greenfield land would erode local landscape character, although the existing landscape is already heavily impacted by urban uses. Cumulative effects: The development of the site, alongside other Green Belt releases, could cumulatively erode the openness of the landscape. Synergistic effects: The loss of Green Belt land and open views may combine to amplify adverse effects on landscape character and visual amenity beyond those arising from the development alone.									
Proposed Mitigation: The alternative site should seek to retain and enhance landscape features where possible, incorporate structural planting and green infrastructure, and design development to respond sensitively to the setting and surrounding landscape character.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative uncertain effect on landscape and townscape depends on mitigation that is not secured. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-/?	-/?	-/?	D	P	Local/Regional	Low	High	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site is bounded by the M61 to the north and the A6 to the south, close to Junction 4. The site has negative but uncertain effects as the site's location near Junction 4 of the M61 means that it is likely to have a relatively high degree of car dependence, which in turn will have a negative impact on air quality. Cumulative effects: Reliance on private vehicles, alongside Logistics North, could worsen air quality over time. Synergistic effects: Increased traffic associated with the development may combine with emissions from other nearby developments and transport activities, potentially amplifying adverse effects on local air quality.									
Proposed Mitigation: The alternative site should require a site-specific Air Quality Assessment to mitigate potential negative effects of growth near the M61, including the provision of public and active travel infrastructure, as well as the incorporation of green infrastructure and tree planting.									
Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative uncertain effect on air quality identified depends on mitigation that is not secured. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
-	-	-	D	P	Local	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site is greenfield agricultural land. The site has negative effects as development would result in the loss of openness and greenfield land. Cumulative effects: The development of this and other greenfield sites could cumulatively increase the loss of									

undeveloped land. Synergistic effects: The loss of Green Belt and agricultural land may combine to amplify adverse effects on the sustainable management of land resources, reducing opportunities to prioritise previously developed land.

Proposed Mitigation: The alternative site should require an assessment and management of soil resources and agricultural land quality.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the negative effect on land and soil quality identified in the commentary would likely remain in part, even with the mitigation identified. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site has uncertain effects as it does not set out site-specific requirements for water quality and consumption; however, this level of detail is expected to come forward later. Cumulative effects: Employment floorspace raises total water consumption. Synergistic effects: Coordinated planning with utilities prevents cumulative stress on water bodies.

Proposed Mitigation: The alternative site should ensure coordination with available water supply and wastewater capacity.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on water resources is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Regional	Medium	Uncertain	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The site was submitted through the Call for Sites for employment use and is located within the Green Belt directly north of Logistics North, close to Junction 4 of the M61. The site has uncertain effects as it does not set out site-specific requirements for waste management; however, this level of detail is expected to come forward later. Cumulative effects: More employment floorspace will result in more waste generated. Synergistic effects: Concentrated development supports local recycling hubs, circular economy initiatives and district-scale waste solutions.

Proposed Mitigation: The alternative site should ensure coordination with waste management operators to minimise waste generation.

Response and Conclusion: The mitigation is addressed to development of the site, which is not allocated or identified for development in the Plan. In sustainability terms, the effect on waste is uncertain on the evidence available. Taking the assessment as a whole, the site records no significant adverse long-term effects, although adverse effects are identified on sustainable transport, biodiversity, landscape and townscape, air quality. As the site has not been selected for allocation through the site selection process, the identified effects and proposed mitigation would not arise through implementation of the Plan. No change required.

C.3.2.8 Site 377 Health Innovation Bolton as promoted (full boundary)

Site selection outcome: Selected with a smaller boundary as BSA02. The Council's reasons are in the Site Selection and Green Belt Topic Paper 2026.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, is health-led, supporting the modernisation of the Royal Bolton Hospital estate, expanded health uses, healthy placemaking principles throughout, and delivery of accessible green space and play in an area of identified deficit, in a borough with an 11.8-year male life expectancy gap between areas. The site has positive effects in the short term and very positive effects in the medium and long term as the campus builds out, with noise and air quality impacts from the M61 mitigated through the structural landscaping the policy requires. Cumulative effects: A strengthened

health cluster improving access to and quality of healthcare services. Synergistic effects: Co-location of healthcare, teaching and research, homes, green space and active travel supporting a preventative approach to health and wellbeing.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, delivers 2,200 homes over the life of the development with affordable housing and a particular emphasis on provision for older people and supported living, in a borough with over 400 households on the Adapted Housing Register and persistent under-delivery against housing targets. Cumulative effects: Contribution to borough-wide housing supply alongside the other allocations. Synergistic effects: Homes for essential and skilled workers supporting the hospital and innovation campus while meeting local needs, improving local access to health amenities

Proposed Mitigation: None identified

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	I	P	Local	Low	Medium	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, creates a new neighbourhood with a local centre, primary school, community uses and connected walking and cycling routes, clustered to provide a spatial and social focus, improving access to services for surrounding communities as well as new residents. The site has positive effects in the medium and long term as the neighbourhood and its facilities become established, and a neutral effect in the short term given lead-in times. Cumulative effects: Improved access to local services for surrounding communities. Synergistic effects: Clustering of homes, facilities and transport supporting a connected and inclusive neighbourhood.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, provides university teaching and research space supporting the expansion of the University of Greater Manchester, a new two-form-entry primary school, and an innovation ecosystem whose occupiers must demonstrate how they will collaborate with and enhance it, in a borough where only 39.3% of working-age residents hold qualifications at RQF level 4 or above. The site has positive effects in the short term and very positive effects in the medium and long term as opportunities are established. Cumulative effects: Growth of the education and research cluster increasing the quantity and quality of opportunities. Synergistic effects: Proximity of hospital, university and innovation occupiers raising skills, aspirations and progression routes.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No change required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Regional/National	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, allocates around 80,000 sqm of employment floorspace restricted by condition and section 106 to health innovation, research and advanced manufacturing occupiers, diversifying an economy in which manufacturing remains strong but with a narrow base and the employment rates around eight points below the national average. The site has positive effects in the short term and very positive effects in the medium and long term as the establishment of the cluster is of regional to national significance. Cumulative effects: Clustering of high-value occupiers expanding employment opportunities across the borough. Synergistic effects: Integration of employment development with the wider health and innovation cluster, generating combined benefits for research, skills development, inward investment and job creation.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/?	+/?	D	P	Local/Regional	Low	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, requires a bus-capable Primary Movement Corridor, a contribution towards a 15-minute frequency bus service to central Bolton, safe and direct walking and cycling routes, mobility hubs and Public Right-of-Way improvements including across the M61. The policy has positive but uncertain effects in the medium and long term: the site adjoins the M61 at the urban edge, hospital-related parking demand is significant, and modal shift will depend on the timing and quality of the sustainable transport measures, with the provisions on car parking remaining in draft. Cumulative effects: Extended bus and active travel networks serving surrounding communities. Synergistic effects: Density concentrated where public transport accessibility is greatest, supporting service viability.

Proposed Mitigation: The site could complete set clearer parameters car parking and could make explicit reference to travel planning and mode share expectations to secure the intended shift to sustainable modes.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+/?	+/?	D	P	Local	Medium	Medium	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, states that the establishment of a district heating/cooling network should be considered, while energy and carbon requirements apply to all development. The site has positive but uncertain effects as the SHELAA scored the site positively for utilities as there are no constraints, and because consideration of a network is not a requirement to assess or deliver one, on a site whose scale and mix of heat loads, including a hospital, is well suited to such infrastructure. Cumulative: Contribute to borough-wide decarbonisation objectives through energy and carbon requirements and the redevelopment of a site with no identified utilities constraints. Synergistic effects: The site's scale, mixed-use nature and inclusion of a hospital could support the viability of a district heating and cooling network, helping to reinforce wider low-carbon energy infrastructure and net zero initiatives if such infrastructure is taken forward.

Proposed Mitigation: The site could strengthen the requirement to consider a district heating/cooling network to a requirement to demonstrate that the feasibility of such a network has been assessed through the masterplan.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	+/?	+/?	I	P	Local	Medium	Medium	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, requires a flood risk assessment to inform the masterplan, SuDS and other flood management, greenspace, structural landscaping and a multifunctional green infrastructure corridor, which together provide the framework for climate resilience on a large greenfield site generating substantial additional surface water, in a borough where nearly 3,320 ground floor properties face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. The site has an uncertain effect in the short-term pending the flood risk assessment, and positive but uncertain effects thereafter depending on the drainage strategy adopted. Cumulative effects: Reduce pressures on existing drainage infrastructure and support wider climate adaptation objectives, provided effective flood mitigation measures are incorporated through the masterplanning process. Synergistic effects: Strengthen the benefits of wider green infrastructure, biodiversity and climate resilience initiatives by creating connected landscape and drainage networks that manage water more effectively across a larger area than the site alone.									
Proposed Mitigation: None identified.									
Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Low	Medium	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, results in the loss of open green field land while requiring integration of existing green infrastructure features, alignment with the Local Nature Recovery Strategy, a multifunctional corridor from Doe Hey Brook to Cutacre Country Park. The SHELAA scored the site amber as there is a green corridor present on site and additionally a small number of TPOs but these are few in number relative to the size of site. The site has mixed effects: habitat loss and fragmentation from large-scale development set against the creation of a strategic, connected green infrastructure network, with the balance depending on the quality of corridor delivery. Cumulative effects: Contribution to the borough's strategic green infrastructure network. Synergistic effects: The multifunctional corridor could support habitat, flood management, recreation and climate functions.									
Proposed Mitigation: The policy could make explicit reference to biodiversity net gain and to the protection of any priority habitats within and adjoining the green infrastructure corridor.									
Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	D	P	Local	Low	High	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, urbanises part of open land within the Green Belt gap separating Bolton, Over Hulton and the area west of Salford, a permanent change to landscape character. The SHELAA scored the site positively for landscape character as there are no constraints. The site has mixed effects, as the retained gap, country park, structural landscaping and a permanent defensible green edge required by the policy moderate the effect in the medium and long term as planting matures. Cumulative effects: Landscape change along the M61 corridor alongside other allocations, moderated by the landscape framework each is required to deliver.									
Proposed Mitigation: None identified.									
Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	D	P	Local	Low	Medium	N/A	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, contains no heritage requirements, and neither the site nor its reasoned justification identifies whether heritage assets or archaeological interest are present on or near the site. The SHELAA scored the site positively for historic environment as there are no constraints. The policy has an uncertain effect, although heritage requirements will apply to any proposal affecting an asset or its setting. Synergistic effects: Where heritage assets or archaeological remains are present, development could contribute to wider place-making and townscape objectives through their conservation and integration into the scheme.

Proposed Mitigation: The site could clarify the heritage position for the site and, where justified by assets identified in the Historic Environment Record, include a heritage impact assessment requirement consistent with the other site allocations.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, introduces sensitive receptors, including homes and healthcare uses, adjacent to the M61 within the Greater Manchester AQMA, with structural landscaping required to mitigate air quality impacts, while its sustainable transport measures work to limit traffic generation from a development of this scale. The site has mixed effects that depend on the modal shift achieved, with air quality assessment and mitigation required at application stage. Cumulative effects: Traffic and emissions from the allocations along the M61 corridor combining, moderated by avoiding provision of large-scale surface parking and the sustainable transport measures each allocation must deliver.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
-	-	-	D	P	Local	Low	High	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, develops a large area of greenfield land. The SHELAA scored the site amber as approximately one third of the site is Grade 3a agricultural land but a significant portion of this is previously developed land including an industrial estate, a water treatment plant and a golf course, and there are 2 very small pockets of Grade 2 land. The site requires prior extraction of viable minerals and a coal mining risk assessment. Cumulative effects: Combined greenfield land take across the allocations, partially offset by the previously-developed-land-first approach elsewhere in the Plan.

Proposed Mitigation: The policy could make explicit reference to an agricultural land classification and soil resources assessment to inform the masterplan.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	O	I	P	Local	Medium	Medium	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, also included the open land south of Plodder Lane and west of Watergate Lane acknowledges that significant statutory reinforcements to water and wastewater infrastructure will be required and requires evidence of adequate capacity, or the reinforcement needed, before development. The SHELAA scored the site positively for utilities as there are no constraints. The site has an uncertain effect in the short and medium term while upgrades are secured for development of this scale, and a neutral effect thereafter; water efficiency requirements apply to all new development. Cumulative effects: Increased demand generated by development of this scale, with effects dependent on the timely delivery of the required infrastructure upgrades and capacity improvements. Synergistic

effects: The combination of water efficiency measures and infrastructure upgrades could help offset increased demand from development, although the extent to which this is achieved will depend on the capacity secured through the delivery process.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/-	-	-	D	T	Local	High	High	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The site, which includes land south of Plodder Lane and west of Watergate Lane, has negative effects in the medium and long term, as the new homes and health campus uses will generate a permanent increase in operational waste arisings; circular economy measures under Policy ENV1 and the Greater Manchester Waste Plan moderate but do not remove this effect. Construction of development at this scale will generate substantial waste in the short term, managed through established waste management requirements, while the required prior extraction of viable mineral resources safeguards minerals. Cumulative effects: Increased waste arisings combining with those from the other allocations, adding to demand on the borough's waste management capacity. Synergistic effects: Prior extraction of viable minerals and circular economy requirements in new development could together reduce the loss of materials and the residual waste generated over the life of the development.

Proposed Mitigation: None identified.

Response and Conclusion: The Plan allocates the reduced site as Policy BSA02; the land south of Plodder Lane and west of Watergate Lane is not allocated, so that the remaining Green Belt continues to function as intended. No response required.

C.4 Development management policies

Chapter 4 Infrastructure First

Policy INF1 Transport and Active Travel

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires safe, direct and convenient walking, cycling and wheeling routes within the site and from the site to local facilities, settlements, bus stops and stations, requires poor routes to be upgraded and new routes provided where none exist, and requires strategic-scale development to monitor Travel Plan outcomes and provide further support for active travel where targets are missed. The policy has positive effects in the short, medium and long term as physical activity is built into everyday journeys. The effect is indirect, as the policy provides the routes but cannot determine whether they are used. With 26.7% of adults physically inactive in 2022/23, higher than the England average, the routes the policy secures address an indicator on which Bolton is below the national average. Cumulative effects: a progressively more complete walking, cycling and wheeling network as successive schemes connect to one another and to the Bee Network. Synergistic effects: everyday physical activity and reduced exposure to traffic acting together on physical and mental health outcomes.									
Proposed Mitigation: The policy could make more explicit reference to designing the routes it requires for use by people of all ages and mobilities.									
Response and Conclusion: Policy PQ1 requires development to be safe, accessible and inclusive, providing legible movement patterns and a public realm usable by people of all ages and mobilities, and applies to the routes this policy provides. Policy PQ2 requires a health assessment on development above its thresholds. The outcome is secured there and would carry no additional weight if repeated in this policy. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires walking, cycling and wheeling routes from development to local facilities, settlements, bus stops and stations, requires equivalent or improved provision where existing routes are affected, and requires the accessibility of the development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. The policy has positive effects in the short, medium and long term as the physical barriers between new development and the services around it are removed at the point the layout is fixed. With 24.8% of households having no car or van, whose access to services depends on those routes and on public transport, the policy works directly on equity of access. Cumulative effects: improved connectivity between new development and existing neighbourhoods as successive schemes are required to connect outwards. Synergistic effects: route provision, public transport access and accessibility analysis combining, with the greatest benefit to households least able to drive.									
Proposed Mitigation: The policy could make more explicit reference to the routes it requires being overlooked and lit where they serve as through-routes.									

Response and Conclusion: Policy PQ1 requires development to provide natural surveillance of streets, public spaces and routes. Policy ENV5 requires lighting to ensure that routes, entrances and public spaces are safe to use after dark without glare or tunnel effects, requires a lighting assessment where external lighting is introduced, and requires a lighting strategy for residential development of 50 or more dwellings and non-residential development of 5,000 square metres or more. Both apply to every application determined under this policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy treats schools as high trip-generating uses requiring a Transport Assessment, and requires routes from development to local facilities, which include education destinations. The policy has positive but uncertain effects as it improves the safety and directness of the journey to education without adding to the quantity or quality of provision, and is silent on the need to identify education destinations within the accessibility analysis it requires. Cumulative effects: safer and more direct journeys to schools and colleges as the network is extended scheme by scheme. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to education and training destinations within the accessibility analysis required by the Transport Assessment.

Response and Conclusion: The accessibility analysis required by this policy uses GMAL and the Department for Transport Connectivity Tool, which measure access to services generally, and education access is within that test. The provision of places is secured by Policy INF3, which requires development to mitigate the demand it generates for early years, primary, secondary and special educational needs places. Naming one destination type would narrow the test. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	+	+	I	P	Local/Regional	Low	Medium	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy requires appropriate freight and servicing provision on site, with waiting, loading and turning areas sized for the vehicles expected, and requires strategic-scale employment development to demonstrate that access to the strategic road network is suitable for freight and that routing avoids residential streets where alternatives exist. The policy has positive effects in the medium and long term as employment floorspace comes forward and is occupied, as reliable servicing and freight access are conditions of that floorspace functioning and the active travel and public transport requirements make jobs reachable without a car. With manufacturing employing 12.2% of Bolton's workforce against 7.5% nationally, freight and servicing performance affects a larger share of the local economy than the national average. Cumulative effects: a more reliable freight and servicing pattern serving employment areas as successive schemes are designed to the policy's requirements. Synergistic effects: freight access and non-car access to jobs combining to widen both the labour market and the operational catchment of employment sites.

Proposed Mitigation: The policy could make more explicit reference to the accessibility of employment locations for residents of the areas with the highest economic inactivity.

Response and Conclusion: Policy EC3 requires an Employment and Skills Plan for qualifying employment floorspace with recruitment arrangements that reach residents in areas of high economic inactivity and deprivation, secured by planning obligation. This policy secures the journey through the accessibility analysis and route requirements. The connection the mitigation seeks is made between the two. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy gives priority first to pedestrian, cycle and wheeling movements and second to public transport, requires internal cycle provision on main routes through strategic-scale sites designed to the Greater Manchester Streets for All design guide, requires layouts that enable viable bus routes with bus stop infrastructure, priority measures and pump priming where necessary, and requires Travel Plans setting modal share outcomes with post-occupation monitoring and remedial measures where targets are missed. The policy has positive effects in the short term as new development is designed in accordance with the movement hierarchy, and very positive effects in the medium and long term as the network of routes and services built into successive developments reaches a scale at which non-car travel becomes practical for whole journeys. With 74% of journeys made by Bolton residents no more than five kilometres, the policy targets the trips most capable of transfer. Cumulative effects: a shift in mode share as successive schemes are designed around non-car

movement, additive as each scheme extends the network the last one connected to. Synergistic effects: layout, route provision, bus viability and Travel Plan monitoring acting together, with reduced car dependency and improved service viability reinforcing one another.

Proposed Mitigation: The policy could make more explicit reference to the remedial measures expected where Travel Plan monitoring shows targets are not being met.

Response and Conclusion: The policy requires the Travel Plan to set out the remedial measures that will be taken if monitoring shows targets are not being met, and requires strategic-scale development to provide more support for active travel where targets are not achieved. The mitigation is met by the policy as drafted. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	Likely

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy reduces car use through the movement hierarchy, public transport provision and Travel Plan monitoring, lowering transport energy demand and tailpipe emissions. The policy has positive but uncertain effects as it operates scheme by scheme through mode choice and not on the energy system or the vehicle fleet, and is silent on the need to reduce energy demand or support renewable and low-carbon generation. With transport producing 41% of the borough's territorial carbon emissions in 2023, the largest single source, the policy addresses the largest sector by the slowest of the available means. Cumulative effects: falling transport emissions as mode share shifts across successive developments, moderated by traffic volumes that reached 1.3 billion vehicle-miles on Bolton roads in 2023. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to electric vehicle charging provision within the Travel Plan and Transport Assessment requirements.

Response and Conclusion: Policy INF2 requires parking areas to be laid out so that the electric vehicle charging points required by the Building Regulations can be reached safely and conveniently, and Policy ENV1 requires development to demonstrate that the energy infrastructure needed to support it has been considered, including electricity network capacity. Charging provision is a matter of parking layout and network capacity and is secured in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires routes, bus stop infrastructure, freight and servicing areas and internal street networks to be constructed as part of development. The policy has uncertain effects as there is no explicit reference to the resilience of that infrastructure to flooding or climate extremes, however surface water management is addressed through Policy ENV2 and nature-based responses to flood risk and urban heat through Policy ENV3. The overall extent of new hard surfacing across the Plan period may still affect run-off and surface temperature unless drainage and greening are designed in alongside the routes. Cumulative effects: an increasing area of hard surfaced route and servicing infrastructure across successive schemes, negative in direction unless offset by the drainage and greening required elsewhere. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the resilience of the routes and transport infrastructure it requires to flooding and to heat.

Response and Conclusion: Policy ENV2 requires surface water management to be integrated into the design of development through multifunctional nature-based solutions, with naturalised Sustainable Drainage Systems as the default approach, and applies to all development other than the householder extensions it excludes. Policy ENV3 requires major development to use nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat. The hard surfacing this policy requires is subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires new active travel routes where none exist, requires poor routes to be upgraded, and requires layouts on strategic-scale sites that enable bus movement through the site. The policy has uncertain effects as there is no explicit reference to the habitats and corridors those routes pass through, however retention and enhancement of green and blue infrastructure is addressed through Policy ENV3 and biodiversity through Policy ENV4. Routes can strengthen the network by following existing corridors or fragment it by cutting across them, and the direction of effect depends on how individual routes are aligned. Cumulative effects: a route network that either consolidates or fragments the borough's corridors depending on alignment decisions taken scheme by scheme. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to aligning new routes with the green and blue infrastructure network.

Response and Conclusion: Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets including informal green spaces, habitat corridors, watercourses and floodplains, and to strengthen connections within and beyond the site boundary including links for wildlife, people and active travel. Policy ENV4 governs effects on habitats and species. The alignment question is addressed there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires the internal street network of strategic-scale sites to be designed to reflect street typology using the Greater Manchester Streets for All design guide, and requires routes affected by development to be reprovided to an equivalent or improved standard. The policy has positive but uncertain effects on townscape as street typology sets the framework of a place without determining its architectural quality, materials or relationship to its surroundings, and is silent on the need to relate the routes and streets it requires to the character of the areas they pass through. Cumulative effects: more consistent street design across larger development sites as the design guide is applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to routes and streets responding to the character of the areas through which they pass.

Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location, with distinct requirements for centres, previously developed land, existing residential areas and settlements, greenfield sites and the Green Belt edge, and requires rights of way affected by development to be retained on their existing alignment where possible and otherwise replaced by an equivalent route. The character response is applied at application stage under that policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires existing routes to be upgraded and new routes and highway infrastructure to be provided, including in the established parts of the borough where much of Bolton's historic fabric is located. The policy has uncertain effects as there is no explicit reference to heritage assets or their setting, however the historic environment is addressed through Policy PQ4 and character through Policy PQ1. With 355 Listed Buildings, five Scheduled Monuments and 26 Conservation Areas across the borough, route upgrades and new highway works may still affect setting and surfacing in historic areas unless the design response is settled at application stage. Cumulative effects: incremental change to the public realm of historic areas as routes are upgraded scheme by scheme. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to route and highway design responding to designated and non-designated heritage assets and their setting.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and Policy PQ1 requires development in existing residential areas and settlements to reflect the layout, townscape, massing and materials characteristic of the area. Route and highway works within those areas are subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy reduces vehicle trips through the movement hierarchy, public transport provision and Travel Plan monitoring, and requires freight routing that avoids residential streets where alternatives exist. The policy has positive effects in the short, medium and long term as vehicle traffic is the dominant source where concentrations are highest and the policy reduces car dependency and moves freight off residential streets. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, the policy addresses the principal source, although the scale of the effect depends on how much development comes forward on the affected corridors. Cumulative effects: reduced vehicle emissions as mode share shifts across successive schemes. Synergistic effects: fewer vehicle movements and freight routed away from residential streets acting together to reduce exposure where people live.

Proposed Mitigation: The policy could make more explicit reference to prioritising sustainable transport measures on the corridors where air quality is poorest.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development is within or close to an Air Quality Management Area, would introduce sensitive uses into an area of poor air quality, is of a scale that generates significant traffic, or involves industrial processes or combustion, and requires development to contribute where appropriate to borough-wide air quality improvement through modal shift, electric vehicle provision and low-emission servicing. Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires routes, internal streets and freight and servicing areas to be provided, all of which add impermeable surface from which run-off carries to the drainage network and to watercourses. The policy has uncertain effects as there is no explicit reference to drainage or water quality, however surface water management is addressed through Policy ENV2 and the water environment through Policy ENV7. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, additional run-off to the combined network adds to an existing problem, and the effect depends on whether drainage is designed alongside the routes. Cumulative effects: increasing run-off to the drainage network and to watercourses as hard surfacing accumulates across schemes. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the drainage of the routes, streets and servicing areas it requires.									
Response and Conclusion: Policy ENV2 requires surface water run-off to be managed in a way that reduces flood risk at site and catchment scale, with naturalised Sustainable Drainage Systems as the default approach and engineered solutions only where nature-based options are demonstrably unfeasible. Policy ENV7 requires a Water Framework Directive assessment where drainage discharges directly to a watercourse. The hard surfacing this policy requires is subject to both. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy INF2 Parking Standards

Policy INF2 was revised after the initial assessment to apply the Council's parking standards in every zone: as a benchmark in Zone 1, as the starting point for assessment in Zone 2, and as the minimum normally required in Zones 3 and 4, with any departure justified by evidence proportionate to the scale of the development and of the departure. The assessment has been updated as follows.

1. The commentary against every objective uses the policy term "standard" for parking levels, and refers to the benchmark in Zone 1, the starting point in Zone 2 and the minimum in Zones 3 and 4 where relevant.

2. Objective 2: the cumulative effect is revised to parking land take applied proportionally across the borough's sites.

3. Objective 6: the effect is revised from positive to positive/uncertain (+/?). Provision in Zones 1 and 2 is settled on site-specific evidence and no maximum applies in Zones 3 and 4, so provision will be site specific. The cumulative and synergistic effects are revised to reflect this uncertainty in parking growth.

4. Objective 9: the effect is revised to uncertain/negative (?/-). Land take for parking will increase as development comes forward, with potential for higher levels because no maximum is set.

5. Objective 12: the effect is revised to positive/negative (+/-). Zones 1 and 2 have lower standards for non-residential uses and the minimum requirements for cycle parking and car club provision encourage reduced car dependency, while provision settled on site-specific evidence could result in localised air pollution around parking areas, increasing as development comes forward.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires a minimum for secure, covered cycle parking provision in all development other than householder development in accordance with the standards in Appendix 3, including provision for e-bikes and e-cargo bikes, and sets lower non-residential car parking standards in Zones 1 and 2. The policy has positive but uncertain effects on active lifestyles as parking provision shapes travel choice without determining it, and is silent on the need to influence whether journeys transfer, which depends on the routes, the destinations and the habits of the people involved. With 26.7% of adults physically inactive in 2022/23, the direction of the effect is positive although its scale cannot be isolated from the route requirements it works alongside. Cumulative effects: a growing stock of secure cycle parking across new development, additive as the network of routes it connects to is extended. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the location and convenience of cycle parking relative to building entrances.									
Response and Conclusion: The policy requires cycle parking to be secure and covered and to be provided in accordance with the standards in Appendix 3, where siting expectations sit. Policy PQ1 requires development to be accessible and inclusive with legible movement patterns. Restating the point in this policy would carry no additional weight. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy sets standard levels of car parking that applies across the borough, and requires secure and covered cycle parking in all development other than householder development. The policy has uncertain effects as there is no explicit reference to housing delivery, however supply is addressed through Policy SP3 and the site allocations and viability through Policy DEL1. Bolton has persistently under delivered against its housing targets since 2008/09, and a single standard applied borough-wide consumes developable area on every site regardless of its accessibility. Cumulative effects: parking land take applied proportionally across the borough's sites to meet need. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how a single borough-wide parking standard is reconciled with the density standards applying in the accessible parts of the borough.									
Response and Conclusion: Policy revised to: apply the Council's parking standards in every zone: as a benchmark in Zone 1, as the starting point for assessment in Zone 2, and as the minimum normally required in Zones 3 and 4, with any departure justified by evidence proportionate to the scale of the development and of the departure.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires minimum parking standards for the provision of parking for people with disabilities in accordance with the standards in Appendix 3 and requires secure and covered cycle parking in all development other than householder development. The policy has positive effects in the short, medium and long term as accessible provision is a stated requirement. With 19.3% of Bolton's population having a long-term health condition or disability that limits their day-to-day activities, the requirement meets needs borough-wide regardless of zone. Cumulative effects: accessible provision delivered across the borough as development comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could set out the design and location of disabled parking, beyond the minimum number of spaces.									
Response and Conclusion: Policy revised to: treat the standards for parking for people with disabilities as minima applying in all zones, and to require parking areas to be laid out so that the electric vehicle charging points required by the Building Regulations can be reached safely and conveniently, including by drivers with disabilities and without cables crossing footways, with the supporting text explaining that a bay must be close to the entrance and of a size that allows transfer.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: While the policy sets parking standards for residential schools/College or Training Centres, Primary, Secondary and Higher/Further education and for purpose-built student accommodation, the policy sets no parking standard for special educational needs schools and requires those proposals to be determined case by case, with the applicant demonstrating that provision meets the need generated and that effects on on-street parking, highway safety and residential amenity are acceptable. The policy has uncertain effects as there is no explicit reference to access to education, however the provision of school places is addressed through Policy INF3 and the journey to them through Policy INF1. Access to special educational needs provision depends more heavily on vehicle access than mainstream schooling, and the case-by-case approach may protect or constrain it depending on how individual applications are determined. Cumulative effects: variable parking outcomes at special educational needs facilities across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the particular access needs of special educational needs schools within the case-by-case assessment it requires.									
Response and Conclusion: The policy requires the applicant to demonstrate that provision meets the parking need generated by the development, which for a special educational needs school includes transport to and from it. The supporting text explains that these uses are treated separately because demand depends on how the particular facility operates. The mitigation is met by the policy as drafted. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy sets a standard for car parking provision according to Appendix 3. Standards for non-residential commercial development are set according to zones, which consider the Centre of Bolton and other Local Centres where economic activity is concentrated. policy has uncertain effects as there is no explicit reference to the vitality and viability of the centres, however those are addressed through Policy EC4. A single standard applied in the centres as elsewhere neither releases land for uses that generate activity nor restrains car-dependent trips. Cumulative effects: parking provided in the centres at the same level as elsewhere. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the relationship between parking provision in the centres and the availability of public transport serving them.									
Response and Conclusion: Policy revised to: apply the Council's parking standards in every zone: as a benchmark in Zone 1, as the starting point for assessment in Zone 2, and as the minimum normally required in Zones 3 and 4, with any departure justified by evidence proportionate to the scale of the development and of the departure. Zone 1 includes the centre of Bolton and Zone 2 the area within 400 metres of it and the centres of Horwich, Westhoughton, Farnworth, Little Lever and Blackrod.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires parking to be provided at the standard for the zone in which the site falls. The standard is a benchmark in Zone 1 and the starting point for assessment in Zone 2, with provision determined on site-specific evidence, and the minimum normally required in Zones 3 and 4. Secure and covered cycle parking in all development other than householder development is required, including storage for e-bikes and e-cargo bikes, and requires car club spaces where the scale and location of the development make this practical. The policy has unknown effects in the short, medium and long term as provision in Zones 1 and 2 is settled on site-specific evidence, as parking supply influences car use at the point of decision whilst car club provision disincentivises car ownership. With 74% of journeys made by Bolton residents no more than five kilometres, the policy addresses the trips most capable of transfer. Cumulative effects: a growing parking stock where need is demonstrated. Synergistic effects: uncertain growth of parking supply in Zones 1 and 2, where provision is settled on site-specific evidence, whilst cycle space requirements and car club spaces combine to support the practicality of lower car ownership.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy sets lower non-residential standards in Zones 1 and 2 and requires car club spaces where the scale and location of the development make this practical. The policy has positive but uncertain effects as reduced provision and shared cars reduce transport energy demand, while provision in Zones 1 and 2 settled on site-specific evidence leads to uncertainty. The policy is silent on the need to address the charging infrastructure on which the transition away from petrol and diesel depends. With Greater Manchester having 40.8 public electric vehicle chargers per 100,000 population against an England average of 91.1, private and communal provision has to meet more of the demand. Cumulative effects: encourages reduced car dependency in the accessible zones with charging provision left to other regulations. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to electric vehicle charging provision within the parking layouts it requires.									
Response and Conclusion: Policy revised to: require parking areas to be laid out so that the electric vehicle charging points required by the Building Regulations can be reached safely and conveniently, including by occupiers without an allocated space.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires parking to be provided at the standard level for the zone, which on the majority of the borough's sites means a minimum area of hard surfacing on every development. The policy has uncertain effects as there is no explicit reference to the drainage or surface treatment of the parking it requires, however surface water management is addressed through Policy ENV2 and urban heat through Policy ENV3. The overall area of parking surface delivered across the Plan period may still add to run-off and surface temperature unless permeable treatment and shading are designed in. Cumulative effects: an increasing area of hard surfaced parking across successive schemes, negative in direction unless offset by the drainage and greening required elsewhere. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to permeable surfacing and shading within the design of the parking areas it requires.									
Response and Conclusion: Policy ENV2 requires surface water management to be integrated into the design of development through multifunctional nature-based solutions, prioritising naturalised Sustainable Drainage Systems as the default approach and permitting engineered or underground solutions only where nature-based options are demonstrably unfeasible. Policy ENV3 requires major development to use nature-based solutions including sustainable drainage as the default response to flood risk and urban heat, and to achieve an Urban Greening Factor score. Parking surfaces are subject to both. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?/-	?/-	-/?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires a minimum area of parking on sites in Zones 3 and 4 with no maximum, which cover the parts of the borough where development is most likely to adjoin green and blue infrastructure. The policy has uncertain to negative effects as there is no explicit reference to the treatment of parking areas as landscape, however retention and enhancement of green and blue infrastructure is addressed through Policy ENV3 and biodiversity through Policy ENV4. With 11.6% of Greater Manchester's land designated for nature, the incremental conversion of soft to hard surface within development sites is a pressure the policy neither creates nor addresses. Cumulative effects: incremental loss of soft landscape within development sites as parking areas accumulate. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to tree planting and soft landscaping within the parking areas it requires.									
Response and Conclusion: Policy ENV3 requires major development to achieve an Urban Greening Factor score of at least 0.4 for predominantly residential development and 0.3 for predominantly commercial development, or to set out the reasons for a lower score and how greening has been maximised, and requires green and blue infrastructure to be integrated into site layout from the earliest stages. Parking areas count towards that score. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									

Commentary: The policy requires parking areas to be laid out so that charging points are reachable without cables crossing footways, setting a functional standard for how parking sits within a scheme. The policy has positive but uncertain effects on townscape as the layout requirement addresses one element of parking design, and is silent on the need to control the visual prominence of parking within a street scene, which the supporting text confirms is dealt with by Policy PQ1. Cumulative effects: more consistent treatment of charging points within parking layouts as schemes come forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the visual prominence of parking within the street scene in Zones 3 and 4, where the standard is the minimum normally required.

Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location, including establishing a clear and legible layout with active frontage and continuity of enclosure on previously developed land and reflecting the layout, townscape, massing and materials characteristic of existing residential areas. The supporting text to this policy confirms that general design and layout are dealt with by Policy PQ1. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy applies its zonal standards across the whole borough, including Zones 1 and 2 which cover Bolton Town Centre and the historic cores of Horwich, Westhoughton, Farnworth and Little Lever. The policy has uncertain effects as there is no explicit reference to heritage assets or their setting, however the historic environment is addressed through Policy PQ4 and character through Policy PQ1. With 26 Conservation Areas in the borough ranging from the Town Centre to rural villages, the surfacing, layout and equipment associated with parking may still affect the character of those areas unless the design response is settled at application stage. Cumulative effects: incremental change to the setting of heritage assets as parking is provided across historic areas. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the design of parking within Conservation Areas and the setting of heritage assets.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and Policy PQ1 requires development in existing residential areas and settlements to reflect the layout, townscape, massing and materials characteristic of the area. Parking within those areas is subject to both, and the lower non-residential standards in Zones 1 and 2 reduce the quantum at issue in the historic cores. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Low	Medium	Likely	Likely

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy sets lower standards of parking in the accessible zones, such as for commercial development in denser Zone 1, requires secure cycle parking in all development other than householder development, requires car club spaces where practical, and requires charging points to be reachable within parking layouts. The policy has positive effects in the short, medium and long term as parking supply influences vehicle ownership and use, and vehicles are the dominant local source. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, restraint where alternatives exist addresses the principal source, although the effect builds gradually as it applies to new development only. Cumulative effects: increased overall land allocation for parking as more development comes forward. Synergistic effects: parking restraint in accessible zones and charging provision acting together, with the trips that remain made in cleaner vehicles.

Proposed Mitigation: The policy could make more explicit reference to the mitigation of emissions from vehicles manoeuvring and idling within the parking areas it requires.

Response and Conclusion: Policy ENV5 requires development to mitigate emissions from construction, on-site plant and associated vehicle movements, and to contribute where appropriate to borough-wide air quality improvement through modal shift, electric vehicle provision and low-emission servicing. Vehicle movements within a parking area are associated vehicle movements for that purpose. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy sets standard levels of car parking by four zones assigned by accessibility, with the standard a benchmark in Zone 1, the starting point for assessment in Zone 2 and the minimum normally required in Zones 3 and 4. The policy has uncertain effects as there is no explicit reference to the efficient use of land and in Zones 1 and 2 departures from the standard are site specific. Other aspects are addressed through Policy PQ3 and soils through Policy ENV6. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares; in Zones 1 and 2 the area of each given to parking is settled on site-specific evidence, while in Zones 3 and 4 a minimum is normally required. Cumulative effects: a share of site area given to parking that falls with accessibility across the borough. Synergistic effects: N/A.

Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires a minimum area of parking on the majority of the borough's sites, from which run-off carries hydrocarbons and particulates into the drainage network and to watercourses. The policy has uncertain effects as there is no explicit reference to the quality of run-off from the parking it requires, however surface water management is addressed through Policy ENV2 and the water environment through Policy ENV7. With the River Croal and the River Irwell at Bolton both classified as Moderate ecological status and Fail chemical status in the 2019 Water Framework Directive classification, run-off quality is already a problem in the receiving watercourses. Cumulative effects: increasing volumes of run-off from parking surfaces reaching watercourses already failing on chemical status. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the treatment of run-off from the parking areas it requires.									
Response and Conclusion: Policy ENV2 requires surface water run-off to be managed in a way that reduces flood risk at site and catchment scale, with naturalised Sustainable Drainage Systems prioritised as the default approach and designed to deliver biodiversity, amenity and landscape benefits alongside water management. Policy ENV7 requires development whose surface water drainage discharges directly to a watercourse to be supported by a Water Framework Directive assessment demonstrating no deterioration in the status of the water body. Parking run-off is subject to both. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy INF3 Social and Community Infrastructure

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires residential development of 50 or more dwellings and all specialist housing for older, vulnerable and disabled people to mitigate the additional demand it generates for primary care and community health services, requires on-site primary care or community health provision at 500 or more dwellings, and supports the development, expansion and reconfiguration of health facilities and the co-location of primary care with other community services. The policy has positive effects in the short term as contributions are secured on the first schemes, and very positive effects in the medium and long term as capacity is delivered and co-location changes how services are reached. With male life expectancy varying by 11.8 years between Bolton's middle layer super output areas over 2019 to 2023, capacity that arrives with the population is a determinant of whether a new community is served or an existing one diluted. Cumulative effects: primary care and community health capacity growing alongside the population as successive schemes contribute, additive across a catchment. Synergistic effects: health capacity, education places and community facilities delivered together producing a functioning neighbourhood.									
Proposed Mitigation: The policy could make more explicit reference to directing provision towards the areas where health outcomes are poorest.									
Response and Conclusion: Policy DEL1 sets the framework within which contributions are calculated, pooled and applied, and this policy requires mitigation to be settled in consultation with the relevant NHS body, which holds the position on where capacity is needed. Directing provision by deprivation in policy would fix at adoption a distribution that the NHS reassesses continuously. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires residential development of 50 or more dwellings to identify its impact on local community infrastructure, including community meeting space, cultural or civic space and youth facilities, requires on-site provision to be considered at 500 or more dwellings and on strategic scale commercial development, with a contribution towards facilities within the local area where on-site provision cannot be achieved, supports new and improved community facilities particularly in or adjacent to Town, District and Local Centres, and expects applicants to engage with the local community on the need for provision and the form it takes. The policy has positive effects in the short term and very positive effects in the medium and long term as provision is delivered and the engagement requirement shapes what is built. With 7% of Bolton residents reporting feeling lonely often or always, the spaces where people meet are part of the infrastructure of a neighbourhood. Cumulative effects: a community infrastructure network that keeps pace with population growth as successive schemes contribute. Synergistic effects: provision located in or adjacent to centres combining with community engagement on its form, producing facilities that are both reachable and used.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility of the provision it requires for people sharing protected characteristics.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, with a public realm usable by people of all ages and mobilities, and applies to the facilities this policy secures. Policy HS3 addresses inclusive homes. The equalities dimension of the Plan is addressed through the Equality Impact Assessment. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy requires residential development of 10 or more dwellings or sites of 0.5 hectares or more to mitigate the additional demand it generates for early years, primary, secondary and special educational needs places in consultation with the Council as local education authority, requires on-site provision or safeguarded land at 500 or more dwellings where demand cannot be met by expanding existing schools, and supports the expansion of existing schools and the development of new schools including special educational needs provision. The policy has positive effects in the short term as contributions are secured and very positive effects in the medium and long term as places are delivered and the special educational needs provision the policy names begins to close a gap that mainstream expansion does not reach. With 38% of Bolton children, some 24,600, living in relatively low-income households, among the highest 20 authorities in the country, the availability of school places affects a large proportion of the borough's families. Cumulative effects: education capacity growing with the population across pupil planning areas. Synergistic effects: mainstream and special educational needs capacity delivered together, matching provision to the profile of demand as well as its volume.									
Proposed Mitigation: The policy could make more explicit reference to early years provision within the on-site requirement that applies at 500 or more dwellings.									
Response and Conclusion: The policy requires development to mitigate the additional demand it generates for early years places as part of the same obligation that covers primary, secondary and special educational needs provision, and requires the form and scale of on-site provision to be determined in consultation with the Council as local education authority, which holds the early years position. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy supports the development of new and improved community facilities particularly in or adjacent to Town, District and Local Centres, supports the development, expansion and reconfiguration of health facilities, and supports the expansion of existing schools and the development of new schools. The policy has positive effects in the short, medium and long term as facilities directed to the centres bring footfall and daytime activity to the centres, and as schools and health facilities are themselves significant employers. With Bolton's 2011 Core Strategy hierarchy of one sub-regional centre, four Town Centres, four District Centres and eleven Local Centres, steering community provision into that hierarchy supports the vitality the objective seeks. Cumulative effects: sustained footfall in the centres as community and health provision is directed there scheme by scheme. Synergistic effects: community, health and education uses clustering in the centres, reinforcing each other's catchments and the commercial uses around them.

Proposed Mitigation: The policy could make more explicit reference to the employment and training opportunities generated by the facilities it secures.

Response and Conclusion: Policy EC3 requires an Employment and Skills Plan for qualifying employment floorspace, with recruitment arrangements that reach residents in areas of high economic inactivity and deprivation, and applies to the construction and operation of the facilities this policy secures where the thresholds are met. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy supports new and improved community facilities particularly in or adjacent to Town, District and Local Centres and requires on-site provision at strategic scale, both of which shorten the journey to services. The policy has positive but uncertain effects as provision within or beside a development reduces the need to travel, and is silent on the need to secure access to that provision by walking, wheeling, cycling or public transport. With 74% of journeys made by Bolton residents no more than five kilometres, provision that is close but not connected does not deliver the transfer the objective seeks. Cumulative effects: shorter journeys to community, health and education services as provision is delivered within and beside development. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to access by walking, wheeling, cycling and public transport to the provision it secures.

Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes from development to local facilities, requires poor routes to be upgraded and new routes to be provided where none exist, and requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. The connection is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy requires on-site education, primary care and community provision at strategic scale and supports new schools, health facilities and community facilities across the borough, all of which are buildings with substantial and continuous energy demand. The policy has uncertain effects as there is no explicit reference to the energy performance of the buildings it secures, however energy demand, efficiency and low carbon heating are addressed through Policy ENV1. The energy performance of those buildings may still affect the borough's emissions unless the energy hierarchy is applied to them from the outset. Cumulative effects: an expanding public and community building stock with energy demand set at the point of design. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the energy performance of the education, health and community buildings it secures.

Response and Conclusion: Policy ENV1 requires major development to demonstrate how the proposal has applied the energy hierarchy to minimise energy demand, maximise energy efficiency and reduce carbon emissions, to maximise the incorporation of renewable energy generation and low carbon heating including connection to existing or planned heat networks where practicable, and to submit an Energy Statement and the Greater Manchester Energy and Carbon Proforma. Those requirements apply to the buildings this policy secures. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires on-site education, health and community provision at strategic scale and supports new and expanded facilities across the borough. The policy has uncertain effects as there is no explicit reference to the resilience of those facilities to climate extremes, however flood risk and sustainable drainage are addressed through Policy ENV2, nature-based responses to flood risk and urban heat through Policy ENV3, and overheating through the cooling hierarchy in Policy ENV1. Schools, health facilities and community buildings serve vulnerable users and are relied on during disruption, and with nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes their resilience may still be affected unless it is designed in. Cumulative effects: an expanding stock of community and public facilities whose resilience is set at the point of design. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the resilience of the facilities it secures to flooding, overheating and disruption to services.

Response and Conclusion: Policy ENV2 requires development to apply the Sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, and to be supported by a site-specific flood risk assessment where required. Policy ENV3 requires major development to use nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat. Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed through passive measures before mechanical cooling is relied on, which reaches the schools, health facilities and community buildings this policy secures.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires land to be given to on-site education, health and community provision at strategic scale, and allows land to be safeguarded for education where demand cannot be met by expanding existing schools. The policy has uncertain effects as there is no explicit reference to the habitats or green infrastructure on the land it takes, however retention and enhancement of green and blue infrastructure is addressed through Policy ENV3 and biodiversity through Policy ENV4. Land safeguarded for education is held undeveloped for long periods and may either allow habitat to establish or be managed as bare ground. Cumulative effects: land taken or held for community infrastructure across successive strategic schemes. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the interim management of land safeguarded for education provision.

Response and Conclusion: Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets wherever possible and to secure equivalent provision, connectivity and functionality where this is not possible, and requires all green and blue infrastructure provided as part of development to be accompanied by long-term management and maintenance arrangements. Policy ENV4 governs effects on habitats and species. Safeguarded land within a strategic site is subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy secures new schools, health facilities and community buildings, and supports the reconfiguration of existing ones. The policy has uncertain effects as there is no explicit reference to the design or townscape contribution of those buildings, however design quality is addressed through Policy PQ1 and the character-based policies in Chapter 10. The quality of those buildings may still shape the townscape of new neighbourhoods unless the design response is settled at application stage. Cumulative effects: the townscape contribution of an expanding community building stock across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the design quality and townscape contribution of the facilities it secures.

Response and Conclusion: Policy PQ1 requires development to be of a high standard that responds to the type and character of its location and to make a lasting positive contribution to the built environment, and Policy PQ3 governs density and tall buildings. Community facilities are subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy supports the development, expansion and reconfiguration of health facilities and of community facilities, a substantial part of which occupy historic buildings including chapels, institutes and former civic premises. The policy has uncertain effects as there is no explicit reference to heritage assets or their setting, however the historic environment is addressed through Policy PQ4. Bolton's non-designated heritage

includes historic mills, chapels and workers' housing, and reconfiguration of community and health premises may still affect them unless significance is assessed at application stage. Cumulative effects: incremental change to community and civic buildings of heritage interest as provision is reconfigured across the Plan period. Synergistic effects: N/A.
Proposed Mitigation: The policy could make more explicit reference to the heritage significance of existing community and health buildings proposed for expansion or reconfiguration.
Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and applies to the expansion and reconfiguration this policy supports. Policy INF4 governs the loss of community facilities, including those in historic buildings. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy secures education, health and community provision within and beside new development and supports new facilities in the centres. The policy has mixed effects on air quality across all three periods. Provision close to the population it serves shortens journeys and reduces vehicle kilometres, while schools and health facilities are among the highest trip-generating uses at concentrated times of day, as Policy INF1 recognises. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, both sides of that balance act on the same source. Cumulative effects: shorter journeys to services across the borough set against concentrated peak-period movement at the facilities themselves, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the exposure of children and patients at the facilities it secures to poor air quality.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, or is of a scale that generates significant traffic, and requires mitigation of emissions from associated vehicle movements. Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy secures new education, health and community buildings, which place demand on water supply and wastewater networks. The policy has uncertain effects as there is no explicit reference to water demand or network capacity, however utilities capacity is addressed through Policy INF8 and water efficiency through Policy ENV1. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, additional load on the combined network adds to an existing problem. Cumulative effects: increasing demand on water and wastewater networks as community provision expands across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the water and wastewater capacity required to serve the facilities it secures.									
Response and Conclusion: Policy INF8 requires development above its thresholds to be accompanied by an assessment demonstrating that adequate capacity exists in the water supply and wastewater networks needed to serve it, or setting out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker. That requirement applies to the facilities this policy secures. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									

Commentary: The policy requires development to mitigate the demand it generates for education, health and community infrastructure and secures new facilities as part of schemes permitted under other policies. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the facilities it secures use primary materials in construction and produce a permanent increase in waste arisings once occupied. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent increase in arisings as community, health and education provision accumulates across the Plan period. Synergistic effects: N/A.
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy INF4 Protection of Existing Community Facilities

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy permits the loss of a community facility only where one of the exceptions in national policy applies, and for the exception based on there being no reasonable prospect of the use continuing requires the facility to have been marketed for its existing use and for alternative community uses at a price or rent reflecting its established community use value for a continuous period of at least 12 months, requires the potential for community meanwhile use to be explored during vacancy, and applies a separate test to facilities in current NHS or NHS-commissioned use under which the healthcare needs must continue to be met. The policy has positive effects in the short, medium and long term as it retains the settings where regular contact with other people happens, which the framework identifies as bearing on mental health. With more than 25% of Bolton adults reporting high levels of anxiety, above the national average, the facilities that sustain routine contact address a measured problem. Cumulative effects: retention of a network of facilities that would otherwise be lost individually. Synergistic effects: retained community facilities and retained health facilities acting together, keeping both the social and the clinical determinants of health within reach of the same neighbourhood.									
Proposed Mitigation: The policy could make more explicit reference to the health and wellbeing value of the facilities it protects when the loss of a facility is assessed.									
Response and Conclusion: Policy PQ2 requires a health assessment on development above its thresholds, and Policy INF3 secures new and improved provision where need is identified. The exceptions this policy applies test whether a use can continue, and importing a health outcome test into them would confuse two different questions. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy restricts the change of use of community facilities, including to residential use, unless one of the exceptions in national policy applies, evidenced for the no reasonable prospect exception by at least 12 months of marketing, or the loss forms part of a scheme delivering better community provision. The policy has uncertain effects as there is no explicit reference to housing, however housing supply is addressed through Policy SP3 and the site allocations, affordable housing through Policy HS1 and the conversion of non-residential buildings through Policies PQ1 and HS4. Community buildings are a modest source of conversion opportunity in established areas, and the marketing period defers that supply where no community occupier is found. Cumulative effects: a small reduction in the rate at which community buildings convert to residential use across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how the marketing period interacts with the deliverability of schemes on sites including a community facility.									
Response and Conclusion: Policy SP3 establishes the sources of housing supply against which the requirement is met, and the site allocations in Chapter 10 identify the land on which delivery depends, neither of which relies on the conversion of community buildings. Policy PQ1 requires conversions of non-residential buildings to be of a scale consistent with the architectural and functional character of the original building and to meet the standards in Policy HS4. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy protects community facilities by permitting loss only where an exception in national policy applies, evidences the no reasonable prospect exception through at least 12 months of marketing for the existing use and alternative community uses at a value reflecting community use, requires meanwhile use to be explored during vacancy, applies a distinct test to NHS and NHS-commissioned facilities under which the healthcare needs must continue to be met, and permits loss as part of a net improvement only where the needs met by the facility will continue to be met, the locality is better served and the replacement provision is secured by condition or obligation at the grant of permission. The policy has positive effects in the short, medium and long term as the marketing evidence requirement and the net improvement conditions give the national exceptions a local test, and the protection is no stronger than national policy sets. With 7% of Bolton residents reporting feeling lonely often or always, the facilities the policy protects are the working infrastructure of that sector. Cumulative effects: a retained network of facilities across the borough, each one a place a different group meets. Synergistic effects: the marketing evidence requirement and the meanwhile use requirement acting together, ensuring a building neither sits empty nor is lost while its future is resolved.									
Proposed Mitigation: The policy could make more explicit reference to the groups sharing protected characteristics served by a facility when the loss of a facility is assessed.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, and the equalities dimension of the Plan is addressed through the Equality Impact Assessment. The net improvement test in section 4 requires the needs met by the facility to continue to be met and the locality to be better served. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy protects community facilities as defined in the glossary, a category that includes premises used for adult learning, youth provision and community meeting space in which training and informal learning take place. The policy has positive but uncertain effects as retaining those premises retains the settings in which lifelong learning outside the formal education system happens, and is silent on the need to identify educational or training use within the marketing evidence it requires. With only 39.3% of working age residents holding a qualification at Regulated Qualifications Framework level 4 or higher and 11.5% holding none, the premises where adults learn outside school address a measured weakness in Bolton. Cumulative effects: retention of premises in which informal and adult learning takes place across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to adult learning and training uses within the alternative community uses for which a facility must be marketed.									
Response and Conclusion: The policy requires marketing for the existing use and for alternative community uses, which reaches learning and training where those are among the uses a community facility supports. The definition of community facility fixes the scope. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy resists the loss of community facilities, many of which occupy premises within or adjacent to the Town, District and Local Centres, and requires marketing at a price or rent reflecting established community use value. The policy has positive but uncertain effects on the vitality of the centres as retained facilities bring people into them for reasons other than shopping, and is silent on the need to relate the protection it provides to the centre hierarchy or to the vitality objective. Cumulative effects: sustained footfall in the centres from retained community uses. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the contribution community facilities make to the vitality and viability of the centres in which they sit.									
Response and Conclusion: Policy EC4 governs retail and town centre uses and the vitality and viability of the centre hierarchy, and Policy INF3 supports new and improved community facilities particularly in or adjacent to Town, District and Local Centres. This policy protects facilities wherever they are, and importing a centres test would narrow that protection. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy retains facilities in the locations they already occupy. The policy has positive but uncertain effects as a retained local facility avoids a journey to a more distant one, and is silent on the need to secure or assess access to the facilities it protects. With 74% of journeys made by Bolton residents no more than five kilometres, the loss of a local facility converts short journeys into longer ones, although the policy does not measure the effect. Cumulative effects: shorter journeys to community services sustained across the borough as facilities are retained. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility of a facility by walking, wheeling, cycling and public transport when the loss of a facility is assessed.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes from development to local facilities and requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. Accessibility is settled there for development coming forward. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy permits the loss, change of use, relocation and replacement of community facilities where the relevant tests are met, and requires replacement provision to be secured by condition or obligation at the grant of permission. The policy has uncertain effects as there is no explicit reference to climate resilience, however flood risk and sustainable drainage are addressed through Policy ENV2 and nature-based responses to flood risk and urban heat through Policy ENV3. Community facilities are among the buildings a locality relies on during disruption, and the policy neither tests nor secures that capability when provision is relocated or replaced. Cumulative effects: the resilience of the community facility network changing as provision is replaced and relocated across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the resilience of replacement provision where a facility is relocated or reprovided.									
Response and Conclusion: Policy ENV2 requires development to apply the Sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, and to be supported by a site-specific flood risk assessment where required by national policy or where a change of use would introduce a more vulnerable use. Replacement and relocated provision is development for those purposes. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy permits redevelopment where the loss tests are satisfied and permits relocation and replacement provision where the net improvement test is met, both of which can involve development on land that is currently undeveloped. The policy has uncertain effects as there is no explicit reference to habitats or green infrastructure, however retention and enhancement of green and blue infrastructure is addressed through Policy ENV3 and biodiversity through Policy ENV4. Where a community facility has grounds, the policy protects the facility and not the land around it. Cumulative effects: incremental change to the grounds of community facilities as sites are redeveloped or relocated. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the grounds and curtilage of a community facility where its loss or relocation is proposed.									

Response and Conclusion: Policy ENV4 governs effects on habitats, species and the ecological network and applies to the redevelopment this policy permits, and Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets including informal green spaces. Where the grounds are designated open space, Policy INF5 protects them separately. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy retains buildings in community use, including halls, institutes and places of worship, and permits their loss only where the tests are met. The policy has positive but uncertain effects on townscape as retention of those buildings sustains features that contribute to local character, and is silent on the need to protect their contribution to townscape, which is not among the tests it applies. Cumulative effects: retention of locally prominent buildings across the borough as individual proposals are refused or deferred. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the townscape contribution of a facility where its loss is proposed.

Response and Conclusion: Policy PQ1 requires development in existing residential areas and settlements to reflect the layout, townscape, massing and materials characteristic of the area, and Policy PQ4 governs designated and non-designated heritage assets. Adding a townscape test to a use-based protection would duplicate that route. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy protects community facilities, a substantial number of which occupy buildings of heritage interest including chapels, institutes and former civic premises, and requires the potential for community meanwhile use to be explored during vacancy, keeping buildings occupied while their future is resolved. The policy has positive but uncertain effects on the historic environment as an occupied building deteriorates more slowly than an empty one, and is silent on the need to protect heritage significance, which is dealt with elsewhere. Bolton's non-designated heritage includes historic mills, chapels and workers' housing, and 11 assets in the borough appear on the Historic England Heritage at Risk Register 2025. Cumulative effects: continued occupation of historic community buildings across the borough as vacancy is bridged. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the heritage significance of a facility where its loss or change of use is proposed.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and applies to any proposal involving a community facility of heritage interest. The Council is preparing a Local List to record and manage non-designated assets. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy retains facilities in the locations they occupy and permits their loss, relocation or replacement where the tests are met. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. Retaining a local facility avoids the vehicle movements a more distant alternative would generate, while relocation under the net improvement test can move provision closer to or further from the corridors where concentrations are highest. Cumulative effects: changes in journey length to community services across the borough as provision is retained or relocated. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the air quality of the location of replacement provision where a facility is relocated.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality or is within or close to an Air Quality Management Area, and Bolton lies within the Greater Manchester Air Quality Management Area. Replacement community provision is development for that purpose. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy retains existing buildings in use and requires marketing for the existing and alternative community uses before loss is permitted, keeping buildings occupied. The policy has positive but uncertain effects on the efficient use of land as reuse of an existing building avoids taking additional land, and is silent on the need to secure reuse, which follows from the protection and is not required by it. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares capable of accommodating around 4,985 new homes, which is the supply that meets the objective directly. Cumulative effects: continued use of existing buildings across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of the building where a facility is no longer needed for community purposes.									
Response and Conclusion: Policy PQ1 requires conversions of non-residential buildings to residential use to be of a scale consistent with the architectural and functional character of the original building and to meet the standards in Policy HS4, and Policy ENV1 requires conversion and reuse to maximise opportunities to improve environmental performance. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy INF5 Open Space Standards and Green Infrastructure

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires residential development of 10 or more dwellings to contribute towards accessible, high-quality open space at 3 hectares of Accessible Greenspace per 1,000 estimated population, including a minimum of 0.8 hectares of Parks and Gardens, requires every dwelling to fall within a defined catchment of greenspace of a given size, and requires new or enhanced open space to deliver multifunctional benefits including recreation. The policy has positive effects in the short term as the first schemes contribute, and very positive effects in the medium and long term as provision accumulates and the catchment standards close the gaps between existing spaces. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares, so the inner neighbourhoods depend on the public open space the policy secures. Cumulative effects: a network of accessible greenspace that closes distance gaps, additive as the catchment standards direct new space to where none is within reach. Synergistic effects: quantity, distance and quality standards acting together, making space reachable and worth reaching as well as provided.									
Proposed Mitigation: The policy could make more explicit reference to addressing the areas of greatest health inequality when directing off-site provision and financial contributions.									
Response and Conclusion: The policy requires off-site provision and financial contributions to address identified deficiencies in the quantity, quality, accessibility and value of open space serving the development. Policy PQ2 requires a health assessment on development above its thresholds, and Policy DEL1 governs how contributions are secured and applied. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires residential development of 50 dwellings cumulatively or more to provide open space on site, applies that requirement flexibly through a payment in lieu in Town Centre locations and where development is adjacent to or within 800 metres of a designated open space, and encourages on-site provision between 10 and 49 dwellings. The policy has uncertain effects as there is no explicit reference to housing delivery, however supply is addressed through Policy SP3 and the site allocations, and the cumulative effect of policy requirements on viability through Policy DEL1. Bolton has persistently under delivered against its housing targets since 2008/09, and on-site provision at the required standard reduces the developable area of a site. Cumulative effects: an accumulating land and cost obligation on residential development, with the effect on delivery depending on how the payment in lieu route is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how the on-site requirement is reconciled with the minimum density standards applying to the same site.									
Response and Conclusion: Policy PQ3 sets minimum net residential densities by zone, and this policy provides the payment in lieu route for Town Centre locations and for sites adjacent to or within 800 metres of designated open space. Policy DEL1 provides the framework in which the cumulative position is tested. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires new Accessible Greenspace to be located so that all dwellings fall within at least one of four defined catchments, from 100 metres of an incidental space to 1 kilometre of a neighbourhood space, expects new provision to offer a different size or typology where an existing standard is already met, and requires open space to be of a size, scale, configuration and typology that supports regular use and accessibility. The policy has positive effects in the short, medium and long term as it fixes distance as well as quantity, which determines whether a space is used by the people living nearest to it. With 24.8% of households having no car or van, provision measured by walking distance gives the standard meaning for them. Cumulative effects: a more evenly distributed network of spaces of differing size and typology as the distribution rule is applied scheme by scheme. Synergistic effects: catchment standards and typology diversity acting together, giving households access to different kinds of space.									
Proposed Mitigation: The policy could make more explicit reference to the safety and inclusivity of the open space it requires.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, providing natural surveillance of streets, public spaces and routes and a public realm usable by people of all ages and mobilities, and applies to the open space this policy secures. Policy INF6 sets the equivalent requirements for play provision. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									

Commentary: The policy allows a payment in lieu of on-site provision in Town Centre locations and requires new or enhanced open space to be of a quality that supports regular use, both of which bear on the environment of the centres. The policy has positive but uncertain effects as the quality of public open space contributes to a centre being somewhere people choose to be, and is silent on the need to relate the provision it secures to the vitality and viability of the centre hierarchy. Cumulative effects: improved quality of public space in and around the centres as contributions are directed to identified deficiencies. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to directing payments in lieu from Town Centre development towards the open space serving those centres.

Response and Conclusion: The policy requires off-site provision and financial contributions to address identified deficiencies in the quantity, quality, accessibility and value of open space serving the development. Policy DEL1 governs how contributions are pooled and applied. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires open space to be provided within defined walking catchments of new dwellings and requires new or enhanced space to contribute positively to the wider green and blue infrastructure network in accordance with Policies SP6 and ENV3. The policy has positive but uncertain effects as spaces distributed by walking distance and connected into the wider network support journeys made on foot, and is silent on the need to secure the routes between dwellings and the space, which determine whether the catchment is walkable. With 74% of journeys made by Bolton residents no more than five kilometres, distance is rarely the obstacle. Cumulative effects: a network of spaces within walking distance of new homes as the catchment standards are applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the walking and wheeling routes connecting dwellings to the open space catchments it requires.

Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes within the site and from the site to local facilities, requires poor routes to be upgraded and new routes to be provided where none exist, and applies to all development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires residential development of 10 or more dwellings to contribute towards open space at 3 hectares of Accessible Greenspace per 1,000 estimated population and sets catchment distances within which every dwelling must fall. The policy has uncertain effects as there is no explicit reference to the functions the space must perform, however flood risk and sustainable drainage are addressed through Policy ENV2 and nature-based responses to flood risk and urban heat through Policy ENV3. Accessible Greenspace provision across the borough exceeds the Natural England benchmark of 3 hectares per 1,000 population while the Central and Inner Bolton Sub-Area provides around 1.4 hectares, and a quantity standard with no quality measure gives no basis for a drainage or cooling function. Cumulative effects: an accumulating area of open space whose resilience function is not specified. Synergistic effects: N/A.

Proposed Mitigation: The policy could refer expressly to sustainable drainage being designed into new open space from the outset, with climate resilience among the functions the space must perform.

Response and Conclusion: Policy revised to: require new or enhanced open space to deliver multifunctional benefits including recreation, biodiversity enhancement, climate resilience, sustainable drainage and nature recovery, to contribute positively to the wider green and blue infrastructure network in accordance with Policies SP6 and ENV3, and to be supported by a management plan with identified stewardship.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires open space at 3 hectares of Accessible Greenspace per 1,000 estimated population within defined catchments, protects designated and undesignated open space, and permits loss only where an exception in national policy applies. The policy has positive but uncertain effects as the protection holds land in open use and new space is added, and is silent on the need to address biodiversity or the function of the network. With 11.6% of Greater Manchester's land designated for nature, the undesignated green corridors and informal space this policy protects carry a share of the network that designation does not reach. Cumulative effects: open space held and added across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to tree planting, canopy cover and the ecological value of the open space it requires.									
Response and Conclusion: Policy revised to: require new or enhanced open space to contribute positively to the wider green and blue infrastructure network in accordance with Policies SP6 and ENV3 and to deliver multifunctional benefits including biodiversity enhancement and nature recovery. Tree planting and canopy cover within open space are secured by Policy PQ1, which requires new streets to be tree lined, and by Policy ENV4, which sets the replacement ratio, species selection for long-term canopy value and the root protection and canopy space requirements.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires new or enhanced open space to be of an appropriate size, scale, configuration and typology to support regular use, accessibility and long-term functionality, requires long-term management and maintenance arrangements including a management plan and identified stewardship, and requires Section 106 contributions to cover the cost of management for the lifetime of the development where the Council takes it on. The policy has positive effects in the short, medium and long term as the quality of open space is determined as much by how it is maintained as by how it is laid out, and the policy addresses both. Cumulative effects: a stock of open space that holds its quality over time. Synergistic effects: design standards and secured maintenance acting together on the same outcome.									
Proposed Mitigation: The policy could make more explicit reference to the landscape character of the areas in which new open space is provided.									
Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location, including respecting the setting of farm complexes, folds, vernacular cottages and the wider open landscape on greenfield sites, and requires development within the setting of open spaces of borough-wide or sub-regional importance to conserve their character, views, access and recreational function. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy protects designated Accessible Greenspace and undesignated open space and secures new provision, a proportion of which comprises historic parks, gardens and cemeteries or forms the setting of heritage assets. The policy has uncertain effects as there is no explicit reference to heritage significance, however the historic environment is addressed through Policy PQ4 and the setting of borough-wide and sub-regional open spaces through Policy PQ1. Queen's Park and Farnworth Park are named in Policy PQ1 as spaces whose character, views, access and recreational function must be conserved. Cumulative effects: incremental change to historic open spaces as provision is enhanced and managed across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the heritage significance of historic parks and gardens within the quality and maintenance standards it sets.									
Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and Policy PQ1 requires development within the setting of Queen's Park, Farnworth Park, the line of the Manchester, Bolton and Bury Canal, the West Pennine Moors and the Croal and Irwell Valleys to conserve their character, views, access and recreational function. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy secures new and enhanced open space distributed within walking catchments of new dwellings, supporting journeys made on foot and introducing vegetation into developed areas. The policy has positive but uncertain effects as both mechanisms bear on emissions and exposure, and is silent on the need to address air quality, and the effect of vegetation on concentrations is local and dependent on planting form and									

position. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, the shift in short journeys is the more substantial of the two effects. Cumulative effects: a modest reduction in vehicle movements and an increase in vegetated area across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the air quality of locations in which new open space is provided.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, or is of a scale that generates significant traffic, and Bolton lies within the Greater Manchester Air Quality Management Area. Open space provided as part of a development is assessed under that requirement with the rest of the scheme. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires 3 hectares of Accessible Greenspace per 1,000 estimated population from qualifying residential development, requires on-site provision at 50 dwellings cumulatively or more subject to the payment in lieu route, and protects designated and undesignated open space from development. The policy has mixed effects on the efficient use of land across all three periods. Protection holds land in open use and prevents its piecemeal loss, while the provision standard increases the land required per dwelling on sites where on-site delivery applies. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares, and the payment in lieu route for Town Centre locations allows those sites to be developed at density while still contributing. Cumulative effects: land held in open use across the borough set against a higher land requirement per dwelling on sites delivering on site, partly neutralising. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the use of contributions to bring degraded and derelict land into open space use.

Response and Conclusion: The policy requires off-site provision and financial contributions to address identified deficiencies in the quantity, quality, accessibility and value of open space serving the development, which permits contributions to be applied to land brought into open space use where that is what the deficiency requires. Policy DEL1 governs how contributions are applied. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires open space at 3 hectares of Accessible Greenspace per 1,000 estimated population within defined catchments. The policy has positive but uncertain effects as open space is permeable land, and is silent on the need to address drainage or water quality. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, a drainage function would relieve a measured pressure. Cumulative effects: an accumulating area of permeable land across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could refer expressly to the water quality and drainage function of sustainable drainage within new open space.

Response and Conclusion: Policy revised to: require new or enhanced open space to deliver multifunctional benefits including sustainable drainage.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy sets standards for the open space provided as part of development permitted under other policies. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the paths, furniture, planting and drainage features it secures use primary materials and generate arisings through replacement and maintenance across the lifetime of the space. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent increase in arisings as open space infrastructure accumulates and is maintained across the Plan period. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy INF6 Play Provision in New Development

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires residential development of 10 or more dwellings or sites of 0.5 hectares or more to contribute to outdoor play space at a minimum of 0.55 hectares per 1,000 estimated population, comprising 0.25 hectares of equipped play area and 0.3 hectares of informal play or youth space, requires on-site provision at 50 dwellings cumulatively or more subject to a payment in lieu route, and requires new provision to follow Fields in Trust guidance and to provide high-quality play value. The policy has positive effects in the short term as the first schemes contribute, and very positive effects in the medium and long term as provision accumulates and the informal and youth space element reaches the older children that equipped play does not serve. With 65% of adults and 37.4% of Year 6 children in Bolton overweight or obese in 2022/23, provision that supports daily unstructured activity addresses measured indicators of excess weight. Cumulative effects: a network of play provision that grows with the child population as successive schemes contribute. Synergistic effects: equipped and informal provision delivered together, serving the whole age range.									
Proposed Mitigation: The policy could make more explicit reference to directing off-site contributions towards the areas where child health outcomes are poorest.									
Response and Conclusion: The policy requires off-site contributions to be directed towards the delivery, enhancement, expansion or improvement of play space within the local area, and requires new provision to address identified deficiencies in local provision. Policy DEL1 governs how contributions are secured and applied, and Policy PQ2 requires a health assessment on development above its thresholds. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires play provision from residential development of 10 or more dwellings or sites of 0.5 hectares or more, with on-site delivery expected at 50 dwellings cumulatively or more. The policy has uncertain effects as there is no explicit reference to housing delivery, however supply is addressed through Policy SP3 and the site allocations, and the cumulative effect of policy requirements on viability through Policy DEL1. Bolton has persistently under delivered against its housing targets since 2008/09, and on-site play provision reduces the developable area of a site and adds a maintenance liability. Cumulative effects: an accumulating land and cost obligation on residential development, with the effect on delivery depending on how the viability framework is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how the on-site play requirement is applied alongside the open space requirement on the same site.									
Response and Conclusion: Policy INF5 sets the open space standard and the same payment in lieu route, and both policies require provision to be multifunctional, which allows play and open space provision to overlap on a single site. Policy DEL1 provides the framework in which the cumulative position is tested. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires new play provision to follow Fields in Trust guidance and to be accessible, inclusive and welcoming to children and young people of all ages and abilities, to be designed to achieve high standards of safety, natural surveillance, accessibility and durability, and to complement and strengthen the existing network while addressing identified deficiencies in local provision. The policy has positive effects in the short, medium and long term as inclusion and surveillance are specified as design requirements. With 19.3% of Bolton's population having a long-term health condition or disability that limits their day-to-day activities, a requirement that provision is welcoming to children of all abilities reaches a substantial group. Cumulative effects: a play network that addresses distribution gaps as each scheme is required to address local deficiencies. Synergistic effects: inclusive design and natural surveillance acting together, making provision both usable by and safe for the children least likely to be accompanied.									

Proposed Mitigation: The policy could make more explicit reference to engagement with children and young people on the form the provision takes.
Response and Conclusion: Policy INF3 expects applicants to engage with the local community on the need for community provision and the form it takes. This policy sets the design standard through Fields in Trust guidance, which addresses age-appropriate provision. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy allows a payment in lieu of on-site provision where all dwellings are within 700 metres of an existing play space, fixing a walking distance within which provision is treated as accessible, and requires new provision to complement and strengthen the existing network. The policy has positive but uncertain effects as provision within walking distance supports journeys made on foot by children and the adults accompanying them, and is silent on the need to secure the routes to that space, and 700 metres depends on whether the route is crossable. Cumulative effects: play provision distributed within walking distance of new homes across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the walking and wheeling routes connecting dwellings to the play space within the 700 metre distance it applies.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes within the site and from the site to local facilities, requires poor routes to be upgraded and new routes to be provided where none exist, and applies to all development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires new play provision, where appropriate, to incorporate natural features, landscaping, biodiversity enhancement and sustainable drainage to provide multifunctional benefits. The policy has positive but uncertain effects as a drainage and greening function delivered from play land contributes to surface water management and to shading, however the requirement is qualified by where appropriate, and its scope depends on judgement at application stage. With nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes, provision that performs a drainage function contributes to managing that risk. Cumulative effects: an accumulating area of play land performing drainage and shading functions across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to shade provision within play space.									
Response and Conclusion: Policy INF5 requires new and enhanced open space to deliver multifunctional benefits including climate resilience, and play space provided under this policy is open space for that purpose. Policy ENV3 requires major development to use nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat and to achieve an Urban Greening Factor score. Policy ENV4 requires replacement planting at a ratio of at least two to one with species selected for long-term canopy value and climate resilience. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires new play provision, where appropriate, to incorporate natural features, landscaping and biodiversity enhancement, and requires provision to complement and strengthen the existing network of play spaces. The policy has positive but uncertain effects as natural play features and planting add habitat within residential areas, however the requirement is qualified by where appropriate, and the extent of biodiversity benefit depends on judgement at application stage. With 11.6% of Greater Manchester's land designated for nature, the informal and naturalised space within residential areas carries a share of the network that designated sites do not reach. Cumulative effects: incremental habitat gain within residential areas as naturalised play provision accumulates. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to natural play as the default form of informal provision.									
Response and Conclusion: Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain, and Policy ENV3 requires major development to integrate green and blue infrastructure into site layout from the earliest stages. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires new play provision to be of an appropriate size, scale and configuration, to be designed to achieve high standards of safety, natural surveillance, accessibility and durability, and to be supported by long-term management and maintenance arrangements with stewardship identified and resourced. The policy has positive but uncertain effects on townscape as equipped play areas are visually prominent within residential areas and the durability and maintenance requirements determine how they age, however the policy does not explicitly seek to relate their design to the character of the area they sit in. Cumulative effects: a play stock that holds its appearance over time as maintenance is secured scheme by scheme. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the design of play provision responding to the character of its setting.									
Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location and to make a lasting positive contribution to the built environment, with specific requirements for existing residential areas and settlements and for greenfield sites. Play provision within a scheme is subject to that requirement. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy secures new play provision within residential development, including within the established parts of the borough and in the settings of heritage assets. The policy has uncertain effects as there is no explicit reference to heritage, however the historic environment is addressed through Policy PQ4 and character through Policy PQ1. Equipped play areas introduce colour, height and enclosure that can sit awkwardly in									

historic settings, and with 26 Conservation Areas in the borough this will arise regularly. Cumulative effects: incremental change to the setting of heritage assets as play provision is delivered across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the design of play provision within Conservation Areas and the setting of heritage assets.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and Policy PQ1 requires development in existing residential areas and settlements to reflect the layout, townscape, massing and materials characteristic of the area. Play provision within those areas is subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires play provision to be delivered within residential development wherever the thresholds are met, including on sites beside the corridors carrying the highest traffic volumes. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. The policy requires provision without indicating where within a site it should sit relative to sources of poor air quality. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, the position of play space relative to the road network affects exposure. Cumulative effects: variable exposure of children using new play provision across the borough depending on siting decisions taken scheme by scheme. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the siting of play provision away from the parts of a site with the poorest air quality.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, or is of a scale that generates significant traffic, and Bolton lies within the Greater Manchester Air Quality Management Area. The assessment applies to the development within which play provision sits. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy protects existing play space, permitting loss only where equivalent or enhanced replacement provision is secured in a suitable and accessible location serving the same community and age group, and requires new provision at 0.55 hectares per 1,000 estimated population from qualifying development. The policy has mixed effects on the efficient use of land across all three periods, holding existing play land in open use while increasing the land required per dwelling on sites delivering on site. The payment in lieu route for Town Centre locations and for sites within 700 metres of existing provision prevents the requirement operating against density on the sites least able to absorb it. Cumulative effects: play land held in open use across the borough set against a higher land requirement per dwelling on sites delivering on site, partly neutralising. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the multifunctional use of land delivering both play and open space requirements on the same site.

Response and Conclusion: Policy INF5 requires new open space to be of an appropriate size, scale, configuration and typology and to deliver multifunctional benefits including recreation, which permits a single area of land to satisfy both requirements where it is designed to. Policy PQ3 sets the minimum densities against which the remaining developable area is tested. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires new play provision, where appropriate, to incorporate sustainable drainage as part of the multifunctional benefits it delivers. The policy has positive but uncertain effects as play land designed to hold and infiltrate water reduces the volume reaching the combined network, however the requirement is qualified by where appropriate and the policy does not address water quality. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, the drainage function contributes to managing that pressure. Cumulative effects: an accumulating area of permeable and drainage-functional land within residential development. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the drainage of equipped play surfaces.

Response and Conclusion: Policy ENV2 requires surface water management to be integrated into the design of development through multifunctional nature-based solutions, prioritising naturalised Sustainable Drainage Systems as the default approach and permitting engineered solutions only where nature-based options are demonstrably unfeasible, and applies to all development other than the householder extensions it excludes. Play surfaces within a scheme are subject to that requirement. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy sets standards for the play provision delivered as part of development permitted under other policies. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as equipment, safety surfacing and boundary treatment use primary materials and are replaced on a cycle considerably shorter than the lifetime of the development they serve. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent and repeating stream of arisings as play equipment and surfacing are replaced across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.									

Policy INF7 Playing Pitches and Sports Facilities

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy permits the loss of a playing pitch or sports facility only where the tests set out in national policy are satisfied, requires replacement or alternative provision to preserve or improve public community access to facilities of the type lost, supports new and improved facilities where they meet an identified current or future need set out in the Playing Pitch Strategy or demonstrated through equivalent evidence informed by consultation with Sport England and the relevant sport governing bodies, requires public access to be secured through a Community Use Agreement or equivalent legal mechanism where a facility is intended to serve community use, and requires strategic scale development to provide on-site playing pitches or sports facilities in line with the latest Playing Pitch Strategy, with a contribution towards the delivery, enhancement, expansion or improvement of facilities within the local area where on-site provision cannot be achieved. The policy has positive effects in the short term as the protection holds existing provision and very positive effects in the medium and long term as new and improved facilities come forward against identified need. With 26.7% of adults physically inactive in 2022/23, higher than the England average, formal provision that is both retained and publicly accessible works directly on the objective. Cumulative effects: a retained and improving stock of pitches and facilities across the borough as individual losses are resisted and additions are directed by need. Synergistic effects: protection of the type of facility lost and securing of community access acting together, keeping provision both available and usable by the public.									
Proposed Mitigation: The policy could make more explicit reference to the distribution of provision relative to the areas of poorest health.									
Response and Conclusion: The policy requires new or improved facilities to meet an identified current or future need, whether set out in the Playing Pitch Strategy or demonstrated through equivalent evidence, and the Playing Pitch Strategy is the document in which the distribution of need across the borough is assessed. Policy DEL1 governs how contributions are applied. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									

Commentary: The policy resists the loss of playing pitches and sports facilities, which are among the larger undeveloped sites within and at the edge of the built-up area. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3 and the site allocations. Bolton has persistently under delivered against its housing targets since 2008/09, and the protection defers or prevents a source of housing land in accessible locations, although the national policy tests already provide the route by which surplus provision can come forward. Cumulative effects: a stock of protected open land held out of housing supply across the Plan period. Synergistic effects: N/A.
Proposed Mitigation: The policy could make more explicit reference to the treatment of pitches identified as surplus in the Playing Pitch Strategy.
Response and Conclusion: The tests set out in national policy, which this policy applies, provide for the release of provision demonstrated to be surplus to requirements by an assessment, and the Playing Pitch Strategy is that assessment. Policy SP3 establishes the sources of supply against which the housing requirement is met. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires replacement or alternative provision to preserve or improve public community access to facilities of the type lost, requires public access to be secured through a Community Use Agreement or equivalent legal mechanism where a facility is intended to serve community use, and requires strategic scale development to provide on-site pitches or facilities in line with the Playing Pitch Strategy or to contribute towards facilities within the local area. The policy has positive effects in the short, medium and long term as it addresses access as well as provision. With 24.8% of households having no car or van, community access to facilities within reach of home affects a substantial part of the borough. Cumulative effects: a growing proportion of the borough's sports stock subject to secured community access. Synergistic effects: protection of facility type and secured public access acting together, ensuring neither the facility nor the right to use it is lost separately.									
Proposed Mitigation: The policy could make more explicit reference to affordability of access within the Community Use Agreements it requires.									
Response and Conclusion: Policy DEL1 governs the planning obligations through which community access is secured, and the Community Use Agreement is where pricing and availability are settled for the individual facility, following Sport England guidance. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy protects playing pitches and sports facilities, a substantial proportion of which sit on school sites and serve both curricular and community use, and requires public access to be secured through a Community Use Agreement where a facility is intended to serve community use. The policy has positive but uncertain effects as protecting those facilities protects part of the educational estate and the dual use arrangements that extend it, and is silent on the need to address educational use, and the outcome depends on how individual school proposals are determined. Cumulative effects: retention of the sports element of the education estate across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to school playing fields and dual use arrangements within the protection it provides.									
Response and Conclusion: The protection applies to all development proposals affecting playing pitches or sports facilities, which includes those on school sites, and the tests set out in national policy that the policy applies address playing fields. Policy INF3 supports the expansion of existing schools and the development of new schools, and requires the form and scale of on-site provision to be settled in consultation with the Council as local education authority. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									

Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires replacement provision to be in a suitable and accessible location and requires public community access to be preserved or improved. The policy has positive but uncertain effects as accessibility is among the tests applied to replacement provision, and is silent on the need to secure access by walking, wheeling, cycling or public transport, and a facility reachable only by car serves a different population from the one it replaced. With 74% of journeys made by Bolton residents no more than five kilometres, the location of replacement provision determines whether those journeys stay short. Cumulative effects: changing journey lengths to sports provision across the borough as facilities are relocated and reprovided. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to accessibility by walking, wheeling, cycling and public transport when assessing the suitability of a replacement location.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes from development to local facilities and requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. New and replacement facilities are development for that purpose. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy protects playing pitches, which are areas of permeable grassland, some of them in river valleys, and supports new and improved facilities including built provision. The policy has uncertain effects as there is no explicit reference to flood risk or climate resilience, however flood risk and sustainable drainage are addressed through Policy ENV2. Permeable pitches allow infiltration, which the protection preserves incidentally, while artificial surfaces and built facilities introduced under the new provision limb reduce it. With nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes, that incidental function becomes more significant over the Plan period. Cumulative effects: retained permeable land in the valleys set against increasing hard and artificial surface as facilities are improved, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the flood storage and drainage function of playing pitches within the tests applied to their loss.									
Response and Conclusion: Policy ENV2 requires development to apply the Sequential and Exception Tests, not to increase flood risk elsewhere, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances and to be supported by a site-specific flood risk assessment where required, and requires surface water management to be integrated into design through naturalised Sustainable Drainage Systems as the default approach. Development on a pitch and new facilities on one are subject to those requirements. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									

Commentary: The policy protects playing pitches and supports new and improved facilities including artificial surfaces and built provision. The policy has uncertain effects as there is no explicit reference to habitats or the green and blue infrastructure network, however retention and enhancement of that network is addressed through Policy ENV3 and biodiversity through Policy ENV4. Managed sports turf carries limited ecological value in itself but forms part of the undeveloped fabric that links the network, and conversion to artificial surface removes that. Cumulative effects: changing ecological value of the borough's sports land as natural surfaces are protected in some cases and replaced with artificial ones in others. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the biodiversity implications of replacing natural playing surfaces with artificial ones.

Response and Conclusion: Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain, and applies to the conversion of natural surfaces to artificial ones as to any development affecting habitat. Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets and to strengthen connections to the wider network. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy protects playing pitches, which form significant areas of open land within and at the edge of settlements, and supports new and improved facilities including floodlighting, fencing and built provision. The policy has uncertain effects as there is no explicit reference to landscape or townscape, however design quality is addressed through Policy PQ1 and the setting of borough-wide open spaces including the Croal and Irwell Valleys is protected under the same policy. Protection sustains open character while the equipment associated with improved facilities introduces structures and enclosure into it. Cumulative effects: open character retained across the borough's sports land set against incremental introduction of structures and enclosure as facilities are improved. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the landscape and visual effects of floodlighting, fencing and built provision at new and improved facilities.

Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location and requires development within the setting of open spaces of borough-wide or sub-regional importance, including the West Pennine Moors and the Croal and Irwell Valleys, to conserve their character, views, access and recreational function. Policy ENV5 requires lighting to be no more than the minimum required for security, safety and operational purposes and to be designed, positioned and directed so that it does not cause glare or harm dark skies, and requires a lighting assessment for floodlighting and outdoor sport. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy protects playing pitches and sports facilities and supports new and improved provision, including at sites with historic pavilions, grandstands and boundary structures of local interest. The policy has uncertain effects as there is no explicit reference to heritage significance, however the historic environment is addressed through Policy PQ4. Bolton's non-designated heritage includes the buildings associated with organised sport and recreation, and the Council is preparing a Local List to record and manage such assets. Cumulative effects: incremental change to sports buildings of local interest as facilities are improved and replaced. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the heritage significance of existing sports buildings where their loss or replacement is proposed.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and applies to the replacement and improvement this policy supports. Policy INF4 governs the loss of community facilities, which includes sports buildings in community use. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy protects and supports facilities at which people undertake sustained physical exertion outdoors. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. The policy neither tests nor directs the location of new and replacement provision relative to the corridors where concentrations are highest. Cumulative effects: variable exposure of people exercising as facilities are relocated and reprovided across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the air quality of a replacement location when assessing its suitability.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, or is of a scale that generates significant traffic, and Bolton lies within the Greater Manchester Air Quality Management Area. New and replacement sports provision is development for that purpose. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy protects playing pitches from development and supports new and improved facilities where an identified need is demonstrated. The policy has mixed effects on the efficient use of land across all three periods. Protection holds large areas of land in open use within and at the edge of the built-up area, while it conserves land as a resource and prevents the loss of a use that cannot readily be recreated. New provision to meet identified need takes further land. Cumulative effects: substantial areas of land held in sports use across the borough, with additional land taken as new provision comes forward against identified need. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to intensifying the use of existing sites before new land is taken for additional provision.

Response and Conclusion: The policy requires new or improved facilities to meet an identified current or future need set out in the Playing Pitch Strategy or demonstrated through equivalent evidence informed by consultation with Sport England, and the Playing Pitch Strategy assesses the capacity of existing sites before identifying a need for new ones. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy supports new and improved playing pitches and sports facilities, which involve drainage systems, irrigation and, where artificial surfaces are used, run-off from impermeable material. The policy has uncertain effects as there is no explicit reference to water, however surface water is addressed through Policy ENV2 and the water environment through Policy ENV7. Many of Bolton's pitches lie in the Croal and Irwell valleys, both classified as Moderate ecological status and Fail chemical status in the 2019 Water Framework Directive classification, and the treatment of drainage and run-off at those sites affects water bodies already failing. Cumulative effects: changing drainage and run-off characteristics of the borough's sports land as facilities are improved. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the drainage and run-off implications of artificial playing surfaces.

Response and Conclusion: Policy ENV2 requires surface water run-off to be managed in a way that reduces flood risk at site and catchment scale, with naturalised Sustainable Drainage Systems as the default approach. Policy ENV7 requires development on or within 25 metres of a watercourse, and any development whose surface water drainage discharges directly to a watercourse, to be supported by a Water Framework Directive assessment demonstrating no deterioration in the status of the water body. Artificial surfaces in the valleys are subject to both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy protects existing playing pitches and sports facilities and supports new and improved provision where an identified need is demonstrated. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the facilities it supports use primary materials and, in the case of artificial surfaces, are replaced periodically with a residual stream that is difficult to recycle. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent and repeating stream of arisings as artificial surfaces and facility equipment are replaced across the Plan period. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy INF8 Digital and Utilities Infrastructure

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires development above its thresholds to be accompanied by an assessment demonstrating that adequate capacity exists in the water supply, wastewater, electricity, gas, high speed fibre and telecommunications networks needed to serve it, or setting out the reinforcement required and how it will be secured. The policy has positive but uncertain effects as reliable digital connectivity supports access to healthcare and public services and reliable water and wastewater capacity is a condition of healthy occupation, and is silent on the need to address health, and the effect on health outcomes runs through use. Cumulative effects: a development stock connected to networks with demonstrated capacity as successive schemes are assessed. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to access to health and care services delivered digitally within the digital infrastructure it requires.									
Response and Conclusion: Policy INF3 secures primary care and community health capacity and supports the co-location of primary care with other community services, and Policy PQ2 requires a health assessment on development above its thresholds. This policy secures the connection and not the service. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires residential development of 10 or more dwellings or sites of 0.5 hectares or more to demonstrate that adequate network capacity exists or to set out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker. The policy has positive but uncertain effects as identifying capacity constraints before permission removes a common cause of stalled delivery, and is silent on the need to address housing supply, and the supporting text confirms that the Council cannot require statutory undertakers to deliver infrastructure outside their own investment programmes. Bolton has persistently under delivered against its housing targets since 2008/09, and a constraint identified early is more readily resolved. Cumulative effects: fewer schemes stalled by unresolved network capacity across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the timing of reinforcement relative to occupation.									
Response and Conclusion: The policy requires the assessment to set out how reinforcement will be secured in agreement with the relevant statutory undertaker, where timing is settled for the individual scheme, and Policy DEL1 governs the obligations through which delivery is tied to occupation. The Council cannot fix a statutory undertaker's programme through policy. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires development above its thresholds to demonstrate that adequate capacity exists in the high speed fibre and telecommunications networks needed to serve it, or to set out the reinforcement required and how it will be secured. The policy has positive effects in the short, medium and long term as connectivity is a condition of participation in work, education, services and social contact. A requirement that new development is connected when first occupied prevents the problem being added to. Cumulative effects: a new development stock that does not add to the borough's digitally excluded households. Synergistic effects: connectivity and the utility capacity secured alongside it acting together.									
Proposed Mitigation: The policy could make more explicit reference to digital inclusion and to the services that reliable connectivity gives access to.									
Response and Conclusion: The supporting text records that reliable, high-speed connections support home and flexible working, education and skills, access to healthcare and public services, business productivity and the growing use of connected technologies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy requires proposals for hyperscale data centres to demonstrate community benefits including commitments to local procurement, workforce development and skills, and dedicated community investment funds, and requires high speed fibre and telecommunications capacity to be demonstrated for development above its thresholds. The policy has positive effects in the short, medium and long term as a skills commitment attached to the largest and most capital-intensive form of development in the sector reaches a workforce that would not otherwise be connected to that sector, and as connectivity supports education and training delivered remotely. With only 39.3% of working age residents holding a qualification at Regulated Qualifications Framework level 4 or higher and 11.5% holding none, a workforce development requirement tied to high value development addresses a specific weakness. Cumulative effects: skills commitments accumulating alongside digital capacity as the sector develops in the borough. Synergistic effects: connectivity and workforce development acting together, giving residents both the means and the qualification to take up remote and technical work.									
Proposed Mitigation: The policy could make more explicit reference to how workforce development and skills commitments are to be secured.									
Response and Conclusion: Policy EC3 requires an Employment and Skills Plan for qualifying employment floorspace, with recruitment arrangements that reach residents in areas of high economic inactivity and deprivation, secured by planning obligation, and Policy DEL1 governs the obligations through which commitments are secured. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires proposals for hyperscale data centres with significant strategic implications for the region to demonstrate local economic and strategic value through enhanced services for local businesses and increased capacity to support innovation, requires community benefits including local procurement and workforce development, and requires all development above its thresholds to demonstrate that the utility and digital capacity it needs is available or will be provided. The policy has positive effects in the short term as capacity is secured for the first schemes, and very positive effects in the medium and long term as the digital and utility platform the policy builds becomes a locational advantage. With around 11,700 active businesses in the borough, infrastructure that reduces the operating risk faced by those businesses addresses a measured weakness. Cumulative effects: an improving digital and utility platform across the borough as successive schemes secure capacity and reinforcement. Synergistic effects: strategic data infrastructure, enhanced services for local businesses and innovation capacity combining, producing local economic effect from regional investment.									
Proposed Mitigation: The policy could make more explicit reference to the employment density expected of data centre development relative to the land and power it consumes.									
Response and Conclusion: Policy EC1 protects employment land and Policy EC2 governs new employment development, and Policy EC5 governs ancillary uses within industrial and warehousing allocations. The use of employment land and the return expected from it are settled in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires development above its thresholds to demonstrate that adequate high speed fibre and telecommunications capacity exists or to secure the reinforcement required. The policy has positive but uncertain effects as reliable connectivity substitutes for some journeys, and is silent on the need to reduce travel. With 23.6% of employed Bolton residents working mainly from home, the substitution is already substantial. Cumulative effects: journeys avoided across the borough as connected development accumulates. Synergistic effects: N/A.									
Proposed Mitigation: The policy could be more explicit about digital connectivity reducing the need to travel.									
Response and Conclusion: The supporting text records that reliable, high-speed connections support home and flexible working, and Policy INF1 sets the transport requirements and the accessibility analysis through which travel demand is assessed. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy permits data centres and other significant energy-intensive uses subject to demonstrating that sufficient electricity capacity is available or will be provided, that opportunities to minimise energy demand, maximise energy efficiency and incorporate on-site renewable generation and heat reuse have been incorporated, and that the proposal will not prejudice the delivery of planned strategic utility infrastructure or development. The policy has mixed effects across all three periods. It admits a use category with electricity demand well above conventional development, and attaches to that use the most specific efficiency, renewable generation and heat reuse requirements applied to any use in the Plan. Bolton Town Centre is identified as an opportunity area for a heat network, which makes the heat reuse requirement capable of producing a benefit. Cumulative effects: rising electricity demand from energy-intensive uses set against on-site generation and recovered heat, the balance depending on the scale at which such uses come forward. Synergistic effects: heat reuse from data centres and the Town Centre heat network opportunity combining, displacing primary fuel in one use with waste heat from another.									
Proposed Mitigation: The policy could make more explicit reference to the point at which the opportunity for heat reuse must be demonstrated.									
Response and Conclusion: Policy ENV1 requires major development to demonstrate how the proposal has applied the energy hierarchy, to maximise the incorporation of renewable energy generation and low carbon heating including connection to existing or planned heat networks where practicable, and to submit an Energy Statement and the Greater Manchester Energy and Carbon Proforma, which the supporting text confirms should be used from the earliest stages of the design process. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires development above its thresholds to demonstrate that adequate capacity exists in the water supply, wastewater, electricity, gas, fibre and telecommunications networks serving it, or to set out the reinforcement required. The policy has uncertain effects as there is no explicit reference to the resilience of that infrastructure to climate extremes, however flood risk to development itself is addressed through Policy ENV2. Capacity and resilience are different questions, and Objective 8 is concerned with disruption to services and utilities as well as with flood risk to buildings. With nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes, the network assets serving new development face the same trajectory. Cumulative effects: a development stock dependent on network assets whose resilience is not tested at the point capacity is. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the resilience of the utility infrastructure it requires, including flood risk to network assets.									
Response and Conclusion: Policy ENV2 requires development to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, which secures the resilience of the development itself. The resilience of the network assets serving it is delivered through the statutory undertakers' own investment programmes, which the supporting text to this policy recognises the Council cannot direct. The uncertain score records that the policy secures capacity and not resilience. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires reinforcement of water, wastewater, electricity, gas and telecommunications networks to be identified and secured where capacity is inadequate, delivered through trenching, cabling and above-ground apparatus routed across land between the network and the site. The policy has uncertain effects as there is no explicit reference to the habitats and corridors that routing crosses, however retention and enhancement of green and blue infrastructure is addressed through Policy ENV3 and biodiversity through Policy ENV4. Where utility routing follows watercourses and green corridors, it crosses the ecological network. Cumulative effects: incremental disturbance of corridors as network reinforcement accumulates across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the routing of network reinforcement relative to the green and blue infrastructure network.									
Response and Conclusion: Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain, and Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets including habitat corridors and watercourses. Policy ENV7 protects the ecological, hydrological and landscape function of blue corridors and requires an undeveloped buffer alongside watercourses. Reinforcement works are subject to those policies where they form part of the development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy permits data centres, hyperscale data centres and other energy-intensive uses, and requires network reinforcement including substations and above-ground apparatus. The policy has uncertain effects as there is no explicit reference to the design, scale or visual effect of that development, however design quality is addressed through Policy PQ1 and scale and height through Policy PQ3. Data centres are large, blank-walled structures with substantial plant, and the townscape and landscape outcome depends on how the design policies are applied to those structures. Cumulative effects: incremental introduction of large utilitarian structures and apparatus across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the design, scale and screening of data centres and associated apparatus.									
Response and Conclusion: Policy PQ1 requires development to be of a high standard that responds to the type and character of its location and to make a lasting positive contribution to the built environment, and Policy PQ3 governs density and tall buildings including the locational, environmental, technical, heritage and design requirements applying to them. Data centres and their apparatus are subject to both. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires network reinforcement to be identified and secured, which involves excavation across land that may contain archaeological deposits and the introduction of apparatus into historic streets and the setting of heritage assets. The policy has uncertain effects as there is no explicit reference to heritage or archaeology, however the historic environment and archaeology are addressed through Policy PQ4. With 355 Listed Buildings, five Scheduled Monuments and 26 Conservation Areas in the borough, excavation and apparatus routing may still affect them unless the question is asked at application stage. Cumulative effects: incremental disturbance of below-ground deposits and change to historic streets as reinforcement accumulates. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to archaeology within the reinforcement works the assessment identifies.									
Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, and applies to the reinforcement works this policy requires where they form part of the development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy permits data centres and other significant energy-intensive uses subject to capacity and efficiency requirements. The policy has uncertain effects as there is no explicit reference to emissions from those uses, however air quality is addressed through Policy ENV5. The policy addresses the electricity capacity and efficiency of the use without addressing any standby combustion plant associated with it. Bolton lies within the Greater Manchester Air Quality Management Area. Cumulative effects: incremental introduction of standby combustion capacity across the borough as energy-intensive uses come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to emissions from standby generation at data centres and other energy-intensive uses.									
Response and Conclusion: Policy ENV5 requires development to be supported by an air quality assessment where it is within or close to an Air Quality Management Area, is of a scale that generates significant traffic, or involves industrial processes or combustion, and requires development to mitigate emissions from on-site plant. Standby generation is combustion plant for that purpose and Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy permits data centres, hyperscale data centres and other energy-intensive uses, which occupy substantial areas of land and power for comparatively few jobs, and requires network reinforcement across land between the site and the network. The policy has uncertain effects as there is no explicit reference to the efficiency with which land is used, however employment land and its use are addressed through Policies EC1 and EC2 and soils and better-quality agricultural land through Policy ENV6. The requirement that hyperscale proposals demonstrate local economic and strategic value is expressed in terms of services and innovation and not land. Cumulative effects: land committed to energy-intensive uses across the Plan period, with efficiency depending on how the employment policies are applied. Synergistic effects: N/A.									

Proposed Mitigation: The policy could make more explicit reference to the efficient use of land within the requirements applying to data centres and energy-intensive uses.
Response and Conclusion: Policy EC1 protects employment land and defines the areas to which it applies, and Policy EC2 governs new employment development including the locations in which it is acceptable. Policy ENV6 addresses soils and better-quality agricultural land wherever development comes forward. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires development above its thresholds to be accompanied by an assessment demonstrating that adequate capacity exists in the water supply and wastewater networks needed to serve it, or setting out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker. The policy has positive effects in the short, medium and long term as it puts network capacity in front of permission, at the point the question can still change the outcome. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, and the single worst combined sewer overflow at Blackshaw Brook spilling 79 times for 405 hours, load added to the network is how development affects water quality, and this policy tests it. Cumulative effects: development added to the combined network only where capacity is demonstrated or reinforcement secured, reducing the rate at which spill frequency rises. Synergistic effects: capacity testing and the water efficiency standard applied under Policy ENV1 acting together, addressing both the volume generated and the network receiving it.									
Proposed Mitigation: The policy could make more explicit reference to the catchment context of the wastewater network into which development discharges.									
Response and Conclusion: Policy ENV7 requires development to take a catchment-based approach that recognises the cumulative impacts of development on water bodies, having regard to the North West River Basin Management Plan, and prohibits development that would result in deterioration of water quality or ecological status. Policy ENV2 requires surface water run-off to be managed in a way that reduces flood risk at site and catchment scale. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy requires utility and digital capacity to be demonstrated for development permitted under other policies and admits data centres and other energy-intensive uses subject to conditions. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as network reinforcement uses primary materials and as the data centre and digital infrastructure the policy supports carries an equipment replacement cycle measured in years, producing a continuing stream of electronic waste. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent and repeating stream of arisings from network and equipment replacement across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.									

Chapter 5 Placemaking

Policy PQ1 Place Quality

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									

Commentary: The policy requires development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities, requires development to address identified gaps in access to open space and green infrastructure and to contribute to the recreational, biodiversity and climate resilience functions of the network, and applies the agent of change principle. The policy has positive effects in the short, medium and long term as it sets the physical conditions of everyday life at the point a scheme is laid out. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares, so the inner neighbourhoods depend on the public realm this policy governs. Cumulative effects: a public realm that becomes progressively more usable as successive schemes are designed to the same standard. Synergistic effects: inclusive public realm and access to open space acting together, giving the people least able to travel both a route and a destination.

Proposed Mitigation: The policy could make more explicit reference to the health effects of the design decisions it governs.

Response and Conclusion: Policy PQ2 requires the planning statement or design and access statement accompanying every application other than householder development to identify the likely health effects of the proposal and the population groups affected, and requires a Health Impact Assessment above its thresholds addressing active design principles, access to open space and opportunities for physical activity. The health test the mitigation seeks is applied there to the same schemes. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires residential and mixed-use redevelopment of previously developed land, including industrial areas, retail parks and surface car parks, to establish a clear and legible layout, requires development in existing residential areas and settlements including housing renewal, infill and historic mill redevelopment to reflect the layout, townscape, massing and materials characteristic of the area, and requires conversions of non-residential buildings to residential use to be of a scale consistent with the original building and to meet the standards in Policy HS4. The policy has positive but uncertain effects as it governs the quality and form of homes on the sites where most of Bolton's supply is located, and is silent on the need to secure supply itself, and a character-based test can constrain as well as improve. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: a residential stock that fits the places it is added to as successive schemes are designed to the location tests. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to how the character response applies where the existing character is itself of poor quality.

Response and Conclusion: Policy PQ3 requires proposals to demonstrate that the proposed density makes efficient use of the site and allows a lower density only on the stated grounds. The townscape setting ground is confined to sites of less than one hectare in a low density context, so a character test cannot suppress density where the surrounding quality is poor. Policy SP3 establishes the supply against which the requirement is met. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires development to be designed to be safe, accessible and inclusive, providing natural surveillance of streets, public spaces and routes, legible movement patterns and a public realm usable by people of all ages and mobilities, requires rights of way affected by development to be retained on their existing alignment where possible and otherwise replaced by a route at least equivalent in quality, directness, visibility and overlooking, and requires household extensions not to cause unacceptable harm to the living conditions of neighbours. The objective is the policy's purpose. The policy has very positive effects across all three periods as safety, inclusivity and connectivity are the terms in which the requirement is expressed. With 19.3% of Bolton's population having a long-term health condition or disability that limits their day-to-day activities, a public realm requirement pitched at all ages and mobilities reaches a substantial part of the borough. Cumulative effects: a connected and overlooked public realm as successive schemes are required to integrate with the street network around them. Synergistic effects: natural surveillance, legibility and inclusive design combining, making a place both usable and safe.

Proposed Mitigation: The policy could make more explicit reference to the groups sharing protected characteristics whose use of the public realm the design must accommodate.

Response and Conclusion: The equalities dimension of the Plan is addressed through the Equality Impact Assessment, and Policy PQ2 requires the health effects of a proposal and the population groups affected to be identified, with the Health Impact Assessment above its thresholds addressing the impact on health inequalities in the affected community. The requirement in this policy is pitched at all ages and mobilities, which is wider than a list of named groups would be. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy requires legible movement patterns, natural surveillance of routes and a public realm usable by people of all ages and mobilities, and requires rights of way to be retained or replaced with an equivalent route. The policy has positive but uncertain effects as the independence with which children and young people can reach education depends on whether the routes to it are legible and overlooked, and is silent on the need to address education, and the provision of places and the journey to them are secured in other policies. Cumulative effects: routes to education that are progressively more usable without accompaniment. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to routes to schools and colleges within the legibility and surveillance requirements it applies.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes from development to local facilities and treats schools as high trip-generating uses requiring a Transport Assessment, and Policy INF3 secures the places themselves. Naming one destination within a requirement that applies to all routes would narrow it. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires development in Town, District and Local Centres to consolidate or extend the townscape setting, maintain the continuity of ground floor frontages and avoid fragmenting public realm treatments, requires shopfronts and signage that contribute to townscape character to be retained and restored where premises are converted to another use including residential use, requires new and replacement shopfronts to be appropriate to the character, scale and proportions of the building, resists solid external roller shutters in favour of internal grilles or open lattice, and applies the agent of change principle so that an incoming sensitive use manages the impacts of established businesses. The policy has positive effects in the short, medium and long term as frontage continuity and shopfront quality are conditions of commercial performance and perceived safety in a centre. With Bolton's employment rate at 65.6%, below the national average, the trading environment the policy governs affects a measured weakness. Cumulative effects: continuous, active frontages sustained across the centre hierarchy as individual premises change hands. Synergistic effects: frontage continuity, shopfront quality and agent of change protection acting together to sustain both daytime and evening trading.									
Proposed Mitigation: The policy could make more explicit reference to the viability of shopfront retention and restoration for small independent businesses.									
Response and Conclusion: Policy DEL1 provides the framework within which viability is tested where the full package of policy requirements cannot be met, and Policy EC4 governs the uses themselves and the vitality and viability of the centre hierarchy. Relaxing a design standard by reference to occupier size would apply a different standard to the same street. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires residential and mixed-use redevelopment of previously developed land to establish a clear and legible layout that integrates with the surrounding street network and provides active frontage and continuity of enclosure, requires all development to provide legible movement patterns and natural surveillance of routes, requires rights of way affected by development to be retained on their existing alignment where possible and otherwise replaced by a route at least equivalent in quality, directness, visibility and overlooking, and requires new streets to be tree-lined unless there are clear, justifiable and compelling reasons why this is not possible. The policy has positive effects in the short, medium and long term as layout decisions determine whether short journeys can be made on foot, and layout is fixed once. With 74% of journeys made by Bolton residents no more than five kilometres, the walkability of the street network created by development is a determinant of whether those trips transfer. Cumulative effects: an increasingly connected street network as successive schemes are required to integrate outwards. Synergistic effects: legibility, active frontage and surveillance combining, making walking both the shortest and the most comfortable option for a short trip.									
Proposed Mitigation: The policy could make more explicit reference to cycle movement within the layouts it requires.									

Response and Conclusion: Policy INF1 gives priority first to pedestrian, cycle and wheeling movements, requires safe direct and convenient routes within and from the site, and requires internal cycle provision on main routes through strategic-scale sites designed to the Greater Manchester Streets for All design guide. Policy INF2 sets the cycle parking standards. Cycle movement is secured in those policies and applies alongside the layout requirements here. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy governs the layout, orientation, massing and materials of development through its location and character tests. The policy has uncertain effects as there is no explicit reference to energy, however energy demand, efficiency and low carbon heating are addressed through Policy ENV1. Bolton Town Centre is identified as an opportunity area for a heat network, and the design response taken under this policy may still affect passive performance and the feasibility of shared energy infrastructure unless the character test and the energy standards are applied together. Cumulative effects: design and layout decisions taken across the borough alongside the energy standards applied to the same schemes. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to orientation and built form supporting the energy standards applied to the same development.

Response and Conclusion: Policy ENV1 requires major development to demonstrate how the proposal has applied the energy hierarchy to minimise energy demand, maximise energy efficiency and reduce carbon emissions, and requires the Greater Manchester Net Zero Design Guidance to be used from the earliest stages of the design process, which is the point at which orientation and form are settled. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires development to address identified gaps in access to open space and green infrastructure and to contribute to the recreational, biodiversity and climate resilience functions of the borough's green infrastructure network, and requires new streets to be tree-lined with species and positioning agreed with the highway authority and appropriate arrangements made for long-term management and maintenance, unless there are clear, justifiable and compelling reasons why this is not possible in a specific street. The policy has positive effects in the short, medium and long term as the climate resilience contribution is expressed as a requirement on all development, reaching the schemes below the thresholds in Policies ENV3 and INF5, and as a tree-lined street provides shade directly. With nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes, a requirement pitched at all development is of wider reach than its individual increments. Cumulative effects: a green infrastructure network gaining resilience function across schemes of all sizes. Synergistic effects: recreation, biodiversity and climate resilience secured from the same land, with a single contribution performing three functions.

Proposed Mitigation: The policy could make more explicit reference to the resilience of buildings themselves, as distinct from the green infrastructure network around them.

Response and Conclusion: Policy ENV2 requires development to be safe for its lifetime accounting for the Environment Agency's current climate change allowances and requires surface water management to be integrated into design through naturalised Sustainable Drainage Systems. Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed through passive measures before mechanical cooling is relied on.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires development to address identified gaps in access to open space and green infrastructure and to contribute to the biodiversity function of the borough's green infrastructure network, requires new streets to be tree-lined unless there are compelling reasons why this is not possible, and requires development within the setting of open spaces of borough-wide or sub-regional importance, including the West Pennine Moors and the Croal and Irwell Valleys, to conserve their character, views, access and recreational function. The policy has positive effects in the short, medium and long term as the biodiversity contribution is required of all development and not of major development alone. With 11.6% of Greater Manchester's land designated for nature, the contribution made by ordinary development on undesignated land reaches a share of the network that designation does not. Cumulative effects: incremental strengthening of the network across schemes of all sizes. Synergistic effects: protection of the named strategic spaces and contribution from the development around them acting together, improving the core of the network and its margins at the same time.

Proposed Mitigation: The policy could make more explicit reference to the ecological connectivity between a development site and the wider network.

Response and Conclusion: Policy ENV3 requires major development to strengthen connections within and beyond the site boundary to the wider green and blue infrastructure network including links for wildlife, people and active travel, and Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain. Connectivity is secured in those policies and applies alongside the contribution required here. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires development to respond to the type of location in which it is set, with distinct requirements for centres, previously developed land, existing residential areas and settlements, greenfield sites and the Green Belt edge, requires development to respond to the character of the location in accordance with the character-based policies in Chapter 10, requires greenfield development to respect the setting of farm complexes, folds, vernacular cottages and the wider open landscape, and requires development within the setting of Queen's Park, Farnworth Park, the line of the Manchester, Bolton and Bury Canal, the West Pennine Moors and the Croal and Irwell Valleys to conserve their character, views, access and recreational function. The objective is the policy's purpose. The policy has very positive effects across all three periods, and its reach extends beyond the borough as the moorland and valley settings it protects are of sub-regional significance. The Greater Manchester Landscape Character and Sensitivity Assessment 2018 rates Bolton's Open Moorlands and Enclosed Upland Fringes as moderate-high sensitivity to residential development and high sensitivity to commercial and industrial development. Cumulative effects: a townscape and landscape that holds its distinctiveness as development accumulates. Synergistic effects: location-specific requirements and the character-based policies in Chapter 10 acting together, with the general standard and the local one reinforcing each other.

Proposed Mitigation: The policy could make more explicit reference to the regeneration of degraded urban and natural environments, which the objective covers and the policy addresses only through its previously developed land requirements.

Response and Conclusion: Policy PQ3 governs density and tall buildings including the enhancement of the character and legibility of the urban and landscape setting and of the skyline, and the character-based policies in Chapter 10 identify the areas where degraded environments are concentrated and set the response to them. Regeneration is directed through those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires development in existing residential areas and settlements, including housing renewal, infill development and historic mill redevelopment, to reflect the layout, townscape, massing and materials characteristic of the area, requires greenfield development to respect the setting of farm complexes, folds and vernacular cottages, requires shopfronts and signage that contribute to townscape character to be retained and restored where premises change use, and requires conversions of non-residential buildings to residential use to be of a scale consistent with the architectural and functional character of the original building. The policy has positive effects in the short, medium and long term as it reaches the undesignated fabric that carries local character. Bolton's non-designated heritage includes historic mills, chapels and workers' housing that contribute to local character, and the Council is preparing a Local List to record and manage those assets. Cumulative effects: retention of local distinctiveness across the ordinary fabric of the borough as individual schemes are designed to the location tests. Synergistic effects: character-based design requirements and the heritage tests in Policy PQ4 acting together, treating designated and undesignated fabric as one historic environment.

Proposed Mitigation: The policy could make more explicit reference to adaptive reuse and retrofit of historic buildings within the conversion requirements it applies.

Response and Conclusion: Policy PQ4 requires the retention and reuse of non-designated heritage assets to be supported, requires the reuse and conversion of non-designated historic mill buildings to retain the principal elements defining the mill's character and significance, and supports proposals securing the repair, reuse and long-term future of assets on the Heritage at Risk Register. Policy ENV1 requires conversion and reuse to maximise opportunities to improve environmental performance having regard to heritage significance. Adaptive reuse and retrofit are secured in those policies, and this policy expressly directs the reuse of historic mills to Policy PQ4. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy applies the agent of change principle so that development introducing a use sensitive to the impacts of an existing neighbouring use must demonstrate how those impacts will be managed, with the responsibility resting on the developer introducing the sensitive use, directs the detailed requirements for noise, air quality and odour to Policy ENV5, and requires new streets to be tree-lined unless there are compelling

reasons why this is not possible. The policy has positive but uncertain effects as a legible, walkable layout reduces vehicle movement and the agent of change principle governs the introduction of receptors into poor conditions, and is silent on the need to address air quality, which is dealt with elsewhere. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, layout is an indirect lever on the principal source. Cumulative effects: fewer vehicle movements from walkable layouts and better-managed exposure where sensitive uses are introduced. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the exposure of new residents to poor air quality on the corridors where development is directed.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, is of a scale that generates significant traffic, or involves industrial processes or combustion, and this policy expressly directs the detailed requirements to it. Bolton lies within the Greater Manchester Air Quality Management Area, so the test applies to the schemes this policy governs. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires residential and mixed-use redevelopment on previously developed land, including industrial areas, retail parks, surface car parks and other non-residential clusters, to establish a clear and legible layout, and requires conversions of non-residential buildings to residential use to be of a scale consistent with the original building. The policy has positive effects in the short, medium and long term as it directs the form of development on the land the objective wants used first, and as conversion retains buildings. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares capable of accommodating around 4,985 new homes, which is the supply this requirement shapes. Cumulative effects: previously developed land brought forward in a form that integrates with the network around it. Synergistic effects: brownfield redevelopment and building conversion acting together, reusing both the land and the structures on it.

Proposed Mitigation: The policy could make more explicit reference to the treatment of soils and ground conditions on the previously developed land it directs development to.

Response and Conclusion: Policy ENV6 addresses contaminated land, ground conditions, soil resources and the loss of better-quality agricultural land, and applies wherever development comes forward. Policy PQ3 sets the minimum densities against which the efficiency of land use is tested. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy governs the layout and enclosure of development and requires contribution to the green infrastructure network, both of which bear on the extent and treatment of hard surfacing. The policy has uncertain effects as there is no explicit reference to water, however surface water is addressed through Policy ENV2 and the water environment through Policy ENV7. With the River Croal and the River Irwell at Bolton both classified as Moderate ecological status and Fail chemical status in the 2019 Water Framework Directive classification, the treatment of run-off from the layouts this policy governs may still affect water bodies already failing unless the green infrastructure contribution is designed for drainage. Cumulative effects: changing run-off characteristics across the borough as layouts and green infrastructure contributions accumulate. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to sustainable drainage within the green infrastructure contribution it requires.

Response and Conclusion: Policy ENV2 requires surface water management to be integrated into the design of development through multifunctional nature-based solutions, prioritising naturalised Sustainable Drainage Systems (SuDS) as the default approach, and applies to all development other than the householder extensions it excludes. Policy ENV3 requires major development to use multifunctional sustainable drainage as the default response to flood risk and urban heat. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy PQ2 Health Assessment

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires the planning statement or design and access statement accompanying all development other than householder development to identify the likely health effects of the proposal and the population groups affected, requires a Health Impact Assessment for residential development of 50 or more dwellings in Inner Bolton and Breightmet and 100 or more elsewhere and for non-residential development of 5,000 square metres or more, and requires the findings to be reflected in the design and delivery of the scheme, with permission granted where adverse effects cannot be avoided only if the public benefits outweigh the harm. The objective is the policy's purpose. The policy has positive effects in the short term as assessments begin to shape schemes and very positive effects in the medium and long term as the built outcome reflects them. With male life expectancy varying by 11.8 years between Bolton's middle layer super output areas over 2019 to 2023, and the assessment threshold set lower in Inner Bolton and Breightmet, the policy directs the most scrutiny to the places with the worst outcomes. Cumulative effects: a development stock across the borough whose health effects have been identified and acted on. Synergistic effects: the lower threshold in the areas of poorest health and the requirement that findings are reflected in delivery acting together, placing scrutiny and consequence in the same places.									
Proposed Mitigation: The policy could make more explicit reference to how the findings of a Health Impact Assessment are secured at the grant of permission.									
Response and Conclusion: Policy DEL1 governs the planning obligations and conditions through which the measures identified by an assessment are secured, and this policy requires the findings to be reflected in the design and delivery of the scheme, which is the operative requirement. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires a Health Impact Assessment above its thresholds to address social infrastructure, access to health services, access to healthy food and the impact on health inequalities in the affected community, requires the population groups affected to be identified in every application other than householder development, and requires the assessment to have regard to the Bolton Health and Wellbeing Strategy and the Joint Strategic Needs Assessment. The policy has positive effects in the short, medium and long term as it makes the distributional question explicit. With 28% of Bolton residents living in an area among the most deprived 10% nationally, an inequalities test applied at application stage reaches a substantial share of the borough. Cumulative effects: a growing body of scheme-level evidence on which groups are affected and how. Synergistic effects: identification of affected population groups and the inequalities test acting together, reaching distribution as well as aggregate effect.									
Proposed Mitigation: The policy could make more explicit reference to community safety within the matters a Health Impact Assessment must address.									

Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, providing natural surveillance of streets, public spaces and routes and legible movement patterns, and Policy ENV5 requires lighting to ensure that routes, entrances and public spaces are safe to use after dark. Community safety is secured as a design requirement in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy requires a Health Impact Assessment above its thresholds to address social infrastructure, a category that includes education provision, and requires the population groups affected to be identified. The policy has uncertain effects as there is no explicit reference to education, training or lifelong learning, however the provision of places is addressed through Policy INF3 and the protection of existing facilities through Policy INF4. Whether education is reached depends on how social infrastructure is interpreted in an individual assessment. Cumulative effects: variable treatment of education within health assessments across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to education and training facilities within the social infrastructure a Health Impact Assessment must address.

Response and Conclusion: Policy INF3 requires development to mitigate the additional demand it generates for early years, primary, secondary and special educational needs places in consultation with the Council as local education authority, and requires on-site provision or safeguarded land at strategic scale. Provision is settled there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires a Health Impact Assessment above its thresholds to address active travel and public transport access and opportunities for physical activity, and requires the findings to be reflected in the design and delivery of the scheme. The policy has positive effects in the short, medium and long term as it places the travel question inside the health case for a scheme as well as its transport case. With 74% of journeys made by Bolton residents no more than five kilometres, a second test applied to the same trips strengthens the case for designing them out. Cumulative effects: active travel and public transport access examined on every scheme above the thresholds, reinforcing the requirements applied under Policy INF1. Synergistic effects: the transport and health tests acting together on the same design decisions.

Proposed Mitigation: The policy could make more explicit reference to the relationship between the Health Impact Assessment and the Transport Assessment required by Policy INF1.

Response and Conclusion: Policy INF1 requires a Transport Statement above 50 dwellings or 200 square metres and a Transport Assessment above 80 dwellings or 500 square metres, with accessibility assessed using tools such as GMAL and the Department for Transport Connectivity Tool. The two assessments apply to overlapping but differently drawn sets of schemes and answer different questions, so tying them together in policy would constrain both. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires a Health Impact Assessment above its thresholds to address noise, air quality and light and to consider the exposure of the population groups affected. The policy has uncertain effects as there is no explicit reference to climate resilience, however flood risk and sustainable drainage are addressed through Policy ENV2, nature-based responses to flood risk and urban heat through Policy ENV3, and overheating through the cooling hierarchy in Policy ENV1. Overheating, damp and cold homes and fuel poverty are environmental determinants of health that the framework places under this heading, and the list of matters the assessment must address does not name them. Cumulative effects: health assessments across the borough that examine pollution exposure but not thermal conditions. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to overheating, damp and cold homes within the environmental matters a Health Impact Assessment must address.									
Response and Conclusion: Policy ENV1 requires the energy hierarchy to be applied and the environmental performance of existing buildings to be improved on conversion and reuse, which addresses cold homes and fuel poverty. Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed through passive measures before mechanical cooling is relied on.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires a Health Impact Assessment above its thresholds to address access to open space and opportunities for physical activity. The policy has positive but uncertain effects as open space access is a green infrastructure question as well as a health one, and is silent on the need to address biodiversity or the function of the network, which are dealt with elsewhere. An estimated third of Greater Manchester's population do not live within 15 minutes of green space, which is the access gap the assessment tests against. Cumulative effects: improved access to open space across schemes above the thresholds. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the quality and biodiversity value of the open space to which access is assessed.									
Response and Conclusion: Policy INF5 requires new and enhanced open space to contribute positively to the wider green and blue infrastructure network in accordance with Policies SP6 and ENV3 and to deliver multifunctional benefits including biodiversity enhancement and nature recovery, and Policy ENV4 governs habitats and species. Quality and ecological value are secured there; this policy tests access. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires a Health Impact Assessment above its thresholds to address noise, air quality and light, requires the population groups affected to be identified in every application other than householder development, and requires the findings to be reflected in the design and delivery of the scheme. The policy has positive effects in the short, medium and long term as it examines air quality as a determinant of health outcomes, which is the framing the objective uses. With Bolton lying within the Greater Manchester Air Quality Management Area, exposure is a general condition. Cumulative effects: exposure assessed and acted on across schemes above the thresholds. Synergistic effects: the health assessment and the air quality assessment required by Policy ENV5 acting together, examining concentration and consequence for the same scheme.									
Proposed Mitigation: The policy could make more explicit reference to fine particulate matter, which is not regulated by an exceedance threshold in the way nitrogen dioxide is.									
Response and Conclusion: Policy ENV5 requires an air quality assessment proportionate to the scale of the development and the sensitivity of the receptors affected wherever development could affect or be affected by air quality, which is not confined to nitrogen dioxide or to designated areas. The pollutant scope is set there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy PQ3 Density and Tall Buildings

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy sets minimum net residential densities of 120, 70, 50 and 35 dwellings per hectare across four zones assigned by accessibility and permits a lower density only on stated grounds. The policy has mixed effects across all three periods. Higher densities in accessible locations put more residents within walking distance of services, while density at 120 dwellings per hectare in primarily apartment form reduces private outdoor space, and the policy sets no amenity test where densities above the minimum are proposed. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is already around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares. Cumulative effects: a population increasingly concentrated where services are reachable on foot, set against a declining share of homes with private outdoor space, partly neutralising. Synergistic effects: N/A.

Proposed Mitigation: The policy could set out the amenity, daylight, outlook and open space provision expected where densities at or above the zone minimum are proposed.

Response and Conclusion: Policy revised to: support a density above the minimum only where the applicant demonstrates that the site, the design and the capacity of local services and infrastructure can accommodate it without harm to heritage assets and their setting, the character of the surrounding landscape or townscape setting, or the amenity of existing and future residents. The revision answers the mitigation in part, with daylight, outlook and amenity space at the standard density remaining matters for Policy HS4.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy sets minimum net residential densities by zone, applies the higher requirement where a site spans two zones, requires applicants to demonstrate that the proposed density makes efficient use of the site, confines lower densities to five stated grounds, and supports densities above the minimum where the site, the design and local infrastructure can accommodate them. The policy has positive effects in the short term as schemes come forward against the standards and very positive effects in the medium and long term as the cumulative yield of the same land rises. Bolton has persistently under delivered against its housing targets since 2008/09, and in the first two years of the Places for Everyone plan period the target of 787 net additional dwellings a year has not been met. The effect reaches beyond the borough as the requirement being met is a Places for Everyone requirement. Cumulative effects: a rising yield from the same land supply as successive schemes are held to the zonal minima. Synergistic effects: minimum densities and the efficient use of land test acting together, making the standard a floor.

Proposed Mitigation: The policy could make more explicit reference to the housing mix expected at each density zone.

Response and Conclusion: The policy indicates the expected form at each zone: primarily apartments with ground floor duplexes and townhouses in Zone A, a mix of houses and apartments in Zone B and primarily houses in Zones C and D. Policy HS2 governs housing mix and Policy HS1 the affordable requirement, both against evidence of need. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy assigns density zones by access to public transport and local services, using distances to Bolton Interchange, rail stations and the designated centres and a Greater Manchester Accessibility Level score of 6 or more, and allows the zone to be adjusted where significant severance is imposed by major road and rail infrastructure or topography. The policy has positive but uncertain effects as it places more homes where services can be reached without a car and recognises severance as a reason to adjust, and is silent on the need to address inclusivity or equity of access, which are dealt with elsewhere. With 24.8% of households having no car or van, the alignment of density with accessibility affects a substantial part of the borough. Cumulative effects: a growing share of the population living where services are reachable without a car. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the inclusivity of the higher density forms it requires.

Response and Conclusion: Policy PQ1 requires all development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities, and Policy HS3 governs inclusive homes. Both apply to every scheme delivered under this policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy concentrates residential development in defined zones and permits a lower density where local services and infrastructure capacity is insufficient to absorb additional demand without disproportionate investment. The policy has uncertain effects as there is no explicit reference to education, however the mitigation of demand for early years, primary, secondary and special educational needs places is addressed through Policy INF3. Concentrating population changes where school demand arises and may either fill surplus capacity or add to constrained pupil planning areas. Cumulative effects: a redistribution of school demand across pupil planning areas as density is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to school capacity within the local services and infrastructure ground for a lower density.									
Response and Conclusion: Policy INF3 requires development to mitigate the additional demand it generates for early years, primary, secondary and special educational needs places in consultation with the Council as local education authority, and the supporting text to that policy explains that a fixed requirement would over-provide where rolls are falling and do nothing extra where schools are full and cannot expand. Capacity is assessed there for each scheme. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy places its highest density zone in Bolton Town Centre, around Bolton Interchange and at Middlebrook, sets Zone B within 400 metres of the Town Centre and within the designated Town and District Centres, and permits tall buildings for employment use within the Places for Everyone employment allocation JPA6 at West of Wingates subject to alignment with the borough's economic and employment strategies. The policy has positive effects in the short, medium and long term as residential population in and around the centres sustains the trade that keeps them viable. With Bolton's employment rate at 65.6%, below the national average, the resident catchment the policy builds affects the survival of businesses in the centres. Cumulative effects: rising resident population within and around the centre hierarchy as schemes are held to the zonal minima. Synergistic effects: residential density in the centres and the frontage and shopfront requirements in Policy PQ1 acting together, improving both the customers and the trading environment.									
Proposed Mitigation: The policy could make more explicit reference to the employment floorspace expected within mixed-use development in the higher density zones.									
Response and Conclusion: Policy EC2 governs new employment development and the locations in which it is acceptable, Policy EC4 governs retail and town centre uses, and Policy EC5 governs ancillary uses within industrial and warehousing allocations. The non-residential component of a mixed-use scheme is governed by those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy assigns density zones by access to public transport and local services, with Zone A within Bolton Town Centre, at Middlebrook and within 400 metres of Bolton Interchange, Zone B within 800 metres of the Interchange and 400 metres of other rail stations, and Zone C within 800 metres of other rail stations or with a Greater Manchester Accessibility Level score of 6 or more, and measures distances from the nearest site access point including to centres and stations beyond the borough boundary. The policy has positive effects in the short term and very positive effects in the medium and long term as the population living within walking distance of the network reaches the density at which service frequency becomes sustainable. With 74% of journeys made by Bolton residents no more than five kilometres, placing homes inside those distances is the structural form of the change Policy INF1 works on scheme by scheme. Cumulative effects: rising patronage on the rail and interchange network as residential density accumulates within the defined catchments, additive as viability improves with the total. Synergistic effects: density placed by accessibility and the parking restraint applied in the same locations under Policy INF2 acting together, making the alternative available and the default discouraged at the same address.									
Proposed Mitigation: The policy could make more explicit reference to bus accessibility, which the Greater Manchester Accessibility Level score captures but the named distances do not.									

Response and Conclusion: The Greater Manchester Accessibility Level score of 6 or more is one of the routes into Zone C and is a composite measure that reflects bus as well as rail access, and Policy INF1 requires the accessibility of every development above its thresholds to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. Bus accessibility is inside the test as drafted. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy sets minimum densities rising to 120 dwellings per hectare in Zone A, primarily in apartment form. The policy has positive but uncertain effects as attached and stacked forms have lower heat loss per dwelling than detached ones and density supports heat network viability, and is silent on the need to address energy, which is dealt with elsewhere. Bolton Town Centre, which is Zone A, is identified as an opportunity area for a heat network, so the density standard and the heat network opportunity apply to the same land. Cumulative effects: a growing concentration of heat demand in the location where a network could serve it. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the connection between density in Zone A and the heat network opportunity in Bolton Town Centre.

Response and Conclusion: Policy ENV1 requires major development to maximise the incorporation of renewable energy generation and low carbon heating including connection to existing or planned heat networks where practicable, and Policy INF8 requires development to demonstrate that adequate electricity capacity exists or that reinforcement will be secured. The heat network connection is secured in those policies and applies to the schemes this policy governs. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires minimum densities across the borough and permits a lower density where local access constraints or infrastructure capacity justify it. The policy has uncertain effects as there is no explicit reference to flood risk, drainage or heat, however flood risk and sustainable drainage are addressed through Policy ENV2, nature-based responses to flood risk and urban heat through Policy ENV3, and overheating through the cooling hierarchy in Policy ENV1. Higher density increases the proportion of a site that is built or hard surfaced and concentrates people in the built form most exposed to summer heat, and with nearly 3,320 ground floor properties in the borough at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes both dimensions may still be affected over the Plan period unless the environmental policies are applied alongside the density standards. Cumulative effects: rising built and hard surfaced area and rising heat exposure in the densest locations. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to overheating risk within the tests applied to development at the higher density zones.

Response and Conclusion: Policy ENV3 requires major development to use nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat, to achieve an Urban Greening Factor score, and in the centres identified in Policy SP4 to increase the quality and quantity of green and blue infrastructure. Policy ENV2 secures drainage. Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed through passive measures before mechanical cooling is relied on, which reaches the apartment forms the higher density zones direct.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires minimum densities across the borough and permits a lower density on landscape setting grounds where the site is in a landscape character area assessed as moderate-high sensitivity to two to three storey residential development. The policy has uncertain effects as there is no explicit reference to habitats or the green and blue infrastructure network, however retention and enhancement of that network is addressed through Policy ENV3 and biodiversity through Policy ENV4. Higher density reduces private garden and soft landscape within a site while reducing the total land needed for a given number of homes. Cumulative effects: less soft landscape within sites set against less land taken overall, partly neutralising. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the greening of the higher density forms it requires.

Response and Conclusion: Policy ENV3 requires major development to achieve an Urban Greening Factor score of at least 0.4 for predominantly residential development and 0.3 for predominantly commercial development, or to set out the reasons for a lower score and how greening has been maximised, and requires green and blue infrastructure to be integrated into site layout from the earliest stages. Policy PQ1 requires all development to contribute to the biodiversity function of the network. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy permits a lower density on townscape setting grounds where the existing context is of low density and the site is under one hectare, and on landscape setting grounds in areas assessed by the Greater Manchester Landscape Character and Sensitivity Assessment 2018 as moderate-high sensitivity to two to three storey residential development, confines residential tall buildings to Density Zone A in Bolton Town Centre, around Bolton Interchange and at Middlebrook, and requires them to enhance the character and legibility of the urban and landscape setting and of the skyline and its landscape horizon, including consideration of views from the fifteen viewpoints identified in the 2006 Building Bolton Supplementary Planning Document. The policy has positive effects in the short, medium and long term as it treats height as a locational question settled in advance. The Greater Manchester Landscape Character and Sensitivity Assessment 2018 rates Bolton's Open Moorlands and Enclosed Upland Fringes as moderate-high sensitivity to residential development. Cumulative effects: a skyline that develops within a defined envelope. Synergistic effects: the confinement of tall buildings to three named locations and the named viewpoints acting together, settling in advance both where height goes and how it is judged.									
Proposed Mitigation: The policy could make more explicit reference to the age of the viewpoint evidence, since the 2006 Supplementary Planning Document predates much of the development it would now be used to assess.									
Response and Conclusion: The Greater Manchester Landscape Character and Sensitivity Assessment 2018 provides the current landscape evidence and is cited in the policy alongside the 2006 viewpoints, and the character-based policies in Chapter 10 set the area-specific response for Central Bolton where the viewpoints apply. The currency of a named evidence document is a matter for the evidence base. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires tall buildings for both residential and employment use to avoid causing harm to heritage assets and their setting, and confines residential tall buildings to Density Zone A. The policy has positive effects in the short, medium and long term as heritage is a test on the tallest and most visible development. With 355 Listed Buildings, five Scheduled Monuments and 26 Conservation Areas in the borough, the test will be engaged regularly. Cumulative effects: heritage significance held as a constraint on tall buildings across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could refer expressly to the historic environment evidence used to determine the appropriate density and height for a site.									
Response and Conclusion: Policy revised to: accept a lower residential density where the impact of the required density and associated building heights on the historic environment, heritage assets and their setting would cause harm to their significance, and to require proposals exceeding the minimum density to demonstrate that the higher density causes no harm to heritage assets and their setting.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy concentrates residential development in Bolton Town Centre, around Bolton Interchange, at Middlebrook and within the designated centres and rail station catchments. The policy has mixed effects across all three periods. Density placed where journeys can be made without a car reduces vehicle kilometres and the emissions that follow, while the same policy places the largest number of new residents on and beside the corridors carrying the highest traffic volumes. With Bolton lying within the Greater Manchester Air Quality Management Area, both sides of the balance act on the same source. Cumulative effects: falling emissions per resident set against rising numbers of residents in the most exposed locations, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the exposure of residents in the higher density zones to existing poor air quality.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality, is within or close to an Air Quality Management Area, or is of a scale that generates significant traffic, and requires the acoustic and pollution environment for occupants to be provided for through siting, layout, orientation and design. Bolton lies within the Greater Manchester Air Quality Management Area, and the assessment applies to every scheme in the higher density zones. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy requires proposals for residential and mixed-use development to demonstrate that the proposed density makes efficient use of the site, sets minimum net densities applying to the net developable area with the basis of that calculation to be set out in the application, applies the higher requirement where a site spans two zones, and confines lower densities to five stated grounds. The objective is the policy's purpose. The policy has very positive effects across all three periods as efficient use of land is the express test. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares capable of accommodating around 4,985 new homes, and the density standards determine how much of that capacity is realised. Cumulative effects: a higher yield from the same land supply across the Plan period, additive and directly measurable. Synergistic effects: the minimum standards and the efficiency test acting together, so that meeting the number is not by itself a demonstration of efficient use.									
Proposed Mitigation: The policy could make more explicit reference to the treatment of land that cannot be developed, for consistent application of the net developable area calculation.									
Response and Conclusion: The policy requires planning applications to set out the basis on which the net developable area has been calculated from the gross site area, which allows the calculation to be tested on each application. Policies INF5 and INF6 set the open space and play requirements that account for much of the difference between gross and net. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy concentrates residential development at up to 120 dwellings per hectare in defined zones, concentrating foul drainage load and increasing the built and hard surfaced proportion of a site. The policy has uncertain effects as there is no explicit reference to water, however water and wastewater network capacity is addressed through Policy INF8, surface water through Policy ENV2 and water efficiency through Policy ENV1. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, concentrated load on the combined network in the Town Centre may still add to an existing problem unless capacity is tested. Cumulative effects: concentrated foul and surface water load in the highest density zones. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to drainage capacity within the local services and infrastructure ground for a lower density.									
Response and Conclusion: Policy INF8 requires development above its thresholds to be accompanied by an assessment demonstrating that adequate capacity exists in the water supply and wastewater networks, or setting out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker, and Policy ENV2 requires surface water to be managed to reduce flood risk at site and catchment scale. Capacity is tested there for each scheme. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy sets the density at which residential and mixed-use development comes forward and permits tall buildings in defined locations. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as a higher yield from the same land means more completed dwellings and a correspondingly larger permanent increase in waste arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent increase in arisings tracking the higher yield the density standards deliver. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.									

Policy PQ4 Historic Environment, Heritage Assets and Archaeology

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy supports proposals that secure the repair, reuse and long-term future of heritage assets on the Heritage at Risk Register or otherwise at risk, identifies social and cultural heritage including places of worship, cultural venues, schools, colleges and other social institutions among the elements contributing most to the borough's identity, and supports the change of use of a listed building to its optimum viable use. The policy has positive but uncertain effects as the continued use of the buildings communities gather in affects wellbeing, and is silent on the need to address health, which is dealt with elsewhere. Cumulative effects: fewer buildings standing derelict across the borough as reuse proposals are supported. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the wellbeing value of heritage-led regeneration.									
Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected, and requires a Health Impact Assessment above its thresholds. Health effects are examined there for the schemes this policy governs. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy supports the change of use of a listed building where the proposed use represents the optimum viable use, provides that a use not normally permitted in that location is not for that reason alone a ground for refusal where the applicant demonstrates it is the only means of securing the building's long-term future and can be carried out without harm, supports the retention and reuse of non-designated heritage assets, and requires the reuse and conversion of non-designated historic mill buildings to retain the principal elements defining the mill's character. The policy has positive but uncertain effects as the optimum viable use provision allows conversion schemes that a strict use policy would refuse, and is silent on the need to secure housing and the conservation tests may equally constrain what a building can accommodate. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: a continuing supply of homes from mill and institutional conversion across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to residential conversion as an optimum viable use for buildings at risk.									
Response and Conclusion: Policy PQ1 requires conversions of non-residential buildings to residential use to be of a scale consistent with the architectural and functional character of the original building and to meet the standards in Policy HS4, and expressly directs the reuse of historic mills to this policy. Naming one use as the optimum viable use would pre-empt a judgement the policy deliberately leaves to the individual building. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy identifies social and cultural heritage, including places of worship, cultural venues, schools, colleges and other social institutions, parklands and housing associated with the borough's social and class history, among the elements of the historic environment contributing most to Bolton's distinctive identity and sense of place, and requires them to be conserved or where appropriate enhanced. The policy has positive but uncertain effects as the buildings a community identifies with are part of its sense of place, and is silent on the need to address inclusion or belonging and its tests are conservation tests. With 78% of respondents to the Greater Manchester Residents Survey agreeing that local people from different backgrounds get on well together, the shared fabric the policy protects sits alongside a comparatively strong starting position. Cumulative effects: retention of the buildings different communities in the borough identify with. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the heritage of the borough's more recently established communities.									
Response and Conclusion: The policy identifies social and cultural heritage including places of worship and other social institutions without qualification as to period or community, and defines a non-designated heritage asset as one having a degree of significance meriting consideration, including assets identified as part of the planning process. The Council is preparing a Local List, through which assets of significance to particular communities are recorded. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy identifies civic and market town heritage, including municipal buildings, libraries, public art, market buildings, shops, shopfronts and public houses, and industrial heritage including mill buildings, bleachworks, canals and railways, among the elements contributing most to the borough's identity, supports proposals securing the repair, reuse and long-term future of assets on the Heritage at Risk Register, and supports the change of use of a listed building to its optimum viable use even where that use would not normally be permitted in the location. The policy has positive effects in the short, medium and long term as the historic fabric of the centres is part of what distinguishes them commercially, and as the optimum viable use provision keeps buildings in economic use. The Historic England Heritage at Risk Register 2025 lists 11 assets in Bolton, nine Listed Buildings and two Conservation Areas, and the Council considers further Listed Buildings vulnerable. Cumulative effects: a growing proportion of the borough's historic commercial fabric returned to use across the Plan period. Synergistic effects: heritage-led regeneration and the frontage and shopfront requirements in Policy PQ1 acting together, improving the buildings and the streets they form at the same time.									
Proposed Mitigation: The policy could make more explicit reference to the viability of repair and reuse for assets at risk.									
Response and Conclusion: Policy DEL1 provides the framework within which viability is tested where the full package of policy requirements cannot be met, and this policy permits a use not normally acceptable in the location where it is the only means of securing the building's long-term future. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy identifies industrial heritage including canals and railways and their associated infrastructure among the elements of the historic environment contributing most to the borough's identity, and requires them to be conserved or where appropriate enhanced. The policy has positive but uncertain effects as canal towpaths and former railway alignments are continuous off-road corridors and their conservation keeps those routes available, and is silent on the need to address movement and conservation of an alignment is not the same as its use as a route. Cumulative effects: continuity of the historic canal and rail corridors as development along them comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the active travel function of the historic canal and rail corridors it protects.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes within and from development sites connecting to the wider walking and cycling network, and Policy PQ1 requires development within the setting of the line of the Manchester, Bolton and Bury Canal to conserve its character, views, access and recreational function, which expressly covers access. The movement function is secured in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									

Commentary: The policy requires development affecting Listed Buildings, Conservation Areas and non-designated heritage assets to conserve or enhance their significance, and requires the reuse and conversion of non-designated historic mills to retain the principal elements defining the mill's character and to avoid alterations that would harm its significance. The policy has uncertain effects as there is no explicit reference to energy or carbon, however the environmental performance of existing buildings on conversion, reuse and change of use is addressed through Policy ENV1, which requires opportunities to be maximised having regard to the building's age, construction, heritage significance and structural characteristics. Retention of a historic building avoids the embodied carbon of demolition and replacement while sustaining the operational demand of the fabric, and the conservation tests may limit how far that fabric is improved. Cumulative effects: avoided embodied carbon from retention set against continuing operational demand from historic fabric, the balance depending on how retrofit proposals are determined. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to retrofit and improved environmental performance within the reuse it supports.

Response and Conclusion: Policy ENV1 requires development involving the conversion, reuse or change of use of an existing building to maximise opportunities to improve the environmental performance of that building having regard to its age, construction, heritage significance and structural characteristics, which is the requirement the mitigation seeks and which is expressed in terms that already accommodate the conservation tests in this policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires development affecting heritage assets to conserve or enhance their significance and supports proposals securing the repair and long-term future of assets at risk. The policy has uncertain effects as there is no explicit reference to climate resilience, however flood risk and sustainable drainage are addressed through Policy ENV2. Bolton's industrial heritage includes mill buildings, bleachworks and canals, and where those assets stand in the river valleys they may still be exposed, with nearly 3,320 ground floor properties in the borough already at a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes and conservation requirements bearing on the adaptations that would protect them. Cumulative effects: a heritage stock in the valleys facing rising flood exposure across the Plan period. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to adaptation of heritage assets to flood risk within the repair and reuse it supports.

Response and Conclusion: Policy ENV2 requires development to apply the sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, and to be supported by a site-specific flood risk assessment where a change of use would introduce a more vulnerable use, which is the position when a mill in the valley is converted to residential use. Policy ENV7 governs development on or near watercourses. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy identifies parklands, woodlands and wider landscapes among the social and cultural heritage contributing most to the borough's identity, and identifies canals and railways among its industrial heritage, and requires them to be conserved or where appropriate enhanced. The policy has positive but uncertain effects as historic parkland, canal corridors and former railway alignments carry mature trees, water and continuous undeveloped land, and is silent on the need to address habitats or ecological function, and conservation of a designed landscape is not the same as management for biodiversity. With 11.6% of Greater Manchester’s land designated for nature, the historic corridors this policy protects hold a share of the network that designation does not reach. Cumulative effects: continuity of the historic green and blue corridors as development along them comes forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the ecological value of historic parkland, canal and railway corridors.

Response and Conclusion: Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain and requires a lighting design strategy for biodiversity identifying features sensitive for existing habitats including ecological connectivity corridors, and Policy ENV3 requires major development to retain and enhance existing green and blue infrastructure assets including habitat corridors and watercourses. Ecological function is secured in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires development affecting a Conservation Area or its setting to demonstrate how it preserves or enhances the character or appearance of the area having regard to the relevant Conservation Area appraisal, permits demolition in a Conservation Area only where the building makes no positive contribution or where demolition is the only means of securing the long-term future of the asset, requires new development and extensions in a Conservation Area to respond positively to scale, grain, materials, detailing and public realm treatments as identified in the appraisal, and identifies parklands, woodlands and wider landscapes among the heritage that contributes most to the borough's identity. The objective is substantially the policy's purpose, as townscape character in Bolton is largely historic character. The policy has very positive effects across all three periods. Bolton has 26 designated Conservation Areas ranging from the Town Centre to rural villages near the West Pennine Moors, so the reach of the appraisal-based test is borough-wide. Cumulative effects: townscape character sustained across 26 areas as individual proposals are tested against the appraisal for each. Synergistic effects: the Conservation Area tests and the location and character requirements in Policy PQ1 acting together, holding designated and undesignated townscape to a consistent standard.

Proposed Mitigation: The policy could make more explicit reference to the currency of the Conservation Area appraisals on which its tests depend.

Response and Conclusion: The policy requires regard to be had to the relevant Conservation Area appraisal published by the Council, which attaches the test to whichever appraisal is current. The preparation and review of appraisals is a matter for the evidence base. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires development to conserve or enhance the significance of the historic environment, heritage assets, archaeology and their settings, requires a heritage statement proportionate to the significance of the asset and informed by the Historic Environment Record, identifies five categories of heritage contributing most to the borough's identity, applies the national tests to Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas, requires development affecting a non-designated heritage asset to demonstrate how it responds to its significance with weight proportionate to its importance, requires the reuse of non-designated historic mills to retain the principal elements defining their character, and requires a desk-based assessment prepared to Greater Manchester Archaeological Advisory Service requirements in areas of known or potential archaeological interest. The objective is the policy's purpose. The policy has very positive effects across all three periods. Bolton has 361 Listed Buildings, five Scheduled Monuments, six Registered Parks and Gardens and 26 Conservation Areas, and 11 assets appear on the Historic England Heritage at Risk Register as of 2026. Cumulative effects: a historic environment managed as a whole, as the policy reaches designated and non-designated fabric and below-ground archaeology through a single set of tests. Synergistic effects: the significance tests and the Local List acting together.

Proposed Mitigation: The policy could set out reducing the number of assets on the Heritage at Risk Register through beneficial reuse.

Response and Conclusion: Policy revised to: support proposals that secure the repair, reuse and long-term future of heritage assets on the Heritage at Risk Register, or otherwise at risk.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy supports proposals that secure the repair, reuse and long-term future of heritage assets on the Heritage at Risk Register or otherwise at risk, supports the retention and reuse of non-designated heritage assets, supports the change of use of a listed building to its optimum viable use including where that use would not normally be permitted in the location, and requires the reuse and conversion of non-designated historic mill buildings to retain the principal elements defining their character. The policy has positive effects in the short, medium and long term as reuse of an existing building on developed land avoids taking additional land and the policy makes it easier. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects: a growing proportion of the borough's historic building stock returned to use. Synergistic effects: the optimum viable use provision and the support for assets at risk acting together, giving the buildings hardest to find a use for the most flexibility.

Proposed Mitigation: The policy could make more explicit reference to the reuse of materials where alteration or partial demolition of a heritage asset is permitted.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan applies to all development. Material reuse within a heritage scheme is governed by those requirements. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy supports the repair, reuse and long-term future of heritage assets at risk, supports the retention and reuse of non-designated heritage assets, permits demolition in a Conservation Area only where the building makes no positive contribution or where it is the only means of securing the asset's future, and requires the reuse of historic mills to retain the principal elements defining their character. The policy has positive effects in the short, medium and long term as retention and reuse avoid the demolition arisings and the primary material demand that clearance and replacement would generate. The policy admits no development of its own. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan apply alongside. Cumulative effects: demolition arisings avoided across the borough's historic stock as proposals are refused or redirected to reuse. Synergistic effects: the support for assets at risk and the Conservation Area demolition test acting together, retaining both the buildings hardest to find a use for and those contributing to a group.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy ENV1 Meeting Energy and Water Standards

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires major development to apply the energy hierarchy to minimise energy demand and maximise energy efficiency, requires conversion, reuse and change of use of existing buildings to maximise opportunities to improve environmental performance, and applies proportionately to minor development. The policy has positive but uncertain effects as a home that is cheap to heat is warmer and drier than one that is not, and cold and damp housing is an environmental determinant of health the framework places under this objective, however the policy does not explicitly seek to address health and does not address overheating, which the framework places under the same heading. Cumulative effects: a progressively better performing building stock in winter as new development and conversions come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the health consequences of poor thermal performance, including summer overheating.									
Response and Conclusion: Policy revised to: require development to demonstrate that the risk of overheating has been assessed and managed by minimising internal heat gain and maximising passive cooling through orientation, layout, shading, thermal mass and natural ventilation before mechanical cooling is relied on.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires the energy hierarchy to be applied to minimise demand and maximise efficiency, requires renewable generation and low carbon heating to be maximised, and requires all new dwellings to achieve a maximum water consumption of 110 litres per person per day. The policy has positive effects in the short, medium and long term as warmth and running cost are part of what makes a home decent, and as both the energy and water standards act on the bills the occupant pays. Around 15% of Bolton households, some 18,209, are in fuel poverty. Cumulative effects: a new and converted stock that adds no further fuel poor households as it comes forward. Synergistic effects: the energy standard and the water efficiency standard acting together on the two largest utility costs a household faces.									
Proposed Mitigation: The policy could make more explicit reference to how the energy standards apply to affordable housing, where running cost falls on the households least able to absorb it.									
Response and Conclusion: Policy HS1 governs affordable housing provision and tenure, and this policy applies to all major development without distinction as to tenure, which is the position that protects affordable occupiers. Applying a different standard by tenure would produce the opposite of the outcome the mitigation seeks. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy requires major development to demonstrate how the energy hierarchy has been applied to minimise energy demand, maximise energy efficiency and reduce carbon emissions, to maximise the incorporation of renewable energy generation and low carbon heating including solar panels and connection to existing or planned heat networks where practicable, to demonstrate that the energy infrastructure required has been considered, to submit an Energy Statement and the Greater Manchester Energy and Carbon Proforma demonstrating compliance with Places for Everyone Policies JP-S2 and JP-S3, and provides that a financial contribution towards measures to offset residual carbon emissions may be sought. The objective is the policy's purpose. The policy has very positive effects across all three periods as the requirement is expressed as a sequence to be demonstrated. Bolton's territorial emissions fell by 24% between 2015 and 2024, and 25,248 kilowatts of renewable capacity is installed across the borough. Cumulative effects: a new and converted building stock with demand minimised and generation maximised at the point of design, additive across the Plan period. Synergistic effects: demand reduction, passive cooling, on-site generation, heat network connection and the offset contribution acting together, with each measure reducing the burden the others have to carry.									
Proposed Mitigation: The policy could make more explicit reference to post-occupancy verification, since the Energy Statement records design intent and not performance in use.									
Response and Conclusion: The policy requires the Greater Manchester Energy and Carbon Proforma, through which Places for Everyone Policies JP-S2 and JP-S3 are monitored across the conurbation, and the supporting text directs its use from the earliest stages of the design process. Performance in use is regulated through the Building Regulations. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires the energy hierarchy to be applied and requires conversion and reuse of existing buildings to maximise opportunities to improve environmental performance having regard to age, construction, heritage significance and structural characteristics. The policy has positive but uncertain effects as a well-insulated and airtight building holds a stable internal temperature in cold weather, and is silent on the need to address resilience to climate extremes, and fabric measures designed for winter performance can raise summer temperatures where ventilation and shading are not designed alongside them. Across the borough 14.9% of households were in fuel poverty in 2022 on the low income low energy efficiency measure, against 13.1% in England. Cumulative effects: a building stock progressively better protected against cold, with summer performance depending on decisions taken elsewhere. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to summer overheating alongside the winter performance the energy hierarchy addresses.									
Response and Conclusion: Policy revised to: require development to demonstrate that the risk of overheating has been assessed and managed by minimising internal heat gain and maximising passive cooling through orientation, layout, shading, thermal mass and natural ventilation before mechanical cooling is relied on, and to demonstrate that passive measures have been maximised first where mechanical cooling is proposed. The requirement is placed in this policy alongside the energy hierarchy so that it reaches every building type, and the recommendation that it be placed in Policy HS4 was considered.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires renewable generation to be maximised and requires the environmental performance of existing buildings to be improved on conversion and reuse. The policy has uncertain effects as there is no explicit reference to townscape or landscape, however design quality is addressed through Policy PQ1 and the historic environment through Policy PQ4. Solar arrays, external insulation, plant enclosures and heat network infrastructure are visible interventions, and the policy qualifies the requirement on existing buildings by reference to age, construction, heritage significance and structural characteristics without addressing appearance. Cumulative effects: incremental visual change across the building stock as generation and retrofit measures accumulate. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the appearance of renewable generation and retrofit measures on existing buildings.									
Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location and requires householder development to be subordinate to the character of the original building and to respond to its configuration, design and materials. Policy PQ4 governs designated and non-designated heritage assets. Appearance is settled in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires development involving the conversion, reuse or change of use of an existing building to maximise opportunities to improve the environmental performance of that building having regard to its age, construction, heritage significance and structural characteristics. The policy has positive effects in the short, medium and long term as heritage significance is an express qualifier on the environmental requirement. With 355 Listed Buildings and 11 assets on the Historic England Heritage at Risk Register 2025, the viability of reuse affects a substantial part of the borough's stock. Cumulative effects: a historic building stock improved at the pace and in the manner its fabric allows. Synergistic effects: the performance requirement and the heritage qualifier acting together, with reuse neither blocked by an unattainable standard nor permitted at the cost of significance.									
Proposed Mitigation: The policy could make more explicit reference to the evidence expected to demonstrate that a measure is inappropriate to a building's fabric.									
Response and Conclusion: Policy PQ4 requires all applications engaging it to be accompanied by a heritage statement proportionate to the significance of the asset affected and informed by the Historic Environment Record, which is the document in which the fabric argument is made and tested. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires energy demand to be minimised and low carbon heating to be maximised, including connection to heat networks where practicable. The policy has positive but uncertain effects as reduced demand and the displacement of individual gas combustion reduce local emissions, and is silent on the need to address air quality, and low carbon heating includes technologies whose combustion products differ from those they replace. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, the local problem is concentrated along the road network. Cumulative effects: falling combustion emissions from the building stock as standards are applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the local air quality implications of the low carbon heating technologies it encourages.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development involves industrial processes or combustion and requires emissions from on-site plant to be mitigated, which reaches combustion-based heating at the scale where it matters. Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									

Commentary: The policy requires renewable energy generation to be maximised appropriate to the scale, nature and location of the development. The policy has uncertain effects as there is no explicit reference to land or soils, however soils, ground conditions and better-quality agricultural land are addressed through Policy ENV6 and efficient use of land through Policy PQ3. Ground-mounted generation takes land while roof-mounted generation does not, and the policy does not distinguish between them. Cumulative effects: variable land take from renewable generation depending on the form adopted scheme by scheme. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the preference for roof-mounted and previously developed land locations for renewable generation.

Response and Conclusion: Policy ENV6 provides that development of best and most versatile agricultural land will only be permitted where land of poorer quality is not reasonably available, which is the sequential protection the mitigation seeks. Policy PQ3 requires efficient use of land. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires all new dwellings to incorporate measures to minimise the consumption of natural resources, including achieving a maximum water consumption of 110 litres per person per day, the optional requirement in the Building Regulations. The objective's second key question is keeping water consumption and abstraction within local supply limits, and this is the only policy in the Plan that sets a numerical standard against it. The policy has very positive effects across all three periods as the standard applies to every new dwelling without threshold and is fixed at the point of construction. Per capita consumption in the Bolton supply area was 136.5 litres per person per day in 2024/25, so the standard represents a reduction of around a fifth for every new home built. Cumulative effects: a growing proportion of the borough's housing stock consuming materially less water than the existing average, additive and permanent. Synergistic effects: reduced consumption and the reduced foul volume that follows acting together, with both abstraction and the load on the combined network falling from the same measure.

Proposed Mitigation: The policy could make more explicit reference to water reuse and rainwater harvesting alongside the consumption standard.

Response and Conclusion: The policy requires measures to minimise the consumption of natural resources, and the 110 litre standard is stated as one of those measures, so reuse and harvesting are available routes to compliance. Policy ENV2 requires surface water management through naturalised Sustainable Drainage Systems as the default approach. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy requires development to incorporate measures to minimise the consumption of natural resources and requires conversion, reuse and change of use of an existing building to maximise opportunities to improve its environmental performance having regard to age, construction, heritage significance and structural characteristics. The policy has positive effects in the short, medium and long term as the requirement to minimise resource consumption is the Plan's principal designing-out-waste provision and the requirement every other policy's response on this objective relies on, and as favouring reuse over replacement retains materials already in the built stock. The policy admits no development of its own. The Greater Manchester Joint Waste and Minerals Plan applies alongside. Cumulative effects: reduced material consumption and increased reuse across the development stock as the standards are applied. Synergistic effects: resource minimisation and building reuse acting together, addressing both the materials used and the structures retained.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy ENV2 Flood Risk and Sustainable Drainage

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy requires development to be safe from flooding for its lifetime and requires surface water management through multifunctional nature-based solutions designed to deliver amenity benefits alongside water management. The policy has positive but uncertain effects as naturalised drainage adds usable green space and the flood risk tests reduce exposure to flooding, however the policy does not explicitly seek to address health and the amenity benefit depends on how each scheme is designed. Cumulative effects: fewer households exposed to flooding and its consequences as development is held to the tests. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the health consequences of flooding within the assessment it requires.

Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected. A flood risk assessment answers a different question from a health assessment, and both apply to the same schemes. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires development to apply the Sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, not to increase flood risk elsewhere, and to be supported by a site-specific flood risk assessment where required by national policy, where the site is over or adjacent to a culverted watercourse, or where a change of use would introduce a more vulnerable use. The policy has positive effects in the short, medium and long term as a home that floods is not a decent home, and as the lifetime test protects an occupier for the duration of their occupation. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. Cumulative effects: a new housing stock that does not add to the number of properties at risk as the risk itself rises. Synergistic effects: the lifetime test and the more vulnerable use trigger acting together, catching both new build and conversion.

Proposed Mitigation: The policy could make more explicit reference to the residual risk faced by occupiers where development is permitted through the Exception Test.

Response and Conclusion: The policy requires development to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, which is the operative safety standard and applies whether or not the Exception Test has been engaged. Policy ENV7 governs development on or near watercourses. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires naturalised Sustainable Drainage Systems as the default approach, designed to deliver biodiversity, amenity and landscape benefits alongside water management, and provides that drainage delivering only limited water management functions without wider environmental or placemaking benefits will not be supported except where wider benefits are not practical or viable. The policy has positive but uncertain effects as drainage designed as usable landscape adds shared space to a neighbourhood, and is silent on the need to address inclusion or access and whether the space is usable depends on how it is detailed. Cumulative effects: a growing area of drainage land that functions as neighbourhood space. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to public access to and safety within the drainage features it requires.

Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive with natural surveillance of streets, public spaces and routes and a public realm usable by people of all ages and mobilities, and Policy INF5 sets the standards for open space provided as part of development. Access and safety are secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires all development other than the householder extensions it excludes to be safe from flooding for its lifetime and not to increase flood risk elsewhere. The policy has positive but uncertain effects as the policy prevents new premises being added to the flood-exposed commercial stock, and is silent on the need to address the economy. With manufacturing employing 12.2% of Bolton's workforce against 7.5% nationally, premises-based disruption affects a larger share of the local economy than the national average. Cumulative effects: a commercial stock that does not add to flood-exposed floorspace as it comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the flood resilience of existing employment premises in the valleys, which the policy reaches only when they are redeveloped.									
Response and Conclusion: Policy EC1 protects employment land and Policy EC2 governs new employment development, and this policy applies whenever development on those sites comes forward, including changes of use introducing a more vulnerable use. Retrofit of existing premises not proposed for development is outside what a development management policy can secure. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires development to apply the Sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, not to increase flood risk elsewhere, and to be supported by a site-specific flood risk assessment covering all relevant sources where required, where the site is over or adjacent to a culverted watercourse, or where a change of use introduces a more vulnerable use, and requires surface water management to be integrated into design through naturalised Sustainable Drainage Systems managing run-off so as to reduce flood risk at site and catchment scale. The objective is the policy's purpose. The policy has very positive effects across all three periods as the standard is set against future conditions. The Environment Agency's current allowances anticipate increases of 30% (central) to 45% (upper end) in peak rainfall intensity by the 2070s in the borough's management catchments, and nearly 3,320 ground floor properties in the borough already face a one in thirty year surface water flood risk, a risk that grows as the climate changes. Cumulative effects: catchment-scale reduction in run-off as successive schemes are required to reduce flood risk, additive as the test is applied at catchment as well as site scale. Synergistic effects: the flood risk tests and the drainage requirement acting together, keeping development out of harm and preventing it from creating harm.									
Proposed Mitigation: The policy could make more explicit reference to the resilience of development that is permitted in areas at risk, as distinct from its avoidance.									

Response and Conclusion: The policy requires development to be safe for its lifetime accounting for the Environment Agency's current climate change allowances. That is a resilience standard and it applies to everything permitted under the policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires naturalised Sustainable Drainage Systems as the default approach, designed to deliver biodiversity, amenity and landscape benefits alongside water management, requires engineered or underground solutions to be justified as the only feasible option, and provides that drainage delivering only limited water management functions without wider environmental benefits will not be supported. The policy has positive effects in the short, medium and long term as it converts drainage infrastructure into habitat on every qualifying scheme. With 11.6% of Greater Manchester's land designated for nature, habitat created within development sites reaches a share of the network that designation does not. Cumulative effects: an accumulating area of wet and marginal habitat distributed through the built-up area. Synergistic effects: water management and habitat creation delivered from the same land.

Proposed Mitigation: The policy could make more explicit reference to the connection between drainage features and the wider ecological network.

Response and Conclusion: Policy ENV4 requires development to design green and blue infrastructure on the site so that it connects to features off the site, avoiding ecological islands, and to incorporate stepping-stone habitats. Policy ENV3 requires major development to strengthen connections beyond the site boundary. Connectivity is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires naturalised Sustainable Drainage Systems designed to deliver landscape benefits alongside water management, requires engineered or underground solutions only where nature-based options are demonstrably unfeasible, and provides that systems without wider placemaking benefits will not be supported except where those benefits are not practical or viable. The policy has positive effects in the short, medium and long term as landscape quality is a condition of the infrastructure requirement. Cumulative effects: drainage delivered as landscape across the borough. Synergistic effects: landscape quality and water management secured from the same design decision.

Proposed Mitigation: The policy could make more explicit reference to how the placemaking test in section 6 is applied where wider benefits are said not to be practical or viable.

Response and Conclusion: The policy requires engineered or underground solutions to be demonstrated as the only feasible option, which is the evidential test the exception in section 6 rests on. Policy PQ1 requires all development to make a lasting positive contribution to the built environment. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires drainage features to be excavated and integrated into site layouts and requires development over or adjacent to culverted watercourses to be assessed. The policy has uncertain effects as there is no explicit reference to heritage or archaeology, however the historic environment is addressed through Policy PQ4. Drainage excavation reaches below-ground deposits, and culverted watercourses may themselves be historic engineering associated with the mill economy the sheet identifies as part of the borough's industrial heritage. Cumulative effects: incremental below-ground disturbance and change to historic water infrastructure as drainage is installed. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the heritage interest of culverted watercourses and historic drainage infrastructure.

Response and Conclusion: Policy PQ4 governs development affecting designated and non-designated heritage assets, their setting and archaeology, requires a desk-based assessment prepared in accordance with Greater Manchester Archaeological Advisory Service requirements in areas of known or potential archaeological interest, and identifies industrial heritage including canals and associated infrastructure among the elements contributing most to the borough's identity. Policy ENV7 governs the enclosure and opening up of watercourses. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires surface water management to be integrated into the design of development through multifunctional nature-based solutions designed in accordance with the National Standards for Sustainable Drainage Systems, requires run-off to be managed so as to reduce flood risk at site and catchment scale, prioritises naturalised systems as the default approach, and requires engineered or underground solutions to be demonstrated as the only feasible option. The policy's stated purpose includes reducing pressure on the combined sewer network. The policy has positive effects in the short term and very positive effects in the medium and long term as the cumulative reduction in run-off entering the combined system reduces spill frequency. In 2023, 2,140 hours of spills were recorded from 49 permitted overflows in Bolton catchments, the worst being Blackshaw Brook at 79 spills totalling 405 hours. Cumulative effects: falling run-off to the combined network at catchment scale, additive as relief at any point in a catchment benefits everything downstream. Synergistic effects: reduced flood risk and reduced spill frequency arising from the same requirement.									
Proposed Mitigation: The policy could make more explicit reference to the quality of the run-off managed, as distinct from its volume and rate.									
Response and Conclusion: Policy ENV7 requires a Water Framework Directive assessment where surface water drainage discharges directly to a watercourse, demonstrating no deterioration in the status of the water body, and provides that development resulting in deterioration of water quality or ecological status will not be permitted. Policy ENV6 requires controlled waters to be protected from pollution and prohibits the transfer of contaminated run-off to surface water drainage or public sewers. Quality is secured in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy ENV3 Green and Blue Infrastructure

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy requires development within or adjacent to green or blue infrastructure to connect to and enhance the network identified in Policy SP6, requires major development to achieve an Urban Greening Factor score of at least 0.4 for predominantly residential and 0.3 for predominantly commercial development, and requires major development in the centres identified in Policy SP4 to increase the quality and quantity of green and blue infrastructure within the site and its adjoining public realm including through street trees, green roofs, living walls, pocket parks and sustainable drainage. The policy has positive effects in the short, medium and long term as it introduces vegetation into the places people are every day. An estimated third of Greater Manchester's population do not live within 15 minutes of green space. Cumulative effects: a greener everyday environment as successive schemes are held to the greening score. Synergistic effects: greening of the site and of the adjoining public realm acting together, extending the benefit beyond the new development.

Proposed Mitigation: The policy could make more explicit reference to directing greening towards the areas of greatest deficiency.

Response and Conclusion: The policy requires the Green and Blue Infrastructure Plan to demonstrate how the proposal addresses local deficits, opportunities and strategic network priorities, so deficiency is identified and answered scheme by scheme. Policy PQ1 requires all development to address identified gaps in access to open space and green infrastructure. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires major development to achieve an Urban Greening Factor score, or to set out the site, design or viability reasons for a lower score and how greening has been maximised. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3 and viability through Policy DEL1. A greening requirement expressed as a factor can be met through roofs, walls and surfaces as well as ground-level space, which limits the effect on developable area, and the express viability route prevents it operating as an absolute constraint. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: an accumulating greening obligation on major residential development, with the effect on delivery depending on how the lower-score route is applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to how the Urban Greening Factor interacts with the minimum density standards applying to the same site.

Response and Conclusion: Policy PQ3 sets minimum net residential densities by zone and requires efficient use of land. The Urban Greening Factor is a weighted score and not an area requirement, so both can be met on the same site through roofs, walls and permeable surfaces. Policy DEL1 provides the framework in which the cumulative position is tested. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires development to connect to and enhance the green and blue infrastructure network and requires major development to strengthen connections within and beyond the site boundary including links for people. The policy has positive but uncertain effects as a network that connects is one people can use to reach places, and is silent on the need to address inclusion or equality of access. Only around 40% of Greater Manchester residents live within 200 metres of a green space of at least 0.5 hectares and around 30% within 300 metres of one of at least 2 hectares. Cumulative effects: improving connectivity between neighbourhoods and the green network. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the accessibility and inclusivity of the green and blue infrastructure it secures.

Response and Conclusion: Policy PQ1 requires all development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities, and Policy INF5 sets accessibility catchments and quality standards for open space provided as part of development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires major development in the centres identified in Policy SP4 in particular to increase the quality and quantity of green and blue infrastructure within the site and its adjoining public realm, including through street trees, green roofs, living walls, pocket parks and sustainable drainage. The policy has positive but uncertain effects as the quality of the public environment contributes to a centre's attractiveness, and is silent on the need to address vitality or viability, which are dealt with elsewhere. Cumulative effects: improving environmental quality in the centre hierarchy as major schemes come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the maintenance burden of green infrastructure in the centres, where ownership is fragmented.									
Response and Conclusion: The policy requires all green and blue infrastructure provided as part of development to be accompanied by appropriate long-term management and maintenance arrangements, with delivery and stewardship secured through planning conditions or obligations where necessary, which applies in the centres as elsewhere. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires major development to strengthen connections within and beyond the site boundary to the wider green and blue infrastructure network, including links for wildlife, people and active travel. The policy has positive effects in the short, medium and long term as active travel is named as one of the three connection types the network must serve. With 74% of journeys made by Bolton residents no more than five kilometres, off-road green routes reach the trips most capable of transfer. Cumulative effects: a green network that functions increasingly as a movement network as successive major schemes connect into it. Synergistic effects: ecological and active travel connectivity secured from the same corridors.									
Proposed Mitigation: The policy could make more explicit reference to the standard to which active travel links within green infrastructure are to be built.									
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes and requires internal cycle provision on main routes through strategic-scale sites to be designed to the Greater Manchester Streets for All design guide. Route standards are set there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy requires nature-based solutions as the default response to urban heat, requires an Urban Greening Factor score to be achieved, and identifies green roofs and living walls among the measures expected in the centres. The policy has uncertain effects as there is no explicit reference to energy or carbon, however those are addressed through Policy ENV1. Vegetation reduces cooling demand, while green roofs compete with roof-mounted generation for the same surface. Cumulative effects: reduced cooling demand set against competition for roof area. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the relationship between green roofs and roof-mounted renewable generation.									
Response and Conclusion: The policy allows a lower Urban Greening Factor score where the Green and Blue Infrastructure Plan sets out the site, design or viability reasons and how equivalent benefits are delivered by other means, which resolves competing roof demands, and Policy ENV1 requires renewable generation to be maximised appropriate to the scale, nature and location of the development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires major development to deliver multifunctional benefits using nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat in accordance with Policy ENV2, requires an Urban Greening Factor score of at least 0.4 for predominantly residential and 0.3 for predominantly commercial development, requires existing assets including watercourses and floodplains to be retained and enhanced wherever possible, and requires green and blue infrastructure to be integrated into the design from the earliest stages. The policy has very positive effects across all three periods as it addresses both limbs of the objective, flooding and resilience to climate extremes, through a single requirement, and as the integration requirement fixes the point in the design process at which the decision is made. Greater Manchester's tree canopy covers 15% of the city region against the Local Nature Recovery Strategy target of 17% by 2035, and nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. Cumulative effects: rising greening and cooling capacity across the built-up area, additive at neighbourhood scale. Synergistic effects: drainage, cooling, biodiversity and amenity delivered from the same land.									
Proposed Mitigation: The policy could make more explicit reference to the resilience of the green infrastructure itself to the conditions it is intended to moderate.									
Response and Conclusion: Policy ENV4 requires replacement tree planting with species selected for long-term canopy value and climate resilience and requires sufficient root protection areas and long-term space for canopy growth appropriate to the species, which addresses the durability of the planting. This policy requires long-term management and maintenance arrangements for all green and blue infrastructure provided. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy provides that development must not result in the loss, fragmentation or degradation of green and blue infrastructure and will only be permitted where enhanced provision, connectivity and functionality is secured, requires development within or adjacent to the network to connect to and enhance it, requires major development to retain and enhance existing assets including informal green spaces, habitat corridors, watercourses and floodplains, to strengthen connections beyond the site boundary including links for wildlife, and to be supported by a Green and Blue Infrastructure Plan addressing local deficits and strategic network priorities, and requires an Urban Greening Factor score. The objective is the policy's purpose. The policy has very positive effects across all three periods, and its extent reaches beyond the borough as the network it protects is a component of the Greater Manchester Nature Network. With 11.6% of Greater Manchester's land designated for nature, the undesignated fabric this policy holds is where most change occurs. Cumulative effects: a network that gains connectivity as well as area, as the no-loss provision and the connection requirement operate on every scheme. Synergistic effects: protection from loss, enhancement of what remains and creation of new provision acting together.									
Proposed Mitigation: The policy could make more explicit reference to the ecological quality of the greening delivered through the Urban Greening Factor, which is a surface-weighted measure and not a habitat measure.									
Response and Conclusion: Policy ENV4 governs habitats, species, the ecological network and Biodiversity Net Gain, and requires species-appropriate planting and invertebrate habitat and the incorporation of integrated swift bricks and features for bats and hedgehogs in accordance with the advice of the Greater Manchester Ecology Unit. Ecological quality is measured there through the statutory biodiversity metric. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires green and blue infrastructure to form a core component of site layout, landscape structure and placemaking from the earliest stages of design, requires a Green and Blue Infrastructure Plan proportionate to the scale of development, and requires major development in the centres to increase the quality and quantity of green and blue infrastructure within the site and its adjoining public realm. The policy has positive effects in the short, medium and long term as landscape structure is determined at layout stage. Cumulative effects: a townscape in which landscape structure is a designed component. Synergistic effects: landscape structure and placemaking addressed as one requirement.									
Proposed Mitigation: The policy could make more explicit reference to the landscape character of the areas in which green infrastructure is provided.									
Response and Conclusion: Policy PQ1 requires development to respond to the type and character of its location, including respecting the setting of farm complexes, folds, vernacular cottages and the wider open landscape on greenfield sites, and the character-based policies in Chapter 10 set the area-specific response. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires green and blue infrastructure to be integrated into site layout and requires major development in the centres to green the adjoining public realm through street trees, green roofs, living walls and pocket parks. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Street trees and public realm greening in historic centres and Conservation Areas, and green roofs and living walls on historic buildings, bear on character and fabric. Cumulative effects: incremental change to the character of historic streets and buildings as greening is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the historic character of the centres in which public realm greening is required.									
Response and Conclusion: Policy PQ4 requires development affecting a Conservation Area or its setting to demonstrate how it preserves or enhances the character or appearance of the area having regard to the relevant Conservation Area appraisal, and requires new development in a Conservation Area to respond positively to public realm treatments as identified in the appraisal. Policy PQ1 requires development in centres to avoid fragmenting public realm treatments. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires an Urban Greening Factor score to be achieved and requires greening of the public realm in the centres including through street trees. The policy has positive but uncertain effects as vegetation separates people from carriageways, and is silent on the need to address air quality, and the effect of planting on concentrations depends on form and position. With Bolton lying within the Greater Manchester Air Quality Management Area, the centres where street tree planting is required are also where exposure is highest. Cumulative effects: increased vegetated area in the locations with the highest exposure. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the form and position of street tree planting in the enclosed streets of the centres.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development is within or close to an Air Quality Management Area or would introduce sensitive uses into an area of poor air quality, through which exposure in a particular street is assessed. Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy provides that development must not result in the loss, fragmentation or degradation of green and blue infrastructure, and requires major development to achieve an Urban Greening Factor score or to justify a lower one. The policy has mixed effects across all three periods. Protection of the existing network holds land out of development, and the greening requirement occupies part of a site, while the factor is a weighted score that can be satisfied through roofs, walls and permeable surfaces. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares, and the greening requirement applies to them as it does to greenfield. Cumulative effects: land held in green use and greening space taken within sites, set against a score designed to be met without ground-level land take, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the weighting of roof and wall greening relative to ground-level provision on constrained sites.									
Response and Conclusion: The score is calculated using the latest Natural England Urban Greening Factor for England calculator, which sets the weightings, and the policy allows a lower score where the Green and Blue Infrastructure Plan sets out the site, design or viability reasons and how equivalent benefits are delivered by other means. Weightings are a matter for the calculator. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									

Commentary: The policy requires major development to retain and enhance existing assets including watercourses and floodplains wherever possible, and to deliver multifunctional benefits using nature-based solutions including multifunctional sustainable drainage as the default response to flood risk and urban heat in accordance with Policy ENV2. The policy has positive effects in the short, medium and long term as the blue half of the network is protected in the same terms as the green half, and as drainage delivered as green infrastructure reduces the volume reaching the combined system. In 2023, 2,140 hours of spills were recorded from 49 permitted overflows in Bolton catchments. Cumulative effects: reduced run-off to the combined network and improved retention of watercourse corridors as major development comes forward. Synergistic effects: retention of watercourses and floodplains and the drainage function of new green infrastructure acting together on the same catchments.
Proposed Mitigation: The policy could make more explicit reference to water quality within the multifunctional benefits it requires.
Response and Conclusion: Policy ENV7 requires development to protect and where possible restore the ecological, hydrological and landscape function of the borough's rivers, brooks and canal, requires a Water Framework Directive assessment where development affects or drains directly to a watercourse, and provides that development resulting in deterioration of water quality or ecological status will not be permitted. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy ENV4 Biodiversity and the Natural Environment

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires existing trees and hedgerows to be retained, requires replacement planting at a ratio of at least two to one where removal is justified, requires development to contribute to increasing tree canopy cover across Bolton including through street trees in line with Policy PQ1, and requires species-appropriate planting and features for wildlife in new development. The policy has positive but uncertain effects as canopy cover and contact with nature bear on health through shade and restorative effect, and is silent on the need to address health. Greater Manchester's tree canopy covers 15% of the city region against the Local Nature Recovery Strategy target of 17% by 2035. Cumulative effects: rising canopy cover across the borough as development contributes proportionately. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to directing new canopy towards the areas with the least existing cover.									
Response and Conclusion: The policy requires development to contribute to increasing tree canopy cover through new planting proportionate to the scale and nature of the development, which attaches the contribution to where development occurs. Policy INF5 requires off-site provision and contributions to address identified deficiencies in the quantity, quality, accessibility and value of open space serving the development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires new buildings and conversions creating new dwellings to include species-appropriate planting and invertebrate habitat and to incorporate integrated swift bricks and features for bats and hedgehogs, and requires retention of hedgerow networks and vegetated verges. The policy has positive but uncertain effects as wildlife features in residential streets contribute to a neighbourhood's character, and is silent on the need to address belonging or inclusion. Cumulative effects: wildlife features distributed through the residential stock as development comes forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to community involvement in the management of habitat created through development.

Response and Conclusion: Policy ENV3 requires all green and blue infrastructure provided as part of development to be accompanied by appropriate long-term management and maintenance arrangements with delivery and stewardship secured through conditions or obligations, and Policy INF5 requires open space to have an identified and resourced steward. Stewardship arrangements are settled there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires protection and where possible enhancement of protected habitats with particular attention to upland moorland, ancient woodland, species-rich grassland, lowland heath, wet woodland and peat soils, requires retention of existing trees and hedgerows, and requires development to contribute to increasing tree canopy cover. The policy has positive effects in the short, medium and long term as canopy, peat and moorland are carbon stores and cooling systems as well as habitat. Greater Manchester's tree canopy covers 15% of the city region against the Local Nature Recovery Strategy target of 17% by 2035. Cumulative effects: rising canopy and retained carbon stores across the borough. Synergistic effects: canopy growth and peat protection acting together.									
Proposed Mitigation: The policy could acknowledge climate resilience, so that habitat creation and replacement planting are designed for the conditions expected over the lifetime of the development.									
Response and Conclusion: Policy revised to: require replacement planting at a ratio of at least two to one by number where tree removal is justified, with replacement trees of equivalent or greater ecological value and species selected for long-term canopy value and climate resilience, and to require sufficient root protection areas and long-term space for canopy growth appropriate to the species.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires development to avoid harm to Sites of Special Scientific Interest, Local Nature Reserves and Sites of Biological Importance and to mitigate and compensate where harm is unavoidable, to protect and where possible enhance protected habitats, to avoid harm to European and UK protected species supported by proportionate ecological survey, to avoid harming the connectivity of Bolton's strategic ecological network, to retain and enhance ecological corridors, to design green and blue infrastructure so that it connects off site and avoids ecological islands, to incorporate stepping-stone habitats and species-appropriate planting with integrated swift bricks and features for bats and hedgehogs, to avoid severance features, to protect the integrity of core local nature sites within the Greater Manchester Nature Network, and to deliver off-site Biodiversity Net Gain in a stated order of preference where it cannot be delivered wholly on site. The objective is the policy's purpose. The policy has very positive effects across all three periods, and the extent reaches beyond the borough as the West Pennine Moors Site of Special Scientific Interest covers approximately 7,660 hectares across Bolton, Blackburn with Darwen, Chorley and Rossendale and as the network the policy protects is a component of the Greater Manchester Nature Network. With 11.6% of Greater Manchester's land designated for nature, the corridor and connectivity provisions reach the larger undesignated share. Cumulative effects: an ecological network that gains connectivity as well as area. Synergistic effects: site protection, species protection, corridor retention and net gain acting together.									
Proposed Mitigation: The policy could make more explicit reference to artificial light as a pressure on habitats and ecological connectivity corridors.									
Response and Conclusion: Policy revised to: require development to be supported by a lighting design strategy for biodiversity which identifies features on and adjoining the site that are sensitive for existing habitats, including any ecological connectivity corridors, and shows how lighting will be installed so that it does not disturb them.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires existing trees and hedgerows to be retained with removal permitted only where retention is demonstrably incompatible with acceptable development, requires replacement at a ratio of at least two to one where removal is justified including where a tree was removed up to four years before the application, requires sufficient root protection areas and long-term space for canopy growth appropriate to the species, requires an arboricultural assessment in accordance with BS 5837, and requires retention of hedgerow networks and vegetated verges. The policy has positive effects in the short, medium and long term as mature trees and hedgerows are structural elements of townscape and field pattern, and as the four-year look-back removes the incentive to clear a site before applying. Cumulative effects: retention of the mature landscape structure that new planting cannot replicate within the Plan period. Synergistic effects: the retention requirement and the four-year look-back acting together.									

Proposed Mitigation: The policy could make more explicit reference to the landscape character contribution of hedgerow networks in the borough's farmed landscape.

Response and Conclusion: Policy PQ1 requires greenfield development to respect the setting of farm complexes, folds, vernacular cottages and the wider open landscape, and Policy PQ3 permits a lower density where the site is in a landscape character area assessed by the Greater Manchester Landscape Character and Sensitivity Assessment 2018 as of moderate-high sensitivity. Landscape character is settled in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires retention of trees and hedgerows and of ecological corridors including hedgerow networks. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Hedgerows record historic field enclosure, and the ecological protection reaches historic landscape features without assessing them as such, while replacement planting at two to one may introduce planting into a historic field pattern. Cumulative effects: retention of historic field boundaries as an incident of ecological protection. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the historic landscape interest of hedgerows and veteran trees.

Response and Conclusion: Policy PQ4 identifies agricultural heritage including country houses, farmhouses and associated outbuildings in the countryside and social and cultural heritage including parklands, woodlands and wider landscapes among the elements contributing most to the borough's identity, and requires development affecting a non-designated heritage asset, defined to include landscape features, to demonstrate how it responds to significance. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires retention of trees and hedgerows, replacement planting at a ratio of at least two to one, and a contribution to increasing tree canopy cover across the borough. The policy has positive but uncertain effects as canopy intercepts particulates, and is silent on the need to address air quality and the interception effect is modest relative to source control. With the Greater Manchester Air Quality Management Area declared along the strategic road network through Bolton for exceedances of the nitrogen dioxide objective, canopy is a marginal lever. Cumulative effects: rising canopy cover across the borough. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the effect of atmospheric nitrogen on the designated sites the policy protects.

Response and Conclusion: Policy ENV5 requires development not to cause unacceptable harm to local air quality, requires an air quality assessment where development is of a scale that generates significant traffic or involves industrial processes or combustion, and requires emissions from construction, on-site plant and associated vehicle movements to be mitigated. Effects on designated sites are assessed under this policy's requirement to avoid harm to Sites of Special Scientific Interest supported by ecological assessment. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires protection and where possible enhancement of protected habitats with particular attention to peat soils, and requires retention of trees and hedgerows with root protection areas provided where trees are retained. The policy has positive effects in the short, medium and long term as peat and undisturbed soils are the land resource the objective is concerned to conserve, and as root protection areas keep soil structure intact through construction. Peat is present in the West Pennine Moors. Cumulative effects: retained soil resource across the borough's upland and within development sites. Synergistic effects: soil protection and habitat protection secured from the same requirement.

Proposed Mitigation: The policy could make more explicit reference to the treatment of soils displaced during construction on sites where trees are retained.

Response and Conclusion: Policy ENV6 requires topsoil and subsoil on best and most versatile agricultural land and on major development sites requiring a construction environmental management plan to be stripped, stored, protected and reused so that the soil resource is not lost, supported by a soil resource survey and soil management plan, and provides that development must not drain, excavate or otherwise disturb peat soils other than in the narrow circumstances stated. Soil handling is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: The policy requires protection and where possible enhancement of protected habitats including wet woodland and peat soils, requires retention and where possible enhancement of watercourse corridors as ecological corridors, and requires a lighting design strategy for biodiversity identifying features on and adjoining the site that are sensitive for existing habitats. The policy has positive effects in the short, medium and long term as riparian habitat, peat hydrology and wet woodland are components of the water environment as well as of the ecological network. Across Greater Manchester around 80% of water bodies are heavily modified. Cumulative effects: retained riparian and wetland habitat across the borough's catchments. Synergistic effects: habitat protection and water environment protection secured from the same corridors.									
Proposed Mitigation: The policy could make more explicit reference to the hydrological function of peat soils and wet woodland, as distinct from their habitat value.									
Response and Conclusion: Policy ENV7 requires development to protect and where possible restore the ecological, hydrological and landscape function of the borough's rivers, brooks and canal, taking a catchment-based approach having regard to the North West River Basin Management Plan, and Policy ENV6 protects peat soils whether or not they currently support habitat. The hydrological limb is secured in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy ENV5 Pollution, Air Quality, Noise, Odour and Light

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires development not to cause unacceptable harm to local air quality, noise levels or odour, requires an acceptable acoustic environment for occupants of new noise-sensitive uses through siting, layout, orientation and design, requires an acceptable environment where new uses sensitive to odour are introduced, requires lighting to be no more than the minimum needed and not to spill into homes or gardens, and requires lighting to ensure that routes, entrances and public spaces are safe to use after dark. The objective is substantially the policy's purpose, as air quality, noise, odour and light are the environmental determinants of health the framework places under this heading. The policy has very positive effects across all three periods. Road traffic noise on the M61 and the A666 exceeds 75 decibels, and Bolton lies within the Greater Manchester Air Quality Management Area. Cumulative effects: a development stock in which exposure has been assessed and designed against, additive as each scheme removes a cohort of future residents from exposure. Synergistic effects: the air quality, noise, odour and lighting requirements acting together on the same siting and layout decisions.									
Proposed Mitigation: The policy could make more explicit reference to the cumulative exposure of a receptor to more than one of the pollutants it regulates.									
Response and Conclusion: The policy requires assessment proportionate to the scale of the development and the sensitivity of the receptors affected under each of its four limbs, applied to the same scheme, and Policy PQ2 requires a Health Impact Assessment above its thresholds addressing noise, air quality and light together with the impact on health inequalities in the affected community. Cumulative exposure is reached through that assessment. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires development introducing new noise-sensitive uses to provide an acceptable acoustic environment for occupants through siting, layout, orientation and design, requires an acceptable environment where new uses sensitive to odour are introduced into areas where odour sources are present, and requires lighting not to spill into homes or gardens. The policy has positive effects in the short, medium and long term as the internal and immediate environment of a home is part of what makes it decent, and as the requirement is expressed as a design obligation. Cumulative effects: a new housing stock in which acoustic and odour conditions have been designed for. Synergistic effects: acoustic, odour and lighting protection acting together on the same siting and orientation decisions.

Proposed Mitigation: The policy could make more explicit reference to the ventilation implications of achieving an acceptable acoustic environment on exposed sites.

Response and Conclusion: Policy HS4 sets the residential internal environment standards including adequate natural light to all habitable rooms and dual aspect to dwellings of two bedrooms or more where reasonably achievable, which is the policy in which the internal environment is settled, and Policy ENV1 governs energy performance. The interaction between acoustic sealing and ventilation is a Building Regulations matter. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires development not to cause unacceptable harm to local air quality, noise levels or odour, and requires an acceptable acoustic environment for occupants of new noise-sensitive uses. The policy has uncertain effects as there is no explicit reference to the safety of routes, entrances and public spaces after dark, however natural surveillance is addressed through Policy PQ1. Cumulative effects: a public realm whose usability after dark is not addressed by the pollution policy. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to lighting, so that routes, entrances and public spaces are safe to use after dark.

Response and Conclusion: Policy revised to: require lighting to be no more than the minimum required for security, safety and operational purposes, to ensure that routes, entrances and public spaces are safe to use after dark without glare or tunnel effects, to be supported by a lighting assessment where external lighting is introduced, and to be supported by a lighting strategy for residential development of 50 or more dwellings and non-residential development of 5,000 square metres or more.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy requires the agent of change principle to be applied in accordance with Policy PQ1, so that development introducing a noise-sensitive use manages the impacts of the existing use, and regulates advertisement and branding signage so that it does not harm residential amenity or highway safety. The policy has positive effects in the short, medium and long term as the agent of change principle allows industrial, cultural and evening economy uses to continue operating as residential development comes forward around them. With manufacturing employing 12.2% of Bolton's workforce against 7.5% nationally, the protection of

established operations from encroaching sensitive uses affects a larger share of the local economy than the national average. Cumulative effects: established businesses protected from the incremental encroachment of sensitive uses as regeneration proceeds. Synergistic effects: the agent of change principle and the assessment requirements acting together, placing the burden on the party introducing the change.
Proposed Mitigation: The policy could make more explicit reference to the evening and night-time economy uses that the agent of change principle protects.
Response and Conclusion: Policy PQ1 states the agent of change principle in general terms applying to any development introducing a use sensitive to the impacts of an existing use, which reaches evening economy uses without naming them and would be narrowed by a list. Policy EC4 governs town centre uses. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires development to mitigate emissions from construction, on-site plant and associated vehicle movements and to contribute where appropriate to borough-wide air quality improvement through modal shift, electric vehicle provision and low-emission servicing, and requires lighting not to cause glare on roads, footpaths and cycle routes. The policy has positive effects in the short, medium and long term as modal shift and low-emission servicing are named as the contributions expected. With 74% of journeys made by Bolton residents no more than five kilometres, the modal shift contribution reaches the same trips Policy INF1 addresses. Cumulative effects: modal shift and low-emission servicing secured across schemes on air quality grounds as well as transport ones. Synergistic effects: the air quality and transport policies requiring the same measures for different reasons.									
Proposed Mitigation: The policy could make more explicit reference to the circumstances in which a borough-wide air quality contribution will be sought.									
Response and Conclusion: Policy DEL1 governs the planning obligations through which contributions are secured and the viability framework within which they are tested, and the policy's own formulation, contribute where appropriate, reflects that the requirement depends on the scale and location of the individual scheme. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: The policy requires development to contribute where appropriate to borough-wide air quality improvement through modal shift, electric vehicle provision and low-emission servicing, and requires lighting to be no more than the minimum required. The policy has uncertain effects as there is no explicit reference to energy or carbon, however those are addressed through Policy ENV1. Electric vehicle provision and modal shift reduce transport energy demand and minimum lighting reduces electricity consumption, while the air quality limb may also weigh against combustion-based low carbon heating. Cumulative effects: reduced transport and lighting energy demand set against constraints on some low carbon heating technologies. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the interaction between the air quality requirements and the low carbon heating encouraged by Policy ENV1.									
Response and Conclusion: Policy ENV1 requires renewable energy generation and low carbon heating appropriate to the scale, nature and location of the development, which is the formulation that accommodates local air quality constraints, and this policy requires an assessment where development involves combustion. The two apply together to the same scheme. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.
Commentary: The policy requires development not to cause unacceptable harm to local air quality, noise levels or odour, and regulates advertisement signage. The policy has uncertain effects as there is no explicit reference to lighting, dark skies or the effect of light on habitats, however biodiversity is addressed through Policy ENV4. With 11.6% of Greater Manchester's land designated for nature, artificial light near habitats is a pressure the policy does not reach. Cumulative effects: light spill at the urban edge and near water bodies unaddressed by the pollution policy. Synergistic effects: N/A.
Proposed Mitigation: The policy could be more explicit about how the requirement for well-lit routes and public spaces is reconciled with the need to keep ecological corridors and dark skies unlit.
Response and Conclusion: Policy revised to: require lighting to be designed, positioned and directed so that it does not cause glare or harm the quality of dark skies, to prohibit permanent illuminated advertisements outside the urban built-up area or where they would harm a site of nature conservation value, to require a lighting assessment in any case for floodlighting, outdoor sport and lighting close to watercourses, open water or designated sites, and to require that assessment to show how the minimum-lighting and safe-use requirements are both met and to include the lighting design strategy for biodiversity required by Policy ENV4.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires lighting to be no more than the minimum required for security, safety and operational purposes and to protect the quality of dark skies and the amenity of the surrounding area, provides that permanent illuminated advertisements will not be permitted outside the urban built-up area or where they would harm the setting of a settlement, and requires advertisement and branding signage including digital displays to have no adverse impact on residential amenity or highway safety. The policy has positive effects in the short, medium and long term as it draws a line at the urban built-up area boundary. Winter Hill, at around 450 metres, is the highest point in the borough and the West Pennine Moors form its landscape setting. Cumulative effects: a maintained distinction between the lit urban area and the dark rural edge as development comes forward. Synergistic effects: the dark skies requirement and the settlement setting test acting together on the same boundary.									
Proposed Mitigation: The policy could make more explicit reference to existing lighting and signage, which the policy reaches only when development is proposed.									
Response and Conclusion: A development management policy applies to development, and existing lighting outside the planning system is not something it can secure. Policy PQ1 requires development to respond to the type and character of its location and requires new and replacement shopfronts and signage to be appropriate to the character, scale and proportions of the building. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy regulates lighting, advertisement signage and branding signage including digital displays across the borough. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Lighting and signage bear on the character and appearance of Conservation Areas and the setting of Listed Buildings, and the policy's tests are amenity, highway safety and nature conservation. With 26 Conservation Areas and 355 Listed Buildings in the borough, this will arise regularly. Cumulative effects: incremental change to the appearance of historic areas as lighting and signage are installed. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to heritage significance within the tests it applies to lighting and signage.									
Response and Conclusion: Policy PQ4 requires development affecting a Conservation Area or its setting to demonstrate how it preserves or enhances the character or appearance of the area having regard to the relevant Conservation Area appraisal, and requires new development in a Conservation Area to respond positively to detailing and public realm treatments. Policy PQ1 requires shopfronts and signage that contribute to townscape character to be retained and restored and requires new signage to be appropriate to the character, scale and proportions of the building. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires development not to cause unacceptable harm to local air quality, requires an air quality assessment proportionate to scale and receptor sensitivity where development could affect or be affected by air quality and in any case where it is within or close to an Air Quality Management Area, would introduce sensitive uses into an area of poor air quality, is of a scale that generates significant traffic, or involves industrial processes or combustion, and requires mitigation of emissions from construction, on-site plant and associated vehicle movements together with a contribution where appropriate to borough-wide improvement									

through modal shift, electric vehicle provision and low-emission servicing. The objective is the policy's purpose. The policy has very positive effects across all three periods as the assessment trigger is drawn by effect and exposure. Clean Air Plan monitoring found 11 sites across Greater Manchester exceeding the 40 microgramme annual mean in 2025, down from 38 in 2024 and 129 in 2019, and Bolton lies within the Greater Manchester Air Quality Management Area. Cumulative effects: falling emissions and reduced exposure across the borough as development is assessed and mitigated, additive as concentrations respond to total emissions in a corridor. Synergistic effects: source mitigation, receptor protection and modal shift contributions acting together, reducing both what is emitted and who is exposed to it.
Proposed Mitigation: The policy could make more explicit reference to fine particulate matter, for which there is no local exceedance threshold of the kind that applies to nitrogen dioxide.
Response and Conclusion: The policy requires an air quality assessment wherever development could affect or be affected by air quality, proportionate to the scale of the development and the sensitivity of the receptors affected, which is not confined to any one pollutant or to designated areas, and requires mitigation of emissions from construction and on-site plant, which are principally particulate sources. The pollutant scope is already wider than a threshold-based formulation. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy ENV6 Contaminated Land and Ground Conditions

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires development on land that is or is suspected of being contaminated to be supported by a preliminary risk assessment and, where pollutant linkages are identified, a site investigation proportionate to the sensitivity of the proposed end use, requires a remediation strategy verified on completion before occupation where contamination is confirmed, and prohibits the creation of a new pollutant linkage									

including by introducing a new receptor to an existing source, applying to all newbuild residential, schools and hospitals and to changes of use to those uses on formerly industrial land. The policy has positive effects in the short, medium and long term as verification before occupation makes the remediation requirement a protection. With 28% of Bolton residents living in an area among the most deprived 10% nationally, the populations the policy protects include those already carrying the worst health outcomes. Cumulative effects: a growing stock of remediated land across the borough's industrial legacy. Synergistic effects: the pollutant linkage test and the verification requirement acting together, with the risk both identified and demonstrably removed.

Proposed Mitigation: The policy could make more explicit reference to the exposure of neighbouring occupiers during remediation works.

Response and Conclusion: Policy ENV5 requires development to mitigate emissions from construction and on-site plant, requires an air quality assessment where the development involves industrial processes, and requires development not to cause unacceptable noise or odour impact on existing receptors. Construction phase exposure is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires land contamination, ground stability and mining legacy risks to be investigated, remediated where necessary and verified before occupation, requires a coal mining risk assessment within the Coal Authority's Development High Risk Areas with remedial works undertaken before construction, and requires risks from made ground, shallow workings, backfilled quarries and former landfill sites to be addressed. The policy has positive effects in the short, medium and long term as it makes the previously developed land on which Bolton's housing supply depends usable, and as it protects the occupier from a risk they cannot assess. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares capable of accommodating around 4,985 new homes, and the historic landfill register records over 100 sites in the borough. Cumulative effects: previously developed sites brought into safe residential use across the Plan period. Synergistic effects: contamination, stability and mining legacy addressed through one policy.

Proposed Mitigation: The policy could make more explicit reference to the cost of investigation and remediation where it affects the deliverability of brownfield housing sites.

Response and Conclusion: Policy DEL1 provides the framework within which viability is tested where the full package of policy requirements cannot be met, and is where the cumulative position is settled. A safety requirement that varied with viability would not achieve its purpose. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy applies expressly to minor development involving newbuild schools, to changes of use to schools where the land has previously been used for industrial purposes, and to extensions to schools, requiring investigation, remediation and verification before occupation. The policy has positive but uncertain effects as it names education buildings among the sensitive end uses warranting the fullest scrutiny, and is silent on the need to address education outcomes or provision and the requirement adds cost and programme to school expansion. Cumulative effects: education buildings delivered on land verified as suitable for that use. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the interaction between remediation requirements and the timescales for delivering school places.

Response and Conclusion: Policy INF3 requires the form and scale of on-site education provision to be determined in consultation with the Council as local education authority, and requires demand to be mitigated in step with development. Programme is settled through that consultation. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy requires investigation, remediation and verification on all major development, and requires ground conditions to be demonstrated as suitable for the proposed use across all development proportionate to risk. The policy has positive but uncertain effects as a clear investigative sequence reduces the uncertainty that deters investment in brownfield employment land, and is silent on the need to address the economy and the requirement adds cost. With manufacturing employing 12.2% of Bolton's workforce against 7.5% nationally, a larger share of the borough's employment land carries an industrial legacy than the national average. Cumulative effects: employment land brought back into use as ground risk is resolved site by site. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to remediation as a means of returning protected employment land to use.

Response and Conclusion: Policy EC1 protects employment land and defines the areas to which the protection applies, and Policy EC2 governs new employment development. This policy applies whenever development on that land comes forward, and the sequential preference for poorer quality land in section 5 already favours the reuse of developed sites. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy provides that where ground conditions constrain the development, including by limiting infiltration-based sustainable drainage or affecting foundation design, the consequences must be addressed through design and not through exemption from other policy requirements. The policy has positive but uncertain effects as that provision closes the route by which a scheme on made ground would otherwise escape the drainage requirements in Policy ENV2, and is silent on the need to address flood risk or resilience and the outcome depends on what design response is accepted. Cumulative effects: drainage requirements sustained on the sites where ground conditions would otherwise defeat them. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the drainage options available where infiltration is not feasible.

Response and Conclusion: Policy ENV2 requires naturalised Sustainable Drainage Systems as the default approach and permits engineered or underground solutions where nature-based options are demonstrably unfeasible, which provides the alternative this mitigation seeks. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy provides that development must not drain, excavate or otherwise disturb peat soils, whether or not they currently support habitat, other than where the peat is demonstrated by survey to be incapable of restoration and no alternative layout is available, and requires controlled waters to be protected from pollution during ground works and in the completed development. The policy has positive effects in the short, medium and long term as protecting peat irrespective of its current habitat condition catches degraded peat with restoration potential, and as pollution of controlled waters is a route by which contaminated land harms ecology. Peat is present in the West Pennine Moors, and the policy leaves peat supporting or capable of supporting priority habitat to Policy ENV4. Cumulative effects: retained and restorable peat resource across the borough's upland. Synergistic effects: the peat protection here and the priority habitat protection in Policy ENV4 acting together, leaving no gap between them.

Proposed Mitigation: The policy could make more explicit reference to the restoration of degraded peat, as distinct from its protection from disturbance.

Response and Conclusion: Policy ENV4 requires protection and where possible enhancement of protected habitats with particular attention to peat soils, and requires development within opportunity areas identified in the Local Nature Recovery Strategy to restore or create habitat. Restoration is directed there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires remediation of contaminated land and remedial works where mining legacy risks are identified, both of which involve earthworks, capping and regrading. The policy has uncertain effects as there is no explicit reference to landscape or townscape, however design quality is addressed through Policy PQ1. Remediation may restore a derelict site to a usable landform or impose an engineered profile. Cumulative effects: changing landform across the borough's industrial legacy sites as they are remediated. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the landform and appearance of remediated sites.

Response and Conclusion: Policy PQ1 requires development to be of a high standard that responds to the type and character of its location and to make a lasting positive contribution to the built environment, including on previously developed land, and requires greenfield development to respect the wider open landscape. Remediated sites come forward as development and are caught by that requirement. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires ground investigation and, within areas affected by historic mining, a coal mining risk assessment and remedial works before construction. The policy has uncertain effects as there is no explicit reference to the historic environment or archaeology, however those are addressed through Policy PQ4. Ground investigation and remediation reach below-ground deposits and the physical remains of the mining and bleaching industries that Policy PQ4 identifies as heritage. Cumulative effects: incremental disturbance of below-ground deposits and industrial remains as sites are investigated and remediated. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to archaeology within the ground investigation it requires.

Response and Conclusion: Policy PQ4 requires development in areas of known or potential archaeological interest, as identified in the Historic Environment Record, to be accompanied by a desk-based assessment prepared in accordance with the requirements of the Greater Manchester Archaeological Advisory Service, and identifies industrial heritage including mill buildings and bleachworks among the elements contributing most to the borough's identity. The two assessments apply to the same schemes. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires remediation of contaminated land and requires risks from ground gas to be addressed. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. Remediation generates dust and volatile emissions during works while removing a long-term source of ground gas and vapour intrusion. Cumulative effects: short-term construction emissions set against long-term removal of ground gas sources. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to dust and volatile emissions during remediation works.

Response and Conclusion: Policy ENV5 requires development to mitigate emissions from construction, on-site plant and associated vehicle movements, and requires an air quality assessment where the development involves industrial processes or combustion or is of a scale that generates significant traffic. Remediation works are construction for that purpose. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires contaminated land to be investigated, remediated and verified before occupation, requires ground conditions to be demonstrated suitable for the proposed use, and requires risks from made ground, shallow workings, backfilled quarries and former landfill to be addressed. The policy has positive effects in the short term as sites are investigated and very positive effects in the medium and long term as remediated land is brought into use. Over 100 historic landfill sites are recorded in the borough and the Brownfield Land Register identifies 104 sites totalling 130 hectares. The policy addresses the efficient use of land limb of the objective and not the safeguarding of soils or the loss of better-quality agricultural land. Cumulative effects: a land resource progressively made usable across the borough's industrial legacy. Synergistic effects: N/A.

Proposed Mitigation: The policy could refer expressly to soil resources and agricultural land quality, including the safeguarding, handling and reuse of soils and the avoidance of loss of better-quality agricultural land.

Response and Conclusion: Policy revised to: require topsoil and subsoil on best and most versatile agricultural land and on major sites requiring a construction environmental management plan to be stripped, stored, protected and reused so that the soil resource is not lost, supported by a soil resource survey and soil management plan, with temporary development reinstating land to its former quality; to prohibit the drainage, excavation or disturbance of peat soils whether or not they currently support habitat, other than where the peat is shown by survey to be incapable of restoration and no alternative layout is available; and to permit development of Grades 1, 2 and 3a agricultural land only where poorer quality land is not reasonably available, informed by an agricultural land classification survey where the provisional grading is 3.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires development to protect controlled waters from pollution during ground works and in the completed development, and not to transfer contaminated run-off to surface water drainage, public sewers or adjoining land, and prohibits the creation of a new pollutant linkage including through disturbance of existing contamination. The policy has positive effects in the short, medium and long term as the policy addresses both the mobilisation of contamination during works and its long-term containment. The River Croal and the River Irwell at Bolton were both classified as Moderate ecological status and Fail chemical status in the 2019 Water Framework Directive classification. Cumulative effects: progressive removal of contaminant sources from the catchments as sites are remediated. Synergistic effects: protection during works and containment in the completed development acting together.

Proposed Mitigation: The policy could make more explicit reference to groundwater as a receptor, as distinct from surface waters and sewers.

Response and Conclusion: Controlled waters is the statutory term used in the policy and covers groundwater as well as surface waters, so the receptor is already within scope. Policy ENV7 governs surface water bodies and their status. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy ENV7 Watercourses and the Water Environment

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy strongly supports opportunities to restore, naturalise or open up watercourses, improve river corridors and enhance public access and engagement with the water environment where compatible with flood risk management and ecological objectives, and requires an undeveloped and unobstructed buffer, natural in character and planted with native species, alongside watercourses. The policy has positive but uncertain effects as access to the water environment and the borough's valleys affects wellbeing, and is silent on the need to address health and access is supported and not required. Cumulative effects: a progressively more accessible river corridor network as development along it comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the health and wellbeing value of access to the water environment.									
Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected and requires a Health Impact Assessment above its thresholds addressing access to open space and opportunities for physical activity. Policy PQ1 requires development within the setting of the line of the Manchester, Bolton and Bury Canal and the Croal and Irwell Valleys to conserve their access and recreational function. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires an undeveloped and unobstructed buffer of at least 10 metres from the top of bank of any Main River, at least 8 metres where 10 is demonstrated to be impractical, and at least 5 metres from any ordinary watercourse or the canal, and applies to all development on or within 25 metres of a watercourse or the canal. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3 and viability through Policy DEL1. Bolton has persistently under delivered against its housing targets since 2008/09, and a buffer requirement removes developable area from riverside sites, overlapping with land that flood risk constrains in any event. Cumulative effects: developable area removed from riverside sites across the Plan period, overlapping with land already constrained by flood risk. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how the buffer interacts with the flood risk constraints applying to the same land.									
Response and Conclusion: Policy ENV2 requires the sequential and Exception Tests to be applied and requires development to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, which constrains the same riverside land on flood grounds. The two requirements apply together and the buffer is the narrower of the two on most Main River frontages. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy strongly supports opportunities to enhance public access and engagement with the water environment where compatible with flood risk management and ecological objectives, and requires a management plan for all riparian areas of a site securing long-term stewardship and access for maintenance. The policy has positive but uncertain effects as opening up the river corridors changes what the neighbourhoods around them have access to, however access is expressed as strongly supported and not required. Cumulative effects: incremental improvement in public access to the water environment as development along the corridors comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the inclusivity of the access it supports, given the topography of the borough's valleys.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities, and requires development within the setting of the Croal and Irwell Valleys to conserve their access and recreational function. Accessibility standards are set there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires buffers alongside watercourses and the canal and applies to development on or within 25 metres of them. The policy has uncertain effects as there is no explicit reference to the economy, however employment land is addressed through Policy EC1 and new employment development through Policy EC2. The buffer requirement affects employment land along the watercourses, while restored and opened-up corridors improve the setting for investment. Cumulative effects: constrained developable area on riverside employment sites set against improving corridor settings. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the application of the buffer on constrained employment sites where the watercourse is already culverted or channelised.									
Response and Conclusion: The policy measures the buffer from the top of bank, provides for 8 metres on a Main River where 10 is demonstrated to be impractical, and provides that proposals to enclose a watercourse will not be permitted other than where compelling reasons are demonstrated, which together address the constrained and modified frontage. Policy EC1 governs the employment land itself. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy strongly supports opportunities to improve river corridors and enhance public access and engagement with the water environment, and requires undeveloped and unobstructed buffers alongside watercourses and the canal. The policy has positive but uncertain effects as an unobstructed buffer preserves the alignment along which a corridor route runs, and is silent on the need to address movement and preserving an alignment is not the same as providing a route along it. With 74% of journeys made by Bolton residents no more than five kilometres, continuous off-road corridors reach the trips most capable of transfer. Cumulative effects: preserved continuity of the valley and canal alignments as development along them comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the active travel function of the corridors whose continuity the buffer preserves.									
Response and Conclusion: Policy ENV3 requires major development to strengthen connections within and beyond the site boundary including links for wildlife, people and active travel, Policy INF1 requires the routes themselves, and Policy PQ1 requires development within the setting of the line of the Manchester, Bolton and Bury Canal to conserve its access and recreational function. The movement function is secured in those three policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires development to protect and where possible restore the hydrological function of the borough's rivers, brooks and canal, requires undeveloped and unobstructed buffers from the top of bank, provides that proposals to enclose a watercourse will not be permitted other than where compelling reasons are demonstrated, and strongly supports opportunities to restore, naturalise or open up watercourses where compatible with flood risk management. The policy has positive effects in the short, medium and long term as an unobstructed and naturally vegetated bank allows a channel to convey and store water, and as the presumption against enclosure prevents culverting. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. Cumulative effects: progressively more capable channels across the catchments as development along them is held to the buffer and enclosure provisions. Synergistic effects: buffer retention, resistance to enclosure and support for naturalisation acting together on the same channel.									
Proposed Mitigation: The policy could make more explicit reference to the de-culverting of existing enclosed watercourses where sites are redeveloped.									
Response and Conclusion: The policy strongly supports opportunities to restore, naturalise or open up watercourses where compatible with flood risk management and ecological objectives, which is the express provision for de-culverting, and Policy ENV2 requires a site-specific flood risk assessment where a site is over or adjacent to a culverted watercourse. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires development to protect and where possible restore the ecological function of the borough's rivers, brooks and canal, requires development affecting or in close proximity to a watercourse to safeguard and where possible enhance the ecological function of blue corridors, requires an undeveloped and unobstructed buffer natural in character and planted with native species, requires a management plan for all riparian areas securing long-term stewardship, requires a Water Framework Directive assessment demonstrating no deterioration in the status of the water body and identifying measures contributing to its objectives, strongly supports restoration and naturalisation, and requires householder development within 25 metres of a watercourse not to encroach on the buffer and to safeguard the function of the blue corridor. The policy has very positive effects across all three periods as the policy protects the corridor, its margins and its status through separate provisions. Around 80% of water bodies across Greater Manchester are heavily modified. Cumulative effects: a blue corridor network gaining native riparian margin and secured management as development along it comes forward, additive at catchment scale. Synergistic effects: the buffer, the native planting requirement, the riparian management plan and the no-deterioration test acting together, protecting the corridor in extent, composition, management and status.									
Proposed Mitigation: The policy could make more explicit reference to invasive non-native species within the riparian management plan it requires.									
Response and Conclusion: Policy ENV4 governs habitats, species and the ecological network and requires ecological assessment appropriate to the scale of the development and the sensitivity of the site wherever habitats or species of ecological value are present, which reaches invasive species along watercourse corridors. Management of species already present is a matter for the management plan this policy requires. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires development to protect and where possible restore the landscape function of the borough's rivers, brooks and canal, requires development affecting or in close proximity to a watercourse to safeguard and where possible enhance the landscape function of blue corridors, requires the buffer to be natural in character and planted with native species, and strongly supports opportunities to open up watercourses and improve river corridors. The policy has positive effects in the short, medium and long term as landscape function is treated as a protected attribute in its own right. Cumulative effects: a progressively more coherent valley landscape as development along the corridors is held to the buffer and character provisions. Synergistic effects: landscape, ecological and hydrological function protected through a single set of provisions.									
Proposed Mitigation: The policy could make more explicit reference to the landscape character of the different reaches of the borough's watercourses.									

Response and Conclusion: Policy PQ1 requires development within the setting of open spaces of borough-wide or sub-regional importance including the line of the Manchester, Bolton and Bury Canal and the Croal and Irwell Valleys to conserve their character, views, access and recreational function, and Policy PQ3 permits a lower density where a site lies in a landscape character area assessed as of moderate-high sensitivity. Character is settled in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy applies to development on or within 25 metres of a watercourse or the canal, requires buffers from the top of bank, and strongly supports restoration and naturalisation of channels. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Policy PQ4 identifies canals and their associated infrastructure among the borough's industrial heritage, and restoration and naturalisation may bear on the conservation of that fabric. Cumulative effects: interaction between channel restoration and the conservation of historic water infrastructure along the valleys. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the heritage significance of historic water infrastructure within the restoration it supports.

Response and Conclusion: Policy PQ4 identifies industrial heritage including canals and associated infrastructure and buildings among the elements contributing most to the borough's identity and requires development affecting a designated or non-designated heritage asset or its setting to demonstrate how it responds to its significance, supported by a heritage statement. This policy qualifies its support for restoration by compatibility with flood risk management and ecological objectives, and the heritage judgement is made under Policy PQ4 at application stage. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires an undeveloped and unobstructed buffer of at least 10 metres from the top of bank of any Main River and at least 5 metres from any ordinary watercourse or the canal. The policy has mixed effects across all three periods. The buffer holds land undeveloped on riverside sites, including previously developed ones in accessible locations, while it protects riparian soils from disturbance. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects: developable area removed from riverside previously developed land, set against riparian soil protected, partly neutralising. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the efficient use of the remainder of a site where a buffer removes part of its area.

Response and Conclusion: Policy PQ3 requires proposals to demonstrate that the proposed density makes efficient use of the site, applies the minimum density to the net developable area, and requires applications to set out the basis on which the net developable area has been calculated from the gross site area. A buffer is accounted for in that calculation without depressing the density of what remains. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires development to protect and where possible restore the ecological, hydrological and landscape function of the borough's rivers, brooks and canal and not to cause deterioration in the condition of any water body, requires a catchment-based approach recognising the cumulative impacts of development on water bodies having regard to the North West River Basin Management Plan, requires a Water

Framework Directive assessment proportionate to the proposal demonstrating no deterioration and identifying measures contributing to the water body's objectives, provides that development resulting in deterioration of water quality, ecological status or health will not be permitted, requires development to contribute where practicable to the objectives for the water body, and resists the enclosure of watercourses while strongly supporting their restoration. The objective is the policy's purpose. The policy has very positive effects across all three periods, and the extent reaches beyond the borough as water bodies and the river basin district are managed at catchment scale. The River Croal and the River Irwell at Bolton were both classified as Moderate ecological status and Fail chemical status in the 2019 Water Framework Directive classification. Cumulative effects: catchment-scale protection of water body status, additive as the policy requires cumulative impact to be recognised. Synergistic effects: the no-deterioration test, the contribution requirement and the restoration support acting together, preventing development from worsening a water body and directing it towards improving one.
Proposed Mitigation: The policy could make more explicit reference to the relationship between the catchment approach and the wastewater network capacity that determines much of the borough's water quality outcome.
Response and Conclusion: Policy INF8 requires development above its thresholds to demonstrate that adequate capacity exists in the wastewater network needed to serve it, or to set out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker, and Policy ENV2 requires surface water to be managed so as to reduce pressure on the combined sewer network. The network limb is secured in those policies and this policy supplies the catchment framework they operate within. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Chapter 7 Economy

Policy EC1 Protected Employment Land

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy protects industrial and warehousing land from loss to other uses, with a strong presumption against loss and a cumulative test requiring viability evidence, marketing evidence and twelve months of marketing at a realistic asking price. The policy has uncertain effects as there is no explicit reference to health, however health effects are addressed through Policy PQ2 and amenity through Policies PQ1 and ENV5. Retaining industrial uses beside residential areas sustains exposure to noise, odour and traffic; the policy disapplies the marketing test where retention of a site in its current employment use is demonstrably incompatible with environmental or amenity objectives that cannot be mitigated, which provides a route for release in that case. Cumulative effects: sustained industrial activity in the established employment areas. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the amenity relationship between protected employment land and adjoining residential areas.									
Response and Conclusion: Policy ENV5 requires development to avoid unacceptable effects from noise, odour, dust and emissions on the amenity of existing and future occupiers and to mitigate emissions from on-site plant and associated vehicle movements, which governs the relationship between retained employment land and adjoining housing at application stage. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									

Commentary: The policy creates a strong presumption against the loss of protected employment land to other uses including residential, permitting loss only in exceptional circumstances on cumulative viability, demand and marketing evidence, and applies a twelve-month marketing test to the loss of 1,000 square metres or more of employment floorspace outside protected land. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3 and the site allocations. Bolton has persistently under delivered against its housing targets since 2008/09, and the protection removes a source of housing land, while the exceptional circumstances route contemplates alternative uses delivering significant benefits consistent with the spatial strategy. Cumulative effects: employment land held out of residential supply across the Plan period, subject to the release route in section 3. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to residential use within the significant benefits contemplated by section 3D.

Response and Conclusion: Section 3D requires the alternative use to deliver significant benefits consistent with the spatial strategy that could not reasonably be delivered elsewhere, which is a test capable of being satisfied by housing without naming it, and Policy SP3 establishes the sources of supply against which the housing requirement is met. Naming one use would narrow a test drawn to accommodate any. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy protects industrial and warehousing land, where the borough's manufacturing employment is concentrated. The policy has positive but uncertain effects as keeping work close to the people who do it allows employment to be reached without a car, and is silent on the need to address access or equity of opportunity, which are dealt with elsewhere. With 24.8% of households having no car or van, the location of employment land affects who can take the jobs on it. Cumulative effects: employment retained in the locations from which it can be reached without a car. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the accessibility of protected employment land to the residents of the surrounding neighbourhoods.

Response and Conclusion: Policy EC3 requires an Operational Employment and Skills Plan on qualifying floorspace setting out recruitment arrangements that reach Bolton residents with particular attention to areas of high economic inactivity and deprivation, and Policy INF1 requires the accessibility of development to be assessed and routes to be provided. Access is secured in those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy protects Bolton's employment land from loss to other uses, applies a strong presumption against the loss of industrial and warehousing land including to office use, permits loss only in exceptional circumstances on cumulative viability, demand and marketing evidence with a twelve-month marketing period at a realistic asking price evidenced by independent valuation or comparable transactions, and applies a marketing test to the loss of 1,000 square metres or more of employment floorspace outside protected land. The objective is the policy's purpose. The policy has very positive effects across all three periods as employment land once lost to residential use does not return, and as the cumulative structure of the test means a single weak strand does not release a site. Manufacturing employs 12.2% of Bolton's workforce against 7.5% nationally. The effect reaches beyond the borough as the industrial and logistics land serves a conurbation-wide market. Cumulative effects: a retained employment land supply across the Plan period, additive as the loss of any one site reduces the choice available across all of them. Synergistic effects: the viability, demand and marketing limbs acting together, with release requiring all three to be satisfied.

Proposed Mitigation: The policy could make more explicit reference to the quality and condition of protected employment land, as distinct from its quantity.

Response and Conclusion: Policy EC2 supports the intensification of existing employment businesses including through extensions, mezzanine floors and subdivision, which is how protected land is improved, and Policy ENV6 requires ground conditions and contamination to be addressed where sites come forward. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy retains industrial and warehousing land in its existing locations, which are the established employment areas served by the existing highway and public transport network. The policy has positive but uncertain effects as retaining employment where the network already reaches it avoids the longer journeys that dispersal produces, and is silent on the need to address transport and the accessibility of the protected areas varies across the borough. With 74% of journeys made by Bolton residents no more than five kilometres, the distance between homes and workplaces affects whether commuting trips can transfer. Cumulative effects: employment retained in established locations. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the freight and servicing implications of retaining industrial uses in the established areas.									
Response and Conclusion: Policy INF1 requires appropriate freight and servicing provision on site with waiting, loading and turning areas sized for the vehicles expected, and requires strategic-scale employment development to demonstrate that access to the strategic road network is suitable for freight with routing avoiding residential streets where alternatives exist. Freight is secured there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy retains employment land in its designated use, and Bolton's non-designated heritage includes the historic mills that stand on protected employment land. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Protection for employment use keeps historic industrial buildings in the use they were built for, while the optimum viable use for a listed mill may be residential and this policy resists that outcome. Cumulative effects: historic industrial buildings retained in employment use, with the consequences for their condition depending on demand. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of historic industrial buildings within the exceptional circumstances test.									
Response and Conclusion: Policy PQ4 supports the change of use of a Listed Building where the proposed use represents the optimum viable use and provides that a use not normally permitted in that location is not for that reason alone a ground for refusal where it is the only means of securing the building's long-term future. That provision is drafted to operate against exactly this kind of use restriction, and section 3D of this policy provides the corresponding release route. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy retains industrial and warehousing uses in their existing locations, including where those adjoin residential areas, and disapplies the marketing test where retention is demonstrably incompatible with environmental or amenity objectives that cannot be mitigated. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. Retaining employment close to housing shortens commuting journeys while sustaining industrial process and freight emissions in the same locations, and with road transport the source the Greater Manchester Clean Air Plan addresses, the freight limb is the larger of the two. Cumulative effects: sustained industrial and freight emissions in the established employment areas set against shorter commuting journeys. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the air quality effects of intensifying employment uses in locations adjoining residential areas.									
Response and Conclusion: Policy ENV5 requires development to mitigate emissions from on-site plant and associated vehicle movements and to contribute where appropriate to borough-wide air quality improvement through modal shift, electric vehicle provision and low-emission servicing, which governs the air quality effects of retained and intensified employment uses at application stage. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy protects employment land from loss to other uses and requires marketing evidence and viability evidence before release, keeping developed land in productive use. The policy has positive effects in the short, medium and long term as the alternative to retaining an urban employment site is generally a release elsewhere to replace the capacity lost. Cumulative effects: developed employment land retained in productive use, reducing the pressure for replacement capacity on undeveloped land. Synergistic effects: retention of existing capacity and the intensification supported by Policy EC2 acting together, meeting demand on land already developed.									
Proposed Mitigation: The policy could make more explicit reference to the intensification of protected land as an alternative to its release.									
Response and Conclusion: Policy EC2 supports opportunities for the intensification of existing employment businesses including through extensions, mezzanine floors and subdivision. That is the express provision for the point the mitigation raises, in the policy dealing with new development. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy EC2 New Employment Development

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy supports the intensification, extension and subdivision of existing employment businesses, supports new industrial, warehousing and office development on land protected for those uses, and permits new development outside protected land subject to the stated tests. The policy has uncertain effects as there is no explicit reference to health, however health effects are addressed through Policy PQ2 and amenity through Policies PQ1 and ENV5. Industrial intensification beside residential areas increases exposure to noise, odour and traffic, and section 4 requires there to be no unacceptable environmental or amenity impact having regard to other policies. Cumulative effects: expanding industrial activity with amenity effects tested under other policies. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the health effects of employment development, as distinct from its environmental and amenity effects.									
Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected, and requires a Health Impact Assessment for non-residential development of 5,000 square metres or more addressing noise, air quality and light and the impact on health inequalities in the affected community. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy supports new employment development on protected land and permits it outside protected land subject to the tests in sections 5 to 7, including that the proposal does not cause unacceptable harm to the function of allocated or protected employment areas. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3. New employment development outside protected land competes with residential development for the same non-designated sites, and section 6D requires it to be demonstrated that no suitable allocated employment site is reasonably available. Cumulative effects: competition between employment and residential uses for non-designated sites across the Plan period, constrained by the sequential requirement in section 6D. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to mixed-use development combining employment and residential floorspace.									
Response and Conclusion: Policy PQ3 governs mixed-use development with a residential component and applies the density standards to it, and Policy PQ1 sets the design requirements for mixed-use redevelopment of previously developed land. Mixed-use schemes are governed by those policies alongside this one. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy supports the intensification and expansion of existing employment businesses in the locations they already occupy, and permits new industrial and warehousing development below 1,000 square metres outside protected land where consistent with the strategic framework in Policies SP1 and SP2. The policy has positive but uncertain effects as small-scale employment growth within neighbourhoods puts work within reach of the people who live there, and is silent on the need to address access or inclusion. With 24.8% of households having no car or van, employment growth in the places people already live affects a substantial part of the borough. Cumulative effects: employment capacity growing within the established urban area. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility of new employment development to residents of the surrounding area.									
Response and Conclusion: Policy EC3 requires an Employment and Skills Plan on qualifying floorspace with recruitment arrangements reaching Bolton residents, particular attention to areas of high economic inactivity and deprivation, and local labour commitments measured by workforce residence. Policy INF1 requires accessibility to be assessed. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy supports the intensification of existing employment businesses including through extensions, mezzanine floors and subdivision, supports new industrial, warehousing and office development on land protected for those uses, permits new industrial and warehousing development below 1,000 square metres outside protected land where consistent with Policies SP1 and SP2, permits larger proposals outside protected land where the scale is appropriate, the function of allocated and protected areas is not harmed and no suitable allocated site is reasonably available, and permits new office development outside protected sites subject to the Sequential Test in Policy EC4. The objective is the policy's purpose. The policy has very positive effects across all three periods as it addresses growth on protected land, growth outside it and intensification of what already exists. Bolton's employment rate stands at 65.6%, below the national average, and around 11,700 active businesses operate in the borough. The effect reaches beyond the borough as the industrial and logistics market Bolton serves is conurbation-wide. Cumulative effects: an expanding and diversifying employment floorspace supply, additive as occupier choice depends on the total available. Synergistic effects: intensification of existing premises and new floorspace acting together, accommodating growth without depending solely on new land release.									
Proposed Mitigation: The policy could make more explicit reference to the provision of small and flexible units for start-up and growing businesses.									
Response and Conclusion: The policy supports intensification including through subdivision, which creates smaller units within existing premises, and permits new industrial and warehousing development below 1,000 square metres outside protected land subject only to strategic consistency and impact, which is the lightest test in the policy and applies to the size band small businesses occupy. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy supports new and intensified industrial, warehousing and office floorspace across the borough. The policy has uncertain effects as there is no explicit reference to energy or carbon, however those are addressed through Policy ENV1, which requires major development to apply the energy hierarchy, maximise renewable generation and low carbon heating and demonstrate that electricity network capacity has been considered. Industrial and warehousing buildings combine large roof areas with process energy demand the policy does not reach. Cumulative effects: growing industrial energy demand alongside growing roof area available for generation. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the use of large roof areas on industrial and warehousing buildings for renewable generation.

Response and Conclusion: Policy ENV1 requires major development to maximise the incorporation of renewable energy generation appropriate to the scale, nature and location of the development, including the installation of solar panels, which reaches industrial roofs directly, and Policy INF8 requires electricity network capacity to be demonstrated. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy supports new industrial and warehousing development on allocated land and permits it outside protected land subject to the stated tests. The policy has uncertain effects as there is no explicit reference to habitats or the green and blue infrastructure network, however those are addressed through Policies ENV3 and ENV4. Industrial and warehousing development produces large footprints with extensive hard surfacing, and where it comes forward outside allocated land it reaches sites whose ecological baseline is untested by allocation. Cumulative effects: habitat lost to large-footprint development across the Plan period, with the extent depending on how much comes forward outside allocated land. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the ecological baseline of sites brought forward outside allocated employment land.

Response and Conclusion: Policy ENV4 requires development to avoid harm to designated sites and protected species, to be supported by an ecological assessment appropriate to the scale of the development and the sensitivity of the site wherever habitats or species of ecological value are present, and to deliver the statutory minimum Biodiversity Net Gain. Policy ENV3 requires major development to achieve an Urban Greening Factor score, which for predominantly commercial development is at least 0.3. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy supports new industrial and warehousing development and requires larger proposals outside protected land to be of a scale appropriate to the location. The policy has uncertain effects as there is no explicit reference to landscape or townscape beyond the scale test, however design quality is addressed through Policy PQ1 and height through Policy PQ3. The scale test applies only to proposals of 1,000 square metres or more outside protected land, leaving development on allocated land governed by the design policies alone. Cumulative effects: incremental introduction of large-format buildings across the borough's employment areas and their fringes. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the landscape and visual effects of large-format industrial and warehousing buildings.

Response and Conclusion: Policy PQ1 requires all development to be of a high standard that responds to the type and character of its location and requires development on greenfield sites to respect the wider open landscape and at the edge of the Green Belt to protect and reinforce Green Belt boundaries. Policy PQ3 governs tall buildings for employment use, which are permitted only within the Places for Everyone allocation JPA6 at West of Wingates and only where they relate to the scale and character of surrounding streets and avoid harm to the landscape setting and views. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy supports the intensification of existing employment businesses including through extensions, mezzanine floors and subdivision, and Bolton's non-designated heritage includes the historic mills within which that intensification may take place. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Intensification keeps historic industrial buildings in productive use, while mezzanine insertion and subdivision alter internal volumes. Cumulative effects: continued industrial use of the historic mill stock, with internal alteration accumulating within it. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the heritage significance of historic industrial buildings proposed for intensification.

Response and Conclusion: Policy PQ4 requires development involving the reuse and conversion of non-designated historic mill buildings to retain the principal elements that define the mill's character and significance and to demonstrate that the proposed use is compatible with the building's form and structure, avoiding alterations that would harm its significance, evolution and understanding as a mill complex. Mezzanine insertion and subdivision are caught by that requirement. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy supports new and intensified industrial and warehousing development and requires there to be no unacceptable environmental impact having regard to other policies. The policy has uncertain effects as there is no explicit reference to air quality, however emissions and exposure are addressed through Policy ENV5. Industrial and warehousing uses generate process emissions and heavy goods vehicle movements, and with road transport the source the Greater Manchester Clean Air Plan addresses, the freight generated by warehousing growth is the more significant of the two. Cumulative effects: rising freight movement and industrial emissions as employment floorspace grows. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the emissions associated with freight movement generated by warehousing development.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development is of a scale that generates significant traffic or involves industrial processes or combustion, requires mitigation of emissions from associated vehicle movements, and requires contribution where appropriate to borough-wide improvement through low-emission servicing. Policy INF1 requires freight routing that avoids residential streets where alternatives exist. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy supports the intensification of existing employment businesses including through extensions, mezzanine floors and subdivision, and requires proposals of 1,000 square metres or more outside protected land to demonstrate that no suitable allocated employment site is reasonably available. The policy has positive effects in the short, medium and long term as intensification meets demand on land already developed and the sequential requirement directs larger proposals to allocated land first. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects:

employment demand met increasingly on developed and allocated land. Synergistic effects: intensification support and the sequential requirement acting together, with the alternative to a greenfield release both available and required to be considered first.
Proposed Mitigation: The policy could make more explicit reference to the density and site coverage expected of new employment development.
Response and Conclusion: Policy PQ3 requires efficient use of land and sets minimum densities for residential and mixed-use development, and the intensification provisions in this policy are the corresponding provision for employment uses. The operational requirements of industrial and warehousing use vary by occupier. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy supports new and intensified employment development permitted under it and other policies. The policy has no effect in the short term as the floorspace it permits is not yet built, and negative effects in the medium and long term as the floorspace the policy enables produces a permanent increase in arisings. Support for intensification of existing premises moderates the effect by meeting demand within buildings that already exist, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes it. Cumulative effects: a permanent increase in arisings tracking the growth in employment floorspace, partly moderated by intensification within existing premises. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.									

Policy EC3 Employment Access and Skills

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires an Operational Employment and Skills Plan on qualifying floorspace setting out skills progression pathways accessible to employees and local labour commitments measured by workforce residence. The policy has positive but uncertain effects as employment affects health, and is silent on the need to reach the parts of the borough where economic inactivity is concentrated. Economic inactivity in Bolton stands at 30.2%. Cumulative effects: employment pathways opened as qualifying development comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could acknowledge the health benefit of employment and reach the parts of the borough where economic inactivity and long-term sickness are highest.									
Response and Conclusion: Policy revised to: require the Operational Employment and Skills Plan to set out arrangements for advertising and recruitment that reach Bolton residents, with particular attention to residents in areas of high economic inactivity and deprivation.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires an Operational Employment and Skills Plan to set out arrangements for advertising and recruitment that reach Bolton residents, with particular attention to residents in areas of high economic inactivity and deprivation, local labour commitments measured by workforce residence with percentage targets, engagement with Bolton schools, further and higher education establishments, the University of Greater Manchester and employment support services, and monitoring and reporting arrangements including reporting on workforce residence, secured by planning obligation and approved before first occupation, with a further plan required from each identified occupier where the end occupier is not known at consent. The objective is substantially the policy's purpose on its equality of opportunity limb. The policy has very positive effects across all three periods as it converts proximity to a job into a pathway to it. With 28% of Bolton residents living in an area among the most deprived 10% nationally, the targeting the policy requires reaches a large share of the borough. Cumulative effects: a growing body of secured recruitment and monitoring commitments across the borough's new employment floorspace, additive as each plan reaches a further cohort. Synergistic effects: recruitment targeting, local labour targets, education engagement and monitoring acting together, with the commitment directed, measured and reported.									
Proposed Mitigation: The policy could make more explicit reference to residents sharing protected characteristics within the recruitment arrangements it requires.									
Response and Conclusion: The policy directs recruitment to residents in areas of high economic inactivity and deprivation, which is a geographic targeting drawn to reach the groups most excluded from the labour market without applying characteristics as a criterion, and the equalities dimension of the Plan is addressed through the Equality Impact Assessment. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy requires a Construction Employment and Skills Plan for non-residential floorspace of 1,000 square metres or more, demonstrating apprenticeship and training placements proportionate to the scale of construction and arrangements for engaging with Bolton schools, further and higher education establishments, the University of Greater Manchester and employment support services, with a more comprehensive plan secured by planning obligation and approved before construction commences above 2,000 square metres adding local labour targets and sub-contractor and supply chain commitments, and requires an Operational Employment and Skills Plan setting out skills progression pathways including apprenticeships, accredited training and professional development. The objective is the policy's purpose. The policy has very positive effects across all three periods as it attaches training and progression to floorspace, and as it reaches both the construction phase and the operational one. Only 39.3% of working age residents hold a qualification at Regulated Qualifications Framework level 4 or higher and 11.5% hold none. Cumulative effects: apprenticeship and training capacity growing with development across the Plan period, additive across employers. Synergistic effects: construction and operational plans acting together, creating training opportunities while a scheme is built and progression pathways once it is occupied.									
Proposed Mitigation: The policy could make more explicit reference to the sectors and skill levels the training placements should target.									
Response and Conclusion: The policy requires engagement with Bolton schools, further and higher education establishments, the University of Greater Manchester and employment support services, which hold the position on sectoral need. The plans are approved by the Council, where the sectoral judgement is applied. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy requires local labour commitments measured by workforce residence with percentage targets in both the construction and operational plans, requires sub-contractor engagement and local supply chain commitments above 2,000 square metres of construction floorspace, requires recruitment arrangements reaching residents in areas of high economic inactivity, requires skills progression pathways, and requires monitoring and reporting including on workforce residence, all secured by planning obligation. The objective is the policy's purpose on its higher employment and better jobs limbs. The policy has very positive effects across all three periods as it addresses the gap between employment growth and resident employment. The employment rate stands at 65.6%, below the national average, unemployment at 5.3% against 3.8% in the North West and 3.7% in Great Britain, and median gross weekly pay at £667, some £63 below the national figure. Cumulative effects: a rising share of the jobs created in the borough taken by its residents, additive as commitments accumulate across employers and are reported. Synergistic effects: local labour targets, supply chain commitments and skills progression acting together, reaching both the workforce and the businesses supplying the development.									
Proposed Mitigation: The policy could make more explicit reference to job quality, as distinct from the number of jobs and the residence of those filling them.									
Response and Conclusion: The policy requires skills progression pathways accessible to employees including apprenticeships, accredited training and professional development, which is the job quality limb available to a planning policy, and requires monitoring and reporting arrangements through which it is tested. Terms and conditions of employment are outside what planning can secure. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires local labour commitments measured by workforce residence with percentage targets in both the construction and operational plans. The policy has positive but uncertain effects as a workforce drawn from the borough travels shorter distances to work, and is silent on the need to address travel and the mode of those journeys is determined elsewhere. With 74% of journeys made by Bolton residents no more than five kilometres, shortening the commute is a necessary but not sufficient condition for transferring it. Cumulative effects: shorter commuting distances associated with new employment floorspace across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to sustainable travel within the arrangements the Employment and Skills Plan secures.									
Response and Conclusion: Policy INF1 requires a Travel Plan setting out the modal share outcomes a development will achieve, how sustainable travel will be funded and supported to deliver them, and the remedial measures to be taken where monitoring shows targets are not being met, and applies to the same schemes. Change not required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy EC4 Retail and Town Centre Uses

ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy directs retail, leisure, food and drink, health and fitness, arts, culture and tourism uses to designated centres in accordance with the hierarchy in Policy SP4, applying a Sequential Test running from Bolton Town Centre through the Town, District and Local Centres to edge and out-of-centre locations. The policy has positive but uncertain effects as services concentrated in centres are reachable on foot from the neighbourhoods around them and health and fitness uses are within the Sequential Test, and is silent on the need to address health and the composition of what comes forward in a centre is determined by the market. Cumulative effects: services retained within walking distance of the neighbourhoods the centres serve. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to access to healthy food within the uses it directs to centres.									
Response and Conclusion: Policy PQ2 requires a Health Impact Assessment above its thresholds to address access to healthy food, and Policy EC7 governs hot food takeaways including their concentration within designated centres and their proximity to schools and youth facilities. The food environment is regulated in those policies. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy applies the Sequential Test to main town centre uses including offices, and applies an Impact Assessment to retail and leisure proposals above the stated thresholds. The policy has uncertain effects as there is no explicit reference to housing, however supply is addressed through Policy SP3 and residential density in the centres through Policy PQ3. Directing commercial uses into centres competes with residential development for the same central sites and sustains the services that support central living. Cumulative effects: competition for central sites between town centre uses and residential development across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to residential use in upper floors within the centres to which it directs commercial uses.									
Response and Conclusion: Policy PQ1 requires development in centres to maintain the continuity of ground floor frontages, which is the provision that accommodates residential use above, and Policy PQ3 places its highest density zone in Bolton Town Centre and within 400 metres of it. Upper floor residential use is governed by those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy directs retail and town centre uses to designated centres in accordance with the hierarchy in Policy SP4, applies a Sequential Test running through five tiers before edge and out-of-centre locations are reached, applies it to extensions, mezzanine floors, changes of use, variation of conditions and sub-division as well as to new units, requires an Impact Assessment at thresholds calibrated to the size of the centre affected, down to 200 square metres within 800 metres of a Local Centre, requires those assessments to be reviewed by Council-approved independent third-party retail experts at the developer's expense, and applies specific requirements to Middlebrook Retail and Leisure Park, supporting town centre uses there where the Sequential Test is satisfied and requiring an Impact Assessment for retail and leisure uses over 300 square metres demonstrating no significant adverse impact on any centre in the hierarchy. The objective is the policy's purpose on its centre vitality limb. The policy has very positive effects across all three periods as the thresholds are scaled to the vulnerability of the centre, and as independent review tests the applicant's retail evidence. With Bolton's employment rate at 65.6%, below the national average, the trading position of the centres is a measured weakness. Cumulative effects: a centre hierarchy defended against the incremental erosion that individual out-of-centre decisions would otherwise produce, additive as each refusal preserves the catchment the next application would have drawn on. Synergistic effects: the Sequential Test, the graduated impact thresholds and independent review acting together, testing the principle, the scale and the evidence.									
Proposed Mitigation: The policy could make more explicit reference to the diversity of uses within the centres, as distinct from directing uses to them.									
Response and Conclusion: Policy SP4 sets the centre hierarchy and its role, Policy EC6 governs evening economy uses including the concentration of late-night drinking establishments, and Policy EC7 governs the concentration of hot food takeaways within designated centres. Composition within a centre is regulated in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy directs main town centre uses to the designated centres in sequential order, beginning with Bolton Town Centre and moving through the Town, District and Local Centres before edge of centre and then out-of-centre locations that are accessible and well connected. The policy has positive effects in the short, medium and long term as the centres are the most accessible locations in the borough by public transport and on foot. With 74% of journeys made by Bolton residents no more than five kilometres, and 24.8% of households without a car or van, the location of shopping and leisure destinations affects both mode and access.									

Cumulative effects: trip generation concentrated in the locations the transport network already serves, additive as the viability of that network improves with total patronage. Synergistic effects: the Sequential Test and the accessibility requirement applying to out-of-centre locations acting together.
Proposed Mitigation: The policy could make more explicit reference to the public transport accessibility standard expected of an out-of-centre location.
Response and Conclusion: The policy requires out-of-centre locations at the foot of the sequence to be accessible and well connected, and Policy INF1 requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool, where the standard is measured. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy directs main town centre uses into the designated centres and resists out-of-centre development that would harm them. The policy has positive but uncertain effects as a trading centre is a maintained centre, and is silent on the need to address townscape and the policy governs where uses go and not what they look like. Cumulative effects: occupied and trading centres across the hierarchy, with the townscape consequence following from occupancy. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the townscape consequences of out-of-centre development on the centres it draws trade from.									
Response and Conclusion: Policy PQ1 requires development in centres to consolidate or extend the townscape setting, maintain the continuity of ground floor frontages and avoid fragmenting public realm treatments, and requires shopfronts and signage that contribute to townscape character to be retained and restored. The Impact Assessment in this policy tests vitality and viability, and townscape follows from that outcome. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy directs main town centre uses into the designated centres, which in Bolton coincide substantially with the borough's Conservation Areas and its concentrations of Listed civic, market and commercial buildings. The policy has positive but uncertain effects as occupied historic buildings are maintained historic buildings and the Sequential Test keeps trade in the places where that stock is, and is silent on the need to address the historic environment, which is dealt with elsewhere. With 26 Conservation Areas in the borough ranging from the Town Centre outward, and 11 assets on the Historic England Heritage at Risk Register 2025, occupancy affects conservation. Cumulative effects: trade sustained in the historic centres and the buildings that form them. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of historic buildings within the Sequential Test.									
Response and Conclusion: Policy PQ4 supports the change of use of a Listed Building to its optimum viable use and provides that a use not normally permitted in that location is not for that reason alone a ground for refusal where it is the only means of securing the building's long-term future, which is the provision that reconciles a use restriction with a conservation need. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy directs main town centre uses to the designated centres and requires out-of-centre locations at the foot of the sequence to be accessible and well connected. The policy has positive but uncertain effects as trips to central destinations are shorter and can be made without a car, and is silent on the need to address air quality and concentrating trips in the centres also concentrates the emissions that remain where exposure is already highest. With Bolton lying within the Greater Manchester Air Quality Management Area, both dimensions bear on the same source. Cumulative effects: fewer and shorter vehicle trips overall, concentrated in the locations where exposure is highest. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the air quality of the centres to which it directs trip-generating uses.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development is within or close to an Air Quality Management Area, would introduce sensitive uses into an area of poor air quality, or is of a scale that generates significant traffic, all three of which are engaged by main town centre uses in Bolton's centres. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy directs main town centre uses to the designated centres before edge and out-of-centre locations are considered, and applies the Sequential Test to extensions, mezzanine floors, changes of use and sub-division as well as to new units. The policy has positive effects in the short, medium and long term as the centres are previously developed land, and the sequence directs demand towards the more efficient use of land. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects: commercial demand met on previously developed land in the centres, reducing pressure on undeveloped land. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the intensification of existing out-of-centre retail floorspace as an alternative to further land release.									
Response and Conclusion: The policy applies the sequential and impact tests to extensions, mezzanine floors and sub-division as well as to new units, which brings intensification of existing out-of-centre floorspace within the same discipline, and applies an Impact Assessment to retail and leisure uses over 300 square metres at Middlebrook. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy EC5 Ancillary Uses within Industrial and Warehousing Allocations and Development

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy permits training facilities primarily serving employees and other services that demonstrably support the day-to-day operation of an employment area, and permits small-scale cafés and food and drink facilities, convenience retail and fitness, health, wellbeing and childcare facilities at JPA6 West of Wingates and at the Blackrod Employment Cluster. The policy has positive but uncertain effects as fitness and wellbeing facilities and access to food within a large employment area bear on the health of the workforce, however the provision is permitted and not required and applies only at the two named locations. Cumulative effects: workplace health provision at the largest employment allocations as they are built out. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the health facilities available at the employment allocations where no ancillary provision beyond showrooms is permitted.									
Response and Conclusion: Policy INF3 requires development to mitigate the additional demand it generates for primary care and community health services and supports the development of health facilities, and Policy INF1 requires routes from development to local facilities. Sections 6 and 7 of this policy distinguish between allocations by scale and location. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy permits childcare facilities at JPA6 West of Wingates and at the Blackrod Employment Cluster, and permits convenience retail and food and drink at both. The policy has positive but uncertain effects as childcare at the workplace and a convenience offer serve workers at locations remote from any centre, however the provision is permitted and not required and confined to two named allocations. Cumulative effects: workplace services at the two largest employment locations as they come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to whether the permitted childcare provision is expected to serve the wider community as well as employees.									

Response and Conclusion: Section 2B requires the primary purpose of an ancillary use to be to serve employees, occupiers and visitors within the industrial and warehousing area and not the wider catchment, and Policy INF3 secures community provision serving the wider population. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy permits training facilities primarily serving employees as an ancillary use acceptable in principle within industrial and warehousing allocations and development, and permits research and development, office and business support functions directly related to occupiers within the site. The policy has positive but uncertain effects as on-site training removes travel and time barriers to accredited progression, and is silent on the need to address skills and the provision is permitted and not required. Only 39.3% of working age residents hold a qualification at Regulated Qualifications Framework level 4 or higher. Cumulative effects: training capacity distributed through the borough's employment areas as occupiers take up the permission. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the relationship between on-site training facilities and the skills pathways secured by Policy EC3.

Response and Conclusion: Policy EC3 requires an Operational Employment and Skills Plan setting out skills progression pathways accessible to employees including apprenticeships, accredited training and professional development, secured by planning obligation, and this policy makes the physical accommodation for it acceptable in principle. The two operate together without needing to cross-refer. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy makes showrooms, employee training facilities, research and development, office and business support functions and other operationally supportive services acceptable in principle within industrial and warehousing allocations, adds small-scale cafés, convenience retail and fitness, health, wellbeing and childcare facilities at JPA6 West of Wingates subject to a 2,000 square metre total and a 500 square metre unit cap, permits the same categories at the Blackrod Employment Cluster, requires ancillary uses to be subordinate in scale, floorspace and function and not to prejudice the long-term availability of land for industrial and warehousing use, and provides that compliant ancillary uses do not need to pass the Sequential Test or Impact Assessment in Policy EC4. The policy has positive effects in the short, medium and long term as the operational quality of an employment location contributes to attracting occupiers, and as the exemption from the Sequential Test removes a procedural obstacle to provision that is ancillary. Places for Everyone Policy JPA6 allocates around 440,000 square metres of industrial and warehousing development at West of Wingates. Cumulative effects: employment areas that function as workplaces as ancillary provision is taken up. Synergistic effects: the acceptability in principle and the exemption from the Sequential Test acting together, making the permission usable.

Proposed Mitigation: The policy could make more explicit reference to the point at which cumulative ancillary provision at an allocation should be reassessed.

Response and Conclusion: Section 3 requires the cumulative provision of ancillary floorspace to remain proportionate to the overall scale of industrial and warehousing use and not to become the dominant land use, section 2F prevents development into a form functioning as a stand-alone centre or commercial destination, and section 5 sets a numerical cap at West of Wingates. The cumulative control the mitigation seeks is expressed in three places. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy permits cafés, convenience retail and wellbeing and childcare facilities at JPA6 West of Wingates and the Blackrod Employment Cluster, requires ancillary uses not to result in significant additional vehicle trips, traffic impacts or operational conflicts, and requires ancillary uses at West of Wingates to be clustered. The policy has positive but uncertain effects as provision on site removes the mid-day car trip a remote employment location otherwise generates and clustering makes it reachable on foot from across the allocation, and is silent on the need to address travel and the provision is permitted and not required. Cumulative effects: fewer trips off site from the largest employment allocations as ancillary provision is taken up. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the walking distances between the clustered ancillary provision and the employment units it serves.
Response and Conclusion: Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes within the site and requires internal cycle provision on main routes through strategic-scale sites designed to the Greater Manchester Streets for All design guide, which governs the internal movement network at an allocation of this scale. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires ancillary uses not to result in significant additional vehicle trips, traffic impacts or operational conflicts that would undermine the functioning of the industrial and warehousing area, and permits on-site provision at the two largest allocations. The policy has positive but uncertain effects as provision on site displaces trips that would otherwise be made by car from a location with no alternative, and is silent on the need to address air quality and the trip test is drawn by reference to the functioning of the employment area. Cumulative effects: fewer vehicle movements from the largest employment allocations as ancillary provision is taken up. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to emissions within the vehicle trip test it applies.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development is of a scale that generates significant traffic and requires mitigation of emissions from associated vehicle movements, and Policy INF1 requires a Transport Assessment above its thresholds. The emissions question is answered there for the development as a whole. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy permits ancillary floorspace within industrial and warehousing allocations, capped at 2,000 square metres in total and 500 square metres per unit at West of Wingates, permits no ancillary floorspace beyond showrooms at JPA4 Bewshill Farm, JPA5 Chequerbent North and the Logistics North Extension, and requires ancillary provision not to prejudice the delivery, occupation or long-term availability of land for industrial and warehousing use. The policy has mixed effects across all three periods. Ancillary uses consume land allocated for employment, while providing on site avoids a separate land take elsewhere for the same functions, and the numerical caps and the no-prejudice test hold the balance. Cumulative effects: a small proportion of allocated employment land given to ancillary use, held within stated caps. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of existing buildings within an allocation for ancillary provision.									
Response and Conclusion: Policy EC2 supports the intensification of existing employment businesses including through subdivision, which is the route by which ancillary functions are accommodated within existing premises, and section 2D of this policy requires ancillary uses not to prejudice the long-term availability of land and premises for industrial and warehousing use. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy permits ancillary floorspace within industrial and warehousing development permitted under other policies. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the floorspace it permits produces a permanent increase in arisings. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan moderate but do not remove the effect. Cumulative effects: a permanent increase in arisings as ancillary provision accumulates within the employment allocations. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy EC6 Evening Economy

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy supports evening economy uses including pubs, bars, restaurants, late night refreshment and casinos in Bolton Town Centre, particularly in the Trinity Gateway and Civic and Retail Core character areas, supports proposals in all centres that do not result in an unacceptable concentration of late-night drinking establishments dominating the character of the centre, and requires amenity impacts on residential and other sensitive uses to be managed in accordance with Policies PQ1 and ENV5. The policy has mixed effects across all three periods. An evening offer supports social contact and cultural participation, while alcohol availability and late-night noise bear on physical health and on the sleep of nearby residents. More than 25% of Bolton adults report high levels of anxiety, and the policy's own concentration control recognises that the balance can tip. Cumulative effects: an evening offer that supports social participation while concentrating alcohol availability and noise in defined areas, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to non-alcohol-led evening uses within the offer it supports.									
Response and Conclusion: The policy defines evening economy uses to include restaurants and late night refreshment as well as drinking establishments, and section 3A supports proposals that do not result in an unacceptable concentration of late-night drinking establishments specifically, which favours a mixed offer. Policy EC4 directs arts, culture and leisure uses to the same centres. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	I	P	Local	Medium	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy supports evening economy uses in the designated centres, resists concentrations of late-night drinking establishments that would dominate the character of a centre, and provides that where an out-of-centre location is found acceptable the proposal must not result in clusters of evening economy uses in residential areas. The policy has mixed effects across all three periods. An evening offer gives people a reason to be in a centre after dark, supporting social participation and the natural surveillance that makes a place feel safe, while concentrations of late-night drinking produce the disorder and noise that keep other people away. Cumulative effects: activity sustained in the centres after dark, with the character of that activity depending on how the concentration control is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the safety of those travelling home from evening economy areas after dark.									
Response and Conclusion: Policy ENV5 requires lighting to ensure that routes, entrances and public spaces are safe to use after dark without glare or tunnel effects and requires a lighting assessment where external lighting is introduced, and Policy PQ1 requires natural surveillance of streets, public spaces and routes. Both apply in the centres where evening uses are concentrated. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy focuses evening economy uses in the designated centres, actively supports them in Bolton Town Centre and particularly in the Trinity Gateway and Civic and Retail Core character areas, requires compliance with the Sequential Test and Impact Assessment in Policy EC4, and supports proposals in all centres that do not produce an unacceptable concentration of late-night drinking establishments. The policy has positive effects in the short, medium and long term as evening trading extends the hours over which centre floorspace earns. With Bolton's employment rate at 65.6%, below the national average, extending the trading day addresses a measured weakness in the centres. Cumulative effects: a longer trading day across the centre hierarchy as evening uses come forward. Synergistic effects: evening economy support and the retail directing in Policy EC4 acting together, with the same premises and streets working across more of the day.									
Proposed Mitigation: The policy could make more explicit reference to the infrastructure that a concentrated evening economy requires, including transport home and waste collection.									
Response and Conclusion: Policy INF1 requires the accessibility of a development to be assessed and requires layouts enabling viable bus routes, Policy INF2 governs parking provision in the centres, and Policy EC7 requires provision for the storage and collection of trade waste within the curtilage for hot food takeaways. The supporting infrastructure is addressed in those policies. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy focuses evening economy uses in the designated centres and requires compliance with the Sequential Test in Policy EC4, and provides that out-of-centre proposals must not result in clusters of evening economy uses in residential areas. The policy has positive but uncertain effects as centres are the locations best served by public transport and reachable on foot from the neighbourhoods around them, and is silent on the need to address travel and late-night public transport availability is not something a land use policy determines. With 24.8% of households having no car or van, the location of evening destinations affects who can reach them. Cumulative effects: evening trips concentrated in the locations the transport network serves. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to late-night transport availability when assessing the acceptability of an out-of-centre evening economy location.									
Response and Conclusion: Policy INF1 requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool and requires a Travel Plan above its thresholds, and Policy EC4 requires out-of-centre locations to be accessible and well connected. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy resists concentrations of late-night drinking establishments that would dominate the character of a centre and directs evening economy uses to the Trinity Gateway and Civic and Retail Core character areas in Bolton Town Centre. The policy has positive but uncertain effects as a centre dominated by shuttered frontages by day is a townscape problem as well as an economic one, however the policy governs use and not appearance. Cumulative effects: a mix of uses in the centres sustained by the concentration control. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to daytime frontage activity where evening economy uses are concentrated.

Response and Conclusion: Policy PQ1 requires development in centres to maintain the continuity of ground floor frontages and resists solid external roller shutters in favour of internal grilles or open lattice, which is the provision addressing the daytime appearance of evening economy premises. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy directs evening economy uses to the designated centres, including the Civic and Retail Core of Bolton Town Centre, which contains Listed civic, market and commercial buildings and lies within a Conservation Area. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Evening uses bring occupancy and income to historic buildings, while extraction, signage and external alteration associated with food and drink uses bear on their fabric and appearance. Cumulative effects: historic centre buildings occupied by evening uses, with alteration accumulating within them. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the external alterations associated with food and drink uses in historic buildings.

Response and Conclusion: Policy PQ4 requires development affecting a designated or non-designated heritage asset or its setting to demonstrate how it responds to significance, supported by a heritage statement, and requires development in a Conservation Area to respond positively to scale, grain, materials and detailing. Policy PQ1 governs shopfronts, signage and shutters. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy focuses evening economy uses in the designated centres, which are previously developed land, and requires compliance with the Sequential Test in Policy EC4. The policy has positive but uncertain effects as directing evening uses into existing centre floorspace uses buildings that already exist, and is silent on the need to address land use efficiency. Cumulative effects: evening uses accommodated within the existing centre building stock. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of vacant centre units for evening economy uses.									
Response and Conclusion: Policy EC4 applies the Sequential Test to changes of use as well as to new units, directing evening uses into existing floorspace, and Policy PQ1 requires shopfronts and signage that contribute to townscape character to be retained and restored where premises are converted to another use. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy EC7 Hot Food Takeaways

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy refuses hot food takeaways outside the designated centres within 400 metres walking distance of a primary or secondary school or a youth facility, and refuses them outside the centres in wards where National Child Measurement Programme data classifies 10% or more of Reception pupils or 15% or more of Year 6 pupils as obese where the proposal would add to the number serving that ward. The policy has positive effects in the short term and very positive effects in the medium and long term as the tests are drawn by measured health outcome, although they apply outside the designated centres only. In Bolton 37.4% of Year 6									

children were overweight or obese in 2022/23 and 65% of adults were overweight or obese, slightly above the national figure. Cumulative effects: a food environment around schools and in the wards with the highest measured obesity that does not deteriorate further, outside the centres. Synergistic effects: the school proximity test and the ward obesity test acting together.
Proposed Mitigation: The policy could acknowledge applying its health criteria within the designated centres as well as outside them.
Response and Conclusion: Policy revised to: apply concentration limits within designated centres and street frontages, refusing a proposal where it would result in more than 10% of the ground floor commercial units within a designated centre or more than 33% within the street frontage being hot food takeaways, with a tighter limit in the 30% most deprived Lower Super Output Areas, and to require all proposals, including those within the centres, to address the health effects of the proposal in the Health Statement required by Policy PQ2.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy applies a tighter concentration limit outside designated centres where the site is within a Lower Super Output Area in the 30% most deprived in England, refusing a second takeaway within 100 metres where one already exists, and applies its ward-level obesity test using National Child Measurement Programme data. The policy has positive effects in the short, medium and long term as it applies a different standard where outcomes are worse. With 28% of Bolton residents living in an area among the most deprived 10% nationally, the differentiated limit reaches a substantial part of the borough. Cumulative effects: a widening gap between the protection applied in the most deprived neighbourhoods and elsewhere, in the direction the objective seeks. Synergistic effects: the deprivation weighting and the ward obesity test acting together, with both the cause and the measured outcome triggering the restriction.									
Proposed Mitigation: The policy could make more explicit reference to the effect of the restrictions on small independent businesses in the neighbourhoods concerned.									
Response and Conclusion: The policy permits hot food takeaways in principle within the Town, District and Local Centres identified in Policy SP4 subject to the concentration and operation requirements, which leaves the centres available to operators in every part of the borough, and the restrictions outside the centres are drawn by health outcome and not by business type. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy refuses hot food takeaways outside designated centres within 400 metres walking distance of a primary or secondary school, defined as any school attended by pupils aged 4 to 16, or a youth facility. The policy has positive but uncertain effects as the food environment around a school affects the pupils in it, and is silent on the need to address education outcomes. Bolton's Attainment 8 score was 45.7 in 2023/24 against an England average of 45.9. Cumulative effects: a stable food environment around the borough's schools as proposals come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to further education establishments, which serve pupils above the age range the exclusion zone covers.									
Response and Conclusion: The policy defines the schools engaging the exclusion zone as any school attended by pupils aged 4 to 16, which is a deliberate calibration to the age group the National Child Measurement Programme evidence covers and to which the ward obesity test relates. Extending it to post-16 provision would apply a child-focused evidence base to adults. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/-	+/-	+/-	D	P	Local	Medium	Medium	Likely	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy permits hot food takeaways in principle within the Town, District and Local Centres subject to concentration and operation requirements, refuses them outside those centres near schools and youth facilities and in wards with the highest measured childhood obesity, and applies concentration limits of 10% of ground floor commercial units within a designated centre and 33% within a street frontage. The policy has mixed effects across all three periods. The concentration limits protect the diversity of use on which centre vitality depends, while restricting a category of occupier removes a source of occupancy in the smaller centres. With Bolton's employment rate at 65.6%, below the national average, occupancy in the smaller centres is not easily replaced. Cumulative effects: a maintained mix of uses across the centre hierarchy, set against reduced occupier demand for small units in the weaker centres, partly neutralising. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the alternative uses expected to occupy units where a takeaway is refused on concentration grounds.									
Response and Conclusion: Policy EC4 directs the full range of main town centre uses to the designated centres through the Sequential Test, and Policy EC6 supports evening economy uses including restaurants and late night refreshment subject to concentration control. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy permits hot food takeaways in principle within the designated centres and refuses them outside those centres in the circumstances stated, and requires provision for deliveries to cause no unacceptable effect on residential amenity. The policy has positive but uncertain effects as concentrating the use in centres places it where it can be reached on foot and served by the existing network, and is silent on the need to address travel. Cumulative effects: hot food takeaway provision concentrated in the centres. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to delivery rider and vehicle activity associated with hot food takeaways.									
Response and Conclusion: The policy requires proposals to demonstrate no unacceptable effect on residential amenity from noise, odour, extraction, deliveries or late opening, which names deliveries expressly, and Policy INF2 sets the cycle parking standards including provision for e-bikes and e-cargo bikes. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy refuses a hot food takeaway where it would result in more than 33% of the ground floor commercial units within the street frontage concerned being hot food takeaways, or more than 10% within a designated centre. The policy has positive but uncertain effects as a frontage dominated by units closed through the day affects townscape, however the policy governs use and its tests are drawn by health and centre function. Cumulative effects: frontages in which no single use type dominates, sustained as proposals come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the appearance of extraction equipment and shopfronts associated with the use.									
Response and Conclusion: Policy PQ1 requires new and replacement shopfronts and signage to be of a size and design appropriate to the character, scale and proportions of the building, resists solid external roller shutters in favour of internal grilles or open lattice, and requires shopfronts contributing to townscape character to be retained. This policy requires extraction to be designed and sited to protect neighbouring occupiers. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy permits hot food takeaways in principle within the designated centres, which include Conservation Areas and Listed commercial buildings, and requires extraction and noise insulation designed and sited to protect neighbouring occupiers. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. External extraction ducting affects historic commercial buildings, and the policy requires it without addressing where it goes on a Listed or locally significant frontage. Cumulative effects: incremental alteration of historic centre buildings as extraction is installed. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the siting of extraction equipment on heritage assets and in Conservation Areas.									
Response and Conclusion: Policy PQ4 requires development affecting a designated or non-designated heritage asset or its setting to demonstrate how it responds to significance, supported by a heritage statement proportionate to the significance of the asset, and requires new development and extensions in a Conservation Area to respond positively to scale, grain, materials and detailing. Extraction installations are development caught by that requirement. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: The policy requires proposals to demonstrate no unacceptable effect on residential amenity from odour and extraction and to provide extraction designed and sited to protect neighbouring occupiers, and limits the concentration of the use within a frontage and a centre. The policy has positive but uncertain effects as the extraction requirement addresses cooking odour and emissions directly, and is silent on the need to address air quality and the test is drawn by amenity. Cumulative effects: controlled cooking emissions across the borough's centres as proposals come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to particulate emissions from commercial cooking, as distinct from odour.									
Response and Conclusion: Policy ENV5 requires an air quality assessment where development involves industrial processes or combustion and requires emissions from on-site plant to be mitigated, and requires an odour Impact Assessment where the development is a known source of odour. Commercial cooking extraction is caught by both. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy permits hot food takeaways in principle within the designated centres, which are previously developed land, and applies to changes of use and extensions that increase floorspace as well as to new units. The policy has positive but uncertain effects as directing the use into existing centre units uses buildings that already exist, and is silent on the need to address land use efficiency and the policy operates principally as a restriction. Cumulative effects: the use accommodated within the existing centre building stock. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of units where a takeaway is refused on concentration or proximity grounds.									
Response and Conclusion: Policy EC4 directs the full range of main town centre uses to the designated centres and applies the Sequential Test to changes of use and sub-division, through which an alternative occupier is found. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy requires all proposals to provide for the storage and collection of trade waste and for litter within the curtilage of the premises. The policy has positive effects in the short, medium and long term as a curtilage-based storage and collection requirement applied to every proposal is a direct operational control on the objective, and as the policy admits the use within existing floorspace. Bolton collected 287 kilogrammes of household waste per person in 2024/25 and sent 48.1% of household waste for reuse, recycling or composting. Cumulative effects: controlled trade waste and litter across the borough's centres as proposals come forward. Synergistic effects: the storage requirement and the concentration limits acting together, with neither the volume nor its handling accumulating on a single frontage.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Chapter 8 Homes

Policy HS1 Affordable Homes

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires tenure blind affordable housing on site at rates set by value zone, requires it to be fully integrated into the overall design and not differentiated from the rest of the development in any way, and sets a tenure split with a minimum of 53% social rent. The policy has positive effects in the short, medium and long term as housing cost and security of tenure bear on health, and as tenure blind integration removes visible differentiation. With 15% of Bolton households in fuel poverty, some 18,209, and male life expectancy varying by 11.8 years between middle layer super output areas, the households the policy reaches are those									

where the health gradient is steepest. Cumulative effects: a growing stock of secure, affordable and indistinguishable homes across the borough. Synergistic effects: affordability, tenure security and design integration acting together.

Proposed Mitigation: The policy could make more explicit reference to the health and wellbeing outcomes the affordable provision is intended to support.

Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected, and requires a Health Impact Assessment for residential development of 50 or more dwellings in Inner Bolton and Breightmet and 100 or more elsewhere addressing the impact on health inequalities in the affected community. The health test applies to the schemes this policy governs. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires tenure blind affordable housing on site at 10%, 20% and 35% by value zone outside the Green Belt and 25%, 35% and 50% on land within or released from the Green Belt, with no requirement in the Central Bolton Policy Area, applies the requirement proportionately where a site is sub-divided below the threshold or lies partly in the Green Belt, sets a tenure split of at least 53% social rent with maxima of 26% intermediate and 21% affordable rent, requires build-to-rent schemes to provide affordable private rent at a discount of no less than 20% below market rent secured in perpetuity and designed to facilitate transfer to a registered provider, accepts off-site provision or payment in lieu only in exceptional circumstances, and restricts viability appraisals to cases of unforeseen exceptional development costs or significant adverse change in the economy, tested on a whole-site open book basis at the applicant's expense. The objective is the policy's purpose. The policy has very positive effects across all three periods as the requirement is calibrated to land value, and as the viability route is closed except in defined circumstances. The annual affordable housing shortfall in the borough is 2,259 dwellings, and the social rent minimum directs the majority of what is delivered to the tenure that shortfall is concentrated in. Cumulative effects: a rising affordable stock across the Plan period, additive and permanent, with a tenure composition weighted to social rent. Synergistic effects: value zone calibration, the tenure split and the closed viability route acting together, making the requirement both deliverable and not renegotiable.

Proposed Mitigation: The policy could make more explicit reference to the treatment of the Central Bolton Policy Area exemption over the Plan period, given that values there may change.

Response and Conclusion: The value zones and the Central Bolton Policy Area exemption are set by the Council's adopted viability evidence, which is reviewed, and section 9 provides for a significant adverse change in the economy. Change in value in one area is a matter for the viability evidence. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires affordable homes to be tenure blind, fully integrated into the overall design and not differentiated from the rest of the development in any way, sets a minimum of 53% social rent, requires build-to-rent affordable private rent units to be secured in perpetuity, and expects developers to work with Bolton Housing Partnership and liaise with Bolton Community Homes at the earliest opportunity. The policy has positive effects in the short term and very positive effects in the medium and long term as mixed and undifferentiated development places people of different means in the same place. With 28% of Bolton residents living in an area among the most deprived 10% nationally, the spatial concentration of disadvantage is a measured feature of the borough. Cumulative effects: neighbourhoods of mixed tenure, additive as the effect depends on the pattern across an area. Synergistic effects: tenure blind design and the social rent minimum acting together, placing the households least able to afford market housing within mixed communities.

Proposed Mitigation: The policy could make more explicit reference to the distribution of affordable provision within a larger site.

Response and Conclusion: Section 2 requires affordable homes to be fully integrated into the overall design and not differentiated from the rest of the development in any way, which reaches distribution as well as appearance, and Policy PQ1 requires development to be designed to be safe, accessible and inclusive with legible movement patterns. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy sets no affordable housing requirement within the Central Bolton Policy Area and its lowest requirement in Value Zone 1, which covers Great Lever, Halliwell, Tonge with the Haulgh, Rumworth and part of Queens Park and Central, rising to 35% in Value Zone 3. The policy has positive but uncertain effects as the zones follow land value, and the weakest values in the borough are found in the most accessible locations, so the calibration keeps residential development viable where services and public transport can be reached without a car, however the lower percentages mean the affordable element delivered in the accessible zones is smaller per scheme. With 24.8% of households having no car or van, the continued viability of development in the accessible zones affects whether the households least able to drive are housed where they can reach services. Cumulative effects: residential development sustained in the lower value and more accessible parts of the borough across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility characteristics of the value zones and their relationship to the viability calibration.									
Response and Conclusion: The value zones are set by the Council's adopted viability evidence, where land value and development cost are assessed, and Policy PQ3 assigns residential density zones by access to public transport and local services and applies the highest densities in the most accessible locations. Between the two, delivery is calibrated to what a scheme can bear and directed to where accessibility is greatest. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									

Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires affordable homes to be tenure blind, fully integrated into the overall design and not differentiated from the rest of the development in any way. The policy has positive but uncertain effects as the requirement removes visibly differentiated affordable provision, however the policy governs the relationship between parts of a scheme and not the quality of the whole, which is dealt with elsewhere. Cumulative effects: residential development in which tenure is not legible from the street. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the design quality of the development as a whole, within which the affordable provision is to be indistinguishable.									
Response and Conclusion: Policy PQ1 requires all development to be of a high standard that responds to the type and character of its location and to make a lasting positive contribution to the built environment, and Policy HS4 sets the residential standards applying to every home. The whole-scheme standard is set there and this policy requires parity within it. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy HS2 Housing Mix

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires developments of 10 or more homes or sites of 0.5 hectares or more to provide a mix of dwelling sizes broadly in accordance with the stated table, allows a different mix where the Local Housing Needs Assessment shows local need materially differs, caps market homes at 40% one-bedroom and requires at least 30% of affordable and social rented homes to be smaller than three bedrooms. The policy has positive but uncertain effects as a mix matched to household size addresses overcrowding and under-occupation, and is silent on the need to address health and the effect depends on allocation as much as on provision. Cumulative effects: a housing stock better matched to household size across the borough. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to overcrowding within the evidence used to justify a different mix.									
Response and Conclusion: The policy requires a different mix to be justified against the current Local Housing Needs Assessment for the neighbourhood area, which is the evidence base in which overcrowding is measured, and Policy PQ2 requires the health effects of a proposal and the population groups affected to be identified. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires developments of 10 or more homes or sites of 0.5 hectares or more to provide a mix of dwelling sizes broadly in accordance with a table set separately for market, affordable and social rented, and affordable home ownership tenures, requires Policy HS1 to be applied first and this policy second so that the mix is applied within each tenure, permits a different mix where the Local Housing Needs Assessment for the neighbourhood area shows local need materially differs or existing mix needs varying, caps market one-bedroom homes at 40%, requires at least 30% of affordable and social rented homes to be smaller than three bedrooms, and supports self-build and custom homes on windfall sites and suitable identified sites. The objective is the policy's purpose on its meeting local needs and aspirations limb. The policy has very positive effects									

across all three periods as applying the mix within each tenure prevents the affordable element being delivered entirely as small units. Bolton has persistently under delivered against its housing targets since 2008/09, and the borough's stock stands at 128,016 homes. Cumulative effects: a stock whose size profile moves towards the assessed need across the Plan period, additive at neighbourhood level. Synergistic effects: the sequencing with Policy HS1 and the within-tenure mix acting together, controlling both the amount and the composition of affordable provision.
Proposed Mitigation: The policy could make more explicit reference to the mix expected in the higher density zones, where the deliverable range of dwelling sizes is narrower.
Response and Conclusion: Policy PQ3 indicates the expected form at each density zone, primarily apartments with ground floor duplexes and townhouses in Zone A, a mix of houses and apartments in Zone B and primarily houses in Zones C and D, and section 2 of this policy permits a different mix where a particular size of housing is not suited to the location. The interaction is provided for. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires a mix of dwelling sizes within each tenure, requires at least 30% of affordable and social rented homes to be smaller than three bedrooms, caps market one-bedroom homes at 40%, and supports the delivery of self-build and custom homes on windfall sites and suitable identified sites. The policy has positive effects in the short, medium and long term as a neighbourhood with a range of dwelling sizes accommodates households at different life stages in the same place. With 51,935 residents aged 65 and over, some 17% of the population, and a projected increase of 9,050 in that age group by 2043, the ability to move within a neighbourhood affects a growing share of households. Cumulative effects: neighbourhoods able to accommodate households through changes in size and circumstance. Synergistic effects: the within-tenure mix and the self-build support acting together to widen the range of routes into housing.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility of the smaller homes it requires, which are those older households are most likely to move into.									
Response and Conclusion: Policy HS3 requires all new homes to meet the nationally described accessible and adaptable homes standard as a minimum and requires 4.7% of dwellings on qualifying sites to meet the wheelchair adaptable standard, which applies to every dwelling size. Accessibility is secured there without qualification by size. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.
Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy HS3 Inclusive Homes

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires all new homes to meet the nationally described accessible and adaptable homes standard, Building Regulations Part M4(2), as a minimum, requires 4.7% of dwellings on sites of 10 or more homes or 0.5 hectares to meet the wheelchair adaptable standard M4(3), supports specialist housing for independent living within 800 metres walking distance of primary healthcare, a convenience shop and									

greenspace or of public transport providing access to them, requires the terrain between the development and essential services to be walkable in the case of older and disabled people living independently, requires communal spaces to support social interaction and be accessible to all residents, and requires outdoor space directly accessible from communal areas and usable by residents with limited mobility. The objective is substantially the policy's purpose. The policy has very positive effects across all three periods as a home that can be adapted as its occupier ages avoids a move into institutional care, and as the walkable terrain requirement applies a test that a distance standard alone does not. With 19.3% of the population having a long-term health condition or disability limiting day-to-day activities, and the population aged 65 and over projected to rise by 9,050 by 2043, the standard applies to a growing share of households. Cumulative effects: an entire new housing stock capable of adaptation, additive and permanent. Synergistic effects: the accessible standard applied to every home, the wheelchair adaptable proportion, the walkable access requirement and the accessible communal and outdoor space acting together.

Proposed Mitigation: The policy could make more explicit reference to the health and care outcomes the accessible standard is intended to support.

Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected, and requires a Health Impact Assessment above its thresholds. Section 8 of this policy requires applicants to liaise with the Council's Adult Services before an application is submitted where the care element will be Council commissioned. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires all new homes to meet Part M4(2) as a minimum consistent with Places for Everyone Policy JP-H3, requires 4.7% of new dwellings on qualifying sites to meet the wheelchair adaptable standard, takes the affordable provision and tenure priorities in Policy HS1 as the starting point for specialist accommodation, applies flexibility to the amount or tenure of affordable housing where a viability appraisal demonstrates that this cannot be achieved, and accepts a payment in lieu where a viability appraisal demonstrates that on-site provision cannot be supported, and requires a management plan secured by planning obligation setting out the care and support offer, minimum age of occupation, arrangements for communal facilities and a mechanism to secure an affordable housing contribution if the development ceases to be used as specialist accommodation. The policy has positive effects in the short term and very positive effects in the medium and long term as a decent home includes one the occupier can continue to live in, and as applying the affordable requirement to specialist accommodation as the starting point, subject to a viability test, keeps that requirement in view. Cumulative effects: a stock that is both adaptable and affordable across specialist and mainstream tenures. Synergistic effects: the accessibility standards and the affordable requirement on specialist schemes acting together.

Proposed Mitigation: The policy could make more explicit reference to the cost of the accessible and wheelchair adaptable standards where it affects affordable delivery.

Response and Conclusion: Section 6 of this policy provides its own viability route for the affordable element of specialist schemes, with flexibility on amount or tenure where a viability appraisal demonstrates that the starting point cannot be achieved, and a payment in lieu where on-site provision cannot be supported. The accessibility standards themselves are not qualified by viability, which is the correct position. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires all new homes to meet the accessible and adaptable standard, requires 4.7% of new dwellings on qualifying sites to meet the wheelchair adaptable standard, supports specialist housing within 800 metres of primary healthcare, a convenience shop and greenspace or of public transport reaching them, requires walkable terrain for older and disabled people living independently, requires communal spaces designed to support social interaction and accessible to all residents, and requires outdoor space directly accessible from communal areas and usable by residents with limited mobility. The objective is the policy's purpose on its inclusion and equal access limbs. The policy has very positive effects across all three periods as it addresses both the dwelling and the ability to leave it. With 19.3% of the population limited by a long-term condition and 7% of residents reporting feeling lonely often or always, the isolation the communal space and walkability provisions address is a measured condition. Cumulative effects: a housing stock and a set of specialist locations from which residents can reach services and each other, additive across the borough. Synergistic effects: dwelling accessibility, communal space design and walkable access to services acting together, addressing the whole chain from the front door to the shop.

Proposed Mitigation: The policy could make more explicit reference to the availability of the 4.7% wheelchair adaptable homes to households who need them.

Response and Conclusion: Allocation of affordable homes is a housing management function outside the planning system, and Policy HS1 requires developers to work with Bolton Housing Partnership and liaise with Bolton Community Homes at the earliest opportunity, which is the route by which need is matched to provision. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy supports specialist housing for independent living within 800 metres walking distance of essential local services and facilities including primary healthcare, a convenience shop and greenspace, or within 800 metres of public transport providing convenient access to those services, and requires the terrain between the development and essential services to be walkable in the case of homes for older and disabled people living independently. The policy has positive effects in the short, medium and long term as it locates the households least likely to drive within reach of what they need on foot, and as the walkable terrain requirement applies a test that a distance standard alone does not. With 24.8% of households having no car or van and 74% of journeys no more than five kilometres, the standard reaches the trips and the households where the alternative matters most. Cumulative effects: specialist accommodation located where services can be reached without a car. Synergistic effects: the distance standard and the walkable terrain requirement acting together, making the location accessible.									
Proposed Mitigation: The policy could make more explicit reference to the accessibility of the public transport itself where the 800 metre standard is met by reference to a stop and not to services.									
Response and Conclusion: Policy INF1 requires bus stop infrastructure, priority measures and pump priming where necessary on strategic-scale development and requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool. The quality of the service at the stop is assessed there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires all new homes to meet the accessible and adaptable standard and supports specialist accommodation for older, vulnerable and disabled people. The policy has uncertain effects as there is no explicit reference to climate resilience, however flood risk and drainage are addressed through Policy ENV2, nature-based responses to flood risk and urban heat through Policy ENV3, and overheating through the cooling hierarchy in Policy ENV1. The policy concentrates older and disabled residents in purpose-built accommodation without addressing thermal conditions itself. Cumulative effects: a growing specialist stock housing residents with limited mobility, with thermal performance determined elsewhere. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to summer overheating in specialist accommodation for older, vulnerable and disabled people.									
Response and Conclusion: Policy ENV3 requires major development to use nature-based solutions including sustainable drainage as the default response to flood risk and urban heat. Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed through passive measures before mechanical cooling is relied on, which reaches the specialist accommodation this policy supports.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Policy HS4 High-Quality Residential Standards

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires all residential development to achieve nationally described space standards as a minimum, adequate levels of natural light to all habitable rooms, privacy including appropriate separation distances, an internal layout supporting good living including dual aspect to dwellings of two bedrooms or more where reasonably achievable and adequate circulation space, built-in storage with additional secure cycle and waste storage, outlook from habitable rooms not dominated by other buildings, and private or shared amenity space of at least 50 square metres of garden for houses outside the Central Bolton Policy Area or a minimum five square metre step-free private outside space for apartments and for houses inside it, rising with bedspaces, or 18 square metres of shared amenity space per dwelling. The objective is substantially the policy's purpose, as space, light, privacy, outlook and access to outdoor space are the housing determinants of health. The policy has very positive effects across all three periods as the standards apply to all residential development without threshold and are fixed at construction. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares, which the amenity space standard addresses directly. Cumulative effects: an entire new housing stock built to a defined internal standard, additive and effectively irreversible once built. Synergistic effects: space, light, outlook and amenity space acting together.									
Proposed Mitigation: The policy could make more explicit reference to summer overheating, which the framework places among the environmental determinants of health under this objective.									

Response and Conclusion: Summer overheating in the home is addressed by Policy ENV1 now requires development to demonstrate that the risk of overheating has been assessed and managed by minimising internal heat gain and maximising passive cooling through orientation, layout, shading, thermal mass and natural ventilation before mechanical cooling is relied on, and to demonstrate that passive measures have been maximised first where mechanical cooling is proposed. That criterion applies to major development and proportionately to minor development, and it reaches every building type. Policy ENV3 secures nature-based cooling at site scale. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy requires nationally described space standards as a minimum consistent with Places for Everyone Policy JP-H3, adequate natural light to all habitable rooms, privacy and separation distances, internal layout supporting good living including dual aspect where reasonably achievable and adequate circulation space, built-in storage adequate for the size of the dwelling plus secure cycle and waste and recycling storage, outlook not dominated by other buildings, and private or shared amenity space at the stated standards, and applies to household extensions as well as to new homes. The objective is the policy's purpose on its decent home limb. The policy has very positive effects across all three periods as it defines what decent means in terms capable of being applied at application stage, and as it applies to all residential development. Bolton's stock stands at 128,016 homes and the borough has persistently under delivered against its housing targets since 2008/09. Cumulative effects: a new stock meeting a defined standard of space, light and amenity, additive and permanent. Synergistic effects: space standards, storage, amenity space and outlook acting together.

Proposed Mitigation: The policy could make more explicit reference to thermal comfort and running cost, which bear on whether a home is warm as well as adequate.

Response and Conclusion: Policy ENV1 requires the energy hierarchy to be applied to minimise energy demand and maximise energy efficiency and requires all new dwellings to achieve a maximum water consumption of 110 litres per person per day, which are the winter performance and running cost limbs. Policy ENV1 requires the risk of overheating to be assessed and managed through passive measures before mechanical cooling is relied on, which is the summer performance limb. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy requires privacy including appropriate separation distances between dwellings and between dwellings and neighbouring properties, requires household extensions not to harm the amenities of neighbours, requires built-in storage including secure cycle storage and waste and recycling storage appropriately sized and located, and requires private or shared amenity space. The policy has positive effects in the short, medium and long term as the standards apply equally to every home regardless of tenure, so the affordable homes secured under Policy HS1 are built to the same internal standard as the market homes beside them. Cumulative effects: a stock in which internal quality does not vary by tenure or by scheme size. Synergistic effects: the tenure blind requirement in Policy HS1 and the universal application of these standards acting together, securing parity in appearance and in the conditions inside.

Proposed Mitigation: The policy could make more explicit reference to the design of shared amenity space where that route is taken in place of private provision.

Response and Conclusion: The policy sets a numerical standard of 18 square metres of shared amenity space per dwelling as the alternative, and Policy PQ1 requires development to be designed to be safe, accessible and inclusive with natural surveillance of public spaces and a public realm usable by people of all ages and mobilities. Policy INF5 sets the standards for open space provided as part of development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires built-in storage adequate for the size of the dwelling plus additional secure cycle storage appropriately sized and located. The policy has positive effects in the short, medium and long term as somewhere secure and convenient to keep a bicycle at home is a condition of cycling, and as the requirement applies to every dwelling. With 0.8% of employed residents cycling to work and 74% of journeys no more than five kilometres, the storage requirement addresses the household end of a journey that Policy INF2 addresses at the destination. Cumulative effects: secure home cycle storage across the entire new stock. Synergistic effects: home storage under this policy and destination cycle parking under Policy INF2 acting together, providing for both ends of a cycle journey.

Proposed Mitigation: The policy could make more explicit reference to the size of cycle storage required, including for adapted and cargo cycles.

Response and Conclusion: Policy INF2 requires cycle parking in accordance with the standards in Appendix 3 including provision for the storage of e-bikes and e-cargo bikes, where dimensions are set. This policy requires storage appropriately sized and located, which imports that judgement. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: The policy requires adequate natural light to all habitable rooms, dual aspect to dwellings of two bedrooms or more where reasonably achievable, and outlook not dominated by other buildings. The policy has uncertain effects as there is no explicit reference to energy or carbon, however those are addressed through Policy ENV1. Daylight, dual aspect and orientation bear on passive solar gain and lighting demand, and the direction depends on how they interact with the fabric standards applied separately. Cumulative effects: internal layout and glazing decisions across the new stock with energy consequences the policy does not direct. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to orientation within the internal layout requirement.

Response and Conclusion: Policy ENV1 requires major development to demonstrate how the energy hierarchy has been applied to minimise energy demand and maximise energy efficiency and requires the Greater Manchester Net Zero Design Guidance to be used from the earliest stages of the design process, which is the point at which orientation is settled. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires adequate natural light to all habitable rooms, dual aspect to dwellings of two bedrooms or more where reasonably achievable, and private or shared amenity space. The policy has uncertain effects as there is no explicit reference to climate resilience, however flood risk and drainage are addressed through Policy ENV2 and nature-based responses to flood risk and urban heat through Policy ENV3.

Dual aspect is a cross-ventilation measure and amenity space provides outdoor space in hot weather, but the dual aspect requirement is qualified by where reasonably achievable and the amenity standard falls to five square metres for apartments. Cumulative effects: partial and incidental summer resilience across a stock increasingly delivered in apartment form. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to overheating risk and passive cooling, with summer resilience a requirement in its own right and not a by-product of the daylight and dual aspect standards.

Response and Conclusion: Policy ENV1 revised to: require development to demonstrate that the risk of overheating has been assessed and managed by minimising internal heat gain and maximising passive cooling through orientation, layout, shading, thermal mass and natural ventilation before mechanical cooling is relied on. The requirement is placed in Policy ENV1 so that it reaches every building type, and applies to the residential development this policy governs.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires garden space of at least 50 square metres for houses outside the Central Bolton Policy Area and a minimum five square metre step-free private outside space for apartments and for houses inside it, or 18 square metres of shared amenity space per dwelling. The policy has uncertain effects as there is no explicit reference to biodiversity or green infrastructure, however those are addressed through Policies ENV3 and ENV4. The 50 square metre standard secures gardens for houses, while the apartment standard secures a balcony, so the effect varies with the form of development the density policy directs. Cumulative effects: garden habitat sustained in lower density areas and largely absent from the higher density stock. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the ecological contribution of the amenity space it requires.

Response and Conclusion: Policy ENV3 requires major development to achieve an Urban Greening Factor score of at least 0.4 for predominantly residential development, calculated using the Natural England calculator, which weights different surface types including balconies, green roofs and ground-level planting. Policy ENV4 requires species-appropriate planting and features for wildlife in new dwellings. The ecological quality of residential greening is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires privacy including appropriate separation distances, outlook from habitable rooms not dominated by other buildings or structures, and household extensions to be well designed and to protect the amenities of neighbours, and sets differentiated amenity space standards inside and outside the Central Bolton Policy Area. The policy has positive effects in the short, medium and long term as separation distances and outlook determine the spacing and massing of residential development, and as the differentiated standard recognises that central and suburban forms differ. Cumulative effects: a consistent residential grain within each of the two areas the policy distinguishes. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the relationship between the separation distances it requires and the character of the areas in which they are applied.

Response and Conclusion: The policy applies separation distances as set out in the latest published guidance, which allows the standard to respond to context, and Policy PQ1 requires development in existing residential areas and settlements to reflect the layout, townscape, massing and materials characteristic of the area. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
?	?	?	I	P	Local	Medium	Uncertain	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy applies its space, light, outlook and amenity standards to all residential development, including conversions of historic buildings, and Policy PQ1 requires conversions of non-residential buildings to residential use to meet these standards. The policy has uncertain effects as there is no explicit reference to the historic environment, however that is addressed through Policy PQ4. Applying full space, daylight and amenity standards to a mill or institutional conversion may require alterations that harm significance or make the scheme undeliverable. Cumulative effects: interaction between residential standards and the reuse of historic buildings across the borough's mill stock. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to how the standards are applied to conversions of heritage assets.

Response and Conclusion: Policy PQ1 requires conversions of non-residential buildings to residential use to be of a scale consistent with the architectural and functional character of the original building and to meet these standards, which is the express reconciliation, and Policy PQ4 requires the reuse of non-designated historic mill buildings to retain the principal elements defining their character and to demonstrate that the proposed use is compatible with the building's form and structure. The two tests are applied together at application stage. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires adequate natural light to all habitable rooms, dual aspect to dwellings of two bedrooms or more where reasonably achievable, and outlook not dominated by other buildings. The policy has positive but uncertain effects as dual aspect allows a dwelling to be ventilated from the quieter and cleaner side on an exposed frontage, and is silent on the need to address air quality and the requirement is qualified by where reasonably achievable. With Bolton lying within the Greater Manchester Air Quality Management Area, the residential development directed to the centres and corridors by Policy PQ3 is where the qualification matters most. Cumulative effects: partial protection of internal air quality across the new stock, varying with how the dual aspect qualification is applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to internal air quality where dwellings front onto heavily trafficked roads.

Response and Conclusion: Policy ENV5 requires development introducing new noise-sensitive uses to provide an acceptable acoustic environment for occupants through siting, layout, orientation and design and requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality or is within or close to an Air Quality Management Area. The siting and orientation response for exposed frontages is secured there. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy requires built-in storage adequate for the size of the dwelling plus waste and recycling storage appropriately sized and located, applying to all residential development. The policy has positive effects in the short, medium and long term as waste and recycling storage designed into the dwelling determines whether a household separates its waste, and Bolton sent 48.1% of household waste for reuse, recycling or composting in 2024/25. The policy sets standards for homes permitted under other policies and admits no development of its own. Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan apply alongside. Cumulative effects: improved household separation across the entire new stock, additive and permanent. Synergistic effects: dwelling storage under this policy and the collection arrangements it must accommodate acting together.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

Policy HS5 Houses in Multiple Occupation

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires houses in multiple occupation to provide a good standard of living for the occupier and to protect the amenities of neighbours, requires all proposals to meet the minimum gross internal floor area requirements for new dwellings in the Nationally Described Space Standards scaling up where bedrooms exceed those standards, and requires reasonable outlook, sufficient access to daylight and privacy for prospective residents with access to external amenity space taken into account. The policy has positive effects in the short, medium and long term as the conditions inside houses in multiple occupation are set at the point of permission, and as Bolton's Article 4 Direction brings all such proposals through planning. Cumulative effects: a progressively better conditioned stock as proposals come forward under the Article 4 Direction. Synergistic effects: space, daylight, outlook and privacy standards acting together.									
Proposed Mitigation: The policy could make more explicit reference to shared facilities, including the ratio of kitchens and bathrooms to occupiers.									
Response and Conclusion: The policy requires proposals to meet the space standards scaling up where the number of bedrooms exceeds those standards, which tests shared provision. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy supports houses in multiple occupation where they provide a good standard of living, applies the Nationally Described Space Standards scaled up where bedrooms exceed those standards, requires reasonable outlook, daylight and privacy, and takes access to external amenity space into account, while limiting concentration by excluding three defined areas, refusing proposals resulting in 10% or more of residential properties within 100 metres being in such use, and refusing those that would leave a house with one on either side. The policy has positive effects in the short, medium and long term as the policy regulates the quality of shared housing, while the concentration limits protect the family housing stock from conversion. Bolton has persistently under delivered against its housing targets since 2008/09 and the annual affordable shortfall stands at 2,259 dwellings. Cumulative effects: a shared housing stock of controlled quality and distribution across the borough. Synergistic effects: the quality standards and the concentration limits acting together.									
Proposed Mitigation: The policy could make more explicit reference to the contribution houses in multiple occupation make to meeting need for single person accommodation.									
Response and Conclusion: Policy HS2 sets the dwelling size mix including a cap of 40% one-bedroom market homes and a requirement that at least 30% of affordable and social rented homes are smaller than three bedrooms, where single person need is addressed in the mainstream stock. Policy SP3 establishes the sources of supply. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy excludes houses in multiple occupation from The Haulgh, Farnworth Town Centre and the area north and east of Bolton School near Queens Park, refuses proposals that would result in 10% or more of residential properties within 100 metres being in such use, refuses proposals that would cause a house in Class C3 use to have one on either side of it, and requires regard to be had to the number and proximity of existing and permitted properties in assessing concentration. The policy has positive effects in the short, medium and long term as concentration is controlled at three scales, the defined area, the 100 metre radius and the individual street relationship. Cumulative effects: neighbourhoods protected from the tipping point that individual permissions would otherwise reach incrementally, additive as each refusal preserves the margin the next application would have consumed. Synergistic effects: the area exclusions, the 100 metre threshold and the either-side test acting together.									

Proposed Mitigation: The policy could make more explicit reference to the residents of houses in multiple occupation as members of the community whose inclusion the objective covers.
Response and Conclusion: The quality standards in sections 3 and 4 secure the conditions in which those residents live, and Policy PQ1 requires development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities. The concentration provisions address the effect on an area and not the standing of its residents. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									

Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy limits the concentration of houses in multiple occupation within 100 metres and prevents a house being flanked on both sides, and excludes three defined areas. The policy has positive but uncertain effects as concentration of the use affects the character of the streets where it occurs, however the policy governs concentration and not appearance. Cumulative effects: residential streets retaining domestic character where the concentration limits apply. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the external alterations associated with the use, including bin storage and front garden hardstanding.									
Response and Conclusion: Policy PQ1 requires householder development to be subordinate to the character of the original building and to respond to its configuration, design and materials, and Policy HS4 requires waste and recycling storage appropriately sized and located. Section 3 of this policy applies the Nationally Described Space Standards, and Policy INF2 governs parking provision. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									

Commentary: The policy supports houses in multiple occupation subject to concentration and quality tests, and the use is delivered through the conversion of existing dwellings. The policy has positive but uncertain effects as accommodating households within the existing stock avoids taking additional land, and is silent on the need to address land use and the concentration limits restrict how far that route can be taken. Cumulative effects: households accommodated within the existing stock. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the reuse of larger existing dwellings that are otherwise difficult to occupy.

Response and Conclusion: The policy supports the use where the quality and concentration criteria are met, and section 3 scales the space standard up where the number of bedrooms exceeds those in the Nationally Described Space Standards, which is the provision addressing larger properties. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	Medium	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy governs the conversion of existing dwellings to houses in multiple occupation. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as conversion works generate arisings and a converted property houses more people than the dwelling it replaced. Reliance on existing buildings moderates the construction element, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes the effect. Cumulative effects: rising household waste from converted properties, partly offset by the new build avoided. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy HS6 Children's Homes

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy supports homes for looked after children and care leavers meeting Bolton's identified need with priority given to children looked after by Bolton Council, requires new homes to be in a sustainable location with access to primary health care, education or training and groceries without car dependency via safe and walkable routes, requires compliance with the design standards of Policy HS4, requires a management plan showing how a safe and secure environment will be provided, and requires an operational statement covering the number, age range and care needs of the children, the staffing model and the registration position with the relevant regulator. The policy has positive effects in the short term and very positive effects in the medium and long term as provision meeting local need reduces the placement of Bolton children outside the borough. Cumulative effects: a growing local provision of settled accommodation for the borough's own looked after children. Synergistic effects: local provision, access to health care and education, and the design and management standards acting together.

Proposed Mitigation: The policy could make more explicit reference to access to mental health and therapeutic services for the children accommodated.

Response and Conclusion: Section 2 requires access to primary health care without car dependency, and section 7A requires an operational statement setting out the care needs of the children to be accommodated and the staffing model, where therapeutic provision is described. Section 6 requires applicants to liaise with the Council's Children's Services before an application is submitted. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness

Commentary: The policy supports children's homes and other specialist accommodation for looked after children and care leavers within Use Class C2, including changes of use, new build and supported and semi-independent living, requires compliance with the housing design standards of Policy HS4, and requires floorplans showing internal floor space, communal areas and garden space. The policy has positive effects in the short, medium and long term as it treats accommodation for looked after children as housing subject to the same internal standards as any other home, and as it covers care leavers and semi-independent living. Cumulative effects: a growing stock of accommodation meeting both care and residential standards. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the transition from a children's home to independent accommodation for care leavers.

Response and Conclusion: The policy applies to supported and semi-independent living as well as to children's homes, which is the accommodation type serving that transition, and Policy HS1 secures affordable homes with a minimum of 53% social rent. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.

Commentary: The policy gives priority to children looked after by Bolton Council, requires new homes to be in a sustainable location with access to primary health care, education or training and groceries without car dependency via safe and walkable routes, requires new provision not to be within 400 metres of existing homes meeting similar needs so as to avoid clustering and overconcentration, taking the characteristics of the location and site-specific circumstances into account, requires no unacceptable harm to neighbouring amenity from noise, disturbance, vehicle movements, visitor activity or parking demand, and requires an assessment of the character of the surrounding area and how the proposed use would sit within it. The objective is the policy's purpose on its inclusion and belonging limbs. The policy has very positive effects across all three periods as it addresses both whether the children can participate in the life of the area and whether the area can absorb the provision. Cumulative effects: provision distributed across the borough, additive as the 400 metre rule operates against the pattern each previous permission creates. Synergistic effects: the dispersal requirement, the walkable access requirement and the amenity and character tests acting together.

Proposed Mitigation: The policy could make more explicit reference to the continuity of a child's existing school, friendships and family contact when assessing location.

Response and Conclusion: Section 2 requires access to education or training without car dependency via safe and walkable routes, and section 6 requires applicants to liaise with the Council's Children's Services at the earliest opportunity, which is the body holding the position on individual placement continuity. A planning policy determines where provision may be, not which child is placed in it. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy requires new children's homes to be in a sustainable location with access to education or training without car dependency, via safe and walkable routes. The policy has positive effects in the short, medium and long term as access to education is a named locational requirement. Bolton's Attainment 8 score was 45.7 in 2023/24 against an England average of 45.9. Cumulative effects: provision located where education can be reached independently, additive as the stock of homes grows. Synergistic effects: walkable access to education and the settled accommodation the policy secures acting together.

Proposed Mitigation: The policy could make more explicit reference to further education and training provision for care leavers in semi-independent accommodation.

Response and Conclusion: Section 2 requires access to education or training, which covers further education and training without confining the requirement to schools, and the policy applies to supported and semi-independent living as well as to children's homes. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires new children's homes to be in a sustainable location with access to primary health care, education or training and groceries without car dependency, via safe and walkable routes, and requires the pattern of vehicle movements, staff arrivals and departures and visitor activity to be set out and compared with the current use, together with parking arrangements and highway implications. The policy has positive effects in the short, medium and long term as non-car access is a locational precondition. With 74% of journeys no more than five kilometres, the requirement addresses the trips the objective targets. Cumulative effects: provision located where daily needs are reachable on foot. Synergistic effects: the walkable access requirement and the vehicle movement assessment acting together, addressing both the resident journeys and the operational ones.									
Proposed Mitigation: The policy could make more explicit reference to staff travel, which the vehicle movement assessment records but does not seek to reduce.									
Response and Conclusion: Policy INF1 requires a Travel Plan setting out the modal share outcomes a development will achieve above its thresholds, and this policy requires the pattern of staff arrivals and departures to be set out and compared with the current use, which is the proportionate requirement at the scale of a children's home. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects

O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires applications to be supported by an assessment of the character of activity at the premises, including whether features associated with institutional use will be present, and of the character of the surrounding area and how the proposed use would sit within it, and requires compliance with the design standards of Policy HS4. The policy has positive but uncertain effects as the policy requires the effect of institutional features on a domestic building to be assessed, however the requirement is to describe and not to prevent. Cumulative effects: domestic character retained in the streets where provision is made, depending on how the assessment is applied. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to avoiding institutional features, and not only to assessing whether they will be present.									
Response and Conclusion: Policy PQ1 requires householder development to be subordinate to the character of the original building and to respond to its configuration, design and materials, and requires all development to respond to the type and character of its location. The character judgement is applied under that policy against the assessment this one requires. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy applies to changes of use as well as to new build, and provision is delivered principally through the conversion of existing dwellings. The policy has positive but uncertain effects as accommodating the use within the existing stock avoids new land take, and is silent on the need to address land use and the 400 metre dispersal requirement constrains where conversions can occur. Cumulative effects: provision accommodated largely within the existing housing stock. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the loss of family housing where a dwelling is converted to a children's home.									

Response and Conclusion: Section 7D requires the current use and planning history of the property to be set out, which identifies the loss, and Policy SP3 establishes the sources of housing supply against which the requirement is met. Change not required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									
ST	**MT**	**LT**	**Direct or Indirect**	**Temporary or Permanent**	**Geographic Extent**	**Reversibility**	**Probability**	**Cumulative Effects**	**Synergistic Effects**
O	-	-	I	P	Local	Low	Medium	Likely	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: The policy governs children's homes and specialist accommodation for looked after children, delivered principally through change of use of existing dwellings. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as conversion works generate arisings and the completed accommodation produces a permanent increase in them. Reliance on existing buildings moderates the construction element, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes the effect. Cumulative effects: a permanent increase in arisings as provision accumulates. Synergistic effects: N/A.									
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.									
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.									

Policy HS7 Gypsy and Traveller and Travelling Showpeople Accommodation

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy supports new sites and pitches meeting identified need in locations within or well connected to an existing settlement with access to primary health care, groceries, education, training and employment opportunities, requires sites not to be in areas prone to flooding, and requires a safe and healthy living environment including privacy, a permanent day room or equivalent facility, space for outdoor recreation appropriate to the size of the site, and safe and reliable connections to water, drainage, electricity, waste collection and internet access. The policy has positive effects in the short term and very positive effects in the medium and long term as accommodation with secure tenure, sanitation and access to primary care is secured for the communities the policy covers. The Accommodation Needs Assessment identifies a minimum need for 13 Gypsy and Traveller pitches and 35 Travelling Showpeople plots across the Plan period. Cumulative effects: a growing stock of authorised accommodation with services connected and health care reachable. Synergistic effects: the locational requirement, the flood avoidance requirement and the site standards acting together.									
Proposed Mitigation: The policy could make more explicit reference to registration with primary care, which is a recognised barrier for households on unauthorised or temporary sites.									
Response and Conclusion: Section 5 requires locations within or well connected to an existing settlement with access to primary health care, which is the locational limb available to a planning policy, and Policy INF3 requires development to mitigate the additional demand it generates for primary care and community health services. Registration is a health service function outside the planning system. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy identifies a minimum need of 11 Gypsy and Traveller pitches to 2030 and two thereafter, and 15 Travelling Showpeople plots to 2030 and 20 thereafter, allocates land off The Alders, Tonge Moor as site BSA09 for 45 to 50 plots of which 40 are expected to meet relocation needs from existing unsuitable plots, supports new sites and pitches meeting identified need on allocated sites and where the criteria are met, requires adequate space for each pitch or plot including parking, turning and outdoor amenity space, and requires a maintenance plan for shared facilities, communal areas and utilities. The objective is the policy's purpose for the communities it covers. The policy has very positive effects across all three periods as it identifies the need, allocates land to meet a substantial part of it, and sets the standards the accommodation must reach. The relocation of 40 plots from existing unsuitable provision addresses the decency limb of the objective as well as the supply limb. Cumulative effects: identified need met through allocated and criteria-based provision across the Plan period, additive and permanent. Synergistic effects: the needs assessment, the allocation and the site standards acting together, with provision quantified, located and specified.									
Proposed Mitigation: The policy could make more explicit reference to the transit provision required for households travelling through the borough.									
Response and Conclusion: The Gypsy and Traveller and Travelling Showperson Accommodation Needs Assessment is the evidence base in which transit need is assessed, and the policy provides for new sites and pitches meeting identified need. Where the assessment identifies no transit requirement, a policy provision would have nothing to deliver. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy commits Bolton to work collaboratively with communities to provide for identified accommodation needs, supports provision within or well connected to an existing settlement with access to services, requires the size and scale of a proposal to be appropriate in the context of the settled community with regard to the number, size and density of stationed vehicles, infrastructure capacity and the availability of services, requires a safe and healthy living environment with no unacceptable adverse impact for neighbouring residents, and requires an operational statement and a maintenance plan. The objective is the policy's purpose for these communities. The policy has positive effects in the short term and very positive effects in the medium and long term as authorised accommodation within a settlement, with services and shared facilities maintained, is the precondition for participation in school, health care and work, and as the policy addresses the relationship with the settled community. With 78% of respondents to the Greater Manchester Residents Survey agreeing that local people from different backgrounds get on well together, the collaborative framing has a base to build on. Cumulative effects: authorised, serviced and integrated provision replacing unauthorised and unsuitable arrangements. Synergistic effects: the locational requirement, the scale test and the maintenance obligations acting together.									
Proposed Mitigation: The policy could make more explicit reference to engagement with the communities whose needs it provides for, as distinct from the settled community.									
Response and Conclusion: The policy statement commits the Council to work collaboratively with communities to provide for the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople, which is the engagement commitment, and the Accommodation Needs Assessment is prepared through direct engagement with those communities. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy supports provision in locations within or well connected to an existing settlement with access to education, training and employment opportunities. The policy has positive effects in the short, medium and long term as site location relative to schools is a named requirement. Only 39.3% of Bolton's working age residents hold a qualification at Regulated Qualifications Framework level 4 or higher and 11.5% hold none. Cumulative effects: provision located where education and training can be reached as sites come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the continuity of schooling for children on sites meeting relocation needs.									
Response and Conclusion: Section 5 requires locations with access to education, training and employment opportunities, and the allocation at BSA09 provides for 40 plots meeting relocation needs from existing unsuitable plots, which keeps those households within the borough. Policy INF3 secures education places. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy supports provision in locations with access to employment opportunities, and requires plots for Travelling Showpeople to provide space for the storage, maintenance and testing of equipment appropriate to the operation of the business, with a maintenance plan setting out hours of operation for the maintenance and testing of vehicles and equipment. The policy has positive effects in the short, medium and long term as Travelling Showpeople plots are working premises as well as homes. The allocation at BSA09 provides for 45 to 50 plots. Cumulative effects: accommodation that sustains the businesses of the households it houses. Synergistic effects: residential and operational requirements secured on the same plot.									
Proposed Mitigation: The policy could make more explicit reference to the seasonal pattern of Travelling Showpeople occupation, which determines when equipment is on site.									
Response and Conclusion: Section 12 requires an operational statement setting out the proposed level of occupancy by residents, vehicles and equipment, where the seasonal pattern is described, and section 13 requires a maintenance plan detailing hours of operation for maintenance and testing. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires sites to have safe and convenient access to the highway network for pedestrians and proposed vehicles, and supports provision in locations within or well connected to an existing settlement with access to primary health care, groceries, education, training and employment opportunities. The policy has positive effects in the short, medium and long term as pedestrian access is required alongside vehicular access, and as locating provision within settlements shortens the journeys residents make. Cumulative effects: provision located where daily needs can be reached without long journeys. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to public transport access, which the locational requirement addresses only through proximity to a settlement.									
Response and Conclusion: Policy INF1 requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool and requires walking, cycling and wheeling routes from development to bus stops and stations. Section 5 of this policy requires locations within or well connected to an existing settlement, which is the proportionate formulation at this scale. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires that a site should not be in an area prone to flooding, and requires safe and reliable connections to water, drainage, electricity, waste collection and internet access. The policy has positive effects in the short, medium and long term as caravan sites are a highly vulnerable use for flood risk purposes and the policy applies a locational exclusion. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. Cumulative effects: authorised provision located outside areas at risk as sites come forward. Synergistic effects: flood avoidance and reliable drainage connection acting together, with the site safe from flooding and not creating it.									
Proposed Mitigation: The policy could make more explicit reference to the Environment Agency climate change allowances, so the flood exclusion is applied against future conditions.									

Response and Conclusion: Policy ENV2 requires development to apply the Sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, and to be supported by a site-specific flood risk assessment where required by national policy. That policy applies alongside this one. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires that there be no unacceptable adverse impact on landscape, nature conservation or historic environment designations, ecology, biodiversity, water quality or the historic environment. The policy has positive but uncertain effects as ecology and biodiversity are named tests, however the test is expressed as avoiding unacceptable adverse impact and not as requiring enhancement. Cumulative effects: ecological effects assessed as sites come forward, with outcomes depending on how the acceptability threshold is applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to Biodiversity Net Gain, which applies to development of this kind as to any other.

Response and Conclusion: Policy ENV4 requires development to avoid harm to designated sites and protected species, to be supported by ecological assessment where habitats or species of value are present, and to deliver off-site Biodiversity Net Gain in a stated order of preference where it cannot be delivered wholly on site, and applies to all development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires the visual impact of a proposal to be minimised and requires no unacceptable adverse impact on landscape designations, and requires the size and scale of a proposal to be appropriate in the context of the settled community with regard to the number, size and density of stationed vehicles. The policy has positive but uncertain effects as visual impact is a named requirement and the density of stationed vehicles is among the matters assessed, however minimising visual impact may be read as screening provision out of sight. Cumulative effects: provision integrated or screened depending on how the visual impact requirement is applied. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to integration, and not concealment, when visual impact is minimised.

Response and Conclusion: Section 5 requires locations within or well connected to an existing settlement with access to services, and section 8 requires the size and scale to be appropriate in the context of the settled community, which together direct integration. Policy PQ1 requires development to respond to the type and character of its location and requires greenfield development to respect the setting of farm complexes, folds and the wider open landscape. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires no unacceptable adverse impact on historic environment designations or on the historic environment. The policy has positive but uncertain effects as the historic environment is a named test, however the test is drawn as avoiding unacceptable impact and not by reference to significance, which is the measure Policy PQ4 applies. Cumulative effects: heritage effects assessed as sites come forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the significance of heritage assets, which is the test applied elsewhere in the Plan.

Response and Conclusion: Policy PQ4 requires development affecting a designated or non-designated heritage asset or its setting to demonstrate how it responds to significance, supported by a heritage statement proportionate to the significance of the asset and informed by the Historic Environment Record, and applies to development under this policy as to any other. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy allocates land off The Alders, Tonge Moor for 45 to 50 plots, of which 40 are expected to meet relocation needs from existing unsuitable plots, and requires adequate space for each pitch or plot including parking, turning and outdoor amenity space and, for Travelling Showpeople, space for equipment storage, maintenance and testing. The policy has positive but uncertain effects as relocating 40 plots to a single allocated site releases the unsuitable land they currently occupy while requiring a substantial area for the new provision. Cumulative effects: land taken for authorised provision, offset by unsuitable sites released. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the future of the existing unsuitable plots from which relocation is expected.

Response and Conclusion: The site allocation for BSA09 is detailed in Chapter 10, where the relationship between the allocation and the existing plots is set out, and Policy SP3 establishes the sources of housing supply. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires safe and reliable connections to water and drainage and requires no unacceptable adverse impact on water quality, and requires a maintenance plan detailing arrangements for the collection and disposal of waste. The policy has positive but uncertain effects as connection is a named site standard, however the policy does not address how connections are secured where a site is remote from the network. With 2,140 hours of spills recorded from 49 permitted overflows in Bolton catchments during 2023, additional connections require capacity as well as availability. Cumulative effects: authorised provision connected to the network. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to network capacity where connections are proposed.

Response and Conclusion: Policy INF8 requires development above its thresholds to be accompanied by an assessment demonstrating that adequate capacity exists in the water supply and wastewater networks needed to serve it, or setting out the reinforcement required and how it will be secured in agreement with the relevant statutory undertaker, and Policy ENV7 requires a catchment-based approach and no deterioration in water body status. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	Medium	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy provides for Gypsy and Traveller pitches and Travelling Showpeople plots meeting identified need. The policy has no effect in the short term as the development it provides for is delivered through the allocation and criteria-based provision, and negative effects in the medium and long term as the pitches, plots and their infrastructure use primary materials and the completed provision produces a permanent increase in arisings. The requirement for a maintenance plan detailing arrangements for the collection and disposal of waste, and for reliable waste collection connections, moderates the effect, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes it. Cumulative effects: a permanent increase in arisings as authorised provision comes forward. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Chapter 9 Developer Contributions

Policy DEL1 Developer Contributions

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	I	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy provides that planning obligations under Section 106 will be used to secure the infrastructure contributions, affordable housing and other mitigation required by policies in the Plan, and sets out an obligation schedule covering affordable housing, education, health, open space and play space, other community facilities, sports facilities, transport and public realm, and employment and skills. The policy has positive effects in the short, medium and long term as the obligations it secures deliver the health-bearing requirements in Policies INF3, INF5, INF6, HS1 and PQ2, and as health capacity is a named line in the schedule sized to the demand a scheme generates. With male life expectancy varying by 11.8 years between middle layer super output areas, the delivery of the capacity those policies secure affects whether the gap narrows. Cumulative effects: infrastructure and mitigation delivered alongside development across the Plan period. Synergistic effects: health, open space, community and transport contributions secured through one policy.									
Proposed Mitigation: The policy could make more explicit reference to how contributions are prioritised where a scheme cannot meet the full package.									
Response and Conclusion: Policy HS1 sets the order in which the affordable requirement is tested and restricts viability appraisals to unforeseen exceptional development costs or significant adverse change in the economy, and the Council's Infrastructure Delivery Strategy, published alongside the Plan, holds the schedule, rates, formulae and calculation methodology. Prioritisation in a specific case is a judgement made against that evidence. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy provides that planning obligations will be used to secure affordable housing required by the Plan, identifies affordable housing as the first line of the obligation schedule with rates set by Policies HS1 and HS3 by value zone, tenure split and off-site route, and provides that where the Community Infrastructure Levy is not in place the obligations are secured by Section 106 only. The policy has positive effects in the short, medium and long term as the affordable housing requirement is delivered through the obligations this policy secures. The annual affordable housing shortfall in the borough is 2,259 dwellings. Cumulative effects: affordable homes secured in perpetuity across the Plan period as development comes forward. Synergistic effects: the affordable requirement in Policy HS1 and the obligations secured here acting together.									
Proposed Mitigation: The policy could make more explicit reference to the monitoring of obligations after permission is granted.									
Response and Conclusion: The Council's Infrastructure Delivery Strategy 2026 is published alongside the Plan and updated annually, which is the document in which delivery against the schedule is recorded, and the Community Infrastructure Levy Regulations require an annual infrastructure funding statement. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy secures on-site provision or improvements to community halls and youth and day-centre provision under Policy INF3, sports facilities under Policy INF7, open space and play space provision under Policies INF5 and INF6, and transport and public realm contributions under Policy INF1, and applies the schedule across all development for the transport line. The policy has positive effects in the short, medium and long term as community infrastructure is delivered through obligations. With 7% of residents reporting feeling lonely often or always, the provision the schedule secures supports that sector. Cumulative effects: community, open space and public realm provision accumulating with development across the borough. Synergistic effects: community facilities, open space and transport contributions secured together, with provision and access to it arriving at the same time.									
Proposed Mitigation: The policy could make more explicit reference to community involvement in decisions about how pooled contributions are applied.									

Response and Conclusion: Policy INF3 expects applicants to engage with the local community on the need for community provision and the form it takes, and the Infrastructure Delivery Strategy, published alongside the Plan, records the application of pooled contributions. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy secures education contributions sized to the additional pupil yield of a scheme where additional capacity is required, with rates set by Policy INF3, and secures Employment and Skills Plans on commercial development in line with Policy EC3. The policy has positive effects in the short, medium and long term as school places and skills commitments are both delivered through obligations, and as the sizing of the education contribution to pupil yield prevents both over-provision where rolls are falling and under-provision where they are not. With 38% of Bolton children living in relatively low-income households, the timely delivery of places affects a large proportion of the borough's families. Cumulative effects: education capacity and skills commitments accumulating with development across the borough. Synergistic effects: the education contribution and the Employment and Skills Plan acting together.

Proposed Mitigation: The policy could make more explicit reference to the timing of education contributions relative to occupation.

Response and Conclusion: Policy INF3 requires the form and scale of provision to be determined in consultation with the Council as local education authority, and Policy EC3 requires the Construction Employment and Skills Plan to be approved before construction commences and the Operational Plan before first occupation. Timing is fixed in those policies for each obligation. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy secures Employment and Skills Plans on commercial development in line with Policy EC3, establishes the Employment Area Mitigation Fund as a geographically ring-fenced Section 106 contribution for transport and public realm improvements at West of Wingates reflecting the site's 440,000 square metre scale, and provides for the Community Infrastructure Levy to apply in addition to obligations where a charging schedule is in place. The policy has positive effects in the short, medium and long term as the obligations secured under this policy make the skills and access requirements in Policy EC3 enforceable, and as the ring-fenced fund keeps the mitigation of the largest employment allocation within the area it affects. With Bolton's employment rate at 65.6%, below the national average, the enforceability of those commitments bears directly on the objective. Cumulative effects: skills commitments and employment area infrastructure accumulating as development comes forward. Synergistic effects: the skills obligation and the geographically ring-fenced infrastructure fund acting together, securing both the jobs and the means of reaching them at the same location.

Proposed Mitigation: The policy could make more explicit reference to the cumulative effect of the full obligation package on the viability of commercial development.

Response and Conclusion: Policy HS1 sets the circumstances in which viability may be revisited and the Infrastructure Delivery Strategy holds the rates, formulae and calculation methodology against which the package is assessed. The cumulative position is tested through that framework once. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy secures transport and public realm contributions on all development, sized to the impact of the scheme with rates set by Policy INF1 and direct mitigation under section 278 of the Highways Act 1980, and establishes the Employment Area Mitigation Fund for transport and public realm improvements at West of Wingates. The policy has positive effects in the short, medium and long term as the transport line applies to all development, and as the route, bus and travel plan requirements in Policy INF1 are funded through it. With 74% of journeys made by Bolton residents no more than five kilometres, the infrastructure those obligations fund makes the alternative available. Cumulative effects: transport and public realm improvements accumulating across the borough, additive as each scheme extends the network the last one connected to. Synergistic effects: Section 106 contributions and section 278 highway works acting together, with both off-site funding and direct construction available.

Proposed Mitigation: The policy could make more explicit reference to the balance between highway mitigation under section 278 and contributions to sustainable transport.
Response and Conclusion: Policy INF1 gives priority first to pedestrian, cycle and wheeling movements and second to public transport, and requires a Travel Plan setting out modal share outcomes and how sustainable travel will be funded and supported to deliver them. The balance is set by that policy and this one secures the contributions. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy secures open space and play space provision through on-site delivery or financial contribution under Policies INF5 and INF6, and secures the maintenance costs of the street trees required by Policy PQ1. The policy has positive but uncertain effects as the open space those policies require is required to contribute to the green and blue infrastructure network and to deliver biodiversity and nature recovery benefits, however the schedule does not identify biodiversity or green infrastructure as a separate obligation and statutory Biodiversity Net Gain is delivered outside the Section 106 framework. Cumulative effects: green infrastructure delivered through the open space obligation across the Plan period. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the long-term management and maintenance of the green infrastructure secured through obligations.									
Response and Conclusion: Policy ENV3 requires all green and blue infrastructure provided as part of development to be accompanied by long-term management and maintenance arrangements secured through planning conditions or obligations where necessary, and Policy INF5 requires a management plan, identified stewardship and Section 106 contributions covering the cost of management for the lifetime of the development where the Council takes it on. Maintenance is secured in those policies through the obligations this one provides. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy secures transport and public realm contributions on all development sized to the impact of the scheme, and establishes a ring-fenced fund for public realm improvements at West of Wingates. The policy has positive but uncertain effects as public realm is delivered through contributions and the schedule names it as a line, however the policy does not set the standard to which those improvements are made, which is dealt with elsewhere. Cumulative effects: public realm improvements accumulating alongside development. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the design standard expected of public realm delivered through contributions.									
Response and Conclusion: Policy PQ1 requires development to be of a high standard that responds to the type and character of its location and to make a lasting positive contribution to the built environment, and the character-based policies in Chapter 10 set area-specific public realm requirements including for Central Bolton. The standard is set there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

Chapter 10 Development Framework for Places and Sites

Policy CB01 Central Bolton: Civic and Retail Core

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires development to improve pedestrian and cycle connectivity between the area and key destinations including Queen's Park, requires high quality public realm with urban greening and tree planting along key movement corridors including active travel routes linking to the wider green infrastructure network, and prioritises retail, food and drink, leisure, civic, cultural and community uses on ground floors. The policy has positive effects in the short, medium and long term as the quality of public realm in the Civic and Retail Core affects the everyday environment of the borough's most used area. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares, placing more weight on the quality of central public space. Cumulative effects: a progressively better connected and greener Town Centre as schemes come forward. Synergistic effects: connectivity to Queen's Park and urban greening within the core acting together, improving the destination and the route to it at the same time.									
Proposed Mitigation: The policy could make more explicit reference to the health effects of the concentration of uses it prioritises on ground floors.									
Response and Conclusion: Policy PQ2 requires the likely health effects of every proposal other than householder development to be identified together with the population groups affected and requires a Health Impact Assessment for non-residential development of 5,000 square metres or more, and Policy EC7 governs hot food takeaways including concentration within designated centres. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy permits residential and office uses above ground floor where they do not compromise active ground-floor frontages, refuses ground floor residential uses and blank or inactive frontages, supports mixed retail, leisure, commercial and residential renewal north of Victoria Square, west of Le Mans Crescent and south of Victoria Square, and identifies Crompton Place as a priority for transformation allocated as a strategic site under Policy BSA01 requiring active mixed-use frontage. The policy has positive effects in the short, medium and long term as upper floor residential in the core is the Town Centre residential neighbourhood the Plan seeks to grow, and as the policy directs homes to upper floors and does not exclude them. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: a growing Town Centre residential population accommodated above active frontages. Synergistic effects: upper floor residential and ground floor activity acting together.									
Proposed Mitigation: The policy could make more explicit reference to the residential standards applying to upper floor conversions in the core.									
Response and Conclusion: Policy HS4 sets the residential standards for all residential development including space, light, privacy, outlook and amenity space, with a distinct amenity standard for apartments and for houses inside the Central Bolton Policy Area, and Policy PQ1 requires conversions of non-residential buildings to residential use to be of a scale consistent with the original building and to meet those standards. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires development to improve pedestrian and cycle connectivity between the area and key destinations including Queen's Park, to strengthen gateways into the Town Centre at Great Moor Street and Bridge Street, to improve the connectivity and legibility of the Town Centre east to west between Victoria Square and Bradshawgate and north to south between Great Moor Street and the Market Place shopping centre, and to provide high quality public realm. The policy has positive effects in the short, medium and long term as legibility and connectivity determine who can use the core comfortably. With 24.8% of households having no car or van, the Town Centre is the destination most of them reach without one. Cumulative effects: a progressively more legible and connected core as schemes come forward. Synergistic effects: gateway improvement, east-west and north-south legibility and public realm quality acting together, addressing arriving, moving through and staying.									

Proposed Mitigation: The policy could make more explicit reference to the inclusivity of the public realm it requires.

Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, providing natural surveillance of streets, public spaces and routes, legible movement patterns and a public realm usable by people of all ages and mobilities, and Policy ENV5 requires lighting to ensure routes, entrances and public spaces are safe to use after dark. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.

Commentary: The policy prioritises civic, cultural and community uses on ground floors alongside retail, food and drink and leisure, and supports mixed leisure, commercial, civic, cultural and residential uses west of Le Mans Crescent. The policy has positive but uncertain effects as civic and cultural institutions are named as ground floor priorities, and is silent on the need to address education or training and the composition of what comes forward is determined by the market. Only 39.3% of working age residents hold a qualification at Regulated Qualifications Framework level 4 or higher. Cumulative effects: civic and cultural provision sustained in the core as schemes come forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to education and training uses within the priority ground floor uses.

Response and Conclusion: Policy CB03 identifies the University Quarter centred on Deane Road and supports education and innovation-led uses there, where higher and further education is directed within Central Bolton, and Policy INF3 secures education provision generally. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy identifies the Civic and Retail Core as Bolton's primary retail, civic and cultural destination and requires development to strengthen the vitality and viability of the Town Centre, prioritises retail, food and drink, leisure, civic, cultural and community uses on ground floors, refuses uses that undermine vitality including ground floor residential and blank or inactive frontages, requires continuity of frontage and active frontage with at-grade car parking and car park entrances avoided along principal frontages, identifies Crompton Place as a priority for transformation allocated under Policy BSA01, and supports urban renewal and infill continuing long term projects north, west and south of Victoria Square. The objective is the policy's purpose on its centre vitality limb. The policy has very positive effects across all three periods as the policy addresses frontage, use and the principal regeneration opportunity together. With Bolton's employment rate at 65.6%, below the national average, the trading position of the core is a measured weakness. Cumulative effects: a strengthening retail, civic and cultural core as renewal projects complete, additive as each frontage restored improves the pitch of those either side. Synergistic effects: ground floor use priority, frontage continuity and the Crompton Place transformation acting together.

Proposed Mitigation: The policy could make more explicit reference to the phasing of the renewal projects it supports, given that several depend on one another.

Response and Conclusion: The detailed requirements for Crompton Place are set out in Site Allocation Policy BSA01, where phasing for the principal site is fixed, and Policy DEL1 provides the framework through which infrastructure and mitigation are secured. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires development to improve pedestrian and cycle connectivity between the area and key destinations including Queen's Park, to avoid at-grade car parking and car park entrances along principal frontages, to strengthen gateways at Great Moor Street and Bridge Street, and to integrate active travel routes linking to the wider green infrastructure network within the public realm. The policy has positive effects in the short, medium and long term as the Civic and Retail Core sits within Density Zone A and within 400 metres of Bolton Interchange, so the movement decisions taken here reach the most accessible location in the

borough. With 74% of journeys made by Bolton residents no more than five kilometres, the core is the destination for a substantial share of them. Cumulative effects: a progressively more walkable and cyclable core as schemes come forward. Synergistic effects: the resistance to at-grade parking on principal frontages and the improvement of pedestrian and cycle connectivity acting together.
Proposed Mitigation: The policy could make more explicit reference to servicing arrangements, which the resistance to at-grade parking on principal frontages displaces to other streets.
Response and Conclusion: Policy INF1 requires appropriate freight and servicing provision on site with waiting, loading and turning areas sized for the vehicles expected to use them, and Policy INF2 sets the parking standards, with the Civic and Retail Core falling within Zone 1 where the expected level operates as a ceiling. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: The policy requires high quality public realm and the integration of urban greening and tree planting along key movement corridors. The policy has positive but uncertain effects as street trees and greening in a hard-surfaced Town Centre bear on surface temperature and on surface water, however the requirement is expressed as integration within public realm and the policy does not address flood risk, and the River Croal runs through Central Bolton. Cumulative effects: incremental greening of the core as public realm schemes come forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the resilience of the core to surface water flooding and heat.									
Response and Conclusion: Policy ENV2 requires development to apply the sequential and Exception Tests, to be safe for its lifetime accounting for the Environment Agency's current climate change allowances, and to integrate surface water management through naturalised Sustainable Drainage Systems. Policy ENV3 requires major development in the centres identified in Policy SP4 to increase the quality and quantity of green and blue infrastructure including street trees, green roofs, living walls, pocket parks and sustainable drainage, and to use nature-based solutions as the default response to flood risk and urban heat. Both apply here. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires urban greening and tree planting along key movement corridors including active travel routes linking to the wider green infrastructure network, and requires improved connectivity to Queen's Park. The policy has positive but uncertain effects as linking the core into the wider network is an ecological connectivity requirement as well as a movement one, and is silent on the need to address biodiversity and street planting in a dense core delivers limited habitat value. With 11.6% of Greater Manchester’s land designated for nature, the contribution of the Town Centre to the network is small. Cumulative effects: incremental extension of the green network into the core. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the ecological value of the planting it requires.									
Response and Conclusion: Policy ENV4 requires species-appropriate planting and invertebrate habitat, the incorporation of integrated swift bricks and features for bats and hedgehogs, and a lighting design strategy for biodiversity, and Policy ENV3 requires major development to achieve an Urban Greening Factor score. Ecological quality is secured there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									

Commentary: The policy requires development to contribute to the urban design quality of the Civic and Retail Core and Central Bolton as a whole, to reinforce the area's historic street pattern, fine urban grain and continuity of frontage, to reinforce active frontage and avoid at-grade car parking and car park entrances along principal frontages, to strengthen gateways at Great Moor Street and Bridge Street, to provide high quality public realm with urban greening, and requires Crompton Place proposals to improve connectivity and legibility east to west and north to south and to maintain the integrity and identity of Victoria Square and the adjoining Conservation Areas. The objective is the policy's purpose. The policy has very positive effects across all three periods as it identifies the specific townscape attributes of this area, street pattern, grain and frontage continuity. Cumulative effects: a townscape that recovers its grain and continuity as renewal projects complete, additive as frontage continuity depends on the sequence of interventions along a street. Synergistic effects: street pattern, grain, frontage and public realm addressed together.

Proposed Mitigation: The policy could make more explicit reference to the treatment of gap sites and surface car parks that currently interrupt frontage continuity.

Response and Conclusion: Section 2B requires development to reinforce active frontage and avoid at-grade car parking and car park entrances along principal frontages, which is the provision addressing those sites when they come forward, and Policy PQ1 identifies surface car parks among the previously developed land on which redevelopment must establish a clear and legible layout with active frontage and continuity of enclosure. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires development to conserve or enhance heritage assets across the Town Centre including their setting, to contribute to the distinctiveness of the Civic and Retail Core and, where relevant, to the exceptional nature of the municipal ensemble of Victoria Square, the Cenotaph, Bolton Town Hall and Le Mans Crescent, to reinforce the historic street pattern and fine urban grain, and requires Crompton Place proposals to maintain the integrity and identity of Victoria Square and the adjoining Conservation Areas and associated designated and non-designated heritage assets. The objective is substantially the policy's purpose. The policy has very positive effects across all three periods as it names the ensemble, allowing the collective value of a group to be protected. Bolton has 355 Listed Buildings including two at Grade I, and 26 Conservation Areas. Cumulative effects: the municipal ensemble and the historic grain of the core sustained through successive renewal schemes. Synergistic effects: the named ensemble, the street pattern requirement and the Crompton Place integrity test acting together, protecting the individual assets, their group value and their setting.

Proposed Mitigation: The policy could make more explicit reference to heritage assets at risk within the core.

Response and Conclusion: Policy PQ4 supports proposals that secure the repair, reuse and long-term future of heritage assets on the Heritage at Risk Register or otherwise at risk, and supports the change of use of a Listed Building to its optimum viable use. The Historic England Heritage at Risk Register 2025 lists 11 assets in Bolton. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires improved pedestrian and cycle connectivity, resists at-grade car parking and car park entrances along principal frontages, and requires urban greening and tree planting along key movement corridors. The policy has positive but uncertain effects as reducing vehicle presence in the core and improving the alternatives bear on emissions and exposure, and is silent on the need to address air quality and the core is where the policy also concentrates activity. With Bolton lying within the Greater Manchester Air Quality Management Area, both sides act on the same source. Cumulative effects: reduced vehicle presence in the core set against concentrated activity within it. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the exposure of the growing town centre residential population to poor air quality.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality or is within or close to an Air Quality Management Area, and requires an acceptable acoustic and pollution environment for occupants through siting, layout, orientation and design. Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy supports urban renewal and infill development continuing, completing and extending long term development projects across the Civic and Retail Core, identifies Crompton Place as a priority for comprehensive transformation, resists at-grade car parking along principal frontages, and permits residential and office uses above ground floor. The objective is substantially served by the policy's purpose, as the core is previously developed land and the policy directs development into it. The policy has very positive effects across all three periods as infill, renewal and upper floor use are three routes by which developed land is used more intensively. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares, and the Central Bolton Policy Area sits within Density Zone A where Policy PQ3 sets a minimum of 120 dwellings per hectare. Cumulative effects: the most intensive use of the borough's most developed land, additive across the Plan period. Synergistic effects: infill, renewal, upper floor use and the resistance to at-grade parking acting together.

Proposed Mitigation: The policy could make more explicit reference to ground conditions and contamination on the renewal sites it directs development to.

Response and Conclusion: Policy ENV6 requires development on land that is or is suspected of being contaminated to be supported by a preliminary risk assessment and, where pollutant linkages are identified, site investigation and a verified remediation strategy, and requires ground conditions to be demonstrated suitable for the proposed use including within Coal Authority Development High Risk Areas. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy sets the area-specific requirements for development permitted under other policies within the Civic and Retail Core. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the renewal and infill it supports produces a permanent increase in waste arisings. Support for the reuse and refurbishment of existing buildings within the renewal projects moderates the effect, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes it. Cumulative effects: a permanent increase in arisings as the core is renewed and intensified. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy CB02 Central Bolton: North and East

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy requires development to promote the re-naturalisation and enhancement of the River Croal by improving its setting, accessibility, biodiversity and contribution to the public realm and flood management, to improve pedestrian and cycle connectivity to Queen's Park and the neighbourhoods north of Topp Way and east of St Peter's Way, to deliver accessible green space and play space addressing existing deficits in accordance with Policies INF5 and INF6 particularly in those areas of greatest need, and to provide high quality public realm with urban greening and tree planting. The policy has positive effects in the short,

medium and long term as it directs green space provision by deficit and opens up the Croal in the part of Central Bolton with the least green space. With 26.7% of adults physically inactive and the policy's own recognition of existing deficits, the targeting reaches the areas the objective is concerned with. Cumulative effects: green space and river access delivered where deficits are greatest as schemes come forward. Synergistic effects: river re-naturalisation, green space provision and improved connectivity acting together.
Proposed Mitigation: The policy could make more explicit reference to the health inequalities in the neighbourhoods north of Topp Way and east of St Peter's Way to which it improves connectivity.
Response and Conclusion: Policy PQ2 requires a Health Impact Assessment for residential development of 50 or more dwellings in Inner Bolton and Breightmet, which is the lower threshold applied to the areas of poorest health, and requires it to address the impact on health inequalities in the affected community. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy supports residential development where it contributes to creating a vibrant mixed-use neighbourhood and does not undermine the vitality of the Town Centre, identifies Trinity Quarter and Trinity Gateway as priorities for comprehensive mixed-use regeneration, and requires an appropriate mix of commercial, leisure, community, employment and residential uses. The policy has positive effects in the short, medium and long term as the North and East area contains the principal opportunity sites for Town Centre housing and the policy directs them to comprehensive regeneration. Bolton has persistently under delivered against its housing targets since 2008/09 and the borough's stock stands at 128,016 homes. Cumulative effects: a growing Town Centre residential population as the opportunity sites come forward. Synergistic effects: comprehensive regeneration of the principal sites and mixed-use requirements acting together.									
Proposed Mitigation: The policy could make more explicit reference to the residential amenity conditions in an area combining evening economy, commercial and residential uses.									
Response and Conclusion: Policy ENV5 requires development introducing new noise-sensitive uses to provide an acceptable acoustic environment for occupants through siting, layout, orientation and design, Policy PQ1 applies the agent of change principle, Policy EC6 resists unacceptable concentrations of late-night drinking establishments in the Trinity Gateway area, and Policy HS4 sets the internal standards. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires development to improve pedestrian and cycle connectivity between the area and key destinations including Queen's Park and the neighbourhoods north of Topp Way and east of St Peter's Way, to strengthen gateways from the north and east including at Church Wharf, crossings of St Peter's Way and Trinity Gateway, and to deliver accessible green space and play space addressing existing deficits particularly in those areas of greatest need. The policy has positive effects in the short, medium and long term as crossings of St Peter's Way and Topp Way are named as a requirement. With 24.8% of households having no car or van, whether those crossings work determines who can reach the centre. Cumulative effects: progressive reduction of severance between the core and the inner neighbourhoods as schemes come forward. Synergistic effects: gateway strengthening, crossing improvement and deficit-targeted green space acting together.									
Proposed Mitigation: The policy could make more explicit reference to the safety of the crossings and routes it requires, given their scale and traffic environment.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive with natural surveillance of streets, public spaces and routes, Policy ENV5 requires lighting to ensure routes, entrances and public spaces are safe to use after dark, and Policy INF1 requires safe, direct and convenient walking, cycling and wheeling routes designed to the Greater Manchester Streets for All design guide on strategic-scale sites. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									

Proposed Mitigation: None identified.
Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy supports a mix of commercial, leisure, community, employment and residential uses strengthening the Town Centre and edge-of-centre functions of the area, requires ground floor uses fronting Bradshawgate, Churchgate, Deansgate and Newport Street to maintain active frontages appropriate to their location, and identifies Trinity Quarter and Trinity Gateway as priorities for comprehensive mixed-use regeneration. The policy has positive effects in the short, medium and long term as it recognises that the North and East performs both Town Centre and edge-of-centre roles and calibrates the frontage requirement to location. With Bolton's employment rate at 65.6%, below the national average, the historic commercial streets the policy names are where that pressure is measured. Cumulative effects: active frontage sustained along the principal historic streets as schemes come forward. Synergistic effects: mixed-use regeneration of the opportunity sites and frontage requirements on the historic streets acting together.									
Proposed Mitigation: The policy could make more explicit reference to the evening economy concentration in the Trinity Gateway area.									
Response and Conclusion: Policy EC6 actively supports evening economy uses in Bolton Town Centre and particularly in the Trinity Gateway and Civic and Retail Core character areas, and requires proposals not to result in an unacceptable concentration of late-night drinking establishments that would dominate the character of the centre. The concentration control is set there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires development to improve pedestrian and cycle connectivity to Queen's Park and to the neighbourhoods north of Topp Way and east of St Peter's Way, to strengthen gateways including at crossings of St Peter's Way, and to integrate active travel routes linking to the wider green infrastructure network within the public realm. The policy has positive effects in the short, medium and long term as crossings of St Peter's Way are named as a requirement. With 74% of journeys made by Bolton residents no more than five kilometres, severance affects whether those trips can be made on foot here. Cumulative effects: progressive improvement of crossings and routes as schemes come forward, additive as the value of a crossing depends on the network either side of it. Synergistic effects: gateway improvement and green infrastructure route integration acting together.									
Proposed Mitigation: The policy could make more explicit reference to public transport access, given the area's edge-of-centre extent.									
Response and Conclusion: Policy INF1 requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool and requires layouts enabling viable bus routes with bus stop infrastructure and priority measures, and Policy PQ3 places the area within the density zones assigned by access to public transport. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									

Commentary: The policy requires development to promote the re-naturalisation and enhancement of the River Croal by improving its setting, accessibility, biodiversity and contribution to the public realm and flood management, requires accessible green space and play space addressing existing deficits, and requires urban greening and tree planting along key movement corridors. The policy has positive effects in the short, medium and long term as re-naturalisation of the Croal is named as a requirement on development, with flood management one of the four functions it must serve. Nearly 3,320 ground floor properties in the borough face a 1 in 30 year risk of surface water flooding, a risk that grows as the climate changes. Cumulative effects: progressive re-naturalisation of the Croal corridor as development along it comes forward, additive along the reach. Synergistic effects: re-naturalisation delivering setting, accessibility, biodiversity and flood management from the same works.

Proposed Mitigation: The policy could make more explicit reference to the relationship between re-naturalisation and the flood risk constraints applying to development alongside the Croal.

Response and Conclusion: Policy ENV7 strongly supports opportunities to restore, naturalise or open up watercourses where compatible with flood risk management and ecological objectives, requires an undeveloped buffer from the top of bank, and requires a Water Framework Directive assessment. Policy ENV2 requires the sequential and Exception Tests and the Environment Agency climate change allowances. Both apply here. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires development to promote the re-naturalisation and enhancement of the River Croal including its biodiversity, requires accessible green space delivered in accordance with Policies INF5 and INF6, and requires urban greening and tree planting along key movement corridors including active travel routes linking to the wider green infrastructure network. The policy has positive effects in the short, medium and long term as biodiversity is one of the four named functions of the re-naturalisation. Across Greater Manchester around 80% of water bodies are heavily modified, and 11.6% of Greater Manchester's land is designated for nature. Cumulative effects: an ecological corridor progressively restored through the densest part of the borough, additive along the reach. Synergistic effects: river re-naturalisation and the green infrastructure route network acting together.

Proposed Mitigation: The policy could make more explicit reference to the ecological quality expected of the re-naturalisation it requires.

Response and Conclusion: Policy ENV7 requires development affecting a watercourse to safeguard and where possible enhance the ecological function of blue corridors, to maintain an undeveloped buffer natural in character and planted with native species, and to be supported by a Water Framework Directive assessment demonstrating no deterioration. Policy ENV4 governs habitats, species and the ecological network. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires development to contribute positively to the urban design quality of the North and East area and Central Bolton as a whole, to reinforce the area's historic street pattern, fine urban grain and continuity of frontage, to strengthen gateways from the north and east including at Church Wharf, crossings of St Peter's Way and Trinity Gateway, to provide high quality public realm with urban greening, and to promote the re-naturalisation of the River Croal by improving its setting and contribution to the public realm, with Trinity Quarter and Trinity Gateway identified for comprehensive and coordinated regeneration. The objective is the policy's purpose. The policy has very positive effects across all three periods as it addresses grain, frontage, gateways, the river and coordinated regeneration of the principal sites together. Cumulative effects: a townscape recovering coherence as the opportunity sites and frontages come forward, additive as coherence depends on the sequence of interventions. Synergistic effects: street pattern, frontage, gateways and river setting addressed as one.

Proposed Mitigation: The policy could make more explicit reference to the treatment of the land alongside St Peter's Way, where the fragmentation is most pronounced.

Response and Conclusion: Section 2D requires development to strengthen gateways into the Town Centre from the north and east including crossings of St Peter's Way, and Policy PQ1 requires development on previously developed land to establish a clear and legible layout that integrates with the surrounding street network and provides active frontage and continuity of enclosure. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires development to conserve or enhance the significance of heritage assets and their settings including the St George's, Churchgate and Silverwell Street and Wood Street Conservation Areas together with the historic character of Churchgate and Deansgate and associated designated and non-designated heritage assets, requires development to incorporate heritage assets within their designs showcasing their textures, themes and typologies, and requires development to respond positively to the area's industrial, commercial and ecclesiastical heritage and to reinforce its distinctive townscape character. The objective is substantially the policy's purpose. The policy has very positive effects across all three periods as it names three Conservation Areas and three strands of heritage, and as the requirement to incorporate assets within designs is a positive obligation. Bolton has 355 Listed Buildings and 26 Conservation Areas, and 11 assets appear on the Historic England Heritage at Risk Register 2025. Cumulative effects: a cohesive heritage environment sustained and extended through successive schemes. Synergistic effects: the named Conservation Areas, the incorporation requirement and the industrial, commercial and ecclesiastical strands acting together.

Proposed Mitigation: The policy could make more explicit reference to the reuse of heritage assets at risk within the comprehensive regeneration it directs.

Response and Conclusion: Policy PQ4 supports proposals that secure the repair, reuse and long-term future of heritage assets on the Heritage at Risk Register or otherwise at risk, supports the change of use of a Listed Building to its optimum viable use, and requires the reuse of non-designated historic mill buildings to retain the principal elements defining their character. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires improved pedestrian and cycle connectivity including crossings of St Peter's Way, and requires urban greening and tree planting along key movement corridors. The policy has positive but uncertain effects as the area is bounded by St Peter's Way and the policy improves the alternatives to driving without addressing exposure for the residential development it supports alongside that corridor. With Bolton lying within the Greater Manchester Air Quality Management Area, the location affects exposure. Cumulative effects: improved alternatives to driving set against new residential population close to a principal corridor. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the exposure of residential development introduced alongside St Peter's Way.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development would introduce sensitive uses into an area of poor air quality or is within or close to an Air Quality Management Area, and requires an acceptable acoustic and pollution environment for occupants through siting, layout, orientation and design. Policy HS4 requires dual aspect to dwellings of two bedrooms or more where reasonably achievable, which is the design response on an exposed frontage. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy identifies Trinity Quarter and Trinity Gateway as priorities for comprehensive and coordinated mixed-use regeneration, supports an appropriate mix of commercial, leisure, community, employment and residential uses, and requires development to reinforce the area's fine urban grain and continuity of frontage. The objective is substantially served as the area is previously developed land and contains the principal opportunity sites in Central Bolton. The policy has very positive effects across all three periods as comprehensive regeneration of large previously developed sites is required to be coordinated. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects: the principal previously developed opportunity sites brought into intensive use across the Plan period. Synergistic effects: comprehensive regeneration and the grain and frontage requirements acting together.

Proposed Mitigation: The policy could make more explicit reference to ground conditions and contamination on the opportunity sites, given the area's industrial history.

Response and Conclusion: Policy ENV6 requires development on land that is or is suspected of being contaminated to be supported by a preliminary risk assessment and, where pollutant linkages are identified, site investigation and a verified remediation strategy before occupation, and requires risks from made ground, shallow workings and former landfill to be addressed. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: The policy requires development to promote the re-naturalisation and enhancement of the River Croal by improving its setting, accessibility, biodiversity and contribution to the public realm and flood management. The policy has positive effects in the short, medium and long term as re-naturalisation of the channel and its margins is required on development along it. The Croal is classified as Moderate ecological status

and Fail chemical status in the 2019 Water Framework Directive classification, and across Greater Manchester around 80% of water bodies are heavily modified. Cumulative effects: progressive improvement of the Croal's condition through Central Bolton as development along it comes forward, additive along the reach. Synergistic effects: re-naturalisation improving ecological status, flood capacity and public realm from the same works.

Proposed Mitigation: The policy could make more explicit reference to water quality, as distinct from the setting, accessibility and biodiversity of the corridor.

Response and Conclusion: Policy ENV7 provides that development resulting in deterioration of water quality, ecological status or health of a water body will not be permitted, requires a Water Framework Directive assessment demonstrating no deterioration and identifying measures contributing to the water body's objectives, and requires a catchment-based approach having regard to the North West River Basin Management Plan. Policy ENV2 requires surface water management reducing pressure on the combined sewer network. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy sets the area-specific requirements for development permitted under other policies within the North and East of Central Bolton. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the comprehensive regeneration it directs produces a permanent increase in waste arisings and involves demolition on the opportunity sites. The requirement to incorporate heritage assets within designs moderates the demolition element, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes the effect. Cumulative effects: a permanent increase in arisings as the opportunity sites are regenerated. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy CB03 Central Bolton: South and West

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.

Commentary: The policy requires development to improve the quality and safety of pedestrian and cycle connectivity between key destinations including the Town Centre, Queen's Park and the residential and mixed-use neighbourhoods surrounding Central Bolton to the south and west, to deliver accessible green space and play space addressing existing deficits in accordance with Policies INF5 and INF6 particularly in those areas of greatest need, and to provide high quality public realm with urban greening and tree planting. The policy has positive effects in the short, medium and long term as the policy directs green space provision by deficit and improves the routes into the centre from the neighbourhoods to the south and west. With 28% of Bolton residents living in an area among the most deprived 10% nationally, the targeting reaches a substantial part of the borough. Cumulative effects: green space and improved routes delivered where deficits are greatest as schemes come forward. Synergistic effects: deficit-targeted green space and improved connections to Queen's Park acting together.

Proposed Mitigation: The policy could make more explicit reference to the health inequalities in the Inner Bolton neighbourhoods to which it improves connections.

Response and Conclusion: Policy PQ2 requires a Health Impact Assessment for residential development of 50 or more dwellings in Inner Bolton, which is the lower threshold applied to the areas of poorest health, and requires it to address the impact on health inequalities in the affected community. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely

Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness
Commentary: The policy supports residential development contributing to a vibrant mixed-use neighbourhood where it does not undermine the vitality of the Town Centre, and supports residential-led development between Queen's Park and Moor Lane providing mid-rise frontage to Spa Road and Moor Lane, enhancing active travel routes to Queen's Park, respecting heritage assets and integrating with existing residential development. The policy has positive effects in the short, medium and long term as it identifies a specific residential-led opportunity with a defined form. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: Town Centre housing delivered in a defined form as the renewal projects come forward. Synergistic effects: the residential-led designation and the mid-rise frontage requirement acting together.
Proposed Mitigation: The policy could make more explicit reference to the mix and tenure expected in the residential-led development it supports.
Response and Conclusion: Policy HS1 sets the affordable requirement by value zone, with no requirement within the Central Bolton Policy Area, and Policy HS2 sets the dwelling size mix within each tenure. Those requirements apply to development under this policy. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	High	Likely	Likely
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires development to improve the quality and safety of pedestrian and cycle connectivity between the Town Centre, Queen's Park and the neighbourhoods to the south and west, to strengthen gateways at the junction of Trinity Street and Moor Lane and along Newport Street, Deane Road and Spa Road, to enhance the arrival experience in and around the south entrance to Bolton Station, and to repair the urban fabric to provide continuity of enclosure and frontage. The policy has positive effects in the short, medium and long term as safety is named alongside quality in the connectivity requirement. With 24.8% of households having no car or van, the south and west approaches carry a substantial share of the trips into the centre. Cumulative effects: safer and better connected approaches from the inner neighbourhoods as schemes come forward. Synergistic effects: gateway strengthening, station arrival and fabric repair acting together.									
Proposed Mitigation: The policy could make more explicit reference to the inclusivity of the arrival experience at the south entrance to Bolton Station.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive with a public realm usable by people of all ages and mobilities, Policy ENV5 requires lighting to ensure routes, entrances and public spaces are safe to use after dark, and Policy HS3 sets the accessible standards for residential development. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: The policy identifies the area as anchored by the University of Greater Manchester and requires development to intensify economic and education activity, and supports education and innovation-led uses across the University Quarter centred on Deane Road where they reinforce and extend existing uses, contribute to the Town Centre gateway role of the location and enhance active travel routes between the Town Centre, Queen's Park and neighbourhoods to the east and south. The objective is substantially the policy's purpose for this area. The policy has very positive effects across all three periods as it is the only policy in the Plan that identifies a defined quarter for education and innovation growth. Only 39.3% of working age residents hold a qualification at Regulated Qualifications Framework level 4 or higher and 11.5% hold none, and Policy EC3 requires engagement with the University of Greater Manchester in the Employment and Skills Plans it secures. Cumulative effects: education and innovation capacity growing around the University as schemes come forward, additive as the value of a quarter depends on the concentration within it. Synergistic effects: the University Quarter designation and the Employment and Skills Plan engagement requirement in Policy EC3 acting together.									
Proposed Mitigation: The policy could make more explicit reference to the further education and vocational provision serving residents who will not enter higher education.									
Response and Conclusion: Policy EC3 requires Employment and Skills Plans to set out engagement with Bolton schools, further and higher education establishments, the University of Greater Manchester and employment support services, and requires skills progression pathways including apprenticeships and accredited training. The vocational limb is secured there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.

Commentary: The policy requires development to intensify economic and education activity and to strengthen the Town Centre and edge-of-centre roles of the area, requires ground floor uses fronting Newport Street, Great Moor Street and Trinity Street to maintain active frontages appropriate to their location, supports education and innovation-led uses across the University Quarter, and supports mixed-use renewal across the Station Quarter centred on the entrance to Bolton Station. The objective is the policy's purpose. The policy has very positive effects across all three periods as it directs knowledge economy and education activity anchored by an institution and an interchange. With Bolton's employment rate at 65.6%, below the national average, and around 11,700 active businesses in the borough, the diversification the policy directs addresses the objective's first limb. Cumulative effects: a concentration of knowledge economy and education activity building around the University and the station, additive as clustering supports viability. Synergistic effects: the University Quarter, the Station Quarter and the active frontage requirements acting together.

Proposed Mitigation: The policy could make more explicit reference to the accommodation needs of the businesses the innovation-led uses are intended to attract.

Response and Conclusion: Policy EC2 supports the intensification of existing employment businesses including through subdivision and permits new office development subject to the Sequential Test in Policy EC4, and Policy EC5 governs research and development and business support functions within employment allocations. Accommodation is governed by those policies. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	++	++	D	P	Local	Low	High	Likely	Likely

Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.

Commentary: The policy requires development to enhance the arrival experience in and around the south entrance to Bolton Station, to improve the quality and safety of pedestrian and cycle connectivity between the Town Centre, Queen's Park and the surrounding neighbourhoods, to strengthen gateways at Trinity Street and Moor Lane and along Newport Street, Deane Road and Spa Road, to integrate active travel routes linking to the wider green infrastructure network, and supports mixed-use renewal across the Station Quarter. The policy has positive effects in the short term and very positive effects in the medium and long term as the area sits within Density Zone A and within 400 metres of Bolton Interchange under Policy PQ3, so intensification here places more people at the point of highest accessibility in the borough. With 74% of journeys made by Bolton residents no more than five kilometres, the station approaches serve the trips most capable of transfer. Cumulative effects: rising use of the interchange as the Station Quarter and the surrounding density come forward, additive as service viability improves with total patronage. Synergistic effects: station arrival quality, gateway improvement and active travel route integration acting together.

Proposed Mitigation: The policy could make more explicit reference to cycle parking and interchange facilities at the station.

Response and Conclusion: Policy INF2 requires secure covered cycle parking in all development in accordance with the standards in Appendix 3 including provision for e-bikes and e-cargo bikes, and Policy INF1 requires walking, cycling and wheeling routes from development to train stations and requires bus stop infrastructure and priority measures where necessary. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.

Commentary: The policy requires development to deliver accessible green space and play space addressing existing deficits and to provide high quality public realm integrating urban greening and tree planting along key movement corridors. The policy has positive but uncertain effects as greening in a dense urban area affects surface temperature and surface water, however the requirement is framed as public realm quality and the policy does not address flood risk or drainage directly. Cumulative effects: incremental greening of the south and west as public realm and green space schemes come forward. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to surface water management within the public realm and green space it requires.

Response and Conclusion: Policy ENV2 requires surface water management to be integrated into the design of development through naturalised Sustainable Drainage Systems as the default approach, and Policy ENV3 requires major development in the centres identified in Policy SP4 to increase green and blue infrastructure including street trees, green roofs, living walls, pocket parks and sustainable drainage, and to use nature-based solutions as the default response to flood risk and urban heat. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A

Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.

Commentary: The policy requires urban greening and tree planting along key movement corridors including active travel routes linking to the wider green infrastructure network, requires accessible green space addressing existing deficits, and requires enhanced active travel routes between the Town Centre and Queen's Park. The policy has positive but uncertain effects as linking the area into the wider network is an ecological connectivity requirement as well as a movement one, and is silent on the need to address biodiversity and street planting in a fragmented urban area delivers limited habitat value. Cumulative effects: incremental extension of the green network through the south and west. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to the ecological function of the routes it links to Queen's Park.

Response and Conclusion: Policy ENV3 requires major development to strengthen connections within and beyond the site boundary to the wider green and blue infrastructure network including links for wildlife, people and active travel, and Policy ENV4 governs habitats, species and the ecological network. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.

Commentary: The policy requires development to consolidate the area's fragmented character, to repair the urban fabric to provide continuity of enclosure and frontage to streets, to enhance the arrival experience in and around the south entrance to Bolton Station, to strengthen gateways at Trinity Street and Moor Lane and along Newport Street, Deane Road and Spa Road, and supports mid-rise frontage to Spa Road and Moor Lane in the residential-led development between Queen's Park and Moor Lane. The objective is the policy's purpose. The policy has very positive effects across all three periods as it names fragmentation as the townscape problem and repair of the fabric as the response. Cumulative effects: a townscape recovering enclosure and continuity as renewal projects complete, additive along each street. Synergistic effects: fabric repair, gateway strengthening and the station arrival acting together.

Proposed Mitigation: The policy could make more explicit reference to the height and massing expected where fabric repair adjoins lower density residential areas.

Response and Conclusion: Policy PQ3 sets minimum densities by zone and permits a lower density on townscape setting grounds where the existing context is of low density and the site is under one hectare, and confines residential tall buildings to Density Zone A subject to the stated tests. Section 3A of this policy specifies mid-rise frontage where the residential-led development adjoins existing residential development. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely

Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.

Commentary: The policy requires the residential-led development between Queen's Park and Moor Lane to respect heritage assets, and requires development to repair the urban fabric and provide continuity of enclosure and frontage. The policy has positive effects in the short, medium and long term as repair of frontage is a heritage outcome as well as a townscape one, though the policy is less explicit on heritage than Policies CB01 and CB02. Bolton has 355 Listed Buildings and 26 Conservation Areas. Cumulative effects: historic fabric repaired and reinforced as renewal projects complete. Synergistic effects: fabric repair and heritage respect acting together on the same frontages.

Proposed Mitigation: The policy could make more explicit reference to the Conservation Areas and named heritage assets within the south and west, as Policies CB01 and CB02 do for their areas.

Response and Conclusion: Policy PQ4 requires development affecting a designated or non-designated heritage asset or its setting to demonstrate how it responds to significance, supported by a heritage statement, and requires development in a Conservation Area to respond positively to scale, grain, materials, detailing and public realm treatments having regard to the relevant Conservation Area appraisal. The general test applies here as it does elsewhere, and the appraisals identify the assets. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	I	P	Local	Low	Medium	Likely	N/A

Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.

Commentary: The policy requires improved pedestrian and cycle connectivity, an enhanced arrival experience at the south entrance to Bolton Station, and urban greening along key movement corridors. The policy has positive but uncertain effects as improving the alternatives to driving in the area with the best public transport access in the borough reduces vehicle emissions, and is silent on the need to address air quality and the policy intensifies activity along Newport Street, Great Moor Street, Trinity Street, Deane Road and Spa Road. With Bolton lying within the Greater Manchester Air Quality Management Area, intensification on those corridors affects exposure. Cumulative effects: improved alternatives set against intensified activity on the principal corridors. Synergistic effects: N/A.

Proposed Mitigation: The policy could make more explicit reference to exposure along the named corridors where activity is intensified.

Response and Conclusion: Policy ENV5 requires an air quality assessment where development is within or close to an Air Quality Management Area, would introduce sensitive uses into an area of poor air quality, or is of a scale that generates significant traffic, and Bolton lies within the Greater Manchester Air Quality Management Area. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely

Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.

Commentary: The policy requires development to intensify economic and education activity and to consolidate the area's fragmented character, requires the urban fabric to be repaired to provide continuity of enclosure and frontage, and supports mixed-use urban renewal and infill continuing, completing and extending long term projects between Queen's Park and Moor Lane, across the University Quarter and across the Station Quarter. The objective is substantially served as the area is previously developed land whose defining problem the policy names as fragmentation. The policy has very positive effects across all three periods as intensification, fabric repair and infill are three routes to using developed land better, and as the area sits within Density Zone A where Policy PQ3 sets a minimum of 120 dwellings per hectare. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares. Cumulative effects: fragmented and under-used land brought into intensive use across the Plan period. Synergistic effects: intensification, fabric repair and infill acting together.

Proposed Mitigation: The policy could make more explicit reference to surface car parking, which accounts for much of the fragmentation it seeks to consolidate.

Response and Conclusion: Policy PQ1 identifies surface car parks among the previously developed land on which residential and mixed-use redevelopment must establish a clear and legible layout with active frontage and continuity of enclosure, and Policy INF2 places the area within Zone 1 where the expected parking level operates as a ceiling. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy sets the area-specific requirements for development permitted under other policies within the South and West of Central Bolton. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the intensification, renewal and infill it directs produce a permanent increase in waste arisings. The emphasis on repairing existing fabric and on infill moderates the demolition element, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes the effect. Cumulative effects: a permanent increase in arisings as the area is intensified. Synergistic effects: N/A.
Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.
Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.

Policy CB04 Character-Based Policies outside Central Bolton

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 1: Improve the long-term physical and mental health and wellbeing for everyone in Bolton by reducing health inequalities, improving quality and quantity and access to healthcare and green open spaces as well as promoting healthy and active lifestyles.									
Commentary: The policy requires development in Breightmet, Little Lever, Darcy Lever and Kearsley to respect the pattern and hierarchy of open space integrated in the Garden City type housing layouts characteristic of some of those areas and to extend and enhance it in new development in accordance with Policy INF5, and requires development in Horwich and Blackrod to have regard to the elevated aspect across open landscape in the north and west of the borough. The policy has positive but uncertain effects as the open space structure it protects in the Garden City layouts is the everyday green space available to those neighbourhoods, and is silent on the need to address health and the requirement is expressed as respect for a pattern. Accessible Greenspace provision in the Central and Inner Bolton Sub-Area is around 1.4 hectares per 1,000 population against the Natural England benchmark of 3 hectares. Cumulative effects: the open space structure of the Garden City areas sustained and extended as development comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to access to open space in Inner Bolton and Farnworth, where the grid-iron terraced layouts provide least of it.									
Response and Conclusion: Policy INF5 requires residential development of 10 or more dwellings to contribute towards accessible high quality open space at 3 hectares per 1,000 estimated population within defined catchments and requires off-site provision and contributions to address identified deficiencies, and Policy PQ1 requires all development to address identified gaps in access to open space and green infrastructure. Deficiency is addressed there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 2: Provide everybody in the Borough with the opportunity to live in a decent, warm and affordable home that meets local needs and aspirations in terms of house types and tenures whilst also reducing homelessness									
Commentary: The policy requires development in Inner Bolton and Farnworth to reinforce and extend the established grid-iron layout of residential streets characterised by a strong sense of enclosure and continuous terrace frontages alternating with end-of-terrace gables, and to have regard to the characteristic massing and materials including two-storey red brick slate-roofed terraced housing interspersed with historic mill buildings up to seven storeys. The policy has positive but uncertain effects as it prescribes the form new housing in those areas should take, and is silent on the need to address supply, quality or affordability and a prescriptive character requirement may constrain what comes forward. Bolton has persistently under delivered against its housing targets since 2008/09. Cumulative effects: residential renewal in the inner areas taking a form consistent with the existing grain. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to how the grid-iron requirement applies where the existing fabric has been cleared.									
Response and Conclusion: The policy requires development to reinforce and extend the established layout, which is drafted to apply to cleared land as well as to infill, and Policy PQ1 requires development on previously developed land to establish a clear and legible layout that integrates with the surrounding street network. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 3: Promote the safety, inclusivity and connectivity of neighbourhoods so that everyone feels they belong, has equal opportunities to access local services and facilities, contribute to local life and thrive in Bolton regardless of their background or abilities.									
Commentary: The policy requires development in Inner Bolton and Farnworth to reinforce and extend the grid-iron layout with its strong sense of enclosure and continuous frontages, and requires development in Breightmet, Little Lever, Darcy Lever and Kearsley to respect the pattern and hierarchy of open space in the Garden City layouts. The policy has positive but uncertain effects as street enclosure, continuous frontage and an integrated open space hierarchy bear on surveillance and contact, and is silent on the need to address safety, inclusion or connectivity, which are dealt with elsewhere. Cumulative effects: the social structure of the residential layouts sustained as development comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the safety and inclusivity of the layouts it requires to be reinforced.									
Response and Conclusion: Policy PQ1 requires development to be designed to be safe, accessible and inclusive, providing natural surveillance of streets, public spaces and routes, legible movement patterns and a public realm usable by people of all ages and mobilities, and Policy ENV5 requires lighting to ensure routes are safe to use after dark. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 4: Improve education, training and lifelong learning by increasing the quantity and quality of and access to such opportunities and facilities which will also help to raise aspirations and maintain a healthy labour market.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 5: Develop a sustainable and diverse economy with higher levels of employment by creating more and better jobs that are easily accessible, supporting business expansion and promoting growth in key economic sectors.									
Commentary: The policy supports the continued regeneration of the former Horwich Loco Works as the residential and mixed-use Rivington Chase development as a key anchor in the NorthFold growth location, and supports Middlebrook's transition from a cluster of retail, leisure and employment uses to an integrated mixed-use place with its own distinctive character and a residential community supported by an appropriate range of local facilities. The policy has positive effects in the short, medium and long term as it identifies the two largest transformation opportunities outside Central Bolton and sets a direction for each. With Bolton's employment rate at 65.6%, below the national average, the transition of Middlebrook to a mixed-use place addresses a measured weakness. Cumulative effects: two major locations transitioning to mixed use across the Plan period. Synergistic effects: the Rivington Chase and Middlebrook designations acting together within the NorthFold growth location.									
Proposed Mitigation: The policy could make more explicit reference to the employment element expected within the Middlebrook transition.									
Response and Conclusion: Policy EC2 governs new employment development and Policy EC4 governs main town centre uses including the specific sequential and impact requirements applying at Middlebrook Retail and Leisure Park. The use composition is settled there. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 6: Enable a low-carbon transport system that boosts walking, wheeling, cycling and public transport use, improves safety, lowers emissions and cuts car use whilst promoting sustainable patterns of growth to reduce the need to travel.									
Commentary: The policy requires development in Inner Bolton and Farnworth to reinforce and extend the established grid-iron layout of residential streets, and supports Middlebrook's transition to an integrated mixed-use place with a residential community supported by an appropriate range of local facilities. The policy has positive but uncertain effects as a connected grid supports walking and local facilities within Middlebrook would remove									

trips currently made by car to it, and is silent on the need to address travel. With 74% of journeys made by Bolton residents no more than five kilometres, the transition at Middlebrook addresses a substantial trip generator. Cumulative effects: more walkable layouts in the inner areas and fewer car trips to Middlebrook as it becomes mixed use. Synergistic effects: N/A.
Proposed Mitigation: The policy could make more explicit reference to the transport implications of Middlebrook's transition to a residential community.
Response and Conclusion: Policy INF1 requires the accessibility of a development to be assessed using tools such as GMAL and the Department for Transport Connectivity Tool, requires layouts enabling viable bus routes with bus stop infrastructure and priority measures, and requires Travel Plans setting modal share outcomes. Policy PQ3 places Middlebrook in Density Zone A. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 7: Encourage the acceleration to a zero-carbon energy system by enabling the development and wider use of renewable energy as well as seeking to minimise carbon emissions and increasing energy efficiency.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 8: Reduce the risk of and from flooding and ensure new development and the existing built environment is resilient to climate extremes.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+/?	+/?	+/?	D	P	Local	Low	Medium	Likely	N/A
Objective 9: Protect and enhance Bolton's biodiversity as well as strengthening its green and blue infrastructure to create well-connected and climate-resilient networks.									
Commentary: The policy requires development in Breightmet, Little Lever, Darcy Lever and Kearsley to respect the pattern and hierarchy of open space integrated in the Garden City type housing layouts and to extend and enhance it in accordance with Policy INF5, and requires development in Horwich and Blackrod to have regard to the character of farm complexes, folds, vernacular cottages and the elevated aspect across open landscape. The policy has positive but uncertain effects as the integrated open space of the Garden City layouts and the farmed landscape of the north and west are both components of the green infrastructure network, however the policy protects them as character and not as habitat. With 11.6% of Greater Manchester's land designated for nature, the undesignated open space in residential layouts and the farmed edge carry a share the designation does not reach. Cumulative effects: the open space structure of those areas sustained as development comes forward. Synergistic effects: N/A.									
Proposed Mitigation: The policy could make more explicit reference to the ecological value of the open space structure it protects.									
Response and Conclusion: Policy ENV3 provides that development must not result in loss, fragmentation or degradation of green and blue infrastructure and requires development within or adjacent to the network to connect to and enhance it, and Policy ENV4 governs habitats, species, the ecological network and trees and hedgerows. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local/Regional	Low	High	Likely	Likely
Objective 10: Conserve and enhance the quality and local character of Bolton's distinctive landscapes and townscapes, protect key views, as well as regenerate degraded urban and natural environments.									
Commentary: The policy requires development outside Central Bolton to respect and respond to the character of its surroundings, and sets distinct requirements for four areas: conservation and enhancement of historic townscape, landscape setting, Conservation Areas and heritage assets across all four, reinforcement of the grid-iron layout with its enclosure, continuous terrace frontages and characteristic two-storey red brick and slate massing interspersed with mill buildings in Inner Bolton and Farnworth, respect for the Garden City open space pattern in Breightmet, Little Lever, Darcy Lever and Kearsley, and respect for historic street patterns, grain, form, predominant architectural styles, locally distinctive stone, farm complexes, folds, vernacular cottages and the elevated aspect across open landscape in Horwich and Blackrod. The objective is the policy's purpose. The									

policy has very positive effects across all three periods as it describes the character of each area in terms specific enough to be applied at application stage. The Greater Manchester Landscape Character and Sensitivity Assessment 2018 rates Bolton's Open Moorlands and Enclosed Upland Fringes as moderate-high sensitivity to residential development, and the extent reaches beyond the borough as the moorland setting of Horwich and Blackrod is of sub-regional significance. Cumulative effects: four distinct character areas retaining their distinctiveness as development accumulates. Synergistic effects: the area-specific requirements and the general standard in Policy PQ1 acting together.
Proposed Mitigation: The policy could make more explicit reference to the areas of the borough not covered by the four named groupings.
Response and Conclusion: Policy PQ1 requires all development to respond to the type and character of its location with distinct requirements for centres, previously developed land, existing residential areas and settlements, greenfield sites and the Green Belt edge, which applies borough-wide and covers any area not named here. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
++	++	++	D	P	Local	Low	High	Likely	Likely
Objective 11: Conserve and enhance Bolton's historic environment in a manner that is appropriate to its cultural significance.									
Commentary: The policy requires development in all four area groupings to conserve and enhance the character of the area's historic townscape, landscape setting, Conservation Areas and heritage assets and their settings, requires development in Inner Bolton and Farnworth to have regard to historic mill buildings up to seven storeys with large floorplates and articulated brick facades with repetitive fenestration and straight parapets, requires development in Horwich and Blackrod to respect historic street patterns, grain, form and predominant architectural styles and to use locally distinctive stone, and supports the continued regeneration of the former Horwich Loco Works. The objective is substantially the policy's purpose across all four areas. The policy has very positive effects across all three periods as it describes the historic fabric of each area in specific terms, allowing the undesignated majority of it to be protected. Bolton has 355 Listed Buildings and 26 Conservation Areas ranging from the Town Centre to rural villages, and its non-designated heritage includes historic mills, chapels and workers' housing. Cumulative effects: the undesignated historic fabric of four distinct areas sustained through successive schemes. Synergistic effects: the area-specific descriptions and the significance tests in Policy PQ4 acting together.									
Proposed Mitigation: The policy could make more explicit reference to the reuse of the historic mill buildings it describes in Inner Bolton and Farnworth.									
Response and Conclusion: Policy PQ4 requires development involving the reuse and conversion of non-designated historic mill buildings to retain the principal elements that define the mill's character and significance and to demonstrate that the proposed use is compatible with the building's form and structure, and supports proposals securing the repair, reuse and long-term future of assets at risk. Change not required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective 12: Reduce air pollution to provide a healthy environment for people and wildlife.									
Commentary: Neutral/no effect against this objective and assessment criteria anticipated.									
Proposed Mitigation: None identified.									
Response and Conclusion: No response required.									

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
+	+	+	D	P	Local	Low	Medium	Likely	Likely
Objective 13: Ensure efficient use of land and minimising the loss of better-quality agricultural land, safeguard and improve soils, and conserve land resources.									
Commentary: The policy supports the continued regeneration of the former Horwich Loco Works as the residential and mixed-use Rivington Chase development, supports Middlebrook's transition to an integrated mixed-use place, and requires development in Inner Bolton and Farnworth to reinforce and extend the established grid-iron layout. The policy has positive effects in the short, medium and long term as Rivington Chase is a large previously developed site and the grid-iron requirement directs inner area renewal to a compact form. The Bolton Brownfield Land Register 2023 identifies 104 previously developed sites totalling 130 hectares capable of accommodating around 4,985 new homes. Cumulative effects: previously developed land in the inner areas and at Horwich brought into use across the Plan period. Synergistic effects: the Rivington Chase regeneration and the compact grid-iron form in the inner areas acting together.									
Proposed Mitigation: The policy could make more explicit reference to ground conditions at the former Horwich Loco Works and other former industrial sites in the named areas.									

Response and Conclusion: Policy ENV6 requires development on land that is or is suspected of being contaminated to be supported by a preliminary risk assessment and, where pollutant linkages are identified, site investigation and a verified remediation strategy before occupation, and requires risks from made ground, shallow workings, backfilled quarries and former landfill to be addressed, including within Coal Authority Development High Risk Areas. Change not required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	O	O	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Objective 14: Protect and maintain the quality of Bolton's water resources by raising water quality and keeping water consumption and abstraction within local supply limits

Commentary: Neutral/no effect against this objective and assessment criteria anticipated.

Proposed Mitigation: None identified.

Response and Conclusion: No response required.

ST	MT	LT	Direct or Indirect	Temporary or Permanent	Geographic Extent	Reversibility	Probability	Cumulative Effects	Synergistic Effects
O	-	-	I	P	Local	Low	High	Likely	N/A

Objective 15: Move towards a circular economy by generating less waste, designing out waste in new development, boosting reuse and recycling and aiming for near-zero residual waste

Commentary: The policy sets the area-specific character requirements for development permitted under other policies outside Central Bolton. The policy has no effect in the short term as it generates no development of its own, and negative effects in the medium and long term as the development it conditions, including the Rivington Chase regeneration and the Middlebrook transition, produces a permanent increase in waste arisings. Requirements to reinforce and extend existing layouts and to have regard to existing massing and materials favour continuity over clearance, which moderates the effect, as do Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, but none removes it. Cumulative effects: a permanent increase in arisings as development accumulates across the four areas. Synergistic effects: N/A.

Proposed Mitigation: None identified beyond Policy ENV1 and the Greater Manchester Joint Waste and Minerals Plan, which apply to all development.

Response and Conclusion: Policy ENV1 requires development to incorporate measures to minimise the consumption of natural resources, and the Greater Manchester Joint Waste and Minerals Plan sets the framework for waste management capacity and mineral safeguarding across the conurbation. Both apply to every application determined under this policy, and the outcome would carry no additional weight if repeated here. Change not required.