

# 5 Site Specific Results

## LUC1: Ditchers Farm

LUC1 / Ditchers Farm
<b>Area</b> 38Ha
<b>Parcel Description</b> The parcel comprises land at the northern edge of Westhoughton. Land within the parcel comprises a relatively large area of flat open farmland. Stack Lane runs into the south eastern corner of the parcel and a number of farm buildings are present along this route which is lit by street lights. More farm buildings are located towards the north east which are present on another narrow lane. The M61 forms the northern parcel boundary and the railway line forms the south easterly boundary.
<b>Site History</b> Two planning applications and subsequent appeals for residential development in the central portion of this site (Land off Dixon Street) have been refused, with the key outstanding reason being landscape impact.  In addition, two planning applications for the same proposal in the western portion of the site (Hartleys Farm) have been refused by planning committee, based on landscape and transport impacts. One of these has been appealed, the decision on which is pending.



Figure 5.1 Aerial view: LUC1

## Adjoining land uses & compatibility

### Adjoining uses

Adjoining land uses include the M61 motorway to the immediate north of the site, the railway to the immediate east of the site. To the south and west is urban development, predominantly residential in character, with some light industrial uses specifically including storage / distribution to the southeast of the site. There is also an electricity substation in the eastern part of the site. A working farm operates within the centre of the site.

### Compatibility with residential development

There are likely to be noise, and potentially air quality issues associated with the M61 to the north of the site.

It is also likely that there may be noise issues in relation to the storage / distribution use to the southeast of the site.

Some set back from the electricity substation will be required and it is possible that easements over underground cables could cause layout issues.

The above constraints are likely to restrict the development of the full site.

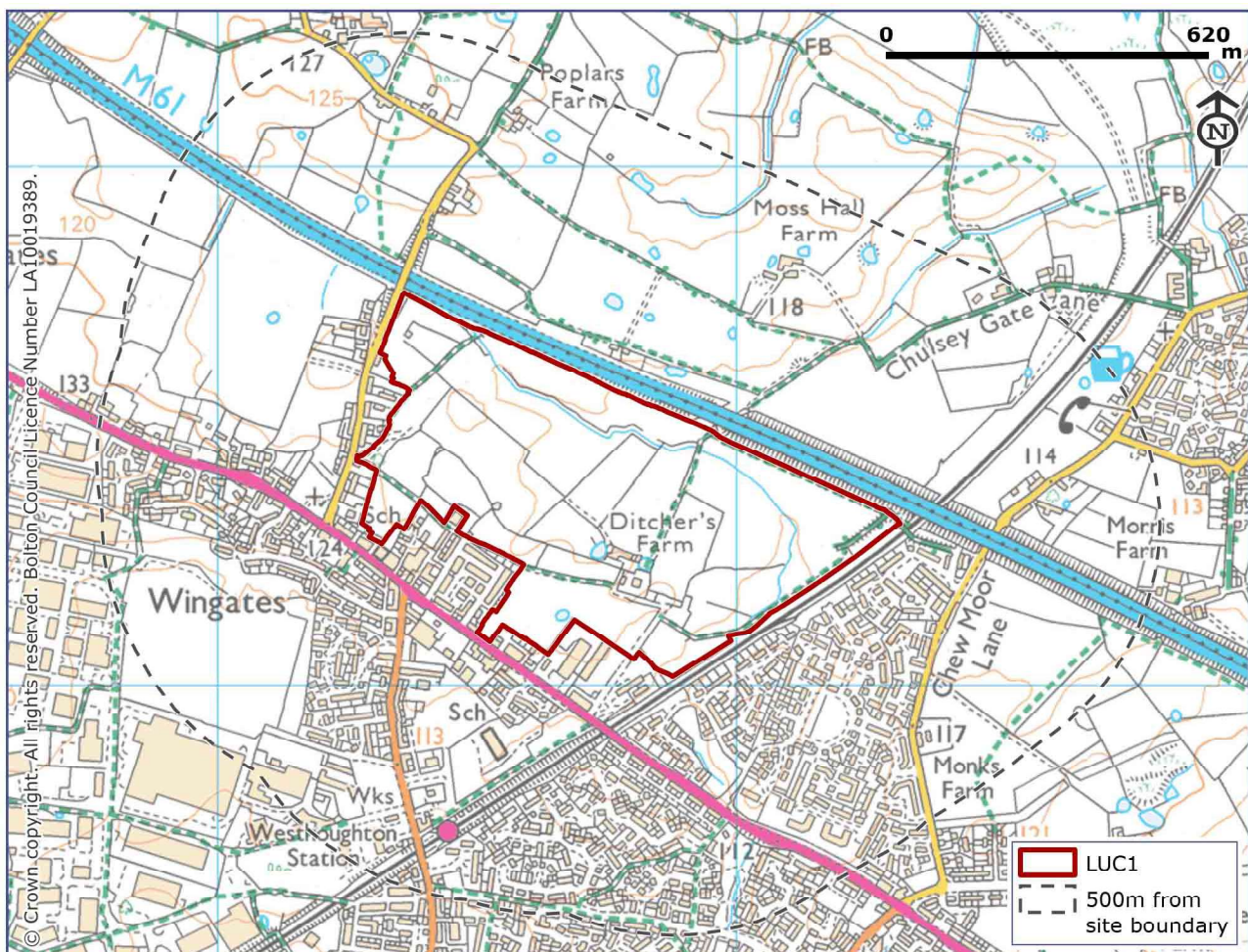
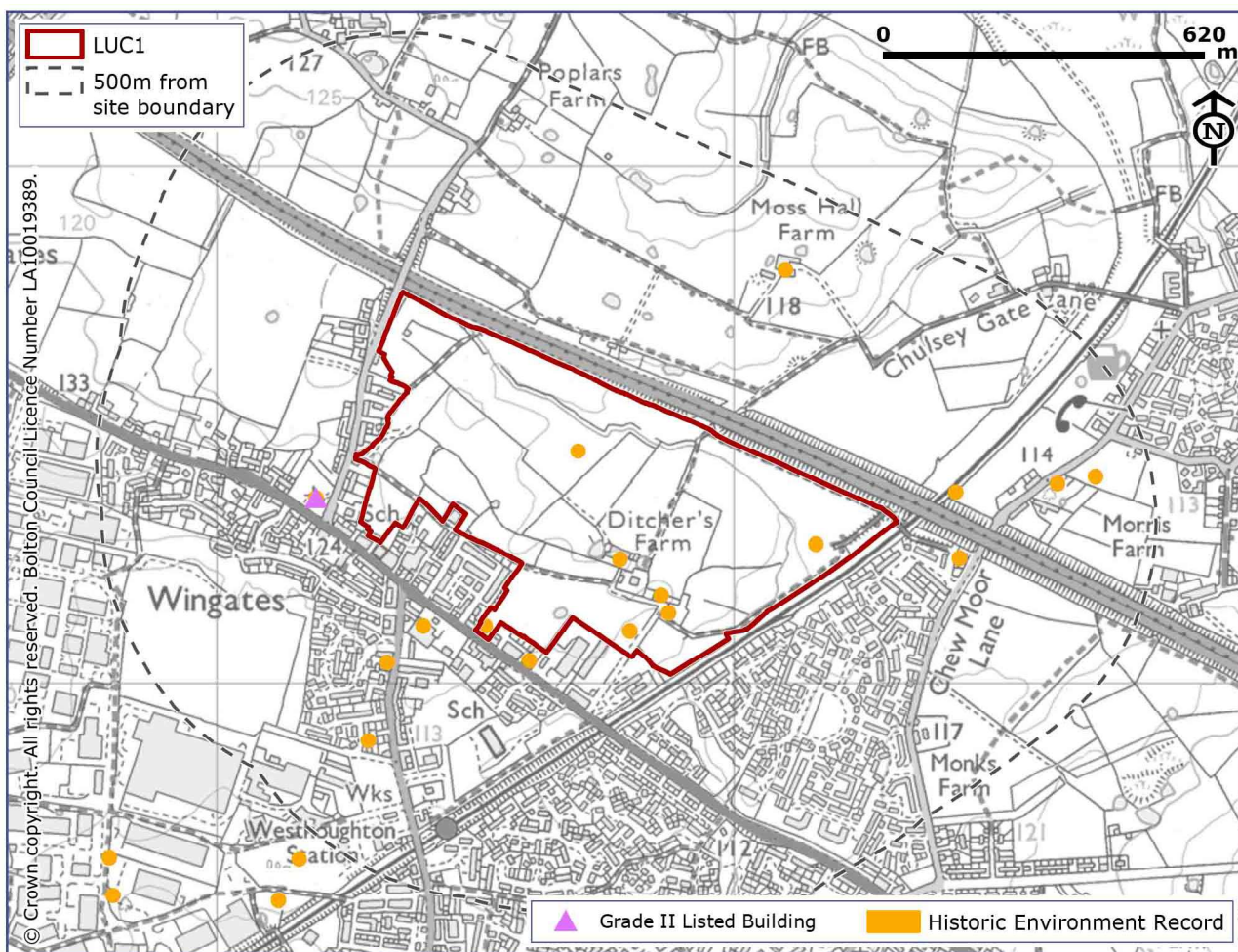


Figure 5.2 OS base map: LUC1

## Heritage

Designated assets	<p>There are no designated assets within the site.</p> <p>A Grade II listed building – the Church of St John the Evangelist (1067314) – lies to the SW of the site on the opposite side of Church Lane. This asset does not appear to have any kind of relationship with the site that contributes to its heritage significance. Nor does there appear to be any intervisibility between the site and the asset. As such, it is unlikely to experience any meaningful setting change.</p>
Non-designated assets	<p>Known assets within the site include: A medieval-post-medieval colliery (8016.1.0); the site of former post-medieval houses known as Top o’ th’ Slack (8018.1.0); the site of an 18<sup>th</sup> century house known as Beech House (8019.1.0); site of a coal mine at Slack Lane (8015.1.0); and site of a post-medieval farmstead known as Pendlebury’s (later Colliers Farm) (8020.1.0). These assets may survive as buried archaeological remains and/ or earthworks. As such they are highly susceptible to physical change, and would likely be damaged or entirely lost as a result of development. This would result in a medium effect.</p> <p>The site also contains an extant post-medieval farmstead known as Ditcher’s Farm (8017.1.0). This asset would be susceptible to both physical and setting change. This would result in a medium effect.</p>
Summary of potential effects on heritage assets	Medium
Potential mitigation	<p>The extant farm should be retained along with those elements of its setting that contribute to its heritage significance (typically the outbuildings and agricultural landscape).</p> <p>An appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority’s Planning Archaeologist.</p> <p>A heritage statement will be required that assesses the impact of development upon the Grade II listed church and the non-designated farm.</p>



**Figure 5.3 Heritage: LUC1**

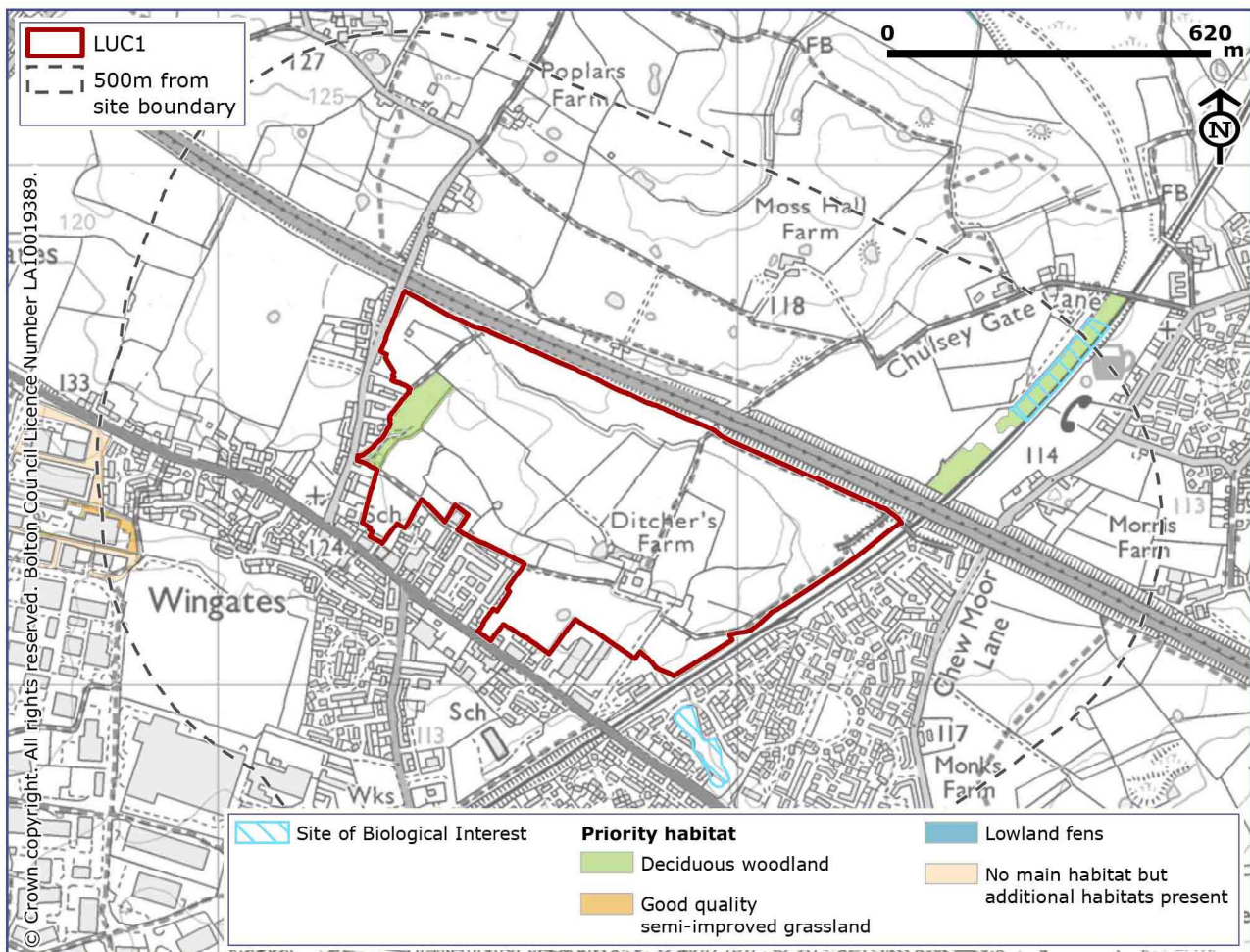
**Ecology**

<p>Overviews of ecological features</p>	<p>Predominantly grazing pasture, with woodland to the south and west, dominated by Oak to the west, Ash and Hawthorn to the south. There is an area of Council owned woodland off Lostock Lane.</p> <p>Tall rough grassland, herbs and scrub within and to the east of the south woodland. Hedgerow boundaries around the east, south and west sections of the parcel, with defunct examples separating field boundaries.</p> <p>A narrow watercourse runs through the site from the north west corner to the east boundary with rush and bulrush species present.</p> <p>Deciduous woodland priority habitat to the west and invasive species of Japanese knotweed and aster were noted to the south, whereby Himalayan balsam was found along the watercourse.</p>
<p>Protected sites</p>	<p>There are no statutory and non-statutory sites within the land parcel.</p> <p>Hall Lee Brook LNR is within 1km of land parcel boundary to the south, separated from the parcel by residential houses and the train line.</p>

<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBIs are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Cow Lee Brook; Grassland habitat</li> <li>• Railway Cutting at Chew Moor; Habitat mosaic</li> <li>• Hall Lee Bank Park; Woodland habitat</li> <li>• Middle Brook Sidings &amp; Marsh; Grassland &amp; Swamp</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Arable field margins, Hedgerows, Ponds, Woodland</p>
<p>Other notable habitat/features</p>	<p>Potentially mature trees within the woodland areas and along hedgerows.</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats Water Vole Badger Brown Hare Hedgehog Common Toad Great Crested Newt Reptiles Nesting Birds Invertebrate Assemblage</p>
<p>Summary of biological records for protected and notable species</p>	<p>Records within the land parcel boundary included;</p> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Water vole</li> <li>• Hedgehog</li> <li>• Dunnock</li> </ul> <hr/> <p>Records within 1km of the land parcel boundary:</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts – Common pipistrelle and Pipistrelle species, records from residential areas within Chew Moor and Westhoughton</li> <li>- Other records – Pipistrelle species, south and west of land parcel within residential areas</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Water Vole</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Common Toad</li> <li>• Common Lizard</li> </ul>

	<ul style="list-style-type: none"> <li>• Cuckoo</li> <li>• Lapwing</li> <li>• Little Ringed Plover</li> <li>• Song thrush</li> <li>• Bullfinch</li> <li>• Willow Tit</li> <li>• Reed Bunting</li> <li>• Twite</li> <li>• Linnet</li> </ul>
Invasive species requiring consideration	<p>Japanese knotweed and aster located off Slack Lane bordering the industrial unit and the edges of grassland area.</p> <p>Himalayan balsam present near the southern pond and along the watercourse.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are 3 ponds located within the land parcel boundary, 1 pond to the south and 2 near Ditchers Farm.</p> <p>There are 15 ponds located within 500m of the land parcel boundary, with 11 of those to the north of the land parcel. These 11 ponds separated from the land parcel by the M61.</p>
Features requiring consideration for bat roost potential?	<p>Trees; single trees found around the land parcel, especially in the south section, appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Woodland; small areas located to the south and west of the land parcel.</p> <p>Buildings; Ditchers Farm, with nearby outbuildings and a barn to the east near the land parcel boundary.</p>
Existing lighting	<p>Street lighting was noted along all boundaries and it is likely that existing light spill enters the north, south and west sides. These areas adjacent land parcel being residential buildings, M61 and industrial units.</p>
Summary of potential effects on ecological assets	<p>The ecological sensitivity of the parcel is deemed high due to the priority habitats and potential protected species present. Any future housing scheme would need to determine the presence of protected species, with particularly attention to water vole and the potential for ponds to support great crested newt. If present, an appropriate scheme of avoidance and mitigation would need to be provided to ensure that favourable conservation status can be maintained.</p>
Potential mitigation	<p>Woodland to the west and to the south should be retained, and there is an opportunity to connect these via a linear woodland or hedgerow corridor around the boundary of the land parcel. The ponds should be retained, and incorporated into development proposals where possible.</p> <p>Enhancements should include the management and removal of invasive species. This would improve biodiversity of plant and invertebrate species present, especially those that can be found along a watercourse. Scrub removal within the south woodland of species such as bindweed, that cover a lot of undergrowth and small trees, this would enable better establishment of this habitat. There is also an opportunity to increase the value of watercourse by implementing a range of appropriate riparian habitat enhancements and future management.</p>

The potential for net gain as part of any proposals is likely to be limited by the sites existing ecological value, and general opportunities for ecological enhancement would depend upon the nature of any proposals. Nevertheless, beneficial measures for consideration should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.



**Figure 5.4 Ecology: LUC1**

## Landscape

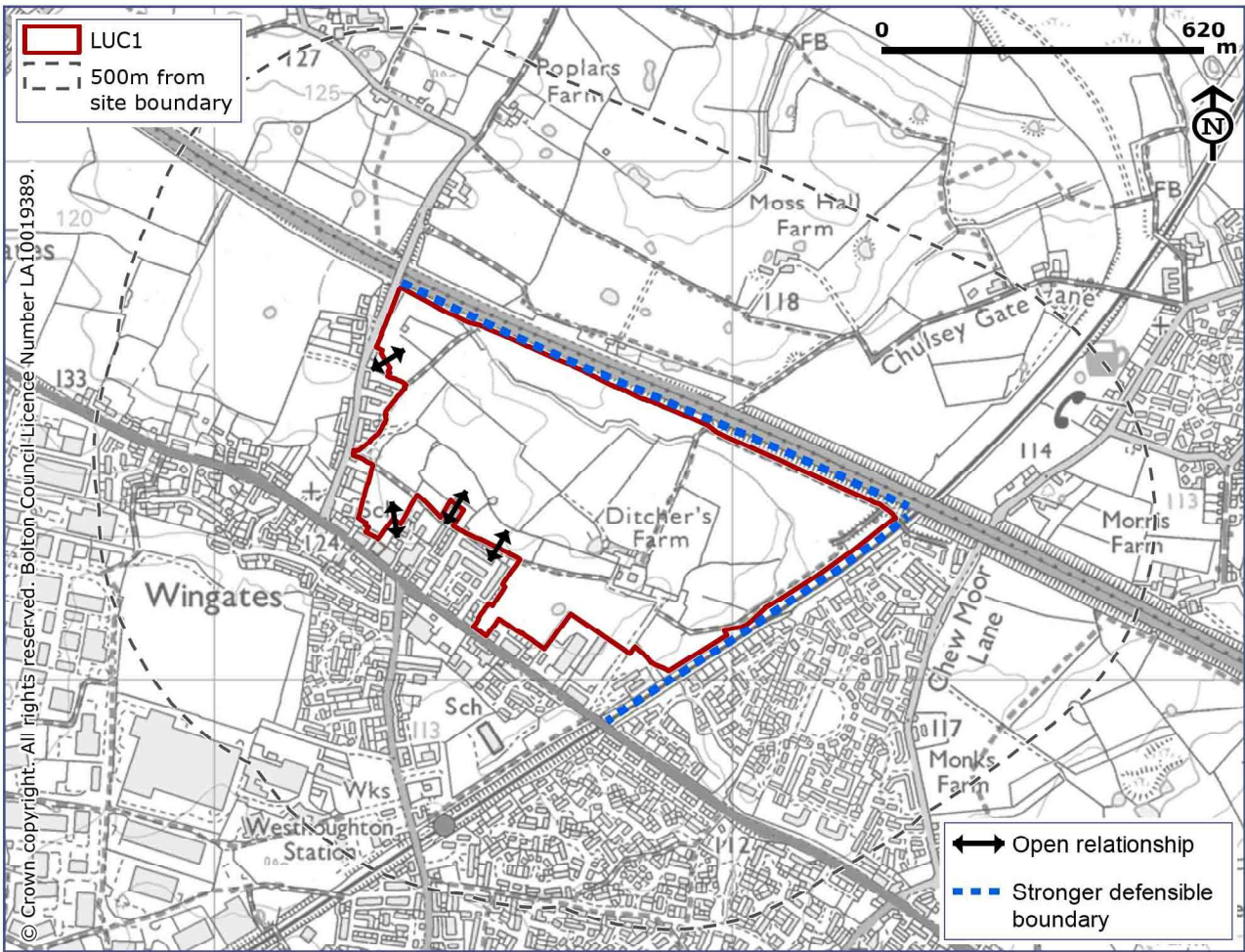
<p>Description of location, setting and scale</p>	<p>The site is located on the northern side of Wingates, between the settlement and the motorway, and between Church Lane/Wingates Lane and the railway. The landscape is rural and of a medium to large scale, although smaller scale areas along its southern edge have some peri-urban characteristics. The POL site is adjacent to townscape areas to the south and west, it has open rural land to the north, forming part of the band of open land between Wingates and Lostock.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The motorway provides a very strong north-eastern edge to this roughly rectangular area and it is set on an embankment to the east and has little screening. Beyond this the rural landscape continues and there is a sense of openness to views in this direction from much of the POL site. The south-eastern edge is made up of a railway on an embankment with some vegetation but again not fully screened. Housing can be seen between the trees beyond the railway. The western edge is formed by the backs of properties on Church Lane, with a woodland strip creating a barrier to visual connection for the northern part of Church Lane.</p> <p>The southern edge follows the backs of properties along the north side of Manchester Road, including a school and works yards. The connection with settlement along the southern edge is varied, with one field surrounded on three sides by gardens at the western end, and rough grasslands at the far eastern end of the POL site backing onto works yards, and a wet woodland area screening views from Albion Street. There are closer connections with the settlement from further west, with intervisibility between properties and the closest fields. Plans of the site illustrate that the north and eastern boundaries are strongly linear and sharply defined but the western and southern boundaries are irregular.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Coal measures.</p> <p>This is a large area of gently sloping agricultural land divided into fields by post and wire fences and a few remnant hedges. The land is largely sheep pasture, with horses around Ditchers Farm and in the south-western corner. Areas either side of Slack Lane are ungrazed.</p> <p>Woodlands on the site include a strip of woodland along the western edge, and an area of wet scrub woodland along the south-western edge between Albion Street and works yards on Manchester Road. Some mature field boundary trees are present, along Slack Lane and some other field boundaries.</p>
<p>Description of views and landmarks</p>	<p>Views are generally open, and looking northwards, extend beyond the motorway across the Middle Brook Valley to the Rivington Moor skyline.</p>
<p>Perceptual qualities</p>	<p>This area is not remote, and there is a perceived presence of the motorway from all of the area, albeit at a distance, crossing the wider rural area that includes the POL site and the land to the north. Areas to the south are perceived as being close to settlement.</p>
<p>Potential sensitivities to development</p>	<p>Defensible edges: The railway to the east of the POL is currently a settlement edge, with housing beyond it. The southern boundary of the POL is varied with some capacity to accommodate development, such as within the south-westernmost field surrounded on three sides by houses (and to the north by the footpath), and at the eastern end the area to the south-east of Slack Lane and south of a track towards the railway. However, as there are no clearly defensible edges part way across the site, the site may be vulnerable to gradual encroachment of development.</p>



<p>Summary of potential effects on landscape and visual amenity</p>	<p>Overall this site has variable sensitivity to development, with two small fields of medium sensitivity to development that would infill some of the southern edge. Other areas further from the settled edge are of high sensitivity as development would impinge on the open character of the area, and the sense of space and distance from the motorway and from other settlements.</p> <p>The openness of the site would also be eroded by development on the western edge, behind houses of Church Lane/Wingates Lane. Development along the northern and eastern edges or in the centre of the site would be isolated from existing settlement.</p> <p>At the time of writing there have been two applications for development of a field north of Vista Close/Dixon Street<sup>23</sup>, both refused at appeal, with reasons including effects on the openness of the POL area. This review concurs with these findings, and notes that the development would have been an intrusion into the open area, with open space on three sides, rather than being well connected with the existing settlement edge. A further two applications adjacent to Wingates Lane<sup>24</sup> have been refused, but have appeals pending. This review concurs with the findings of the Council and development in this area would erode the open character of the POL area, and whilst it may be screened to a degree by the woodland belt along Church Lane, it would not be well connected with rest of the settlement in landscape terms.</p>
<p>Mitigation</p>	<p>Should the small fields on the southern edge be developed, it is recommended that planting along the footpath and track should be carried out to strengthen the settlement edge on this side.</p>
<p>Assessment location/access</p>	<p>Accessed and assessed from public footpath through southern part of site Church Lane, Dixon Street to Slack Lane.</p>

<sup>23</sup> 96689/16 Dixon Street, Westhoughton, 01088/17 Dixon Street, Westhoughton

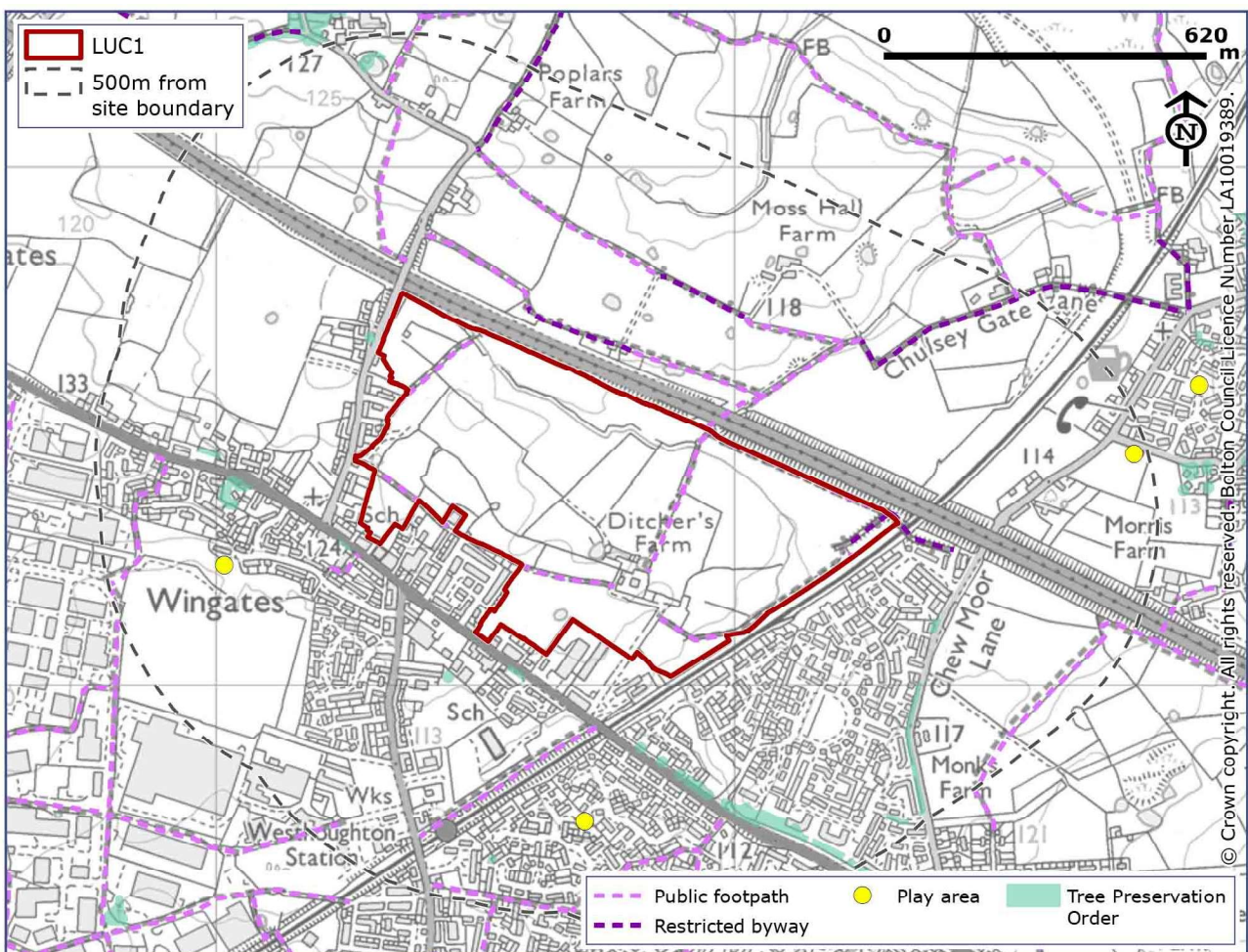
<sup>24</sup> 00579/17 Hartleys Farm, Westhoughton, 03000/18 Hartleys Farm, Westhoughton



**Figure 5.5 Landscape: LUC1**

**Public Recreation and TPOs / Tree Preservation Orders**

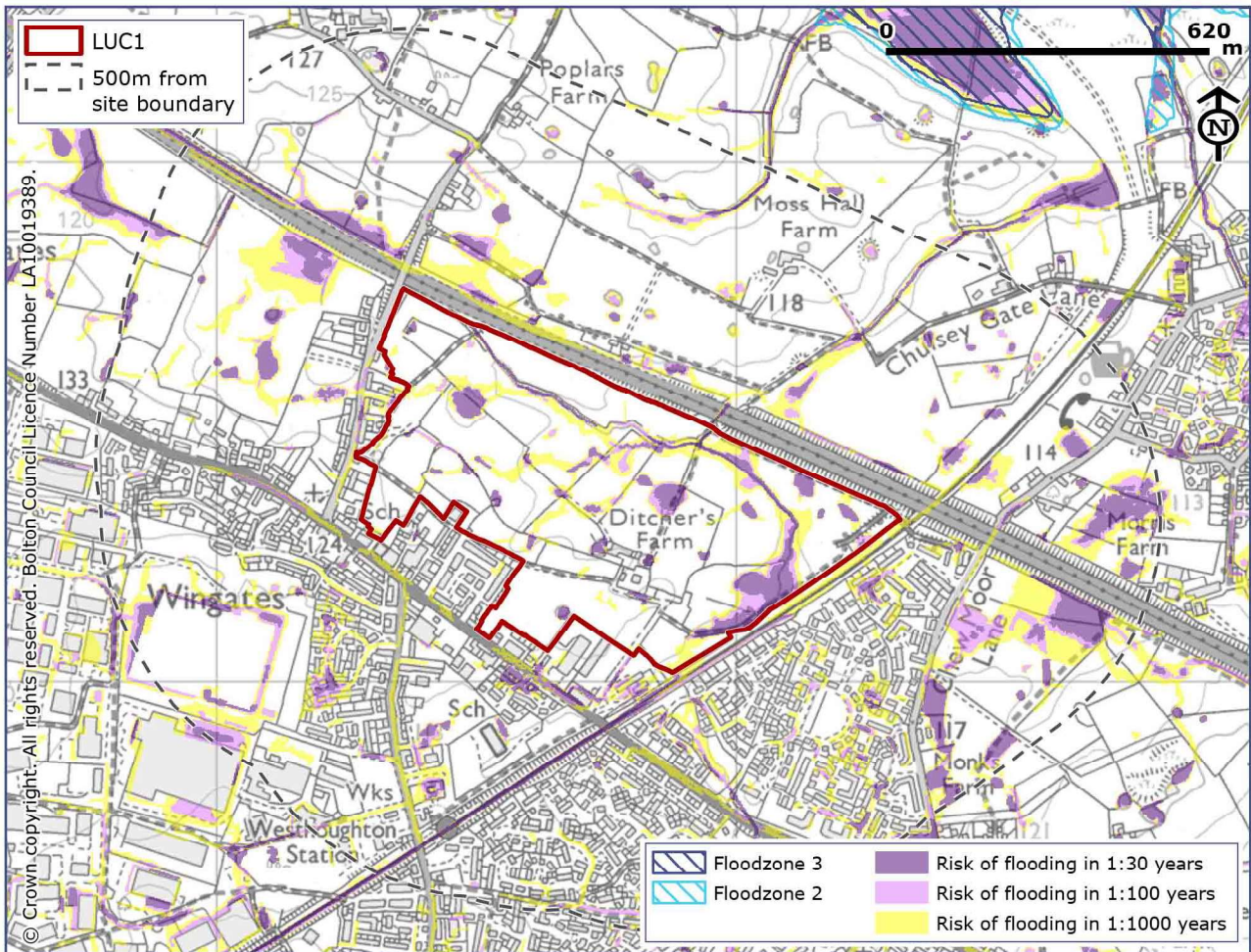
Recreational assets within the site	<p>The following Public Rights of Way follow the boundary of the site:</p> <p>BOL353</p> <p>WES105</p> <p>WES106</p> <p>The following Public Rights of Way provide access into the site:</p> <p>BOL352</p> <p>BOL354</p> <p>BOL361</p>
Nearby recreational assets	Public rights of way continue extensively to the north of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable
Tree Preservation Orders	None



**Figure 5.6 Public Recreation and TPOs: LUC1**

## Flooding

Proximity of flood zones	There is no land within the site boundaries located in flood zones 2 or 3.
Risk to site from fluvial, pluvial, sewer and ground water flooding	The site contains a culverted river within its boundaries creating some risk from fluvial flooding. The site contains areas of high risk from pluvial flooding. The north west of the site contains a BMBC land drainage problem area due to it being situated next to a highway drain. The site is located in a postcode region in which there have been six recorded sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.7 Flooding: LUC1**

## Site Summary

Site LUC1 is a relatively large area of flat open farmland, the M61 forms the northern parcel boundary of the parcel with the railway to the immediate east of the site. Two planning applications and subsequent appeals for residential development in the central portion of this site (Land off Dixon Street) have been refused, with the key outstanding reason being landscape impact. In addition, two planning applications for the same proposal in the western portion of the site (Hartleys Farm) have been refused by planning committee, based on landscape and transport impacts. One of these has been allowed.

There are no designated heritage assets within the site, though there are several non-designated assets that may be susceptible to change. Overall the potential effects on heritage assets from development are assessed as medium.

There are no statutory and non-statutory sites within the land parcel but there are four SBIs within 1km of the site. Within the site the habitats are predominantly grazing pasture and some woodland. There are potentially mature trees within the woodland areas and along hedgerows. There are three ponds located within the land parcel boundary. The ecological sensitivity of the parcel is deemed high due to the priority habitats and potential protected species present

In landscape terms the gently sloping agricultural land is divided into fields by post and wire fences and a few remnant hedges are present. The area is not remote, and there is a perceived presence of the motorway. The site has variable sensitivity to development with areas further from the settled edge having a higher sensitivity as development here would impinge on the open character of the area, and the sense of space and distance from the motorway and from other settlements

There are some public rights of way present on the site. There are no areas with flood zones 2 or 3 within the site but the site contains a culverted river creating some risk from fluvial flooding. The north west of the site contains a BMBC land drainage problem area due to it being situated next to a highway drain.

## LUC2: Golf Club / Knowles Farm

LUC2 / Golf Club / Knowles Farm
<b>Area</b> 24.10Ha
<b>Parcel Description</b> The parcel is located to the east of Horwich. Land within the parcel slopes down to the southwest and comprises Horwich Golf Club golf course, a block of woodland, and arable fields. Horwich Golf Club buildings and part of the associated car park are located in the south of the parcel and a farmstead is located in the north. The parcel is enclosed to the northwest, west, south and southeast by residential developments, a church and educational facilities.
<b>Site History</b> A planning application for up to 300 new homes on the site was refused by Bolton Planning Committee, and is currently pending appeal.



Figure 5.8 Aerial view: LUC2

### Adjoining land uses and compatibility

#### Adjoining uses

To the south, west and north of the site is urban development which is predominantly residential with some amenities. To the north west of the site are large areas of open farm land. There is a large area of light industrial use to the south west of the site. Primary schools are located to the north and south of the

site.

### Compatibility with residential development

The site is set back from main roads so there is reduced risk from noise pollution and air pollution.

The site is in close proximity to schools and some amenities.

A large portion of the site is taken up by a golf course which means residential development in this area would displace this activity. This use is not considered likely to restrict development on the site.

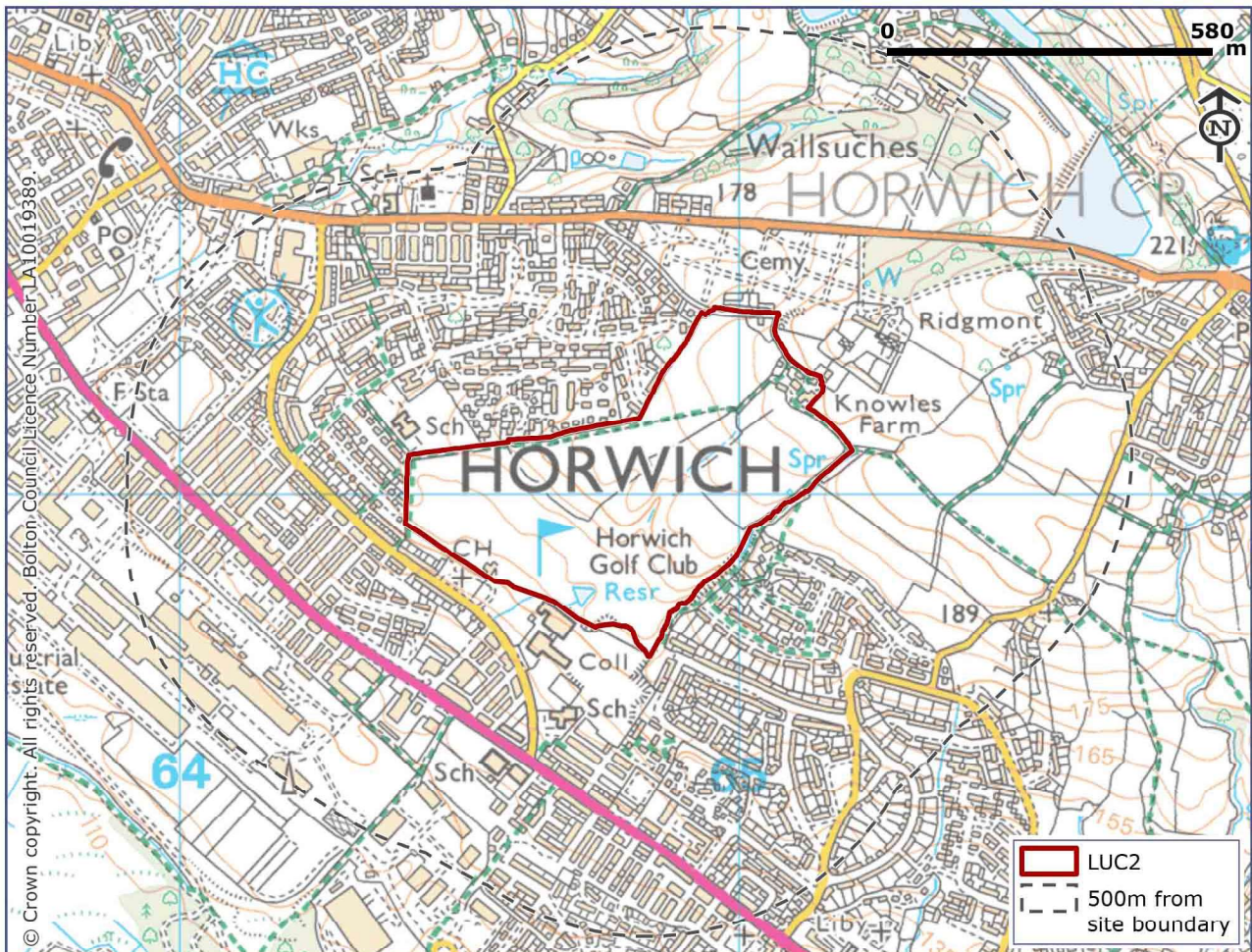


Figure 5.9 OS base map: LUC2

### Heritage

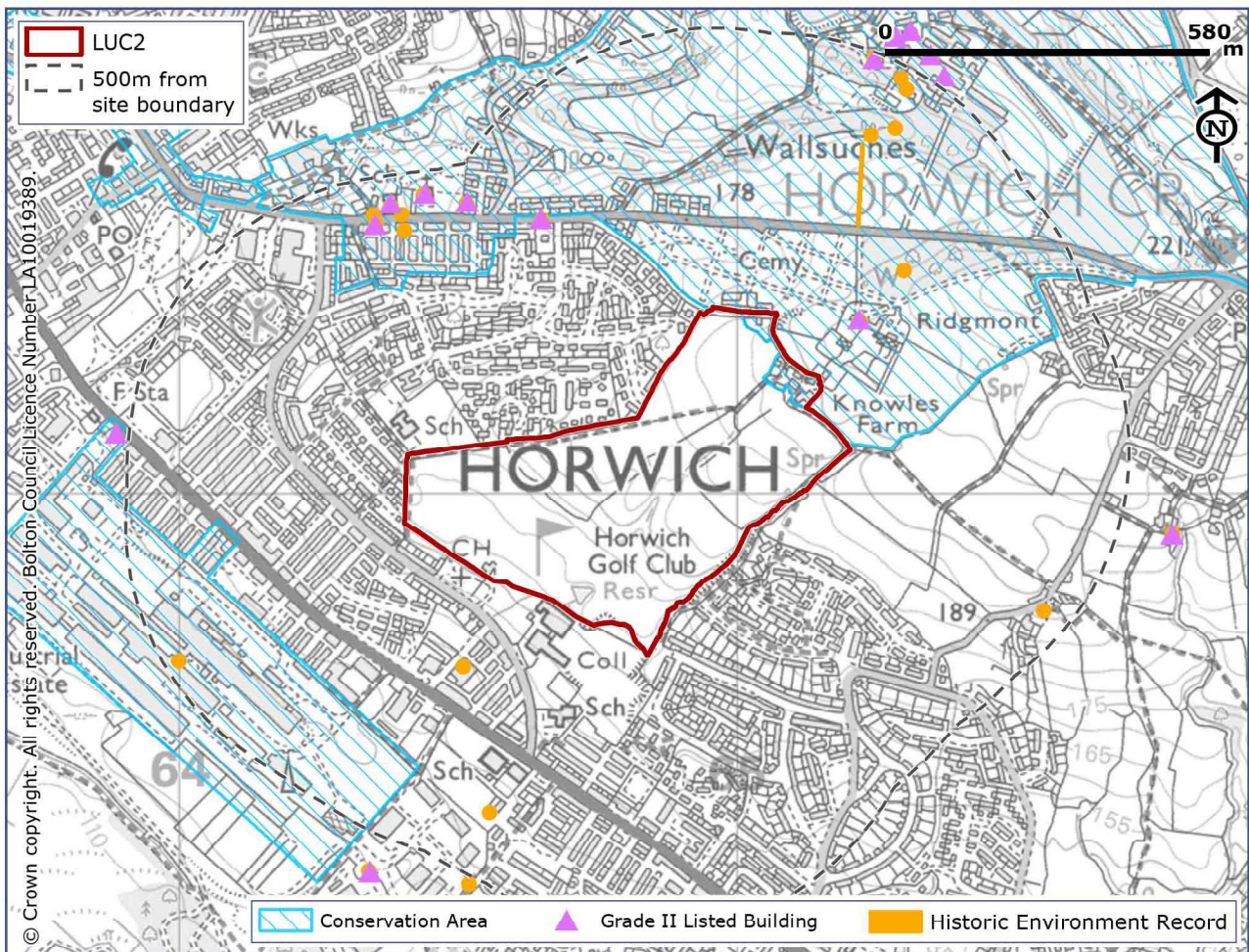
#### Designated assets

The site takes in a small part of the Wallsuches Conservation Area, which is predominantly open in character with the former Wallusches Bleachworks, which was responsible for the first major growth of Horwich, at its centre. The conservation area includes the Grade II listed Ridgmont House Masonic Hall (1067325), which belonged to one of the owners of the bleachworks, hence why it is sited close to and overlooking it. The former park (3648.2.0) to this 19<sup>th</sup> century country house is still extant – although part of it was used to create Horwich Cemetery in the 1920s. The parkland has an important historic, functional and designed relationship with the house and park, which is still largely intact and affect its legibility as a country house. It could also affect the character and setting of the conservation area. In particular, the open vistas of this area may be affected. The effect of this is likely to be

	medium-high.
Non-designated assets	The HER does not record any non-designated assets within the site, but review of historic maps indicates that there were a few buildings along Fleet Street to the rear of Ridgmont Park that may survive archaeologically within the site. These would be susceptible to physical change, and development would result in their damage or removal and equate to substantial harm: a medium effect.
Summary of potential effects on heritage assets	Medium-high
Potential mitigation	<p>In line with the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, it is desirable to preserve or enhance the setting of a listed building and the character and appearance of Conservation Areas.</p> <p>To minimise setting harm, development should be sited away from Ridgmont House and grounds (including the cemetery). Screening may also be required.</p> <p>A heritage statement will be required to assess the impact of any development on the Grade II listed Ridgmont House and its non-designated parkland. Consideration may also need to be given to the setting of the cemetery.</p> <p>Any development would need to accord with the policy guidelines set out in the Wallsuches Conservation Area Appraisal.<sup>25</sup></p> <p>As a greenfield site with limited ground disturbance as a result of landscaping for the golf course the site may need to be further assessed for its archaeological potential.</p>

<sup>25</sup> Bolton Metro Environment Department. ND. *Wallsuches Conservation Area*. Available online at: <https://www.bolton.gov.uk/downloads/file/895/wallsuches-conservation-area-appraisal>





**Figure 5.10 Heritage: LUC2**

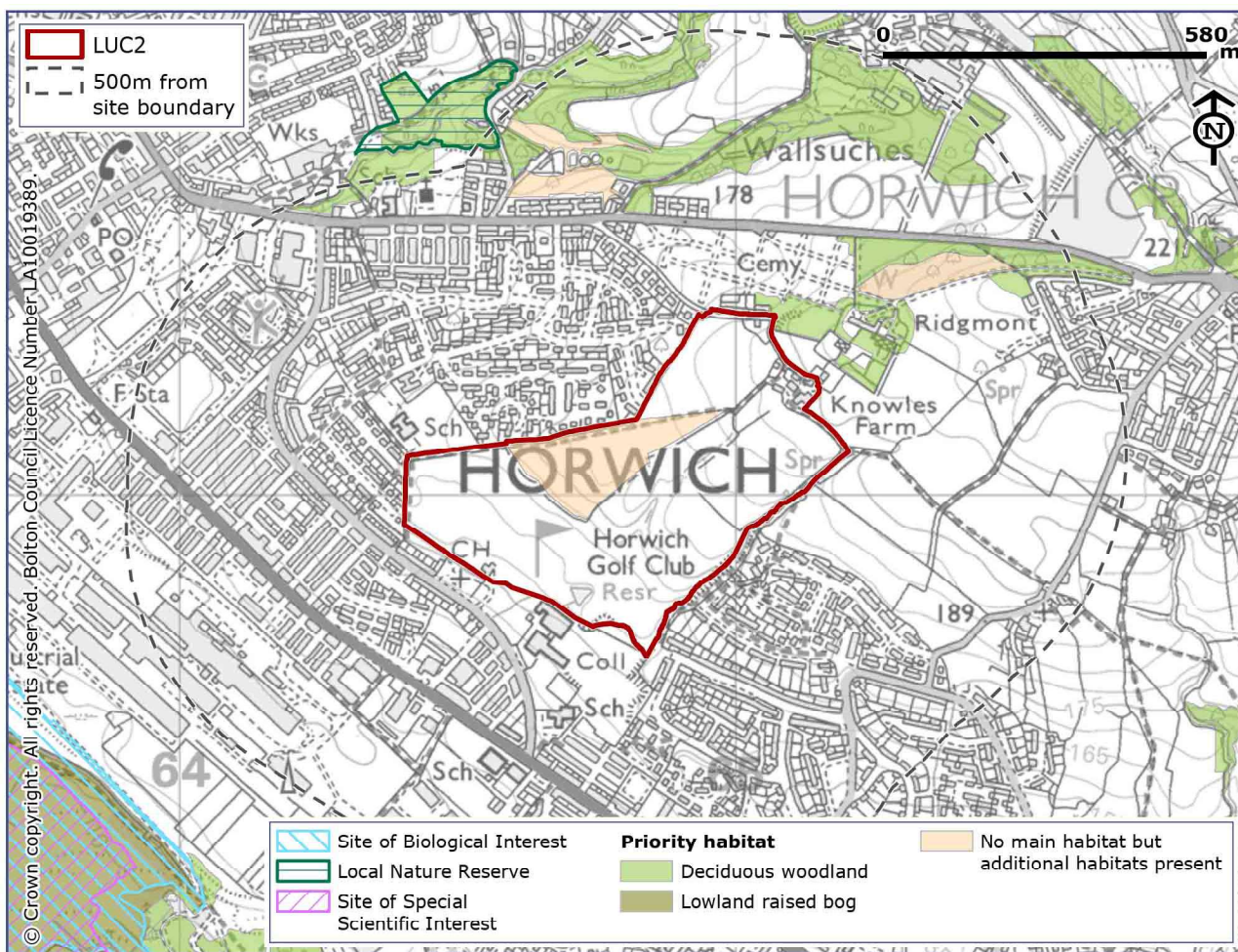
**Ecology**

<p>Overview of ecological features</p>	<p>Horwich Golf Course occupies the south of the land parcel whereby Knowles Farm occupies the north.</p> <p>Five buildings are near the northeast boundary, with a dilapidated barn to the east of these. A small section of woodland lies on northeast boundary, comprised of hornbeam, willow and oak.</p> <p>An area of woodland in the centre of the golf course, with unmown grass fields to the north and east, dominate in Yorkshire fog with small patches of sedge species.</p> <p>Scrub and tall herbs were found around the boundaries of the land parcel. One pond is located within the parcel near the Horwich Golf Course entrance.</p> <p>There are no statutory and non-statutory sites within the land parcel.</p> <p>Priority habitats of woodland, hedgerow, grassland and a pond were within the land parcel. Invasive species of Himalayan balsam can be found along the stream on the southeast boundary.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Red Moss SSSI and Bridge Street LNR are both located just within 1km of the land parcel boundary to the southwest and north respectively.</p>

<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Winter Hill &amp; Smithills Moor; Heathland &amp; Bog and Birds</li> <li>• Red Moss; Bog, Dragonflies and Birds</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Hedgerows, Woodland, Grassland, Ponds</p>
<p>Other notable habitat/features</p>	<p>Mature/Veteran trees</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Brown Hare, Great Crested Newt, Reptiles, Badger, Nesting Birds, Barn Owl, Hedgehog, Common Toad, Invertebrate Assemblage</p>
<p>Summary of biological records for protected and notable species</p>	<p>Records within the land parcel boundary;</p> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Lapwing</li> </ul>

	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species, roosts located north and south of the land parcel.</li> <li>- Other records: Pipistrelle species including Common Pipistrelle and Soprano Pipistrelle. The majority of records found to the north of the land parcel within the residential areas of Horwich.</li> </ul> </li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Badger: Sett noted to the north of the land parcel and north of Chorley Old Road.</li> <li>• Brown Hare</li> <li>• Water Vole</li> <li>• Hedgehog</li> <li>• Common Toad</li> <li>• Common Lizard</li> <li>• Black Redstart</li> <li>• Common Scoter</li> <li>• Kingfisher</li> <li>• Black-tailed Godwit</li> <li>• Bullfinch</li> <li>• Cuckoo</li> <li>• Curlew</li> <li>• Dunnock</li> <li>• Grasshopper Warbler</li> <li>• Grey Partridge</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Redpoll</li> <li>• Reed Bunting</li> <li>• Ring Ouzel</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Spotted Flycatcher</li> <li>• Starling</li> <li>• Tree Pipit</li> <li>• Tree Sparrow</li> <li>• Twite</li> <li>• Willow Tit</li> <li>• Wood Warbler</li> <li>• Wryneck</li> <li>• Yellow Wagtail</li> <li>• Yellowhammer</li> </ul>
<p>Invasive species requiring consideration</p>	<p>Himalayan Balsam was recorded along the stream on the southeast boundary.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
<p>Ponds within 500m (Potential for presence of GCN)</p>	<p>There is 1 pond located with the land parcel, to the south within the Horwich Golf Course near the entrance.</p> <p>There are 6 ponds located within 500m of the land parcel boundary, the ponds can be found north of the land parcel separated by Chorley Old Road.</p>

<p>Features requiring consideration for bat roost potential?</p>	<p>Trees/Woodland; Woodland bordering northeast boundary and an area in the centre of the parcel, with trees lines within the golf course. Trees located in these areas appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; Located in the northeast, with a dilapidated barn to the east of these, and Horwich Golf Course buildings to the southwest, are likely to support features with potential to support roosting bats.</p>
<p>Existing lighting</p>	<p>There is likely to be light spill from residential buildings on the peripheral parts, except that of the northeast boundary where there does not appear to be any lighting present.</p>
<p>Summary of potential effect on ecological assets</p>	<p>The ecological sensitivity of the parcel is moderate due to the presence of habitats of principal importance and the potential for viable population of protected and notable species to be present.</p> <p>Any future proposals for housing at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
<p>Potential mitigation</p>	<p>Woodland to the south that lines a stream, and the large area in the centre of the golf course should be retained. There is opportunity to connect this large patch of isolated woodland to the north boundary near Knowles Farm buildings, to connect the woodland to the larger landscape. The ponds should be retained, and incorporated into any future housing proposals where possible.</p> <p>Opportunities to incorporate short meadow grassland, wildflower and native shrub planting in any future development proposal should be taken. Enhancements should include the management and removal of invasive species. This would improve biodiversity of plant and invertebrate species present.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>

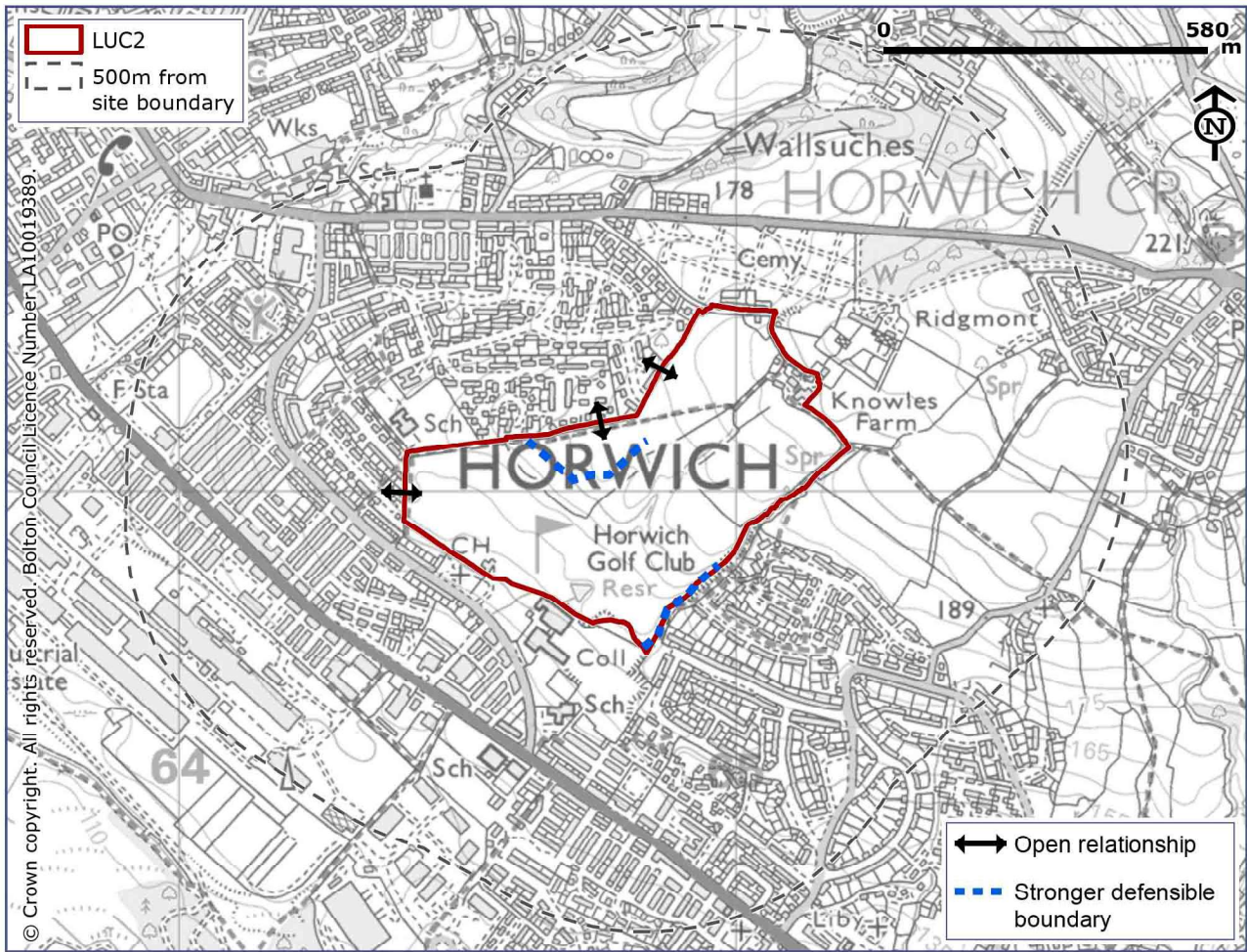


**Figure 5.11 Ecology: LUC2**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This site is set on the south facing slopes of Horwich, north of Chorley New Road acting as open space between two built up areas, around Stocks Park Road to the north-west, and around Sandringham Road to the south-east. It is a fairly large rural and recreational area of medium scale, with townscapes on three sides and open fields and woodland uphill to the northeast. Much of the area is used as a golf course.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This roughly L shaped area is bounded on the southwest side by buildings and properties along Victoria Road. There are few views of the golf course from Victoria Road. The south edge is along a small watercourse in a shallow valley with some riparian trees, and the backs of houses beyond, with views across into the POL site partially screened.</p> <p>The north-western edge of the site has a footpath between the varied property boundaries and a post and wire fence around the golf course. Further uphill on the north side, a stone wall around the housing area forms the edge of the POL site. This wall is higher than a field wall, and is generally intact. There are direct visual connections between the open fields and the houses in this area, although there are no public access points through the wall (there are a limited number of private access points). Mayfair Road stops abruptly at the wall. The north to eastern edge of the POL site is along Fleet Street with hedges and a field wall along a section of track, and the watercourse that runs past Sandringham Road.</p>

Description of land use, features, condition and character	Landscape character area: Rural Fringes.  This site is largely occupied by a golf course, but higher up the slopes there are pasture fields. Field boundaries to the higher fields are remnant hedgerows with trees. The golf course is laid out with trees along the fairways. A woodland belt and remnant dry stone walls extend across the steepest part of the slope creating a boundary between the lower and upper parts of the site.
Description of views and landmarks	Views extend over the Middle Brook valley to the south, including views of the Macron stadium from locations within the golf course. The woodland belt across the steepest section of the slope generally prevent views southwards from upper areas, but Rivington Moor is visible to the north. There are views south west from around Knowles farm.
Perceptual qualities	This is an area with a perceived presence of townscapes adjacent to it, and active use for recreation. The topography and woodland belt across it creates separation between the upper and lower areas, the lower area being closer to settlement, the upper are being more rural.
Potential sensitivities to development	In landscape terms, this area creates space between settlement areas on either side by creating an open strip of land down the slope. The features that form natural boundaries on this site are the watercourse that forms the south-eastern boundary to the POL (and the current settlement edge in that direction), and the woodland belt across the steeper section of the slope. There are weaker boundary features in other areas, with visual relationships between urban areas and the POL site as well as with the wider agricultural landscape along the valley sides.
Summary of potential effects on landscape and visual amenity	This site is of varied sensitivity to development. As a whole, it forms a green wedge between two areas of settlement either side on the slope. However, the edges to the area on the west are less robust in landscape terms than to the east, and have visual connection with the built up areas. It is considered that the upper western part of the site is of medium sensitivity, as although it is of rural character, bounded by an intact wall, the visual connection with the existing housing is stronger than in other parts of the site. The lower part of the site and the upper eastern part are more important in terms of the green wedge, being between stronger boundary features (wooded gullies and the steep woodland belt). The peripheral boundaries around the lower part of the site are however not formed of robust landscape features. The lower and upper eastern parts of the POL site are considered to be of medium-high sensitivity to development.
Mitigation	At the time of writing there is an application for housing that covers almost all of the POL site, that has been refused, but with an appeal pending. This development would infill the green wedge with housing, and remove the separation between the existing built up areas on either side of the POL site. Whilst the development of the whole POL site would include areas on both sides of each of the landscape boundaries discussed above, it would be important, should permission be granted for this or other proposals, that the woodland structure of the site is maintained.
Assessment location/access	Accessed and assessed from public footpaths along the western edge and across the northern part of the site.

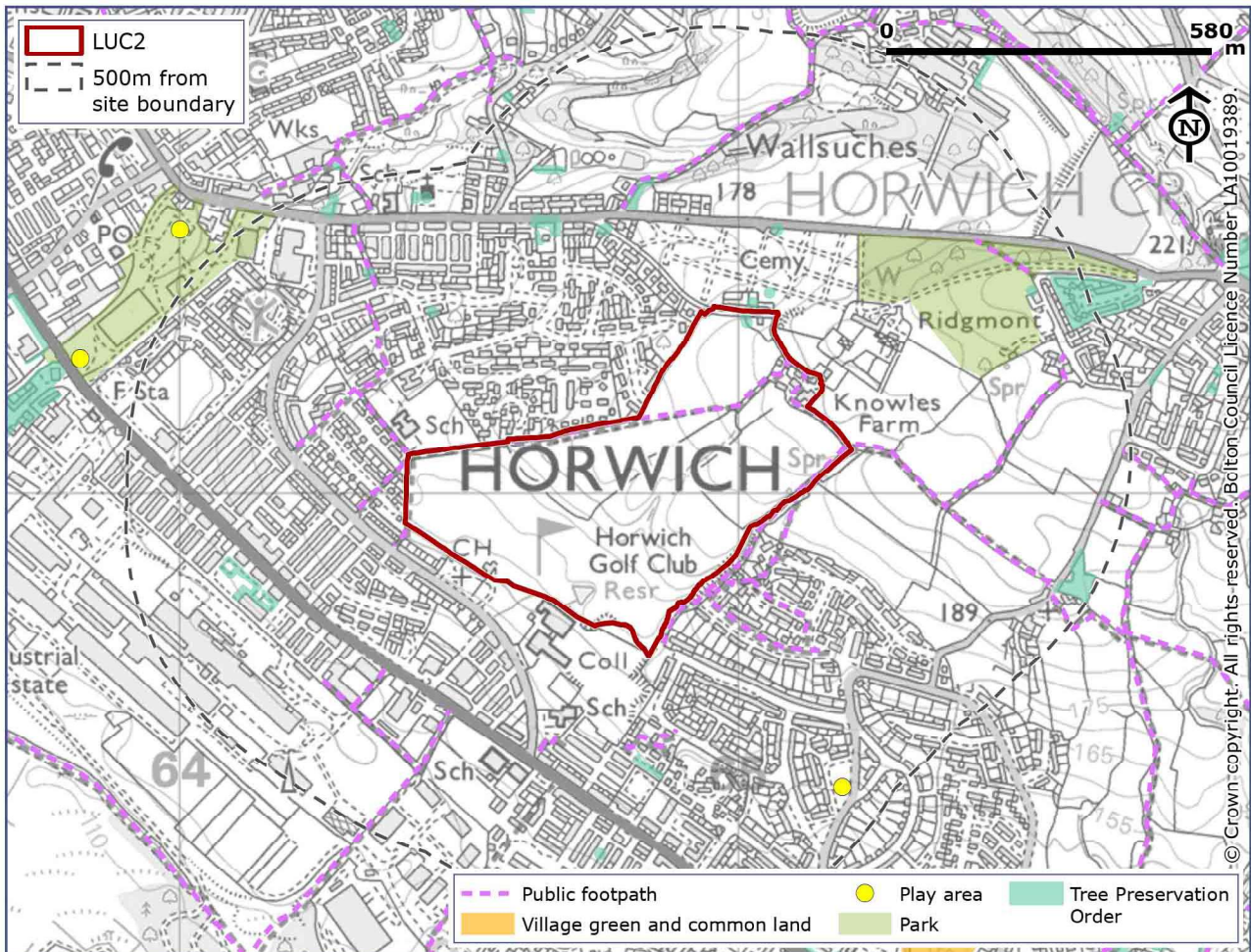


**Figure 5.12 Landscape: LUC2**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries:</p> <p>HOR092</p> <p>The following Public Rights of Way pass along the site boundaries:</p> <p>HOR090</p> <p>HOR089</p> <p>HOR095</p> <p>HOR088</p> <p>HOR084</p> <p>HOR093</p> <p>HOR087</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>HOR099</p> <p>HOR096</p> <p>HOR091</p> <p>HOR085</p>
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Nearby recreation assets	There is extensive continuation of Public Rights of Way in all directions around the site. There are parks to the north west and north east of the site. There are play areas to the south east and north west of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable
Tree Preservation Orders	None.

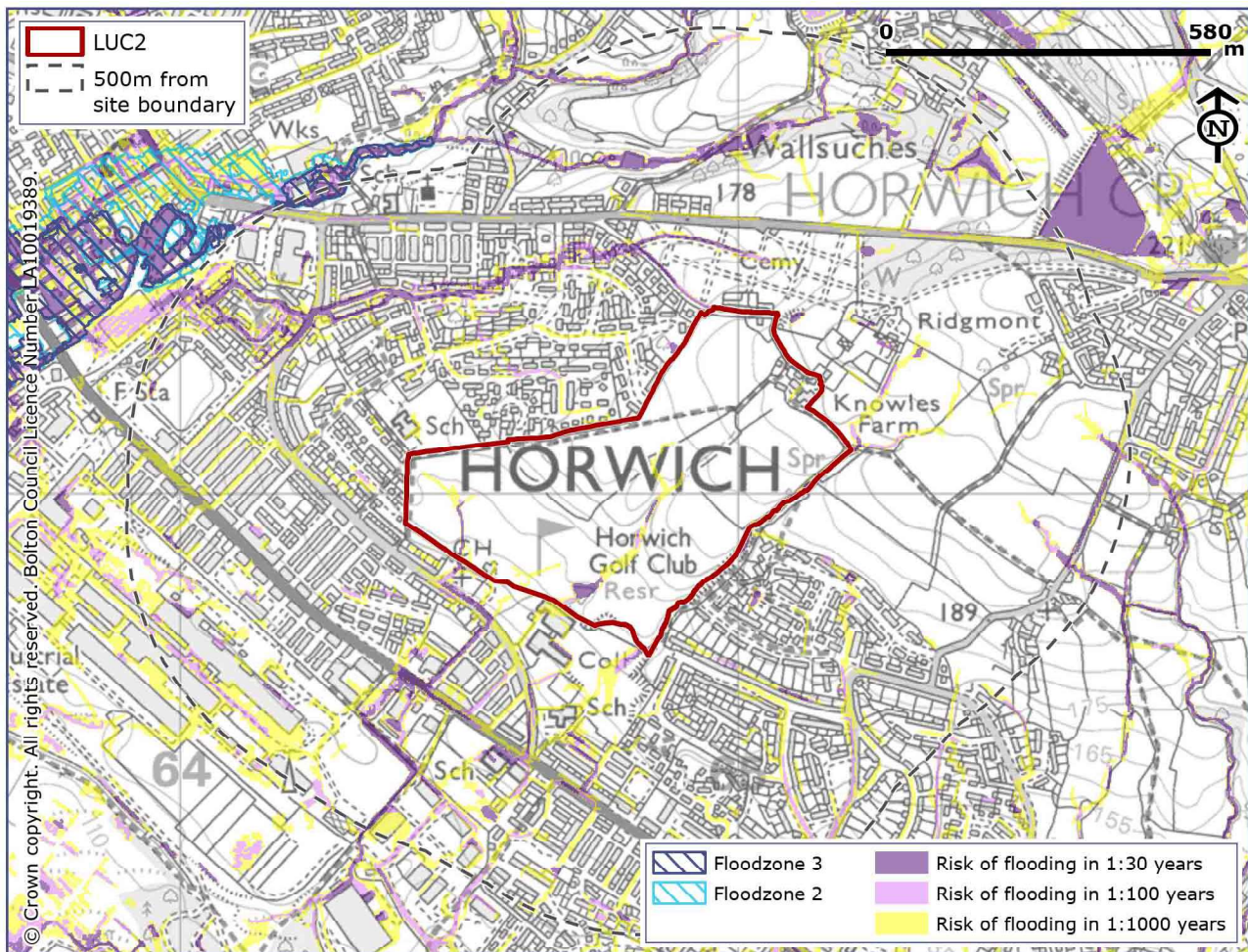


**Figure 5.13 Public Recreation and TPOs: LUC2**

**Flooding**

Proximity of flood zones	There are no flood zones located within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a small river located along the south eastern boundary of the site. There is a small area at high risk from pluvial flooding within the site boundaries. There are two BMBC land drainage problem areas located at the south west boundary of the site. The site is located in an area in which there have been four sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.





**Figure 5.14 Flooding: LUC2**

### Site Summary

LUC2 is a medium sized site located to the east of Horwich. The site comprises Horwich Golf Club golf course, a block of woodland, and arable fields. A planning application for up to 300 new homes on the site was refused by Bolton Planning Committee, and is currently pending appeal.

The site takes in a small part of the Wallsuches Conservation Area, which is predominantly open in character. Development of the site would affect the wider rural setting of the Grade II listed Ridgemont House Masonic Hall (outside the site) and its park. As such the potential effects on heritage assets are deemed medium-high.

There are no statutory and non-statutory sites within the land parcel, though an LNR, a SSSI and 2 SBIs are within 1 km. There are habitats of principal importance and the potential for viable populations of protected and notable species to be present so the parcel is deemed to be of moderate ecological sensitivity.

In landscape terms this site is of varied sensitivity to development. As a whole, it forms a green wedge between two areas of settlement either side of the slope. However, the edges to the area on the west are less robust in landscape terms than to the east, and have visual connection with the built up areas.

There are rights of way crossing the site and limited flood risk from any source.

## LUC33: Moss Lane

### LUC33 / Moss Lane

**Area** 13.07Ha

**Parcel Description** The parcel is located to the west of Horwich. Land within the parcel is relatively flat and predominantly comprises arable fields with a woodland band present along the M61 bounding the northeast of the parcel.

There are no buildings present within the parcel but a warehouse and distribution centre, a cluster of houses and the M61 partially enclose the northern part of the parcel. A railway line borders the southern boundary. The parcel is crossed by a footpath.

**Relevant Site History** Planning applications for land raising and a sub-station. To the north of the M61 is the Horwich Loco Development, which provides for includes up to 1,700 dwellings, up to 2,500 square metres of retail and up to 2,500 square metres of retail / leisure uses and up to 2,700 square metres of ancillary D1 uses.



**Figure 5.15 Aerial view: LUC33**

## Adjoining land uses and compatibility

### Adjoining uses

The M61 motorway is to the immediate north east of the site. To the west of the site lies predominantly distribution / warehousing uses. Predominantly Residential areas of development including a school lie approx. 550m to the southwest, segregated by open fields.

The development of the Horwich Loco site will provide for greater access to amenities and services.

### Compatibility with residential development

The proximity of the M61 is likely to cause noise and potentially air quality issues for the site.

The large industrial storage area to the north west of the site may also be a source of noise.

The above constraints are likely to restrict the development of the full site.

The site is within 600m of a primary school and amenities.

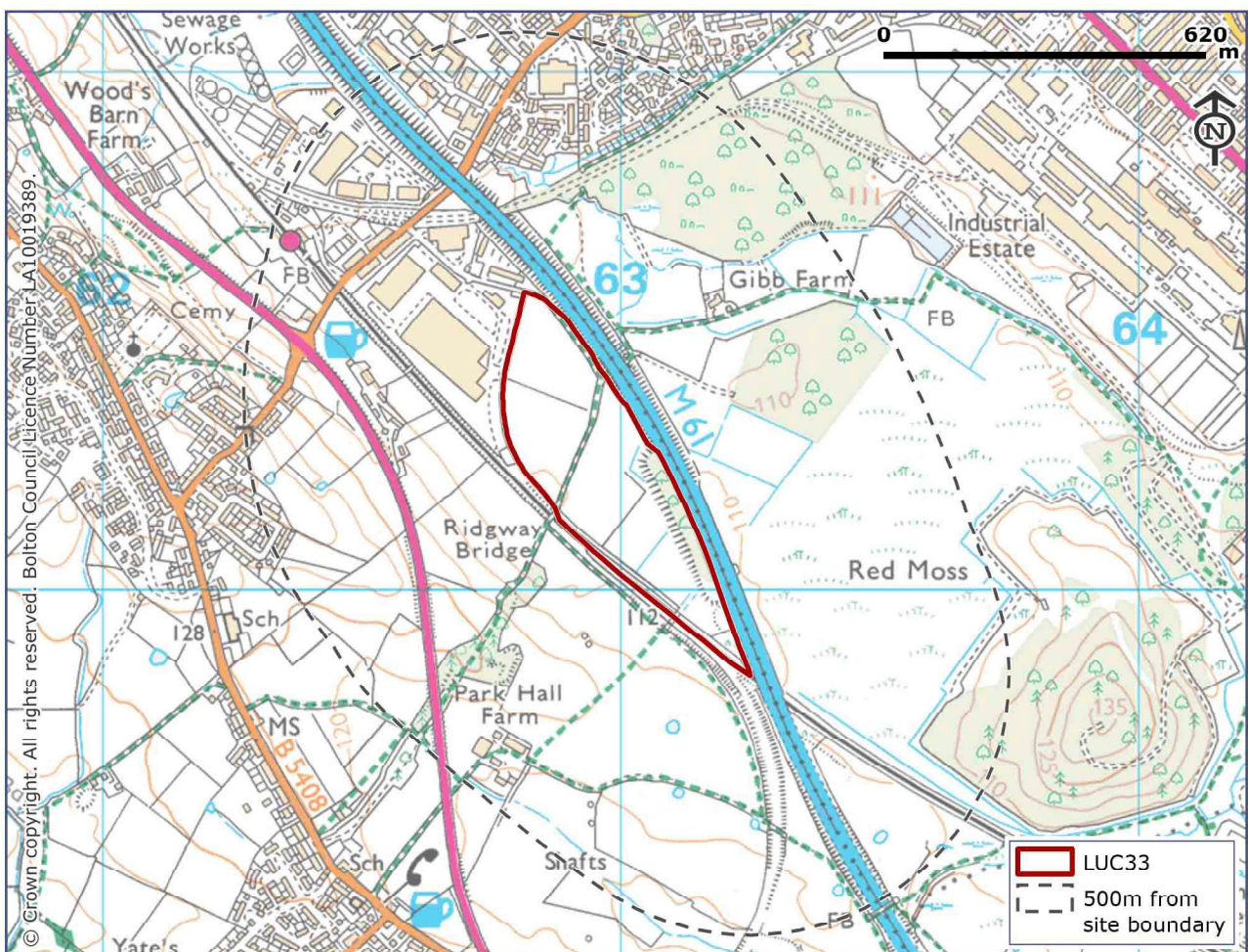
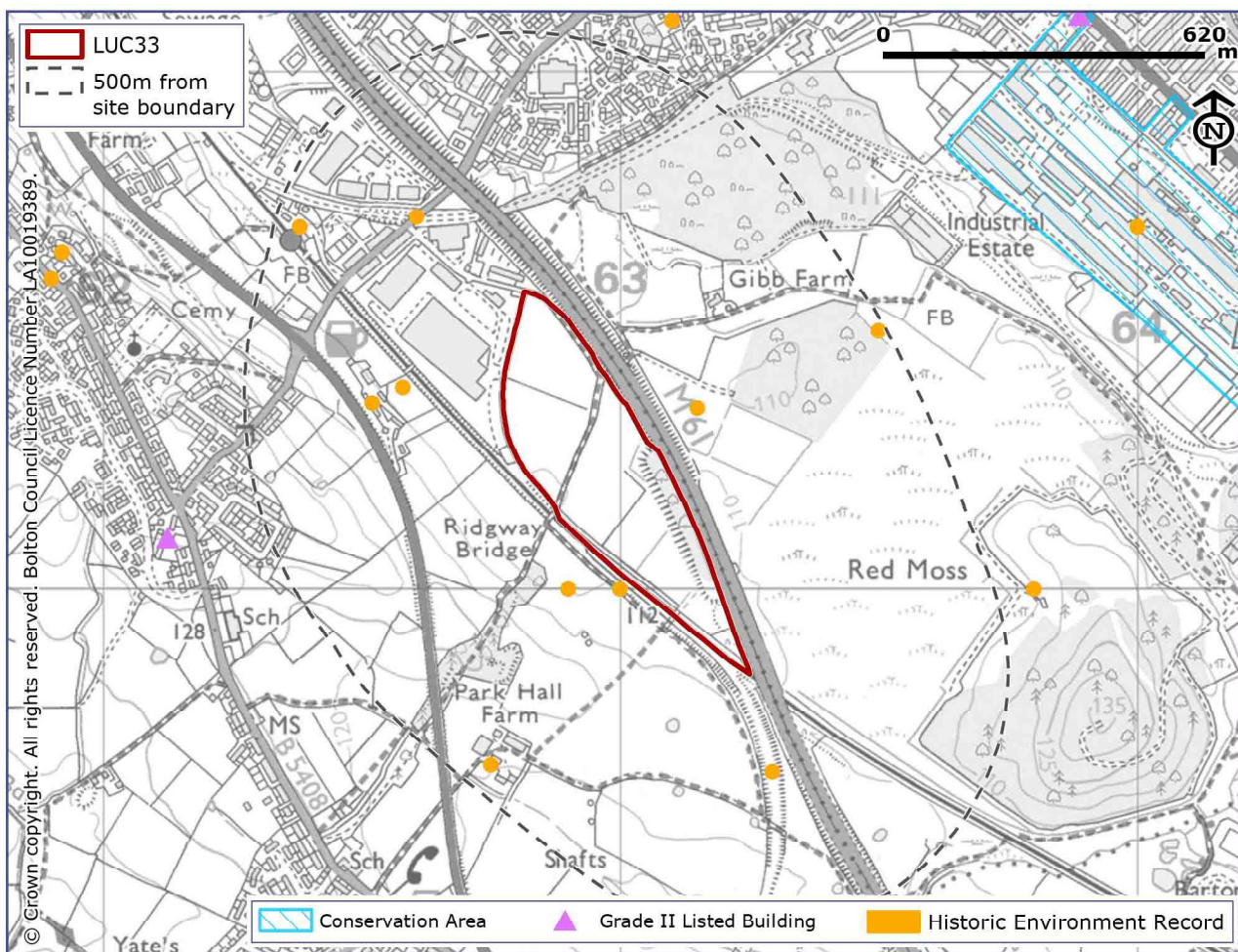


Figure 5.16 OS base map: LUC33

## Heritage

Designated assets	There are no designated assets within the site. Horwich Locomotive Works Conservation Area lies approximately 750m to the northeast of the site. It has a historical and functional association with the railway that runs adjacent to the west of the site and the housing and welfare that was developed for the railway workers to the northeast. Originally there was a siding and railway station that linked to the works, but these have been dismantled and there are no views towards the remaining rail line due to intervening vegetation and the M61. The connection with the workers houses is also severely diminished, due to vegetation. Development would further severe the Horwich Locomotive Works from the remaining rail line. However, given the existing severance by the M61 this would be low.
Non-designated assets	A branch line – the Blackrod South Fork - of the Lancashire and Yorkshire Railway previously ran across the site. If remains relating to the line survive they would be susceptible to physical change such as damage or removal. This would result in substantial harm and a medium effect.
Summary of potential effects of heritage assets	Medium
Potential mitigation	<p>As per paragraph 194 of the NPPF any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.</p> <p>In the event of development, a heritage statement will be required to assess any potential impacts on the Horwich Locomotive Works Conservation Area.</p> <p>Any development should have special regard to the Horwich Locomotive Conservation Area design guidelines.<sup>26</sup></p> <p>There is always a risk of unknown archaeological remains being present within a site. An archaeological desk-based assessment may be required to evaluate the archaeological potential of the site as, in addition to Roman findspots and post-medieval industrial assets, a prehistoric burial and antler pick were found nearby, as were prehistoric to Roman peat deposits.</p> <p>An appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>

<sup>26</sup> Bolton Council. 2007. *Horwich Locomotive Works, Horwich Bolton: Conservation Area Management Plan*. Available online at: <https://www.bolton.gov.uk/downloads/file/883/horwich-town-centre-conservation-area-appraisal>



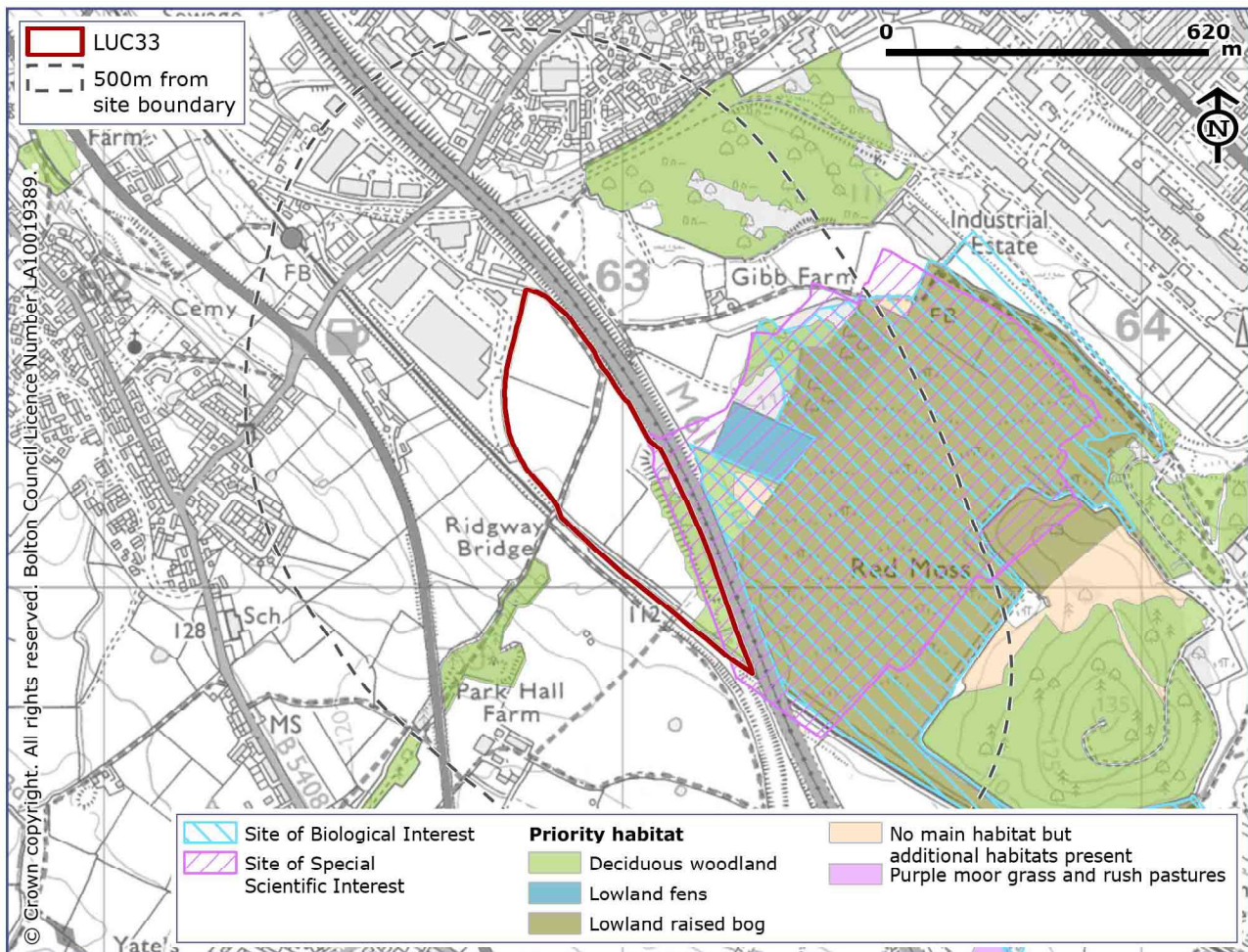
**Figure 5.17 Heritage: LUC33**

**Ecology**

<p>Overview of ecological features</p>	<p>Council owned pasture fields, with a woodland edge on the east boundary bordering the M61. Intact hedgerow separating two fields in the north section. Track passing through the parcel from Moss Lane to the railway line. To the west of the track is a drain that runs parallel.</p> <p>Deciduous woodland priority habitat occurs along the east boundary bordering the M61. A stand of Japanese knotweed is potentially present on the west boundary of the woodland, whereby sparse amounts of Himalayan balsam can be found along the drain. The woodland could not be examined in more detail due to restricted access at the time of the site visit.</p>
<p>Protected sites</p>	<p>There are no statutory and non-statutory sites within the land parcel.</p> <p>Red Moss SSSI within 1km of land parcel boundary to the east, separated from the parcel by the M61.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Red Moss; Bog, Dragonflies and Birds</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>

Habitats of Principal Importance requiring consideration	Arable field margins, Hedgerows, Woodland
Other notable habitat/features	Trees present, some of which may be mature within the area of woodland bordering the M61.
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Badger, Brown Hare, Hedgehog, Nesting Birds, Great Crested Newt, Reptiles, Common Toad
Summary of biological records for protected and notable species	No European protected species records are within the land parcel; however there are records of lapwing.
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats; <ul style="list-style-type: none"> <li>- Roosts; Pipistrelle species record within residential housing on other side of the M61.</li> <li>- Other records; Common pipistrelle and pipistrelle species recorded predominately within the residential housing to the north of the site.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> <p>Other protected and notable species:</p> <ul style="list-style-type: none"> <li>• Polecat</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Water Vole</li> <li>• Common Toad</li> <li>• Common Lizard</li> <li>• Black redstart</li> <li>• Black-tailed Godwit</li> <li>• Bullfinch</li> <li>• Cuckoo</li> <li>• Curlew</li> <li>• Dunnock</li> <li>• Grasshopper Warbler</li> <li>• Grey Partridge</li> <li>• Herring Gull</li> <li>• Lawing</li> <li>• Lesser Redpoll</li> <li>• Linnets</li> <li>• Little ringed plover</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Tree Pipit</li> <li>• Willow Tit</li> </ul>

	<ul style="list-style-type: none"> <li>• Yellowhammer</li> <li>• Cinnabar Moth</li> <li>• Yellow Birds-nest (plant)</li> </ul>
Invasive species requiring consideration	<p>Himalayan balsam was recorded in the drain bordering the west of the track running through the land parcel.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are 11 ponds located within 500m of the land parcel boundary. All separated from the parcel by significant barriers to movement including the M61 and railway line, therefore it is considered unlikely that great crested newt would occur within the site.</p>
Features requiring consideration for bat roost potential?	<p>Woodland; area of woodland located to the east of the land parcel bordering the M61.</p>
Existing lighting	<p>There is likely to be light spill into the peripheral parts of the site along the north west and east boundary from industrial units and the M61.</p>
Summary of potential effects on ecological assets	<p>The ecological sensitivity of the parcel is moderate due to the presence of habitats of principal importance and the potential for viable population of protected and notable species to be present.</p> <p>Any future proposals for housing at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Woodland to the east should be retained to ensure the connectivity of the neighbouring treelines to form linear features. There is an opportunity to incorporate short meadow grassland, wildflower planting and native shrub planting in any future development proposals</p> <p>Enhancements should include the management and removal of invasive species. This would improve biodiversity of plant and invertebrate species present, especially those that can be found along the watercourse. With the close proximity of Red Moss SSSI, pools and ditches could tie in with designs to support the invertebrate assemblage found on the SSSI. There is also an opportunity to increase the value of watercourses by implementing a range of appropriate riparian habitat enhancements and future management.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles</p>



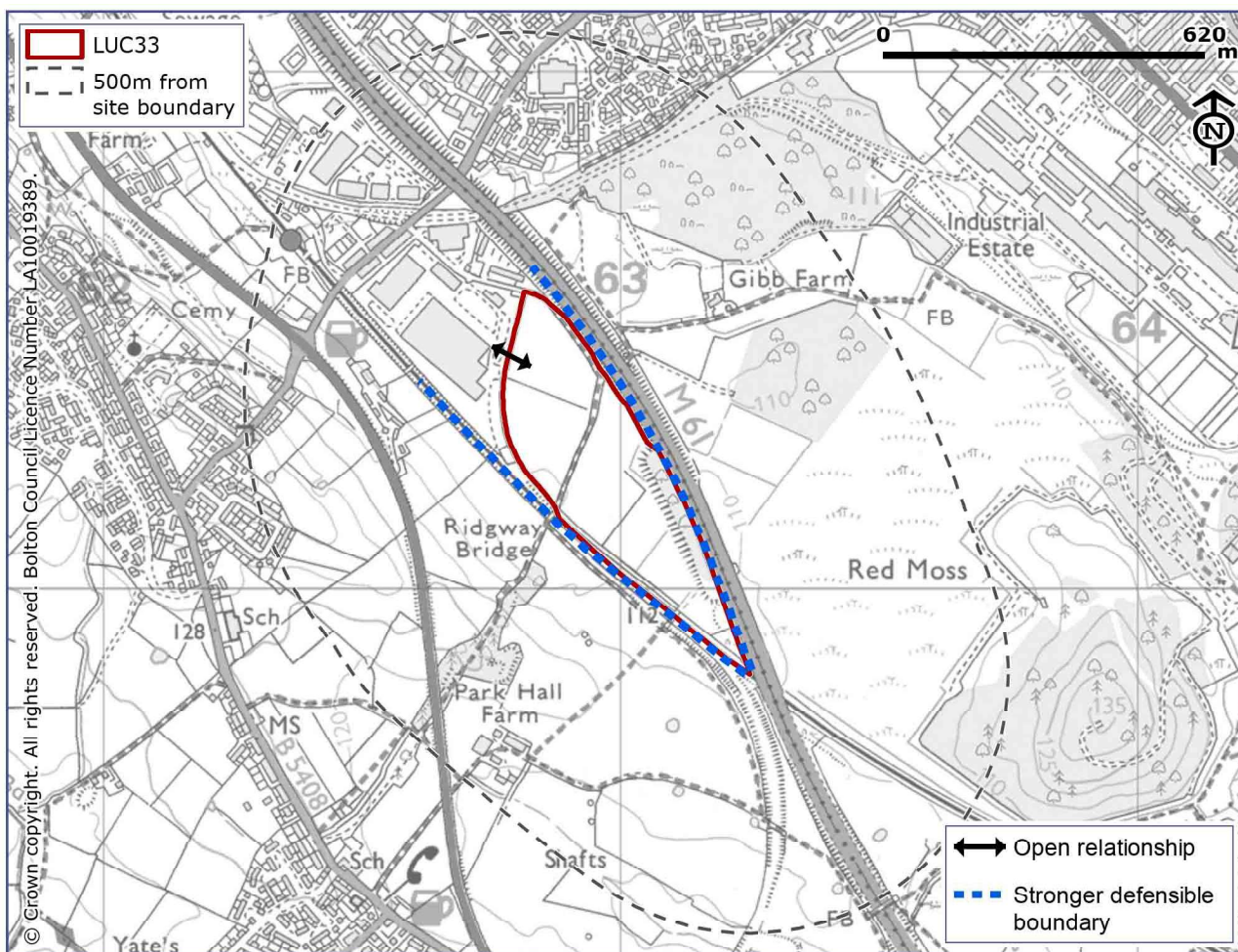
**Figure 5.18 Ecology: LUC33**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This is a small area to the south of Horwich, forming a narrow triangle between the M61 motorway, and a railway line. The site represents a wedge of rural land left between these infrastructure routes as they converge at the south-eastern corner of the site.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The site has two very strong linear features that define the boundaries to the east and south, the motorway and the railway. To the east the motorway is on a wooded embankment, along part of which a fence and remnant hedge line a track to an underpass. To the south the railway is slightly raised, and has a few shrubs but no screening vegetation along it. The north-western boundary is a weaker edge formed by the rear railings of a works yard with a few trees along it.</p> <p>There are no direct boundary relationships with residential areas, and the closest properties, north of Moss Lane opposite the northern corner of the POL area, do not have views over the POL as they are screened by trees.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Flood Plains.</p> <p>The area consists of three agricultural fields used as ley pasture, with a strip of woodland along the motorway edge. There are post and wire fences and one thick mature hedge on the site. A small works compound adjacent to the railway was active at the time of field visits.</p>



Description of views and landmarks	Views are contained by the motorway woodland to the east, and by the nearby woodlands and trees beyond the railway to the southwest located on a slight ridge of land leading up to Blackrod.
Perceptual qualities	This is perceived as isolated from residential areas of nearby settlements. It is also screened to some degree from the works yard, but the buildings have a presence to the north-west of the site. Although it is of agricultural use, the perception is of a narrow strip of land between communication corridors that form barriers.
Potential sensitivities to development	In landscape terms there are relatively few sensitivities to development, as it can be seen as a remnant wedge between motorway, railway and industry. However, there are visual connections over the railway, and there is a sense of distance from both residential areas and the works yards, such that houses would be at a distance from other parts of the settlement. However, the motorway fringe woodland and the railway would both form logical edges to development.
Summary of potential effects on landscape and visual amenity	This site is of medium sensitivity to development, as there is more perceived connection with the open landscape to the south than with built up areas, although it is a remnant wedge site. Residential housing on this site would not be well connected to existing residential areas.
Mitigation	Should this area be developed, it is recommended that woodland and hedges are retained, and screening should be provided along the railway edge.
Assessment location/access	Accessed and assessed from Moss Lane and track across the site.

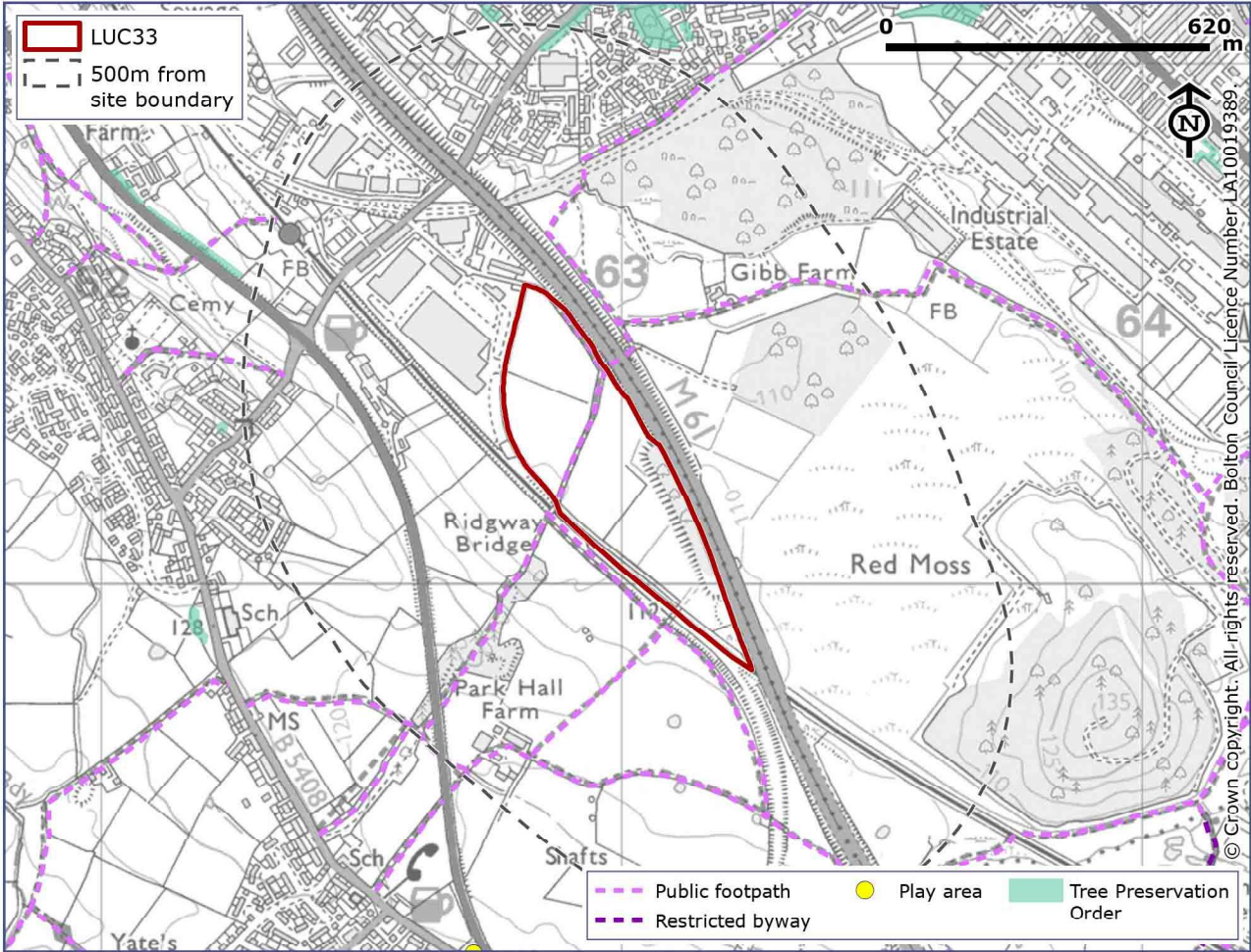


**Figure 5.19 Landscape: LUC33**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within the site</p>	<p>The following Public Rights of Way pass through the site: BLA020</p> <p>The following Public Rights of Way follow the boundaries of the site: BLA012</p> <p>The following Public rights of way provide access to the boundaries of the site: BLA004 BLA006 BLA013 BLA015</p>
<p>Nearby recreational assets</p>	<p>Public Rights of Way continue extensively in all directions surrounding the site. There is a park located to the north east of the site.</p>

Open space assessment results for area (surplus/deficiencies)	Not applicable
Tree Preservation Orders	None.



**Figure 5.20 Public Recreation and TPOs: LUC33**

## Flooding

Proximity of flood zones	There is no land within the site boundaries located in flood zones.
Risk to site from fluvial, pluvial, sewer and ground water flooding	The site contains no risk from fluvial flooding within its boundaries. The site contains areas at high risk from pluvial flooding within its boundaries. There are no flood drainage risks located within the site boundaries. The site is located within in a postcode where there have been four sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.

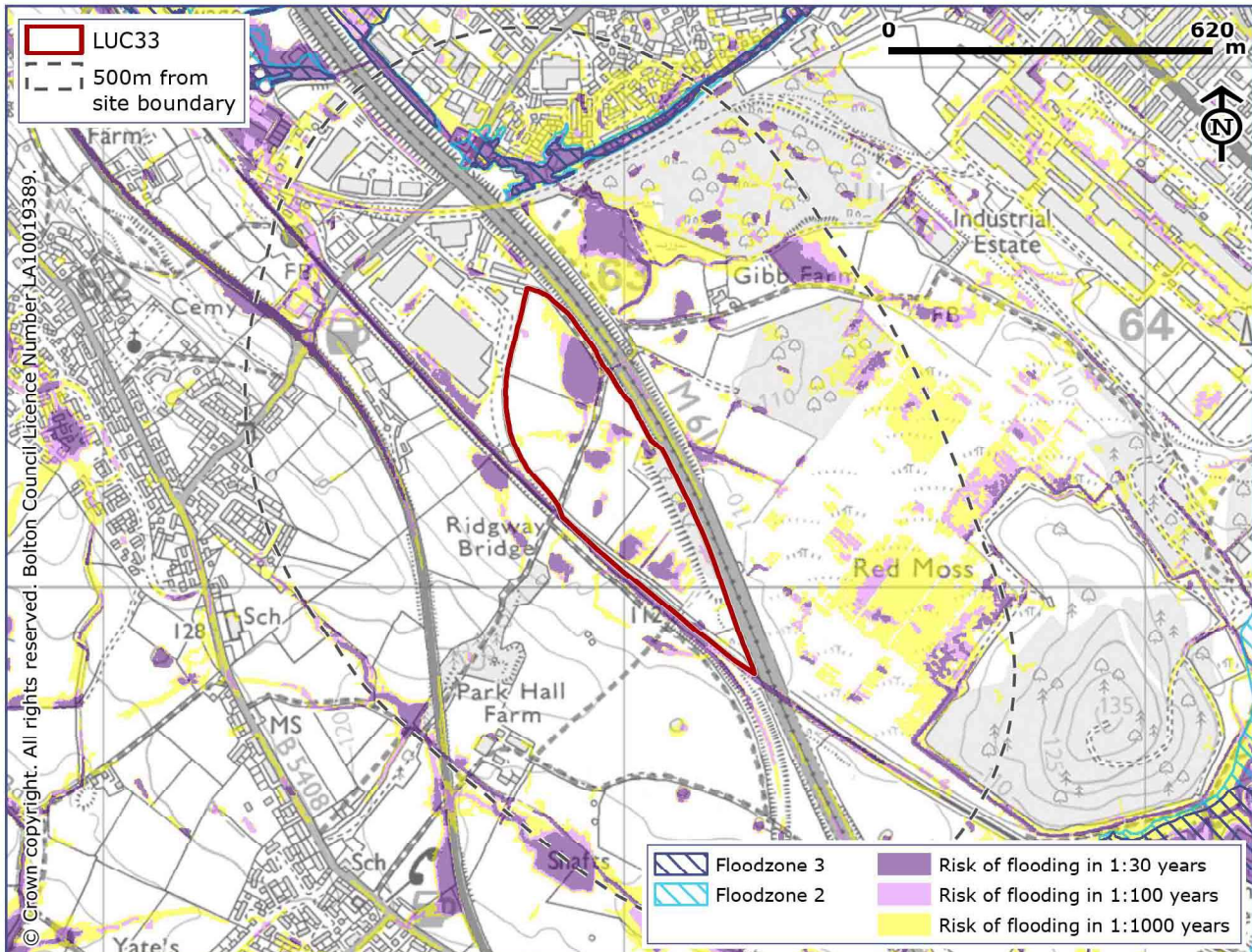


Figure 5.21 Flooding: LUC33

## Site Summary

Site LUC33 is a small site to the south of Horwich, forming a narrow triangle between the M61 motorway, and a railway line and an area of predominantly distribution / warehousing uses. Beyond these features the site can be seen as separated from other urban features. The parcel is relatively flat and predominantly comprises arable fields with a woodland band present along the M61 bounding the northeast of the parcel. There are no buildings present within the parcel. The distribution / warehousing uses adjacent to the site maybe source of noise. The M61 acts as a separating feature for many of the topics assessed.

There are no designated heritage assets within the site, though Horwich Locomotive Works Conservation Area lies approximately 750m to the northeast of the site. A branch line - the Blackrod South Fork - of the Lancashire and Yorkshire Railway previously ran across the site, this is a non-designated heritage asset. The potential effects on heritage assets from development are judged as medium.

There are no statutory and non-statutory sites within the land parcel but Red Moss SSSI is within 1km of land parcel boundary to the east. Notably it is separated from the parcel by the M61.

This site is of medium sensitivity to development in landscape terms. There is more perceived connection with the open landscape to the south than with built up areas. Residential housing on this site would not be well connected to existing residential areas.

One main footpath crosses the site, and there are areas at high risk from pluvial flooding.

## LUC34: Hill Lane

### LUC34/ Hill Lane

**Area** 11.41Ha

**Parcel Description** The parcel is located on the southwest edge of Blackrod. Land within the parcel is gently sloping and flat comprises agricultural fields, a school ground with associated car park and a school building, a stable with an associated paddock and car park, a cricket ground with associated building and car park, and a playground. A single semi-detached dwelling is also present in the western corner of the parcel. A new housing estate (Romans Green) is current under construction with a field adjacent to the north-west of the parcel. The parcel is partially enclosed by residential development on three sides.

**Site History** Development for 110 residential units in the western portion of the site approved by inspector on appeal 26/04/2016 (ref 94656/15).



**Figure 5.22 Aerial view: LUC34**

## Adjoining land uses and compatibility

### Adjoining uses

There is a large area of residential development to the north and east of the site with some amenities also present including small shops, leisure facilities and a community centre. The rest of the site is surrounded by a working farm.

### Compatibility with residential development

The site contains land currently in use for recreational purposes (cricket) and a primary school. Whilst the primary school provides access to education facilities, the land take of this, and of the cricket ground, are likely to restrict the development of the whole site.

The site is set further back from the M61 avoiding some noise pollution and possibly air pollution.

The site is in close proximity to some amenities.

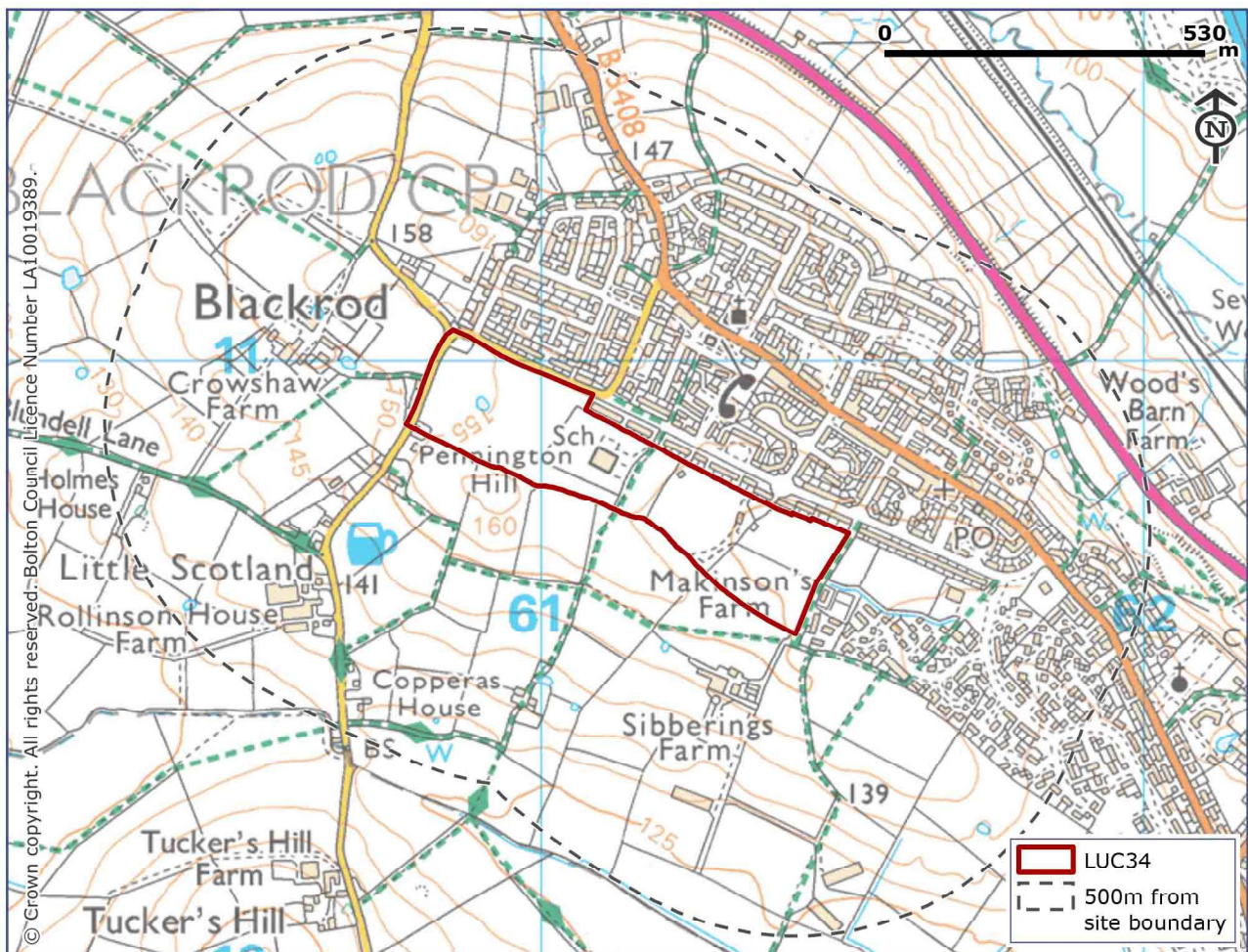
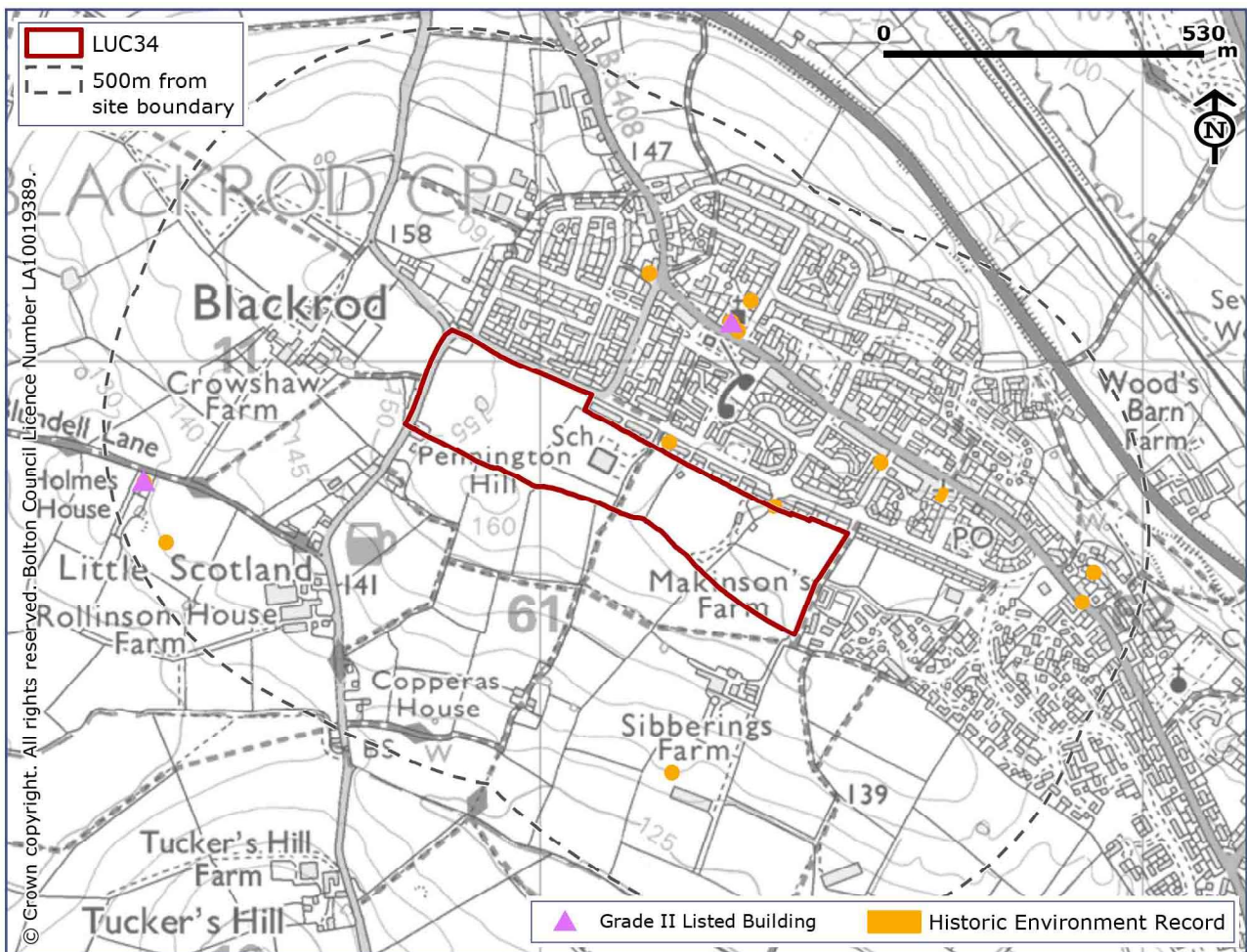


Figure 5.23 OS base map: LUC34

**Heritage**

Designated assets	There are no designated assets within the site. Within 500m of the site there is two designated assets, both Grade II listed buildings – Holmes Farmhouse (1067317) and the Church of St Katherine (1356779). It is unlikely to experience meaningful setting change.
Non-designated assets	The HER records no assets within the site. But as with all sites there is the risk of unknown remains.
Summary of potential effects on heritage assets	Low
Potential mitigation	There is always a risk of unknown archaeological remains being present within a site, especially when it has remained undeveloped - with the exception of a modern cricket ground and pavilion. An archaeological desk-based assessment may be required to evaluate the archaeological potential of the site as a possible prehistoric burial site is recorded immediately adjacent to it and within 500m there is an alleged Roman road and station, as well as a medieval castle. It is of note that the 1894 OS six inch map places the supposed site of the station – ‘Coccium’ – within the site, although the 1909 edition places it further northeast.



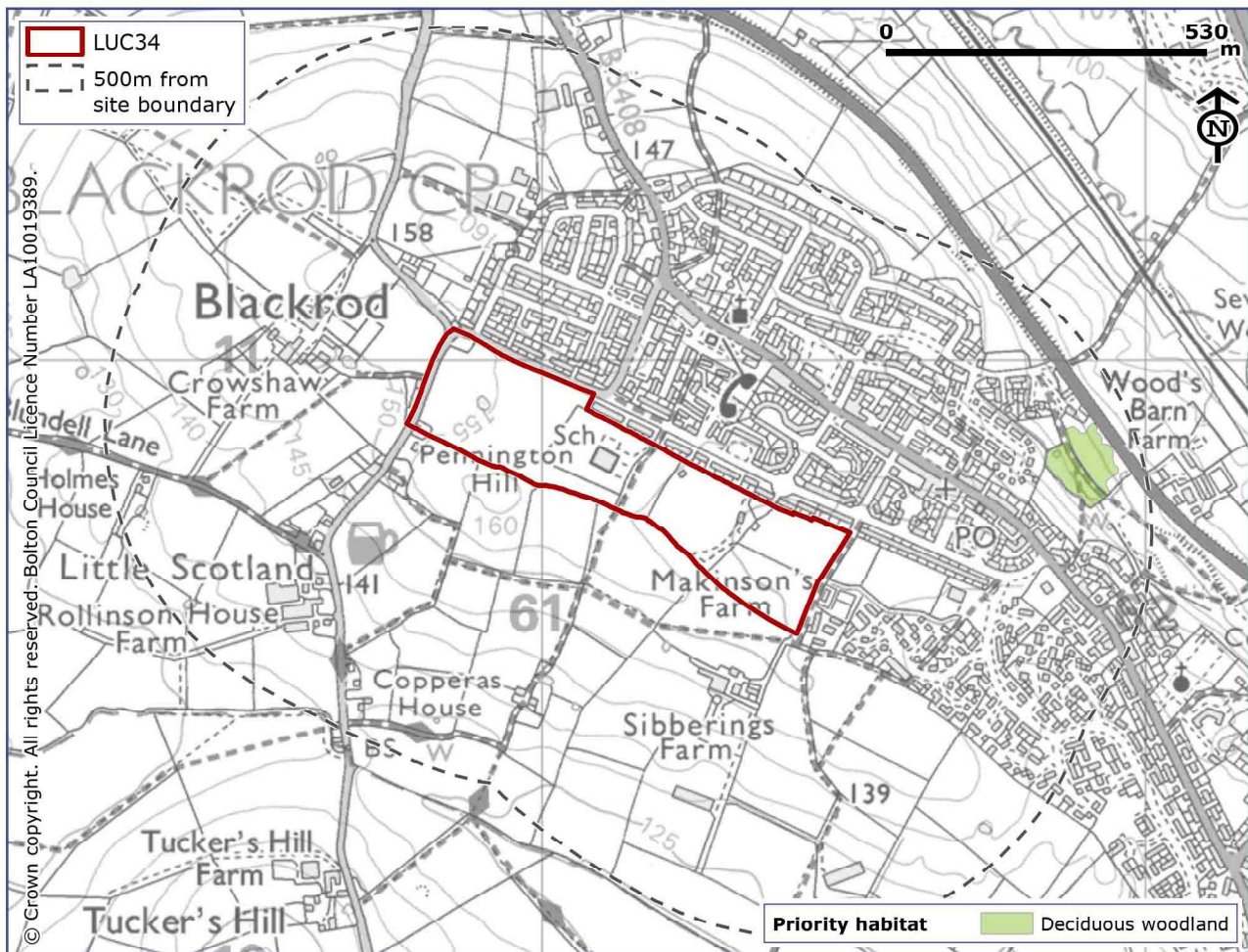
**Figure 5.24 Heritage: LUC34**



## Ecology

<p>Overview of ecological features</p>	<p>Blackrod Church School and Blackrod Cricket Club are located centrally within the land parcel occupying approximately a third of the area.</p> <p>The area to the east includes a recreational playground, playing fields and a field of rough grassland.</p> <p>To the west of the parcel adjacent to Blackrod Church School, this section was under development for residential housing. A pond was identified in the centre of this development that at the time of surveying was fenced off from the surrounding construction.</p> <p>Habitats of principal importance included hedgerows and a pond.</p>
<p>Protected sites</p>	<p>No statutory and non-statutory sites occur within the land parcel.</p> <p>None within 1km of the boundary.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>None within the land parcel or within 1km of the boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Arable field margins, Hedgerows, Ponds</p>
<p>Other notable habitat/features</p>	<p>None</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Badger, Brown Hare, Nesting Birds, Reptiles, Hedgehog, Great Crested Newt, Common Toad</p>
<p>Summary of biological records for protected and notable species</p>	<p>No records with the land parcel.</p> <p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Water Vole</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Lapwing</li> <li>• Tree Sparrow</li> <li>• Skylark</li> <li>• Curlew</li> <li>• Lesser Spotted Woodpecker</li> <li>• House Sparrow</li> </ul>

	<ul style="list-style-type: none"> <li>• Song Thrush</li> <li>• Starling</li> <li>• Dunnock</li> </ul>
Invasive species requiring consideration	No potential and none seen during site visit. However, the potential for invasive species to be present would need to be informed by a detailed site specific ecological survey and appraisal.
Ponds within 500m? (Potential for presence of GCN)	<p>1 pond occurs in the west section of the land parcel. At the time of the site visit it was fenced off from a surrounding housing construction site.</p> <p>11 ponds occur within 500m. All are located to the south and west of the parcel in adjacent arable/pasture land.</p>
Features requiring consideration for bat roost potential?	<p>Trees located within hedgerows and single ones particularly within the grounds of Blackrod Church School, appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; Blackrod Church School, Blackrod Cricket Club and the current development of residential houses are likely to support features with potential to support roosting bats.</p>
Existing lighting	There is likely to be light spill from residential housing mainly located to the north of the land parcel.
Summary of potential effect on ecological assets	<p>The ecological sensitivity of the parcel is deemed low due to the common and widespread nature of its constituent habitats.</p> <p>Assessing the species diversity and ecological value of grassland habitat, which comprised much of the site, was outside the scope of this assessment. However, given the sites recreational usage it is unlikely to support semi-improved or unimproved grasslands of high ecological value.</p> <p>Any future proposals at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Any future proposals at the site should seek to retain and or restore hedgerows where possible, to ensure the connectivity of the neighbouring field boundaries is maintained. Semi-mature trees also represent features of increased ecological value within the site and should be protected and retained wherever possible.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>



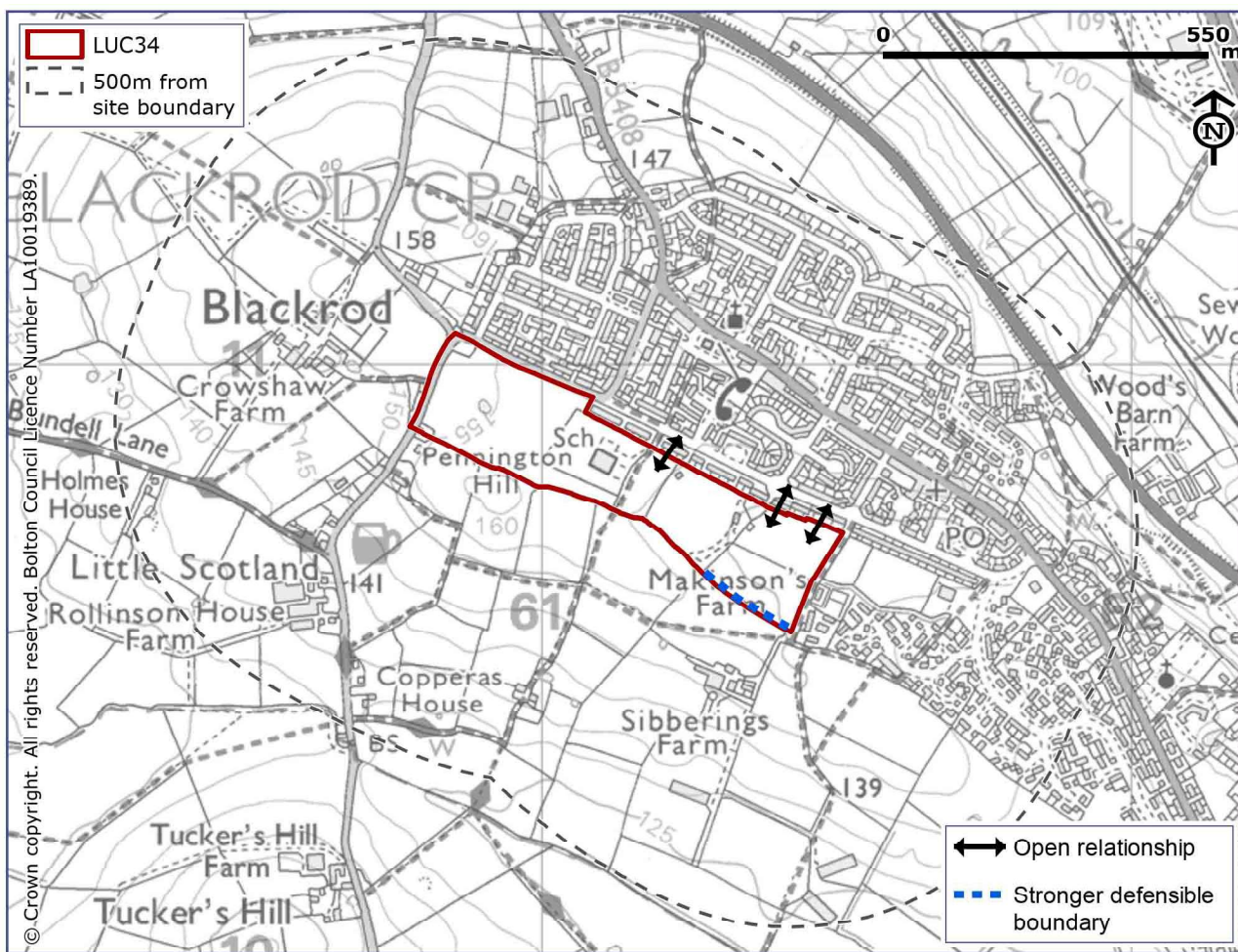
**Figure 5.25 Ecology: LUC34**

### Landscape

<p>Description of location, setting and scale</p>	<p>This site is located on the south-western edge of Blackrod, parallel to Hill Lane. The POL site is a rectangular strip of peri-urban land that is divided into sections with a housing development construction site occupying the western end, a primary school and a cricket ground. The open land consists of one small scale field between the school and the cricket ground, the cricket ground, and two small fields at the eastern end of the POL.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The northern edge of the open spaces within this POL area, forming the existing urban edge, is a line of rear garden fences of varied types and conditions. There is close proximity visual connection between the open areas of the POL site and the settlement.</p> <p>Lines of mature trees circle the cricket ground in the middle of the POL, such that there is no intervisibility with the cricket ground.</p> <p>The southern boundary of the POL site is a ditch and remnant hedgerow with trees to the east, providing some visual connection with the wider rural landscape. Further west, the hedgerow is thicker, with hedgerow shrubs/trees along the southern edge of the cricket ground and the primary school which contain the POL site in visual terms.</p>

Description of land use, features, condition and character	<p>Landscape character area: Agricultural Coal Measures.</p> <p>The western part of the POL site, beyond the primary school is currently a housing construction site<sup>27</sup>, the western half of the site is therefore developed (including the primary school site), and is not considered further.</p> <p>The small field between the school and the cricket ground and a primary school appears to be used to graze horses, and is of degraded character. The cricket ground is a maintained space enclosed by mature trees. One of the eastern fields is rough mown with a small play park, the other is pasture bounded by post and rail fences and grazed by sheep.</p>
Description of views and landmarks	<p>Views are contained within the small field between the school and the cricket ground due to hedges and trees, apart from the view to Blackrod church tower to the north.</p> <p>From the eastern fields, there are views of the backs of the houses and gardens of Hill Lane, although views in other directions are limited due to topography or hedges. There is housing to the east of the POL that is visible beyond hedges.</p>
Perceptual qualities	<p>This area is perceived as a series of spaces adjacent to the settlement, influenced by the urban edge and the peri-urban land use.</p>
Potential sensitivities to development	<p>The existing urban edge is the line of rear garden fences and is not a defensible edge. To the south, the ditch and remnant hedgerow could form a logical edge with some additional planting, beyond which development would be on rising ground and therefore more prominent in views from the south.</p>
Summary of potential effects on landscape and visual amenity	<p>The eastern half of this site is of low sensitivity to development in landscape terms, and in visual terms has a stronger relationship with the backs of houses of the existing urban edge than with the wider landscape.</p>
Mitigation	<p>Should development be proposed, it is recommended that additional planting is provided to the southern edge to strengthen the boundary, and help to screen views of houses from the wider landscape to the south.</p>
Assessment location/access	<p>Accessed and assessed from Hill Lane via path at southern end, and public path past primary school.</p>

<sup>27</sup> Ongoing construction at the time of field visits. Development was consented on appeal (946546/15 Hill Lane, Blackrod)

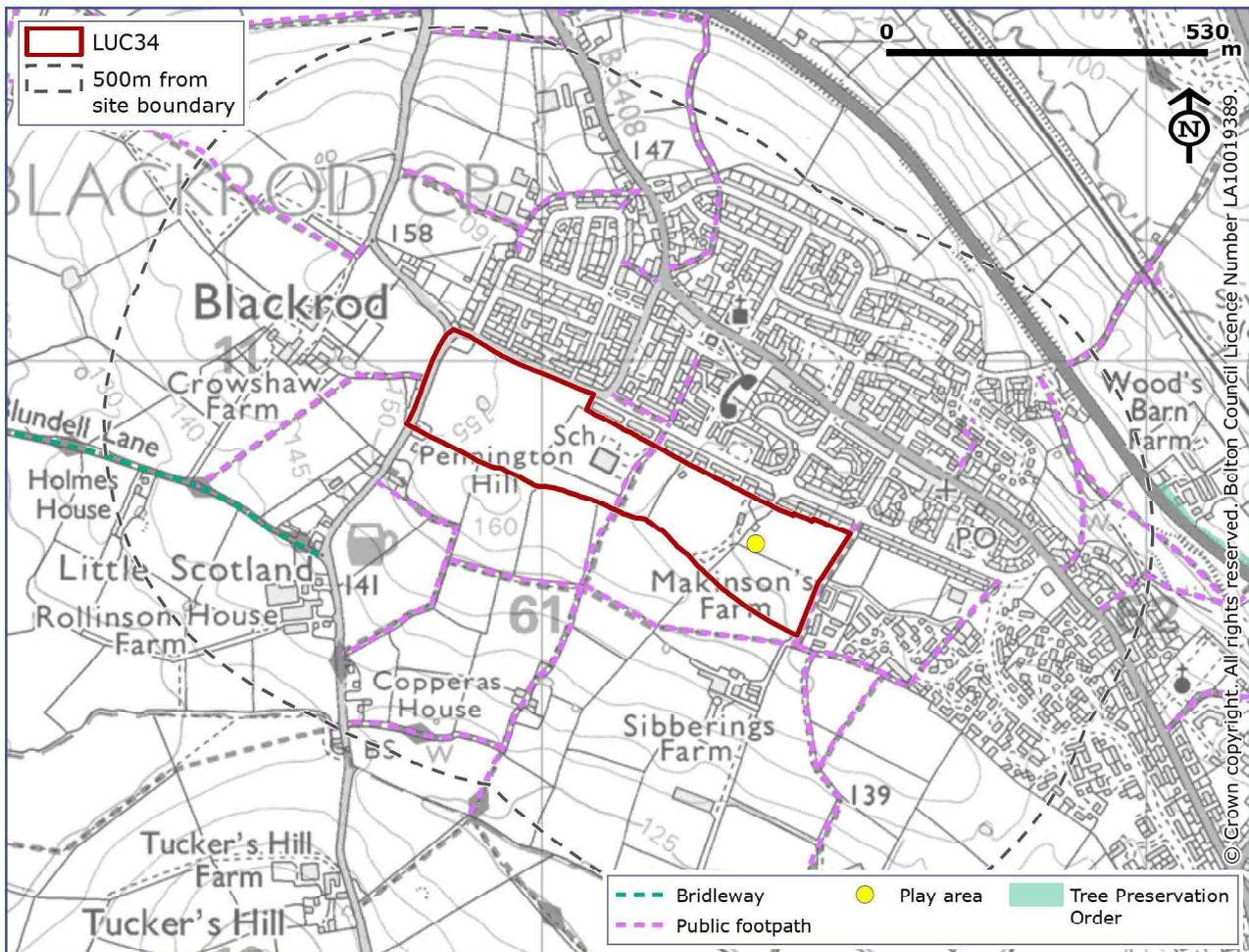


**Figure 5.26 Landscape: LUC34**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>Cricket ground</p> <p>Vicarage Road Play Area (re-constructed and drained 2016)</p> <p>The following Public Rights of Way pass through the boundaries of the site:</p> <p>BLA036</p> <p>The following Public Rights of Way follow the boundaries of the site:</p> <p>BLA033</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>BLA056</p> <p>BLA034</p> <p>BLA035</p> <p>BLA031</p> <p>The following highway roads follow the boundaries of the site:</p> <p>Half Acre Lane</p> <p>Hill Lane</p>
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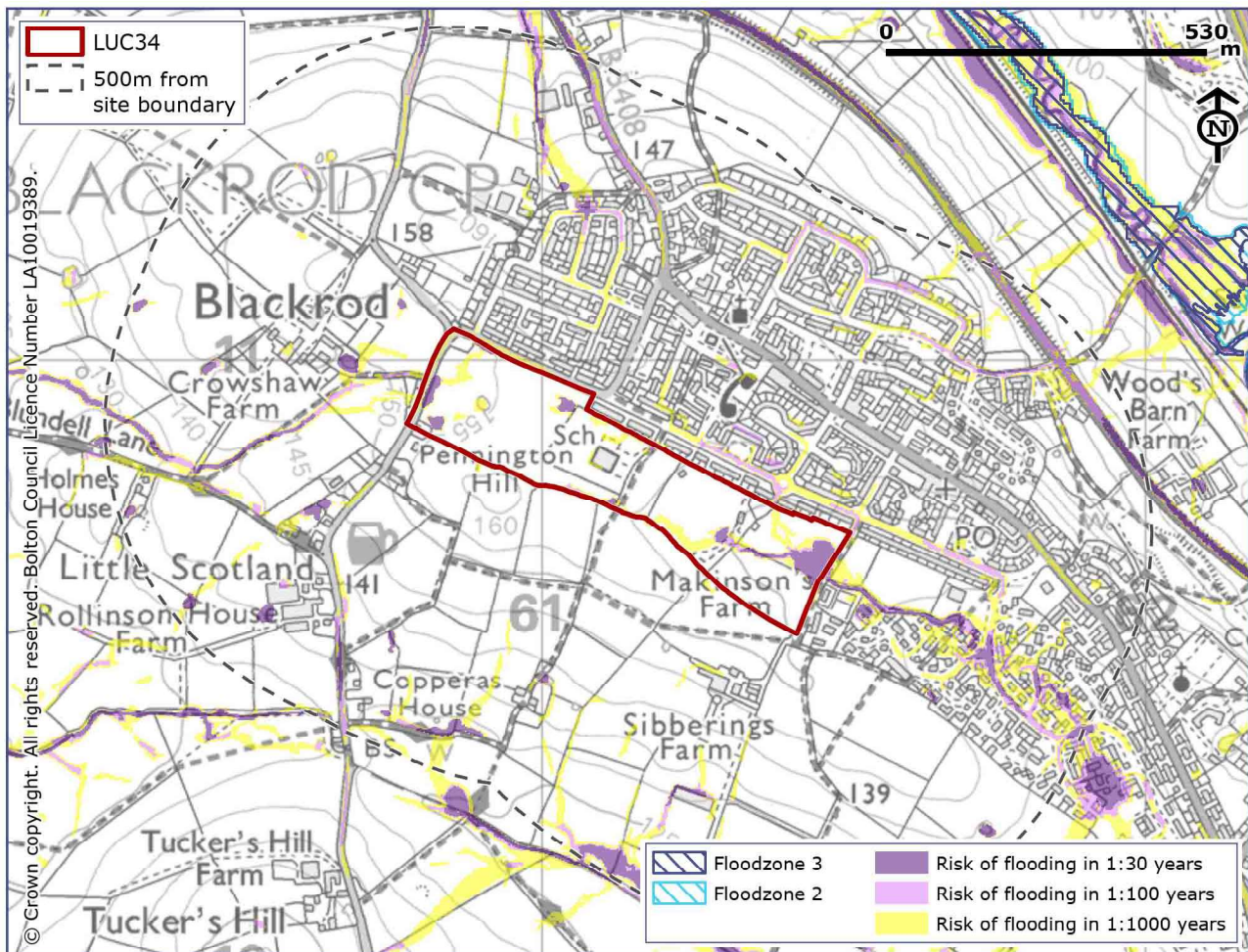
	Little Scotland
Nearby recreational assets	Public Rights of Way continue extensively in all directions around the site.
Open space assessment results for area (surplus/deficiencies)	Not applicable
Tree Preservation Orders	None.



**Figure 5.27 Public Recreation and TPOs: LUC34**

### Flooding

Proximity of flood zones	There is no land within the site boundaries located in flood zones.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is no risk from fluvial flooding within the site boundaries. The site contains areas at high risk from pluvial flooding. The site is located in a postcode in which there have been four sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.28 Flooding: LUC34**

### Site Summary

Site LUC34 is a small site located on the southwest edge of Blackrod. Land within the parcel is gently sloping and flat comprises agricultural fields, a school ground with associated car park and a school building, a stable with an associated paddock and car park, a cricket ground with associated building and car park, and a playground. A single semi-detached dwelling is also present. The site is partially enclosed by residential development on three sides.

A development for 110 residential units in the western portion of the site was approved at appeal.

There are no designated or non-designated heritage assets within the site, as such the potential effects on heritage assets are assessed as low.

There are no statutory and non-statutory sites within the land parcel, or within 1km of the site. As such the ecological sensitivity of the parcel is deemed low due to the common and widespread nature of its constituent habitats.

The eastern half of this site is of low sensitivity to development in landscape terms, and in visual terms has a stronger relationship with the backs of houses of the existing urban edge than with the wider landscape.

There are recreational assets within the site – the Cricket ground, a play area and rights of way. There is an area at high risk from pluvial flooding at western end of site.

## LUC35: Melrose Road

### LUC35 / Melrose Road

**Area** 2.22Ha

**Parcel Description** This small parcel is located at the southwest of Little Lever. Land within the parcel slopes gently down to the southwest and comprise predominantly amenity grassland and wooded copses, with an inlet of the Manchester, Bolton & Bury Canal present in the west. Some of the land is Council owned. The parcel is crossed by footpaths. There are no buildings present within the parcels but it is surrounded on three sides by residential properties.

**Site History** Consent for a single dwelling residential development (reference 02522/17). The delegated report concludes that policy CG6AP is out of date due to housing supply issues in accordance with paragraph 47 of the NPPF (2012), but in any case, if it were to be applied, the development would be acceptable as it comprises 'limited infilling'.



**Figure 5.29 Aerial view: LUC35**



## Adjoining land uses and compatibility

### Adjoining uses

To the north and east of the site are large areas of residential development and related amenities. There is a primary and secondary school to the north west of the site as well as other primary schools to the north and west of the site. To the immediate south of the site is the disused Manchester, Bolton and Bury Canal and the River Croal.

### Compatibility with residential development

The site is in close proximity to school and amenities.

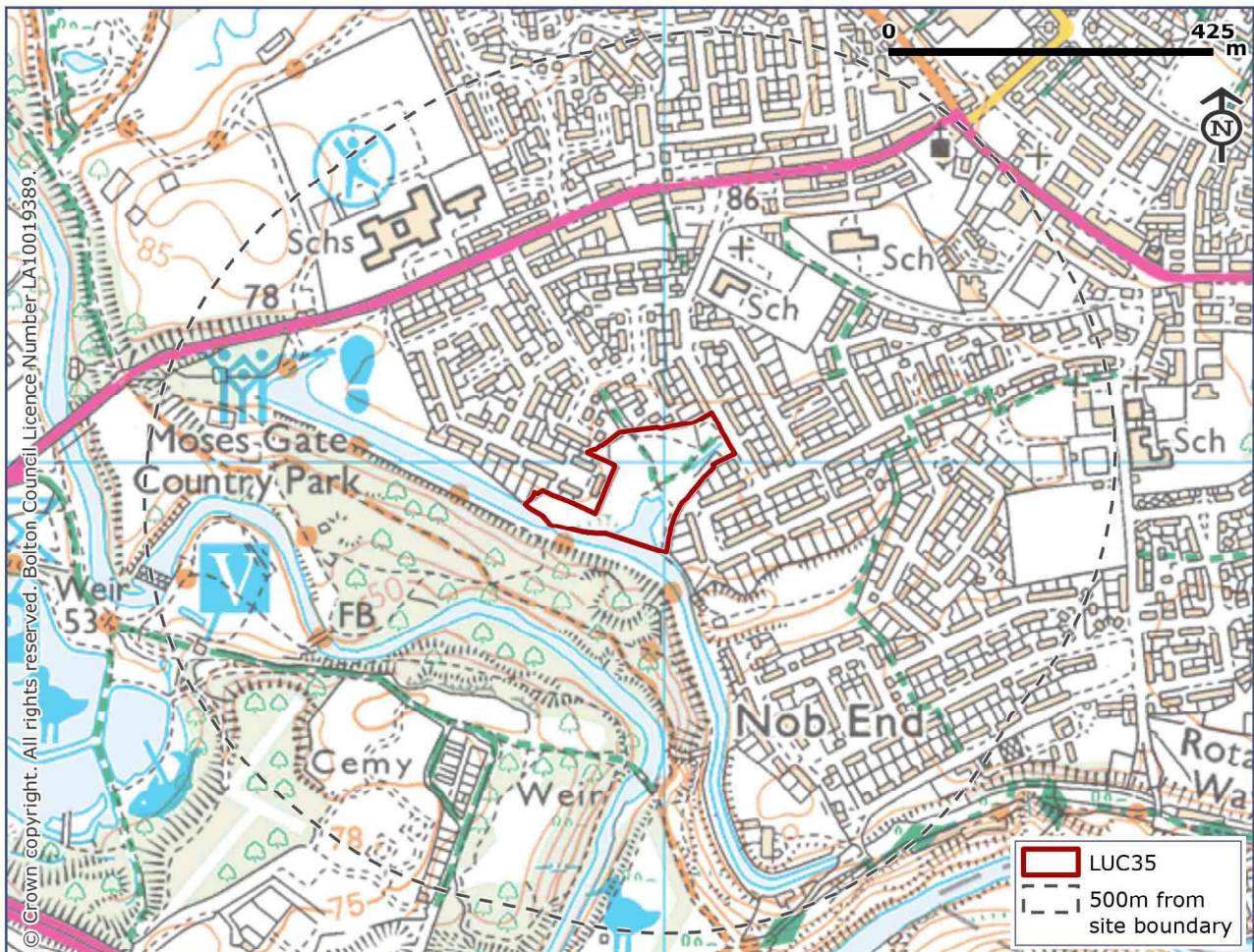
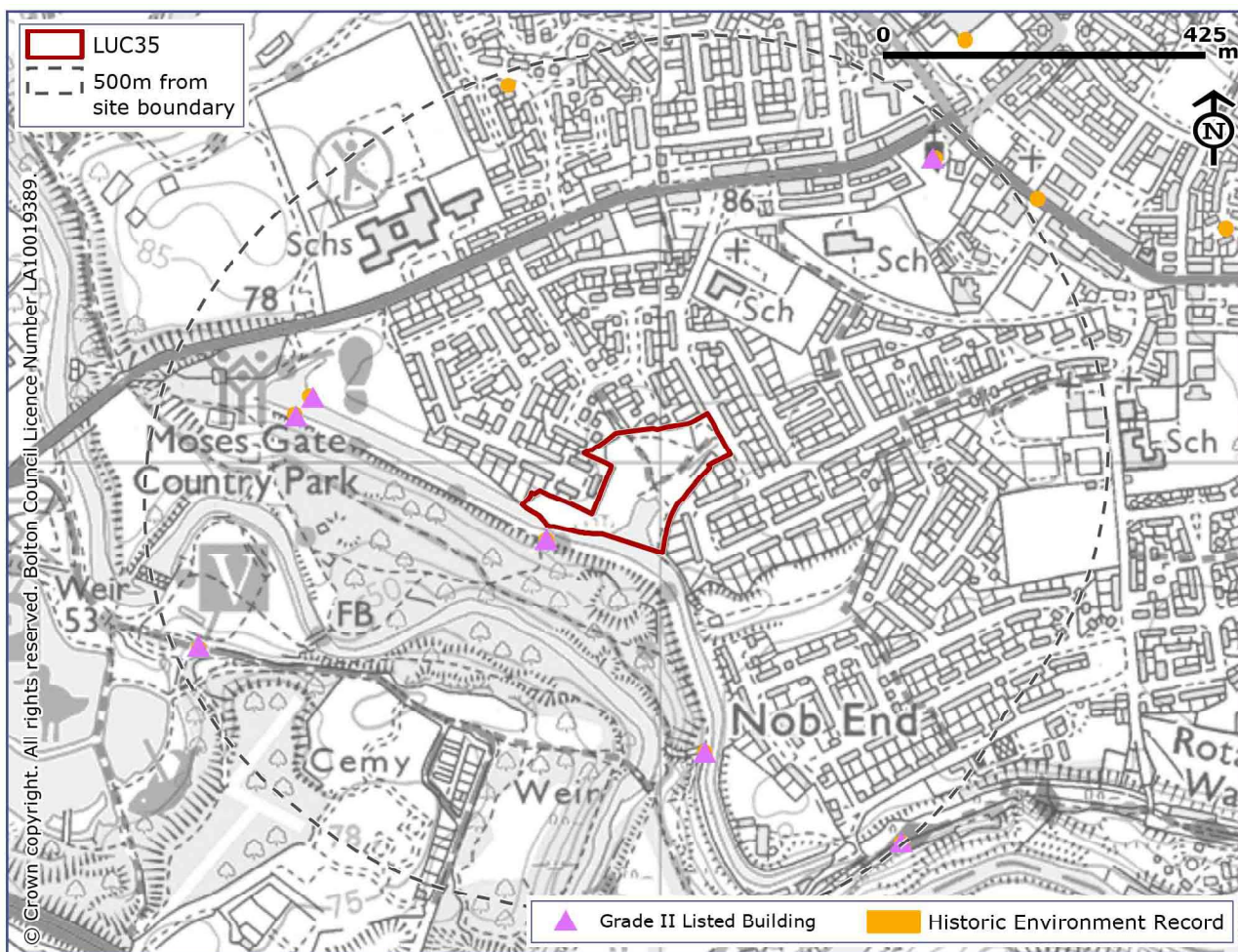


Figure 5.30 OS base map: LUC35

## Heritage

<p>Designated assets</p>	<p>There are no designated assets with the site, but there are several within 500m of the site; all of them Grade II listed buildings.</p> <p>Immediately opposite the site is a listed canal milestone (1162519). Another two listed canal milestones lie south of the site (1067303 and 1162509) and one is further northwest (1067304), opposite a listed canal post (1309598). All of these assets have a relationship with the canal that contributes to their heritage significance. In no instance should the development of the site affect this relationship, and although it may change the setting of the milestone directly opposite (1162519), this change is unlikely to affect its heritage significance.</p> <p>Rock Hall (1309778) a Grade II listed 19<sup>th</sup> century house, also lies within 500m of the site. This asset does not appear to have any kind of relationship with the site that contributes to its heritage significance. Nor does there appear to be any intervisibility between the site and the asset. As such, it is unlikely to experience any setting change.</p>
<p>Non-designated assets</p>	<p>Non-designated heritage assets within the site include the Manchester, Bolton and Bury Canal, which was built at the end of the 18<sup>th</sup> century/ beginning of the 19<sup>th</sup> century. According to the HLC data, a wharf associated with the canal was formerly present within the site.</p> <p>The HLC data also indicates that there was formerly a row of mid-19<sup>th</sup> century houses within the site, marked as 'Top o' th' Lodge'.</p> <p>Review of the historic maps shows other features within the site including a smithy, tramway, and bridge that crossed the canal.</p> <p>Archaeological remains relating to the features mentioned above, may survive and would be susceptible to physical change. Development would result in their damage or removal and equate to substantial harm: a medium effect.</p> <p>It is assumed that the canal will not be physically changed as it is still operational, albeit for leisure purposes. It is, however, susceptible to setting change. As there is already built development along the canal, either side of the site, the setting change would likely cause low-medium harm.</p>
<p>Summary of potential effect on heritage assets</p>	<p>Low-medium</p>
<p>Potential mitigation</p>	<p>Potential development should seek to preserve the canal and its setting. Opportunities to enhance the understanding of the asset's significance should be sought.</p> <p>An appropriately staged programme of archaeological works that ultimately preserves any remains by record will need to be agreed with the local authority's Planning Archaeologist.</p> <p>A heritage statement will be required that assesses the impact of development upon the setting of the nearby Grade II listed assets that may be affected by development.</p>



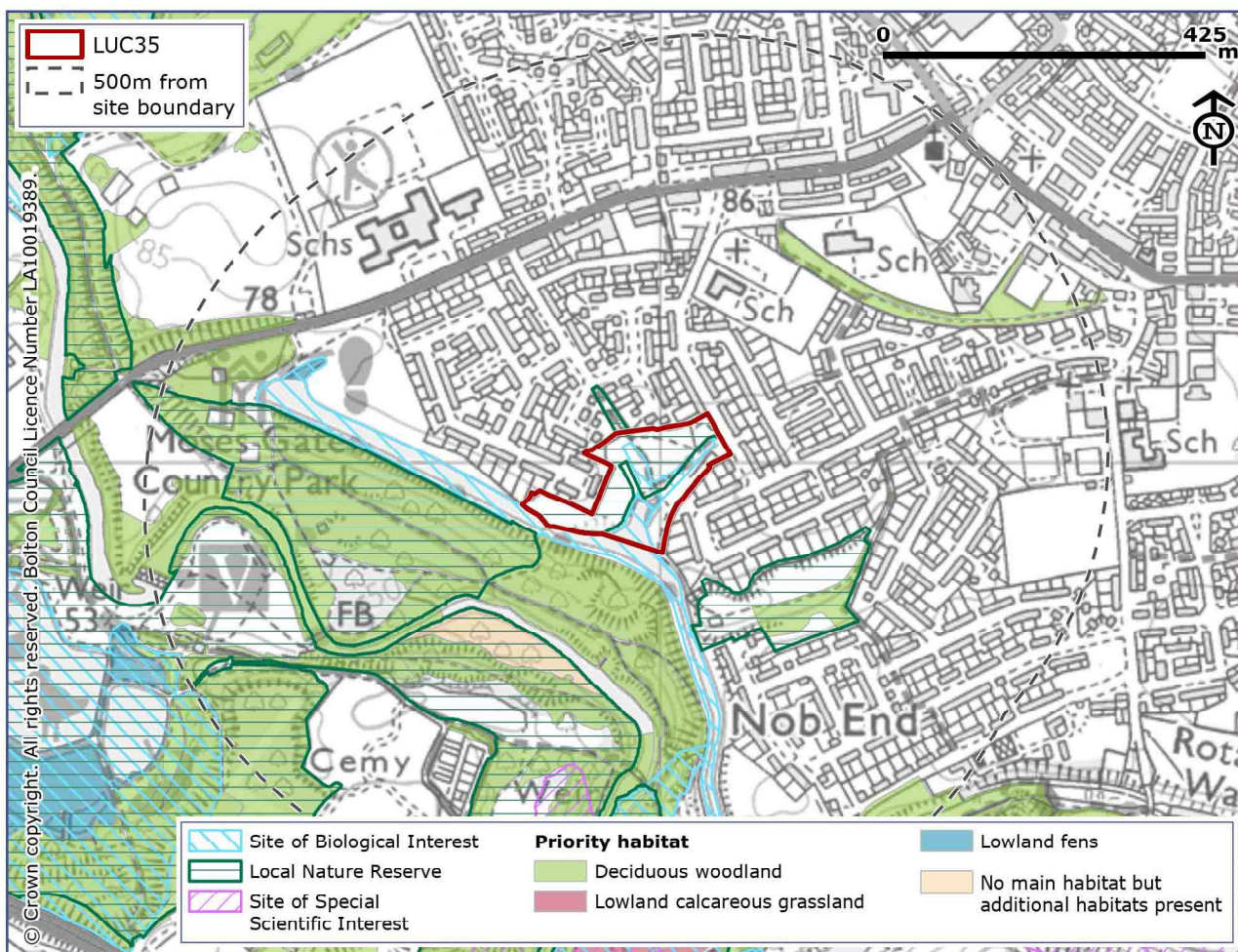
**Figure 5.31 Heritage: LUC35**

**Ecology**

<p>Overview of ecological features</p>	<p>Predominately-short grassland with areas of taller herbs, dense shrub undergrowth within the small woodland edge found to the west of the land parcel. The parcel is enclosed by residential houses with the disused section of the Manchester, Bolton and Bury Canal bordering south of the site. A section of the canal is within the parcel boundary, with a gentle slope from the land into the water.</p>
<p>Protected sites</p>	<p>Moses Gate LNR is within the land parcel, occupying the two thirds of the footprint to the northwest.</p> <p>Moses Gate LNR is also within 1km of the land parcel boundary, occupying the land to the south of the Manchester, Bolton &amp; Bury Canal. Nob End SSSI &amp; LNR is located south within 1km of the land parcel boundary, this borders the River Irwell.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>Manchester Bolton &amp; Bury Canal SBI is located within the land parcel, with deciduous woodland priority habitat along the west boundary. Invasive species of Himalayan balsam can be found along the water's edge of the canal.</p> <ul style="list-style-type: none"> <li>Manchester Bolton &amp; Bury Canal (West); Canal SBI within 1km of the land parcel boundary;</li> </ul>

	<ul style="list-style-type: none"> <li>• Moses Gate; Pond &amp; Small Lodges, Birds</li> <li>• Darcy Lever Gravel Pit; Ponds, Aquatic invertebrates, Amphibians, Dragonflies</li> <li>• Nob End; Calcareous Grassland &amp; Scrub</li> <li>• Manchester Bolton &amp; Bury Canal (West); Canal</li> <li>• Bull Hill; Calcareous Grassland &amp; Open Water</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	Hedgerows, Woodland, Standing Water (disused Canal)
Other notable habitat/features	Mature/Veteran trees within woodland area to the west and single trees in the east section of the land parcel bordering Redcar Road.
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Otter,</p> <p>Water Vole,</p> <p>Bats,</p> <p>Great Crested Newt,</p> <p>Reptiles,</p> <p>Badger,</p> <p>Nesting Birds,</p> <p>Hedgehog,</p> <p>Common Toad,</p> <p>White-clawed Crayfish,</p> <p>Invertebrate Assemblage</p>
Summary of biological records for protected and notable species	No records with the land parcel.
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Unidentified bat and Pipistrelle species within the residential housing to the east of the land parcel.</li> <li>- Other records: Multiple records surrounding the land parcel of Common Pipistrelle, Soprano Pipistrelle, Noctule and Daubentons species.</li> </ul> </li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Badgers: Sett within Nob End SSSI &amp; LNR and tracks just within the 1km boundary near the River Irwell.</li> <li>• Common toad</li> <li>• Hedgehog</li> <li>• Brown trout</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Willow tit</li> <li>• Song thrush</li> <li>• Bullfinch</li> <li>• Curlew</li> </ul>
Invasive species requiring consideration	Mink,

	<p>Non-native crayfish, Himalayan Balsam along the Manchester, Bolton and Bury Canal.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds located with the land parcel.</p> <p>There are 3 ponds located within 500m of the land parcel boundary. All separated from the land parcel by the River Irwell and the disused section of the Manchester, Bolton and Bury Canal. Therefore there is no potential for great crested newt to occur within the site.</p>
Features requiring consideration for bat roost potential?	Trees/Woodland; woodland on west boundary bordering residential properties and the Manchester, Bolton and Bury Canal. Scattered trees on the east section of the land parcel, appear to have age and structure where they may be likely to provide features with bat roost potential.
Existing lighting	There is likely to be light spill into the peripheral parts of the site where residential dwellings are located.
Summary of potential effects on ecological assets	The ecological sensitivity of the parcel is deemed high due to the presence of Moses Gate LNR and Manchester Bolton & Bury Canal SBI within the parcel and priority habitats present. The parcel is formed of an LNR and so will be highly constrained, any future proposals for housing at the site would need to be carefully informed by detailed ecological assessment supported by protected species surveys as appropriate, and would need to consider wider indirect effects such as recreational pressure, and lighting.
Potential mitigation	<p>Woodland and shrub to the west should be retained, to ensure the connectivity to the neighbouring residential gardens and treelines around the water edge. Opportunities should be explored to incorporate areas of wildflower meadow in the south section nearer the water's edge. This south area should be kept free from any future housing development given the water proximity, and neighbouring LNR.</p> <p>Enhancements should also seek to include the treatment and eradication of invasive species. This would improve biodiversity of plant and invertebrate species present, especially those that can be found along a watercourse.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>



**Figure 5.32 Ecology: LUC35**

**Landscape**

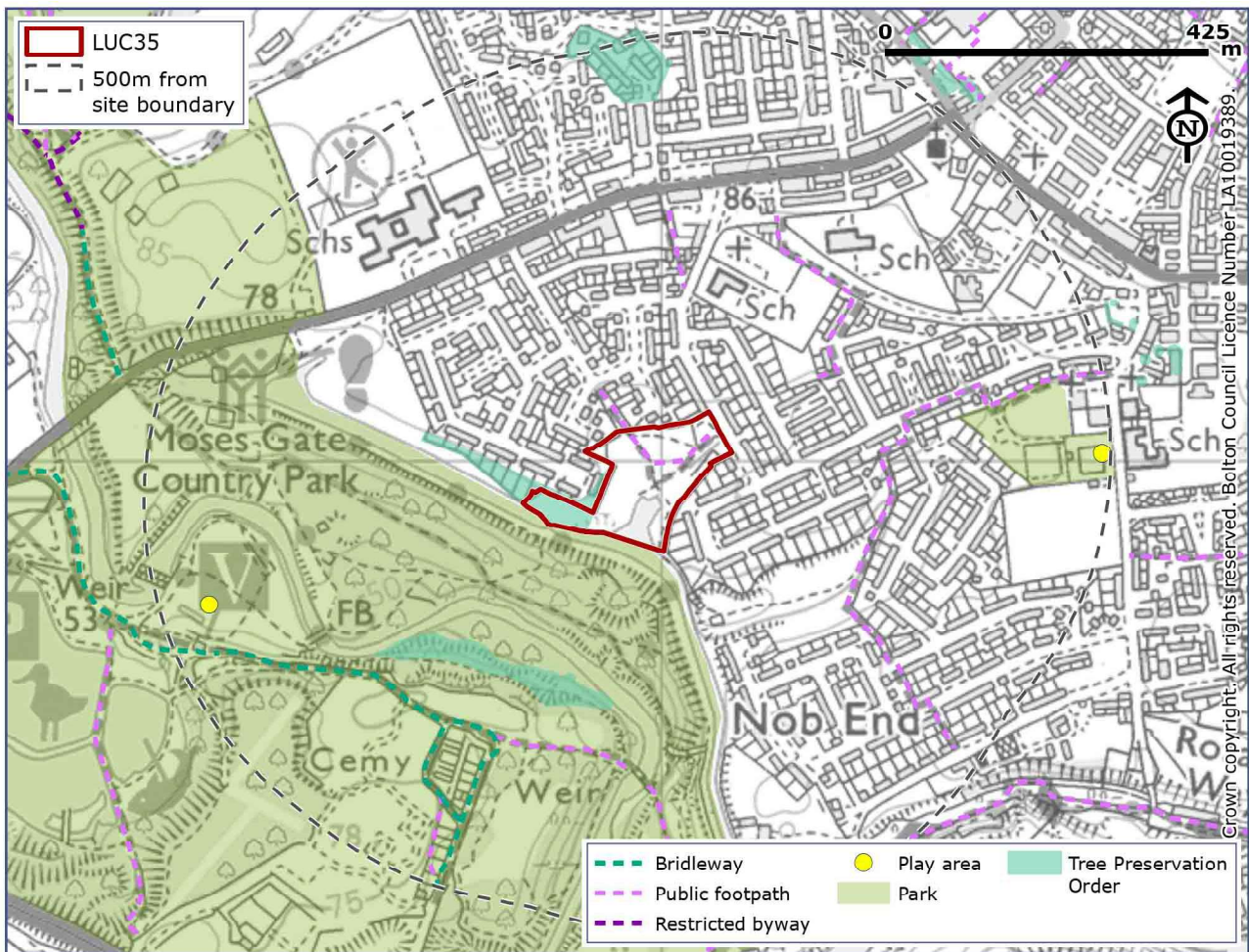
<p>Description of location, setting and scale</p>	<p>This is a small area located to the north of the Manchester Bolton and Bury Canal (disused), between Redcar Road and Ascot Road. It is a small scale unmanaged urban greenspace.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The southern edge of this POL site is the canal, with woodland beyond. The other boundaries of the irregular area are rear garden fences, with some screening by trees. There is inter-visibility between the POL site and many of the properties around it.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Urban Valleys</p> <p>This site has a small area of amenity grassland (mown) adjacent to Redcar Road, but most of the area is rough unmown grassland with some rough mown paths, and clumps of trees. There are woodlands along the Canal and the properties to the west, and an area of woodland to the south of a ditch off Redcar Road. It is noted that a plot to the south of the ditch adjoining Redcar Road was cleared and for sale as a residential plot<sup>28</sup> at the time of field visits.</p>

<sup>28</sup> This plot has permission for a single dwelling.

	The main feature of this site is the canal basin, forming an irregular inlet off the main line of the waterway. The banks are stone canal walls, with grass and a path along the edge.
Description of views and landmarks	Views are contained within the site, but the eye is drawn to the canal basin.
Perceptual qualities	This area is perceived as an enclosed space behind the houses, but beside the canal basin.
Potential sensitivities to development	The canal basin forms a key landscape feature of high sensitivity which should be incorporated positively into a masterplan for this area. The areas further from the canal do not share the waterside characteristics, and have fewer sensitivities to development.
Summary of potential effects on landscape and visual amenity	Overall the site is considered to be of low sensitivity, as careful additional housing could enhance this site to make it a more positive space in landscape terms.  This site is considered to have landscape capacity to accommodate a small number of additional residential properties along the northern end.
Mitigation	Should housing be proposed for this site, it is recommended that a small number of properties be limited to the northern end of the site, and that they should face towards rather than away from the canal basin, thus making it a positive frontage space rather than a rear space.
Assessment location/access	Accessed and assessed from footpaths from Redcar Road.

### Public Recreation and Tree Preservation Orders

Recreational assets within the site	The following Public Rights of Way pass through the boundaries of the site: LIL054
Nearby recreational assets	There is a large park area immediately to the south of the site. There are Public Rights of Way to the north, east and south of the site.
Open space assessment results for area	Not applicable.
Tree Preservation Orders	None.

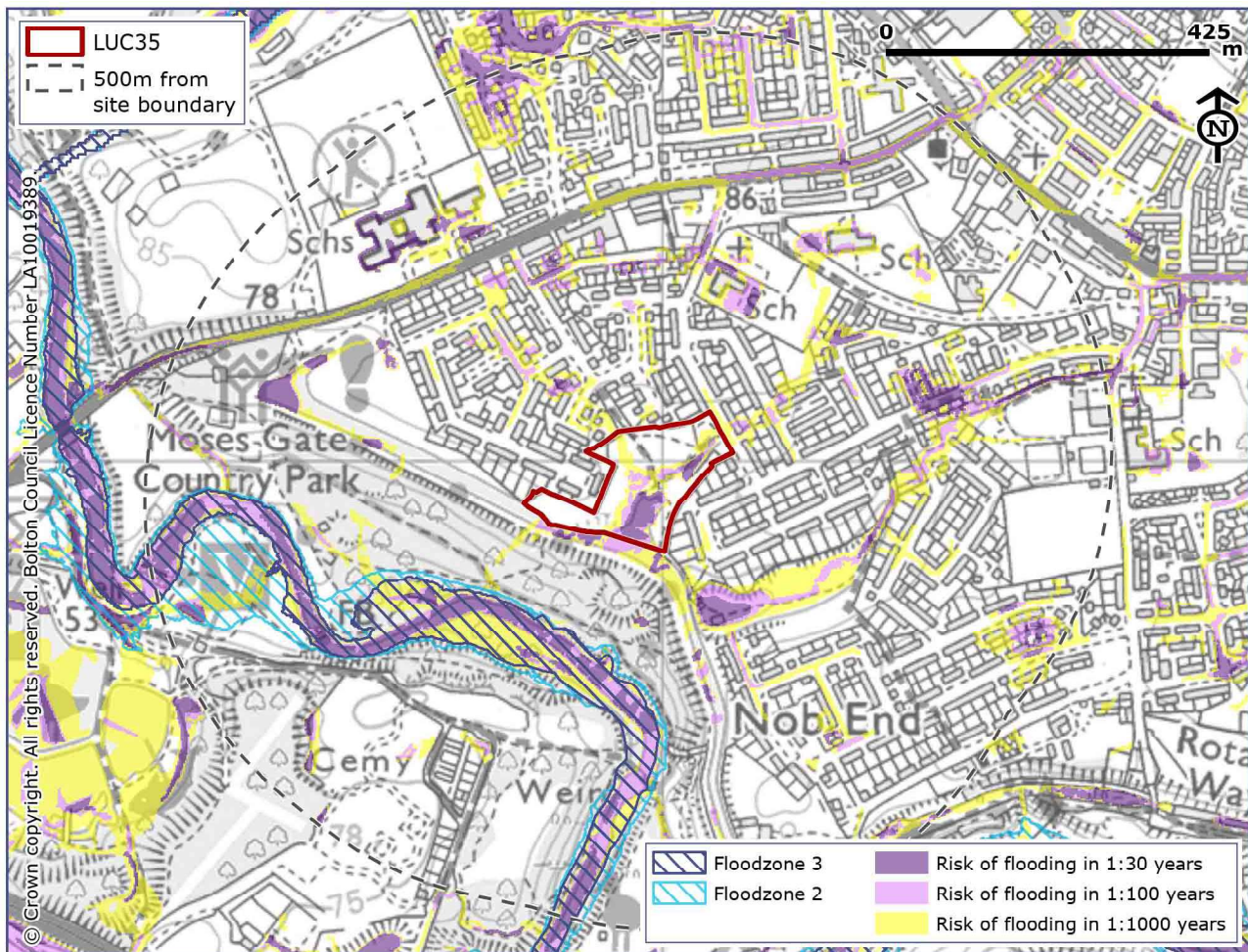


**Figure 5.33 Public Recreation and TPOs: LUC35**

**Flooding**

Proximity of flood zones	No land within the site boundaries is located in flood zones.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There are no fluvial flood risk areas located within the site boundaries. The site contains a large area which is at high risk from pluvial flooding. The site is also at risk from reservoir flooding at the Southern boundary. The site is located in a postcode in which there has been one sewer flood incident in the DG5 record.
Sequential/exceptions test required?	No test required.





**Figure 5.34 Flooding: LUC35**

### Site Summary

LUC35 is a small site located at the southwest of Little Lever. Land within the parcel comprises predominantly amenity grassland and wooded copses, with an inlet of the Manchester, Bolton & Bury Canal in the west. The parcels is surrounded on three sides by residential properties and is in close proximity to school and amenities. There are not considered to be any issues with adjoining land uses. Two thirds of the footprint of the parcel is formed of an LNR and so will be highly constrained.

There are no designated heritage assets with the site, but there are several within 500m of the site; all of them Grade II listed buildings. Within the site the Manchester, Bolton and Bury Canal is a non-designated heritage asset. The potential effects on heritage assets are assessed as being low-medium as it is assumed that the canal would not be physically changed if the site were developed.

The ecological sensitivity of the parcel is deemed high due to the presence of Moses Gate LNR and Manchester Bolton & Bury Canal SBI within the parcel and the priority habitats present. Nob End SSSI & LNR is located within 1km of the land parcel boundary, and 5 other SBIs are within 1km.

The site is predominately-short grassland with areas of taller herbs, dense shrub undergrowth within the small woodland edge found to the west.

Overall in landscape terms the site is considered to be of low sensitivity as views are contained within the site. However the canal basin forms a key landscape feature of high sensitivity.

There is one public right of way crossing the site and an area at high risk from pluvial flooding in the south west end of site.

## LUC36: Leverhulme Park

### LUC36 / Leverhulme Park

**Area** 121.31Ha

**Parcel Description** The parcel is located to the east of Bolton and southwest of Breightmet & Harwood. Land within the parcel slopes down to the centre and south along the waterways that cross the parcel. Bradshaw Brook crosses the north, the River Tonge crosses the northwest and the River Croal crosses the southwest of the parcel. Radcliffe Road and a railway line separate the larger northern part and smaller southern part of the parcel. The parcel comprises a mixture of land uses that are crossed by several footpaths.

The site is mostly Council owned. The northern part of the parcel, north of Radcliffe Road, is predominantly occupied by the amenity grassland and woodland of Leverhulme Park and Bradford Park. Tonge Cemetery, including a chapel, occupies the northwest of the northern part of the parcel. A church, school playground and single garage are located in the southwest of the northern part of the parcel. An individual dwelling and a block of terraced houses are located in the south of the northern part of the parcel. A bowling green with an associated building is located in the south of the northern part of the parcel and cricket pitches are located in the southeast. A leisure centre, associated car park and floodlit athletics track, as well as floodlit football pitches with an associated building and car park, are located in the east of the northern part of the parcel. A playground and sports court hardstanding are located in the north of the northern part of the parcel and a bowling green with an associated building is located in the northeast of the northern part of the parcel. A manufacturing warehouse with an associated car park and storage site is located in the centre of the northern part of the parcel and an area of residential development is located in the northeast. The warehouse and residential area are connected to one another and to Bury Road to the north by Okenhottom Road.

Much of the park was mined in the 19C and the site has many mineshafts as a result. When mining ceased the land was bought by Lord Leverhulme in 1914. It was laid out as a park and recreation area and gifted in Trust to the people of Bolton. The running track has been in situ for nearly 100 years and national records have been set there.

The southern part of the parcel predominantly comprises woodland. Contained industrial areas are located in this part of the parcel. Burden Business Park to the west and a scrap yard and motor company in the east of the southern part of the parcel are connected to one another, the dual carriageway to the west and Radcliffe Road to the north by Burden Road, Raikes Lane and Aqueduct Road. Across the River Coal, a manufacturing company is located in the southeast and a vehicle repair shop and linen shop are located in the northeast of the southern part of the parcel.

The parcel is nearly completely surrounded by residential and industrial development with Bolton and Breightmet & Harwood.

**Site history** Numerous planning applications received in relation to current uses on the site.



**Figure 5.35 Aerial view: LUC36**

### **Adjoining land uses and compatibility**

#### **Adjoining uses**

The site is surrounded by residential development on all sides with plentiful amenities including a large supermarket to the north and west, a shopping centre to the south west and leisure facilities frequently placed in all directions. Immediately to the north of the site is a small area of light industrial development associated with construction. There is also light industrial use in the south western most region of the site in the form of car scrappage facilities.

#### **Compatibility with residential development**

The presence of a large cemetery in the north west region of the site and the allocated park in the eastern part of the site are likely to restrict development from occurring in these areas. The cemetery is still in use and the park is covenanted for open space use.

The surrounding uses are generally compatible with residential development. However, the presence of light industrial use within the site boundaries creates some possibility of noise pollution, particularly in the south west of the site.

The site is in close proximity to a range of amenities.

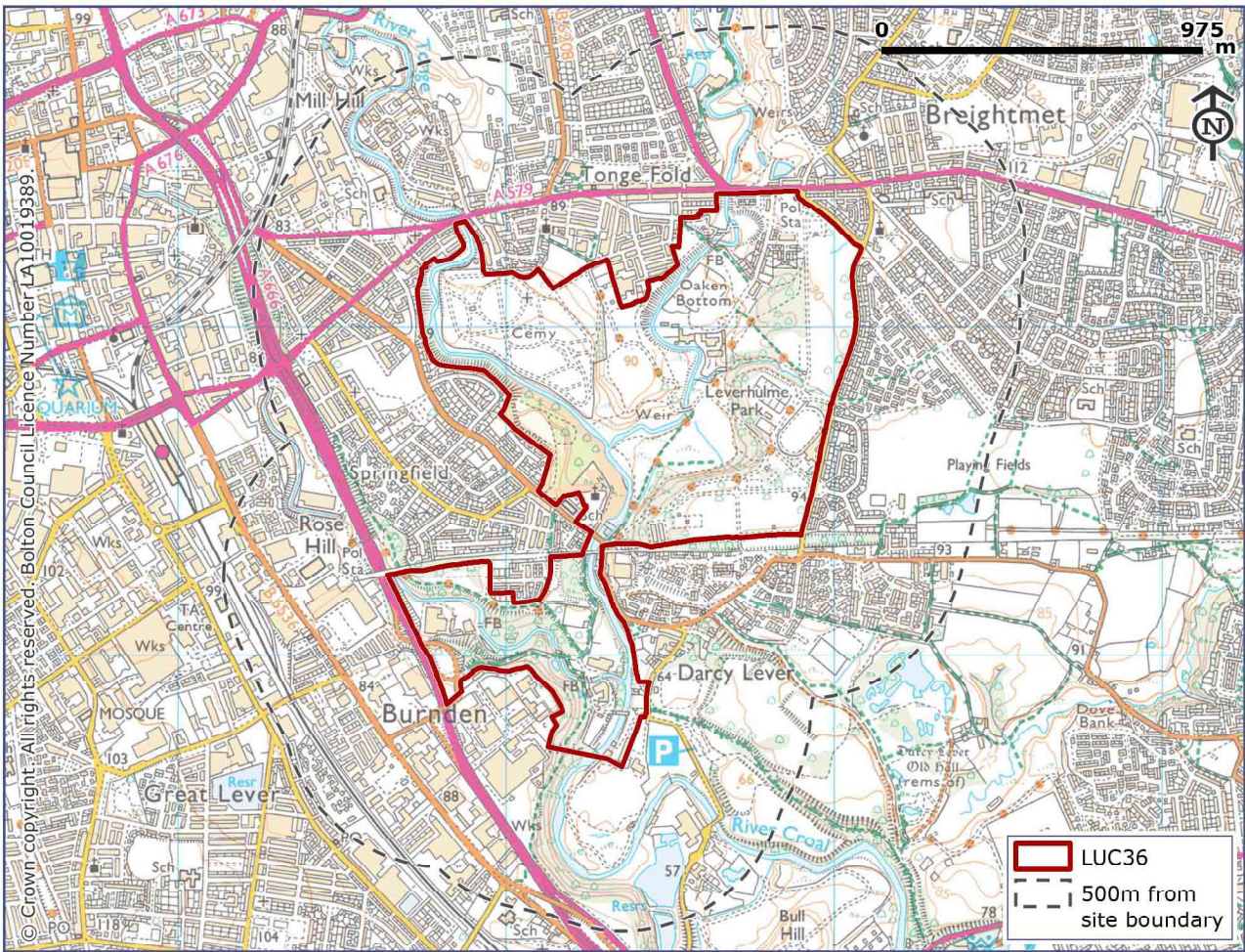
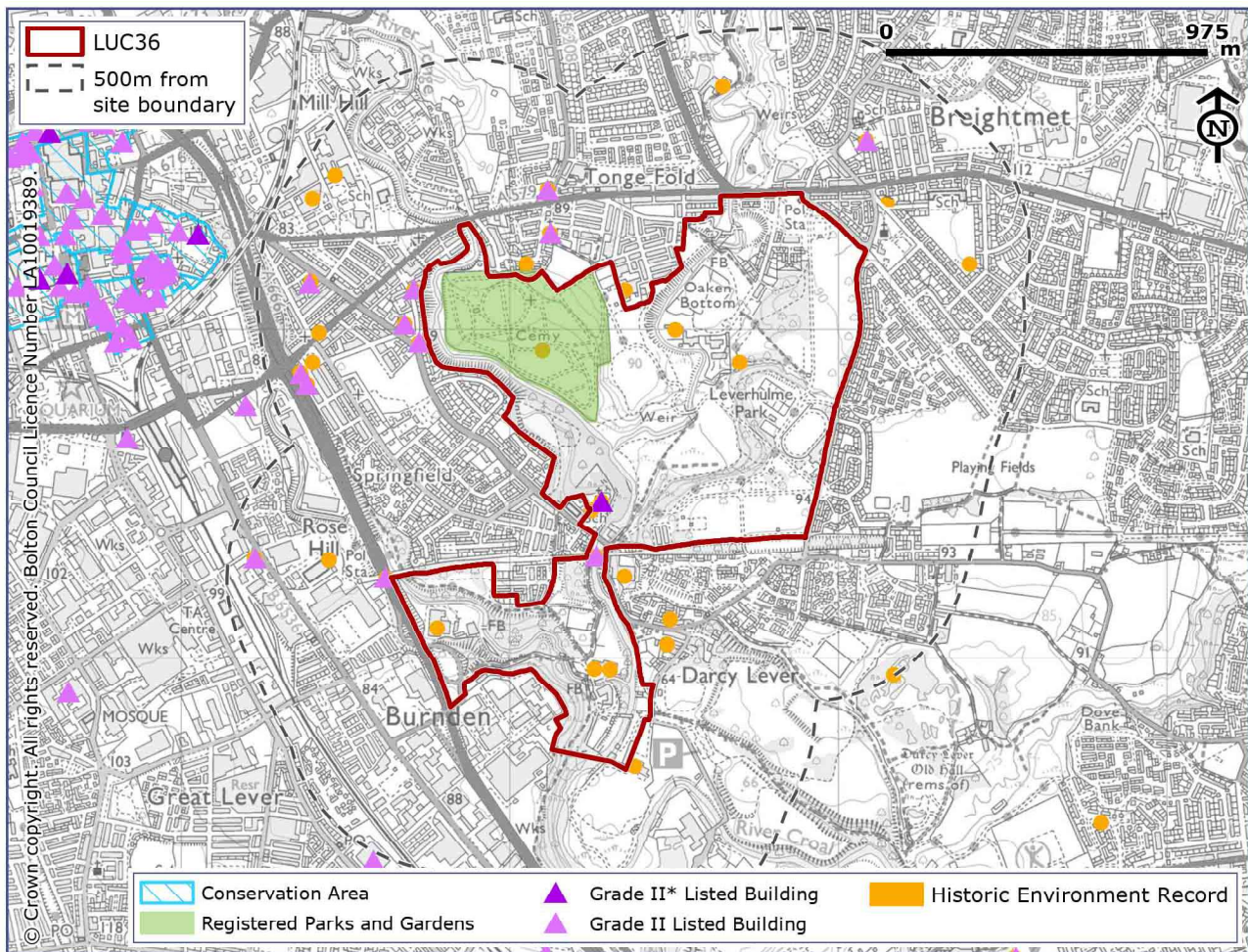


Figure 5.36 OS base map: LUC36

**Heritage**

Designated assets	<p>The site includes Tonge Cemetery a Grade II Registered Park and Garden (1001660). This asset is highly susceptible to physical and setting change – especially as historic maps suggest that the cemetery was originally larger meaning that it may have archaeological remains beyond its current boundaries. Physical change would result in a high level of effect, but setting change alone would result in a lower effect.</p> <p>The site also contains two listed buildings – the Grade II* listed Church of St Stephen ad All Martyrs (1388051) and the Grade II listed Darcy Lever Viaduct over the River Tonge (1352681). Both are susceptible to physical change; although as active infrastructure it is assumed that the viaduct will not be harmed. The church is also susceptible to setting change, as it has an important relationship with its cemetery which may be affected by development; the effect of this could be medium-high. The viaduct’s key relationships are with the railway and the river, and there is the potential for these to be harmed but probably only at the lower end of the scale.</p> <p>Another Grade II viaduct lies adjacent to the west of the site (1352680); it is unlikely to experience meaningful setting change.</p> <p>Another three Grade II listed buildings lie to west of the site, two immediate to the boundary - 121 Radcliffe Road, a former park keepers lodge (1388245) and Haulgh Cottage (1388243), and one on the opposite side of the road - 101 Radcliffe Road, a former vicarage (1388244). The park keeper’s loge is highly susceptible to setting change as it has a historical and functional association with Leverhulme Park (9213.1.0), which forms the site. The other</p>
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	<p>two assets are unlikely to be meaningfully affected by setting change.</p> <p>There are further listed buildings in the wider vicinity of the site but their setting is unlikely to be affected by development within the site.</p>
Non-designated assets	<p>The HER records the following heritage assets within the site: Leverhulme Park (9213.1.0), which contains the grounds of Bradshaw and Darcy Lever Hall; the site of Oakenbottom Mill (4400.1.0); Darcy Lever medieval village core (4535.1.0); the site of Raikes Bleach Works (4438.1.0). These are all archaeological assets that are highly susceptible to physical change – either damage or total loss - as a result of development. This would result in a medium effect.</p> <p>Review of historic maps suggests that a number of further archaeological assets may exist within the site – these include (but are not limited to) a farmstead, a school, a former stretch of the Manchester, Bolton and Bury Canal, a number of mill reservoirs and an extension of Tonge Cemetery, including a chapel. These would have the same susceptibility to harm and effect as stated for the non-designated assets above, with the exception of any remains that may relate to Tonge Cemetery and the canal. As remains of the cemetery would relate to a designated asset, these will be of more than local significance and therefore the effect of substantial harm to them will be higher than medium. Meanwhile, the canal forms part of a larger whole and therefore the harm to it would be less than substantial. There have been plans for re-excavating the canal in relatively recent years; however, if the alignment of the canal is built over then this could never happen</p> <p>The HER also records three extant heritage assets: Lever Bridge Mills (4403.1.0); and Burnden Bleach Works (4404.1.0) and Raikes warehouses (4438.1.1). Individually, each of these sites is comprised of multiple buildings that are susceptible to physical change; the buildings also have important functional and historical relationships that could be changed by development. They also have the potential for archaeological remains relating to earlier or contemporary buildings that have been demolished. Physical harm to the buildings themselves and any archaeological remains would result in a medium effect. Any change to their setting is likely to have a lower effect.</p>
Summary of potential effects on heritage assets	High
Potential mitigation	<p>In NPPF terms, loss of a Grade II* listed building should be 'wholly exceptional' and that of a Grade II listed building or registered park and garden should be 'exceptional'. Such harm would need to be justified by significant public benefits and by meeting at least one of the tests set out in paragraph 195.</p> <p>To minimise harm all of the designated assets and extant non-designated assets on the site should be retained and their settings preserved. In practical terms, this may require the redrawing of the proposed site boundary.</p> <p>A heritage statement will be required to assess the impact of development upon the designated assets and non-designated assets susceptible to change both within the site and in the immediate wider area.</p> <p>An appropriately staged programme of archaeological works that ultimately preserves any archaeological remains by record will need to be agreed with the local authority's Planning Archaeologist.</p>



**Figure 5.37 Heritage: LUC36**

## Ecology

### Overview of ecological features

The northern section of the land parcel consisted of Tonge Cemetery located in the north west of the land parcel, with the north east section comprising of playing fields. Leverhulme Park Community Leisure Centre sits to the east of the land parcel with an athletic track, 5 aside football pitches, and to the south of this cricket pitches and Bolton Flat Green Bowling Club. A small industrial area can be found within the centre of the northern section of the land parcel and Bradford Park located to the west.

The southern section of the land parcel was mainly woodland, with Burnden Business park to the west and another industrial unit to the east.

The land parcel has the River Tonge, River Croal and Bradshaw Brook all running through. Bradshaw Brook runs from the northeast corner meeting the River Tonge in the middle of the land parcel, and the River Croal running west to east in the southern section.

Invasive species of Japanese knotweed are noted to the north along Bradshaw brook and to the south along the River Croal, whereby Himalayan balsam can be found along the River Tonge and River Croal.

Protected sites	<p>Leverhulme LNR is within the land parcel boundary encompassing the majority of the northern section of the parcel.</p> <p>Tongue River Section SSSI and Seven Acres LNR are within 1km of the parcel boundary. Seven Acres LNR sits on the north east boundary the opposite side of Bury Road. Tongue River Section SSSI sits on the north west boundary the opposite side of Bury Road.</p>
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	<p>Smith Road Reservoirs SBI and Raikes Clough SBI are all within the land parcel along with deciduous woodland, grassland and river priority habitats that can be found throughout.</p> <ul style="list-style-type: none"> <li>• Smith Road Reservoirs; Woodland</li> <li>• Raikes Clough – Leverhulme Park; Plantation Woodland &amp; Grassland</li> </ul> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Bradford Reservoir; Open Water</li> <li>• Darcy Lever Gravel Pit; Ponds, Aquatic invertebrates, Amphibians, Dragonflies</li> <li>• Darcy Lever Marsh; Ponds, Marsh, Amphibians</li> <li>• Bull Hill; Calcareous grassland, Open water</li> <li>• Seven Acres; Woodland, Grassland, Ponds &amp; Small lodges, Butterflies</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	<p>Woodland, Rivers and Streams, Grassland</p>
Other notable habitat/features	<p>Mature/Veteran trees</p>
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Otter Water Vole Bats Brown Hare Badger Hedgehog Nesting Birds Great Crested Newt Reptiles Common Toad White-clawed Crayfish Invertebrate Assemblage</p>

Summary of biological records for protected and notable species

Records within the land parcel boundary included:

European Protected species:

- Bats:
  - Roosts: 6 records of Pipistrelle species and Soprano Pipistrelle located in the centre of the land parcel.
  - Other records: Multiple records of Pipistrelle and Noctule species, located in the centre of the land parcel.

Protected and/or Notable species:

- Badgers: one record indicating their presence within the southern section of the land parcel
- Brown Hare
- Hedgehog
- Willow Tit
- Song Thrush
- Bullfinch
- Dunnock
- Kingfisher
- Little Ringed Plover
- Scaup

Records within 1km of the land parcel boundary:

European Protected species :

- Bats
  - Roosts: Records of bat, Pipistrelle species and Common Pipistrelle located to the southeast and west of the land parcel boundary.
  - Other records: Records of Pipistrelle species such as Common and Soprano, also Noctule, Daubentons, with one occurrence of whiskered and multiple records of unidentified bat species. Majority are found just to the north and south of the land parcel.
- Great Crested Newt
- Otter

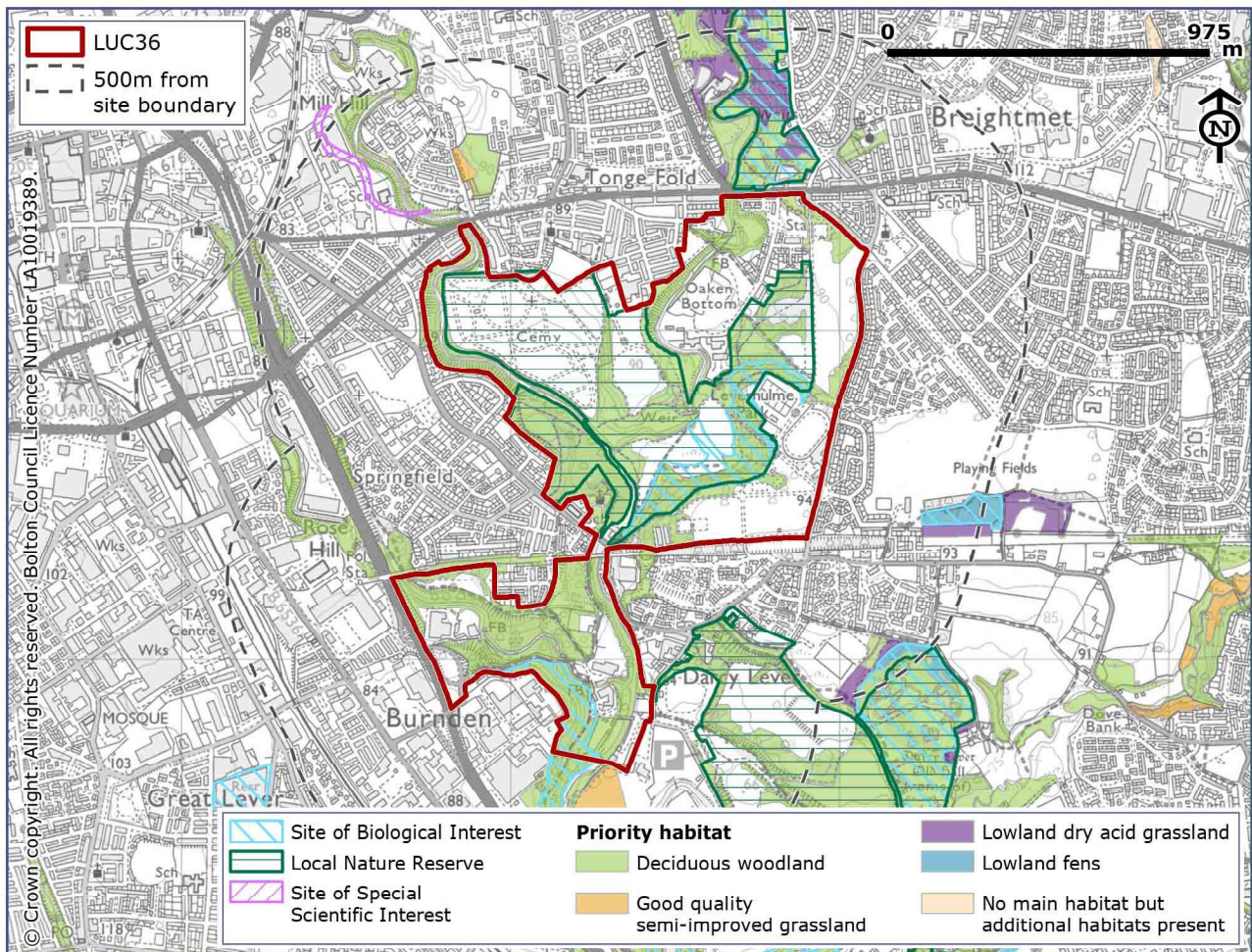
Protected and/or Notable species:

- Badgers: records of setts to the south of the land parcel, near smith's lodges ponds and two records of presence to the north and west of the land parcel.
- Brown Trout
- Buff Ermine
- Cinnabar
- Dot Moth
- Small Heath
- White Ermine
- Common Toad
- Hedgehog
- Brown Hare
- Water Vole
- Common Scoter
- Grey Heron
- Kingfisher
- Little Ringed Plover
- Scaup
- Bullfinch
- Cuckoo
- Curlew
- Dunnock
- Herring Gull



	<ul style="list-style-type: none"> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Lesser Spotted Woodpecker</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Spotted Flycatcher</li> <li>• Starling</li> <li>• Willow Tit</li> </ul>
Invasive species requiring consideration	<p>Non-native Crayfish, Mink, Japanese Knotweed within the north and south section of the land parcel. Himalayan Balsam along the River Tonge and River Croal.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are 2 ponds located with the land parcel, located to south within Raikes Clough SBI.</p> <p>There are 7 ponds located within 500m of the land parcel boundary. All separated by surrounding roads and residential housing, therefore no potential for great crested newt to occur within the site from these ponds.</p>
Features requiring consideration for bat roost potential?	<p>Trees/Woodland; northern section of the land parcel, individual trees located within Tonge Cemetery. A wide woodland passage following the River Tonge and Bradshaw Brook. The southern section of the parcel is predominately woodland. All of these areas appear to have trees of age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; Tonge cemetery, industrial units, Burnden business park, Leverhulme park community leisure centre and Bolton Flat Green bowling Club, are likely to support features with potential to support roosting bats.</p>
Existing lighting	<p>There is likely to be light spill into the peripheral parts of the site by residential buildings and street lights.</p>
Summary of potential effects on ecological assets	<p>The site is considered to have high ecological value, due to the presence of the Leverhulme LNR which occupies much of the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodlands and watercourses which are likely to provide important movement corridors for wildlife within the landscape. The site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future proposals for housing at the site would need to be informed by a detailed ecological appraisal, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Potential enhancements should include the management and removal of invasive species. This would improve biodiversity of plant and invertebrate species present, especially those that can be found along a watercourse.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement</p>

corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.

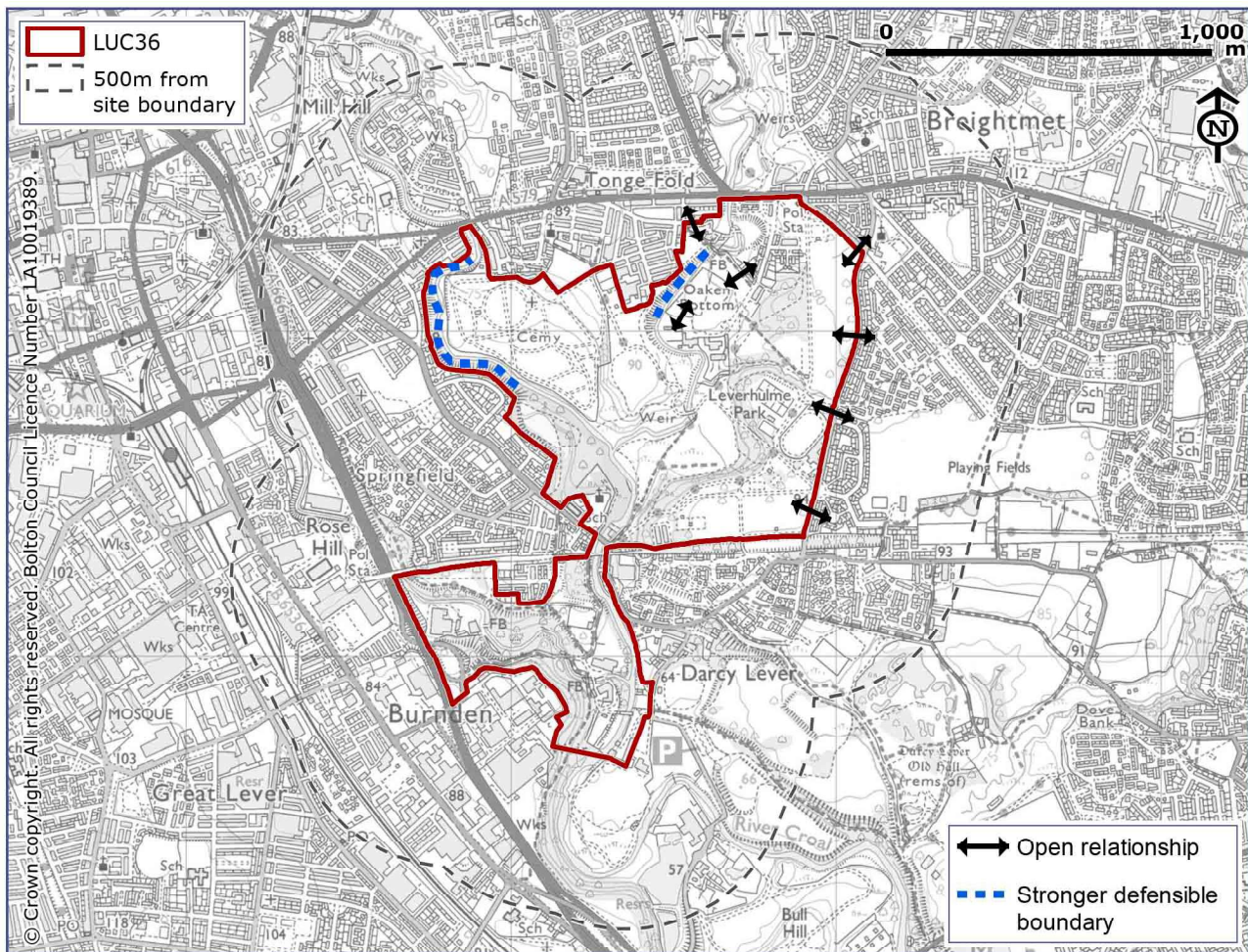


**Figure 5.38 Ecology: LUC36**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This POL includes Leverhulme Park, Bradford Park, Tonge Cemetery and somewhat separately, Raikes Clough to the south of Bury Road, Bolton. It is a large area of urban parkland of medium to large scale, and wooded valleys of smaller scale. The site includes the junctions of the River Tonge, with its tributaries the Bradshaw Brook and the River Croal (it is named the River Croal and then River Irwell further downstream).</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This is an irregular site of two parts, crossed by a disused railway viaduct now used as a footpath/cycleway. Boundaries vary, with the viaduct forming the edge to the north of Raikes Clough and the south of Leverhulme Park. Roads form edges along the A666 to the west, and Long Lane to the east. Rear garden fences form the boundary in some sections, though peripheral areas are often wooded rather than properties backing onto open spaces. There are direct visual relationships with urban areas around the site where there are fewer trees, though from many areas the peripheral woodlands form a buffer around the POL.</p>

<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Urban Valleys</p> <p>The northern part of this site is largely used for recreation (to the east), including formal sports facilities or amenity open space. To the west there is a large cemetery, and a large flat area of amenity grass (Tonge Fold) that acts as a broad terrace above the valley. Either side of the watercourses there are steep banks that are wooded with paths. To the north of Oaken Bottom Road there are areas of pasture grazed by horses. Horses are also present on a small area of open space east of Tonge Old Road, where there are artificial landforms due to dumping of soil material.</p> <p>In the southern part of the POL site, there are industrial estate yards set within the wooded valley.</p>
<p>Description of views and landmarks</p>	<p>Views from within the POL site are generally relatively restricted, through there are open spaces with open views, such as Tonge Fold, which has framed views south. There are dramatic elevated views from Darcy lever viaduct</p>
<p>Perceptual qualities</p>	<p>This is an urban parkland area, with proximity to residential areas or developments such as sports facilities or industrial buildings or yards. The lower level open field south of the footbridge of the Bradshaw Brook has a sense of being further from settlement due to the woodlands on all sites, and there are locations within the woodlands where there is a sense of being more remote from urban areas.</p>
<p>Potential sensitivities to development</p>	<p>In landscape terms, the eastern edge of Leverhulme Park is already partially developed with sports facilities, and industrial developments encroach upon the southern part of the POL.</p> <p>There are information signs showing the boundary to a Local Nature Reserve that covers much of the northern part of the site.</p> <p>There is a woodland framework to the site which includes woodland on steep valley sides and up tributaries or along ditches, such that open spaces can be perceived as being separated.</p>
<p>Summary of potential effect on landscape and visual amenity</p>	<p>Sensitivity to development varies across this area, within the woodland structure, and to some extent dependent on current land use. Areas considered to be of low sensitivity are found between Oakenbottom Road and Tonge Old Road/Hind Street and within the southern part of the site south of the viaduct, flatter areas within woodland that have been influenced by existing works yards. High sensitivity areas include the steep sided valleys of the watercourses (at varying distance to the watercourse depending on the topography). The remaining areas are considered to be of medium sensitivity areas include the recreation areas to the west, which have direct visual relationships with the existing urban areas across Long Lane.</p>
<p>Mitigation</p>	<p>The value of Leverhulme Park and Bradford Park as public parks and a nature reserve will be considerations for development.</p> <p>The cemetery is excluded from consideration in terms of potential for development.</p>
<p>Assessment location/access</p>	<p>Accessed and assessed from public paths from Tonge Old Road to Aqueduct Road including the viaduct and paths around the cemetery and sports pitches.</p>

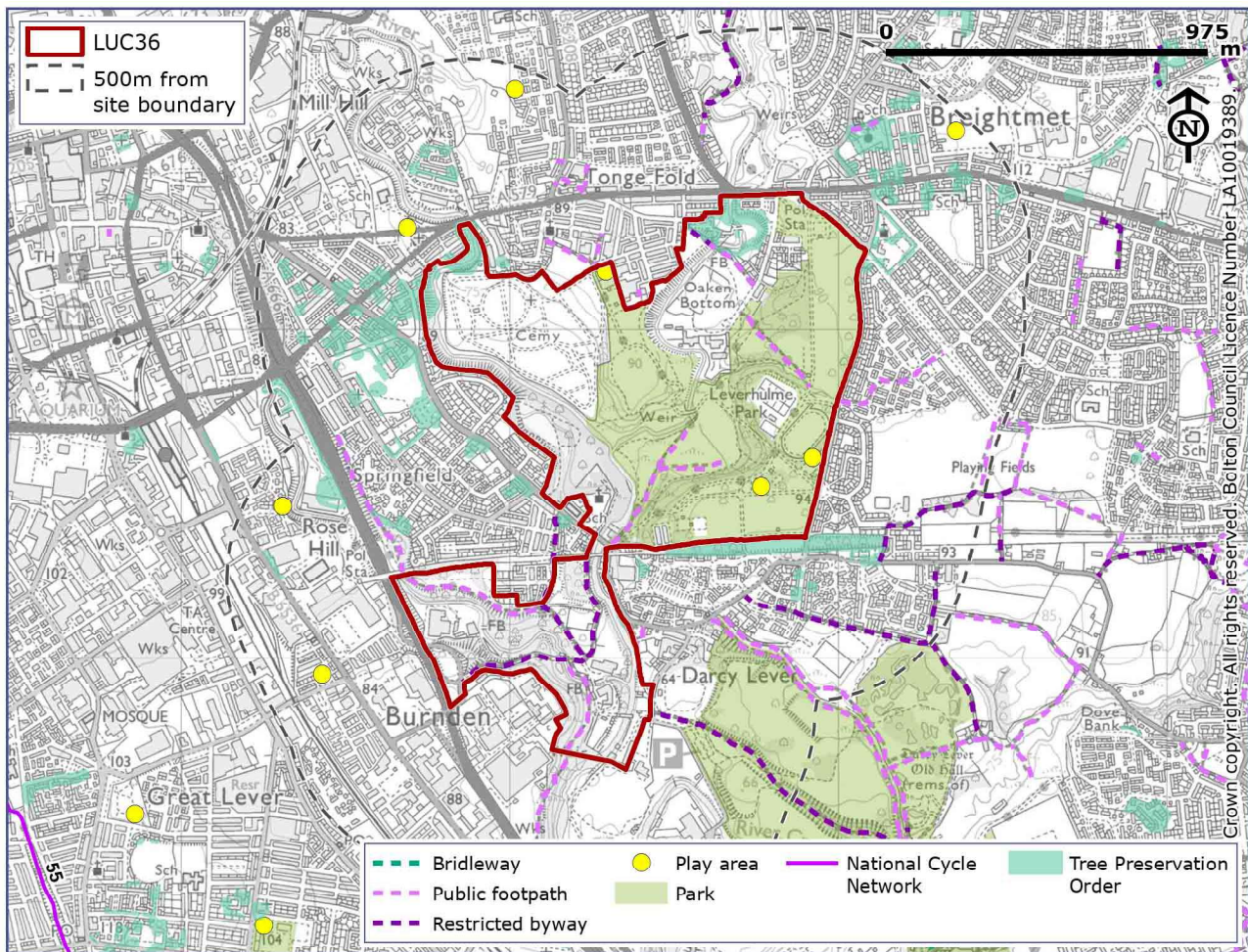


**Figure 5.39 Landscape: LUC36**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within the site</p>	<p>Leverhulme Park occupies a significant proportion of the site. In 2010 Gateway to Nature lottery funding invested across the park. The park is covenanted in perpetuity as a public park and is the largest area of public parkland in Bolton.</p> <p>There are a number of sports facilities within the site, bowling greens, cricket pitches, a leisure centre, and floodlit athletics track, floodlit football pitches, a playground and sports court hardstanding. These areas should not be built on unless the requirements of paragraph 96 of the NPPF can be satisfied.</p> <p>The following Public Rights of Way pass through the boundaries of the site:</p> <ul style="list-style-type: none"> <li>BOL322</li> <li>BOL266</li> <li>BOL264</li> <li>BOL265</li> <li>BOL256</li> <li>BOL255</li> <li>BOL263</li> <li>BOL326</li> </ul>
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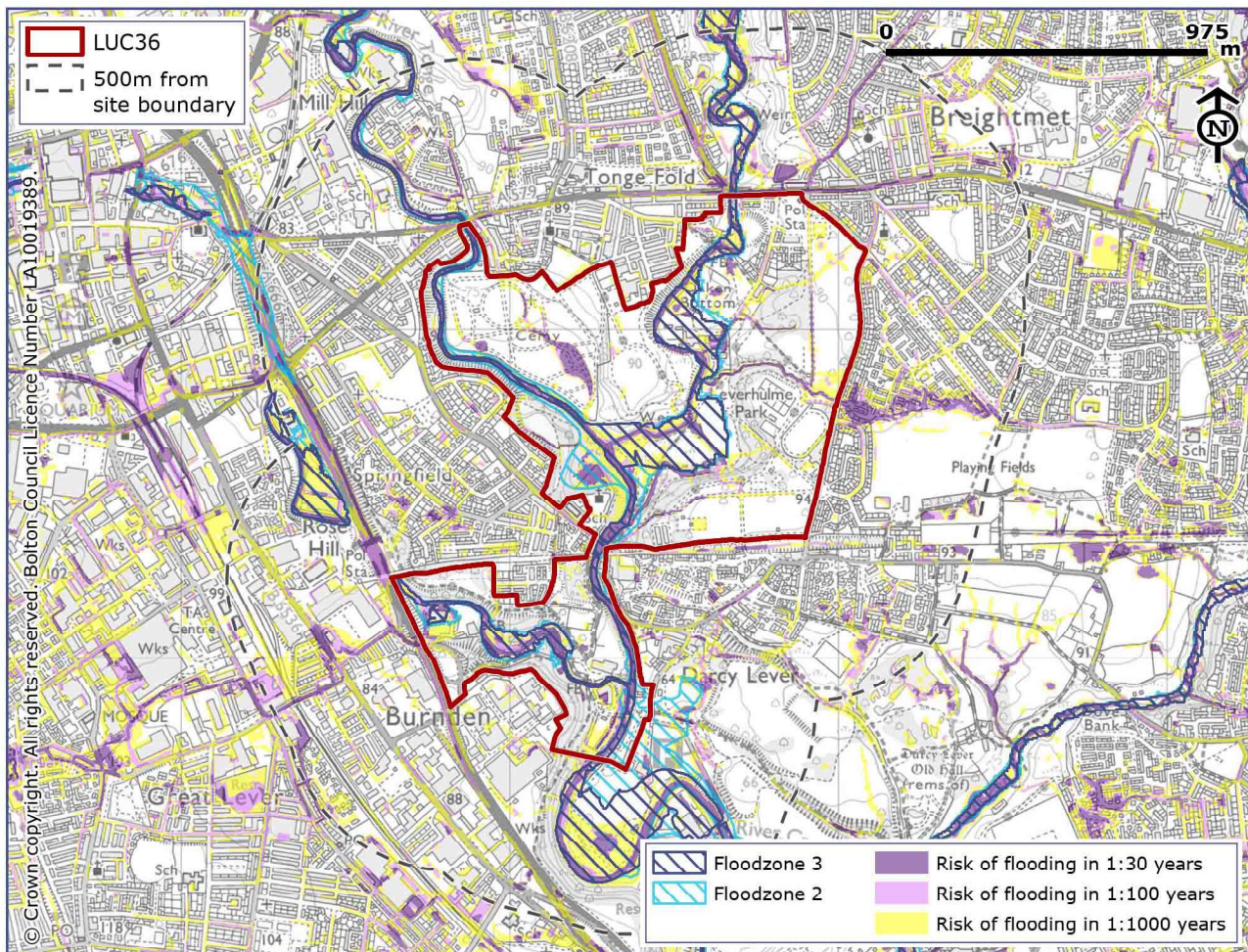
	<p>The following Public Rights of Way pass along the boundaries of the site:</p> <p>BOL262</p> <p>BOL510</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>BOL261</p> <p>BOL267</p> <p>BOL249</p> <p>BOL516</p> <p>The following highway roads are within the site boundaries:</p> <p>Back Bury Road South</p> <p>Maryland Avenue</p> <p>Lever Hall Road</p> <p>Gorses Mount</p> <p>Back Gorses Mount</p> <p>Top o'th'Gorses</p> <p>Oakenbottom Road</p> <p>Play areas within site boundaries:</p> <p>Leverhulme Park 1</p> <p>Leverhulme Park 2</p> <p>Tonge Fold</p>
Nearby recreational assets	There is an allotment to the immediate north of the site. There is a large park area to the south of the site (Moses Gate Country Park). Public Right of Ways continue extensively in all directions surrounding the site.
Open space assessment results for area	It has been assessed that the removal of St Stephens & All Martyrs Church open space area would not create a catchment gap.
Tree Preservation Orders	The site includes a TPO.



**Figure 5.40 Public Recreation and TPOs: LUC36**

### Flooding

Proximity of flood zones	Within the site's boundaries, there are large areas of land in flood zone 3. There is also a smaller portion of land contained in flood zone 2 within the site boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	The site is of high risk from fluvial flooding due to a river running through the centre. There is also a high risk of pluvial flooding at several locations within the site. The site contains a BMBC land drainage problem area at the North western boundary. The north eastern area of the site is located in a postcode in which there have been 14 sewer flood incidents in the DG5 record, whilst in the north western region of the site there has been only two.
Sequential/exceptions test required?	Test required.



**Figure 5.41 Flooding: LUC36**

### Site Summary

LUC36 is the largest parcel of POL land located to east of Bolton and southwest of Brightmet & Harwood. The northern part of the parcel is predominantly occupied by the amenity grassland and woodland of Leverhulme Park and Bradford Park. Tonge Cemetery, occupies the northwest of the northern part of the parcel. The southern part of the parcel predominantly comprises woodland. The site is surrounded by residential development on all sides but the presence of a covenanted park, a cemetery, extensive woodland, heritage assets and high levels of flood risk mean the site is highly constrained.

Tonge Cemetery is a Grade II Registered Park and Garden which is highly susceptible to physical and setting change – especially as historic maps suggest that the cemetery was originally larger meaning that it may have archaeological remains beyond its current boundaries. The site also contains two listed buildings – the Grade II\* listed Church of St Stephen ad All Martyrs and the Grade II listed Darcy Lever Viaduct over the River Tonge. There are several other Grade II listed buildings in close proximity to the site that may experience setting change if the site were to be developed. Within the site there are a number of non-designated heritage assets and historic maps suggest there may be further archaeological assets. As such the potential effects on heritage assets are deemed high.

The site has high ecological value. Leverhulme LNR covers the majority of the northern part of this parcel, and Tongue River Section SSSI and Seven Acres LNR are both within 1km of the site. Smith Road Reservoirs SBI and Raikes Clough SBI are within the land parcel along with deciduous woodland, grassland and river priority habitats that can be found throughout. There are 5 further SBIS within 1km of the site. The site is also suitable for supporting viable populations of a range of protected and notable species.

In landscape terms sensitivity to development varies across this area, within the woodland structure, and to some extent dependent on current land use. Areas considered to be of low sensitivity are found within the southern part of the site south of the viaduct. High sensitivity areas include the steep sided valleys of the watercourses.

There are a large number of public rights of way and sports facilities within the site; bowling greens, cricket pitches, a leisure centre, and floodlit athletics track, floodlit football pitches, a playground and sports court hardstanding. Large areas of the site are within flood zones 2 and 3.



## LUC37: Crown Lane

LUC37 / Crown Lane	
<b>Area</b>	6.20Ha
<b>Parcel Description</b>	The parcel is located to the northwest of Horwich. Land within the parcel slopes down to the southwest and comprises a woodland band, open amenity grassland, and part of a football ground with an associated building. Some of the site is Council owned. The parcel is crossed by a footpath and is enclosed to the northeast, east and south by residential developments.
<b>Site history</b>	None



Figure 5.42 Aerial view: LUC37

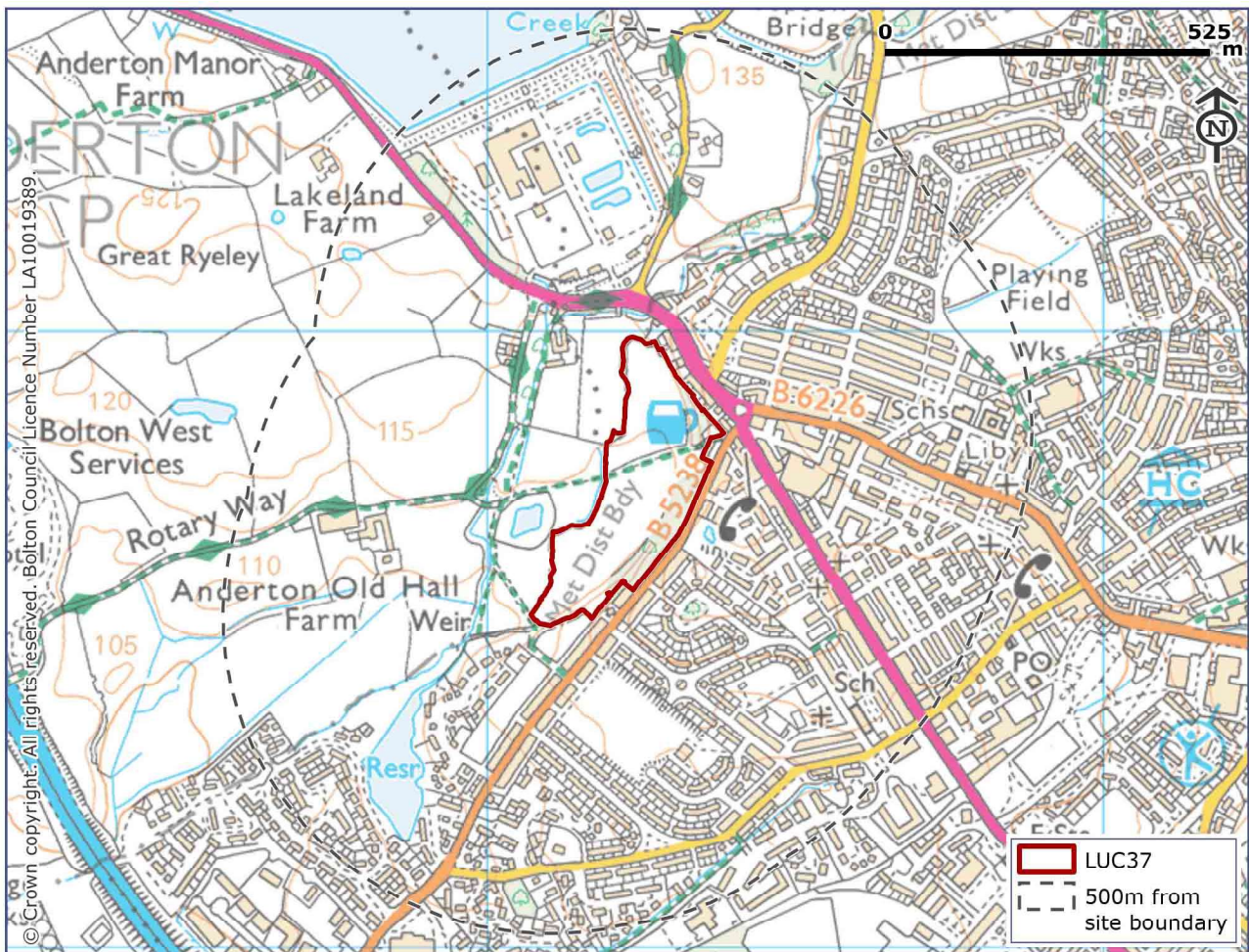
### Adjoining uses and compatibility

#### Adjoining land uses

To the east and south of the site is a large area of urban development which is predominantly residential. Within this area of urban development there is access to a variety of amenities as well as several primary schools. The A673 is to the immediate north of the site and there is open farmland to the west.

#### Compatibility with residential development

The site is in close proximity to amenities and schools.

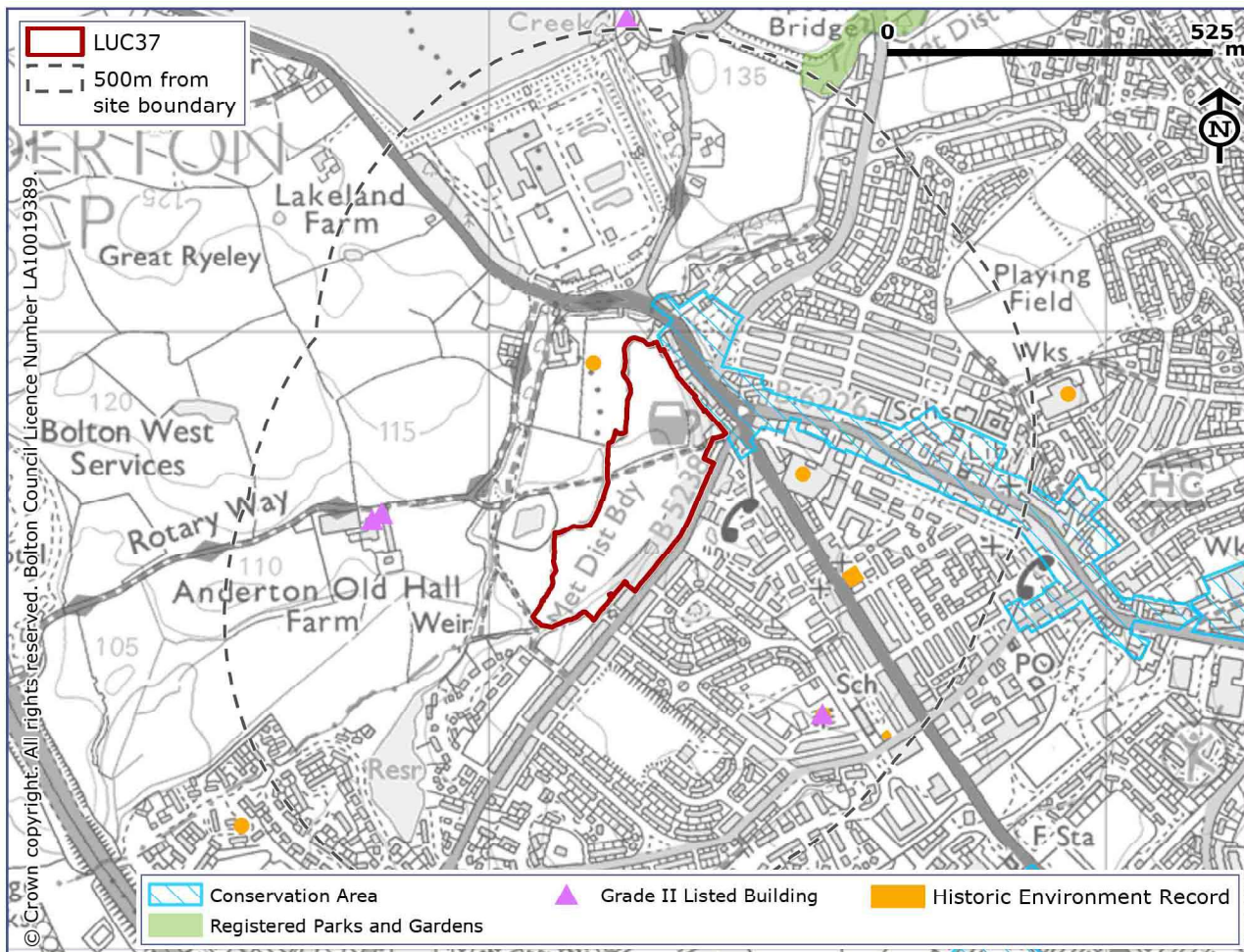


**Figure 5.43 OS base map: LUC37**

**Heritage**

Designated assets	<p>There are no designated assets within the site. However, the site lies immediately adjacent to Horwich Town Centre Conservation Area. This is a linear area concentrated on the commercial centre along Scholes Bank/ Lee Lane, there are many Georgian and Victorian buildings within it but none are designated. There is the potential for setting change that could result in a medium-high effect.</p> <p>To the west of the site are two Grade II listed buildings - a barn (1072564) and stable (1309295) relating to Anderton Old Hall, which is no longer extant. Development may be visible from the site and will alter the rural setting of buildings but sufficient will remain that is unlikely to affect the heritage significance of either asset.</p>
Non-designated assets	<p>There are no non-designated assets within the site. But as with all sites there is the risk of unknown remains.</p>
Summary of potential effects on heritage assets	<p>Medium-high</p>

Potential mitigation	<p>In line with the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, it is desirable to preserve or enhance the character and appearance of Conservation Areas and its special architectural and/or historic interest.</p> <p>A heritage statement will likely be required to assess the impact of development upon the conservation area and nearby listed buildings.</p> <p>Any development should have special regard to the policy guidelines set out in the Horwich Town Centre Conservation Area Appraisal<sup>29</sup>.</p>
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**Figure 5.44 Heritage: LUC37**

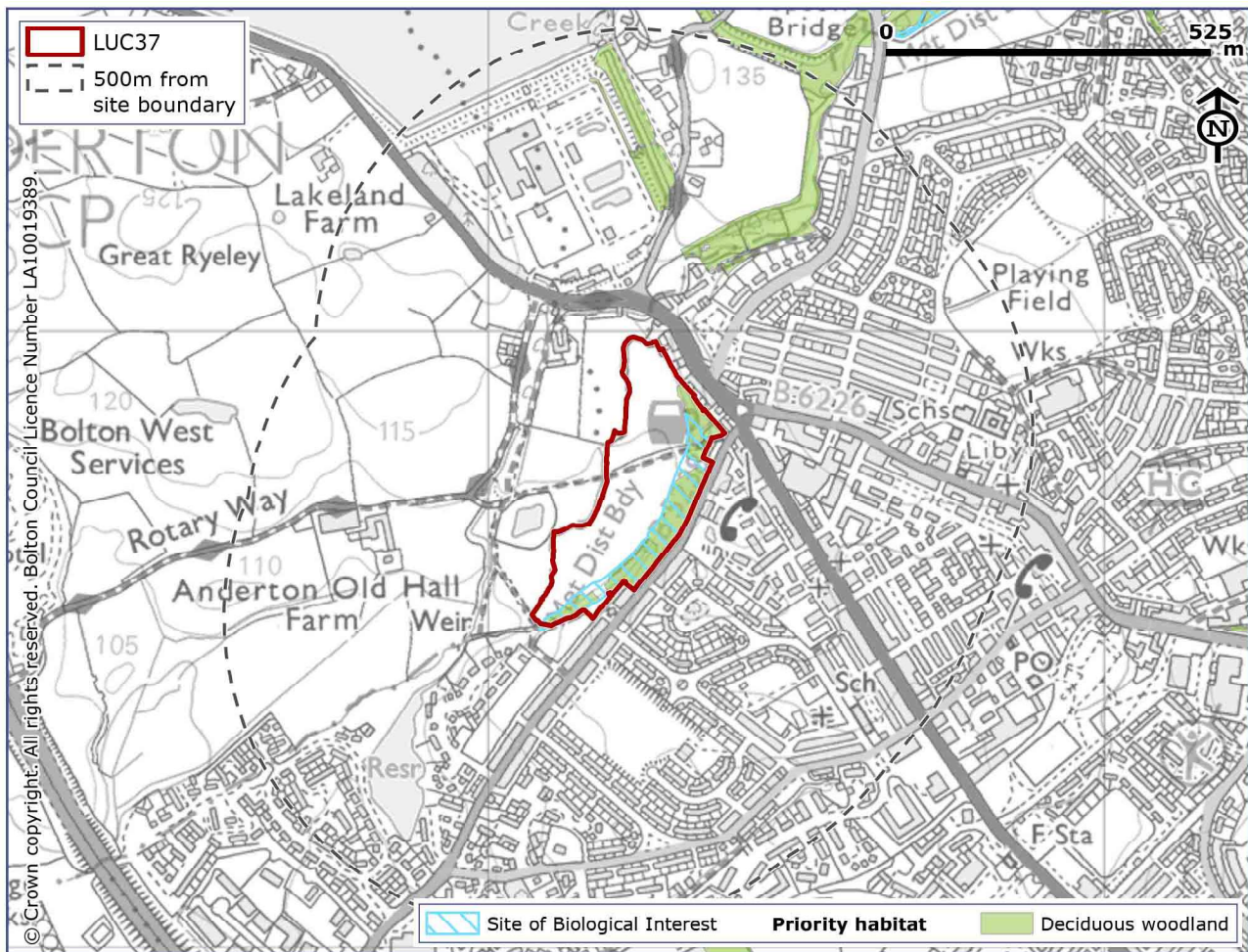
**Ecology**

Overview of ecological features	<p>Recreational ground, with short amenity grassland and longer surrounding edges. Dense predominately oak and sycamore woodland lining the east boundary. Tree lined defunct hedgerow in the west boundary, with nettle, willowherb and dock understorey.</p> <p>Crown Clough SBI and deciduous woodland and hedgerow priority habitats are within the land parcel. Invasive species of Himalayan balsam were recorded to the south of the parcel near the River Douglas.</p>
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<sup>29</sup> Bolton Metro Department of Planning and Engineering. ND. *Horwich Town Centre Conservation Area Appraisal*. Available online at: <https://www.bolton.gov.uk/downloads/file/883/horwich-town-centre-conservation-area-appraisal>

Protected sites	There are no statutory and non-statutory sites within the land parcel. West Pennine Moors SSSI and Bridge Street LNR are located just within 1km of the land parcel boundary, to the northeast and east respectively.
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	SBI within the land parcel boundary; <ul style="list-style-type: none"> <li>• Crown Clough; Woodland</li> </ul> SBI within 1km of the land parcel boundary; <ul style="list-style-type: none"> <li>• Knoll wood (South); Ancient Woodland</li> </ul> No AWI within the land parcel or within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Hedgerows, Woodland
Other notable habitat/features	Mature/Veteran trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Brown Hare, Great Crested Newt, Reptiles, Badger, Nesting Birds, Hedgehog, Common Toad, Invertebrate Assemblage
Summary of biological records for protected and notable species	No European protected species records are within the land parcel, however there are records of Dunnock.
	Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species, roosts located northeast of the land parcel.</li> <li>- Other records: Pipistrelle species including Common Pipistrelle, Noctule and Daubentons species. The majority of records found to the north and east of the land parcel within the residential areas of Horwich.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> Protected and/or Notable species: <ul style="list-style-type: none"> <li>• Badgers: two records of presence including within the land parcel LUC46 Lever Park Avenue.</li> <li>• Brown Hare</li> <li>• Water Vole</li> <li>• Polecat</li> <li>• Hedgehog</li> <li>• Common Lizard</li> <li>• Common Toad</li> <li>• Yellow Birds-nest (plant)</li> <li>• Bullfinch</li> </ul>

	<ul style="list-style-type: none"> <li>• Black-throated Diver</li> <li>• Common Scoter</li> <li>• Kingfisher</li> <li>• Little Ringed Plover</li> <li>• Dunnock</li> <li>• Grasshopper Warbler</li> <li>• Lapwing</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Willow Tit</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam seen within the south section of the parcel.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds located with the land parcel.</p> <p>There are 8 located within 500m of the land parcel boundary, plus additional pools that can be found in the water works located north of Scholes Bank A673, north of the land parcel.</p>
Features requiring consideration for bat roost potential?	<p>Tree/Woodland; along the east boundary, with single trees found that appear in age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; The sports pavilion to the north of the land parcel is likely to support features with potential to support roosting bats.</p>
Existing lighting	<p>It is likely that the light spill will be minimal due to the woodland edge and the land parcel being located at the bottom of a clough.</p>
Summary of potential effects on ecological features	<p>The ecological sensitivity of the parcel is deemed high due to the large area of priority habitat and the suitability of it to provide protected species with foraging and commuting opportunities.</p>
Potential mitigation	<p>The woodland to the east should be retained, for its high value to wildlife, and green corridor towards the River Douglas and large pond to the south of the parcel. There is opportunity to strengthen the hedgerow along the west boundary of the land parcel.</p> <p>Enhancements should include the management and removal of invasive species. This would improve biodiversity of plant and invertebrate species present. Given the proximity of a neighbouring pond and the River Douglas to the west, any future housing scheme would need to determine the presence of protected species, with particularly attention to the potential for the land parcel to support terrestrial great crested newt. If present, an appropriate scheme of avoidance and mitigation would need to be provided to ensure that favourable conservation status can be maintained.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, pocket planters, nectar rich landscape planting, wetland swales, ditches and ponds, creation and enhancement of hedgerows and tree lines, and planting of native woodlands, trees, and scrub. In addition, any housing scheme should seek to maximise habitat connectivity through the provision of linear movement corridors, and provide benefit to protected and notable species including species of principal importance by including habitat features of benefit such as bat roosting features, bird boxes and log piles.</p>

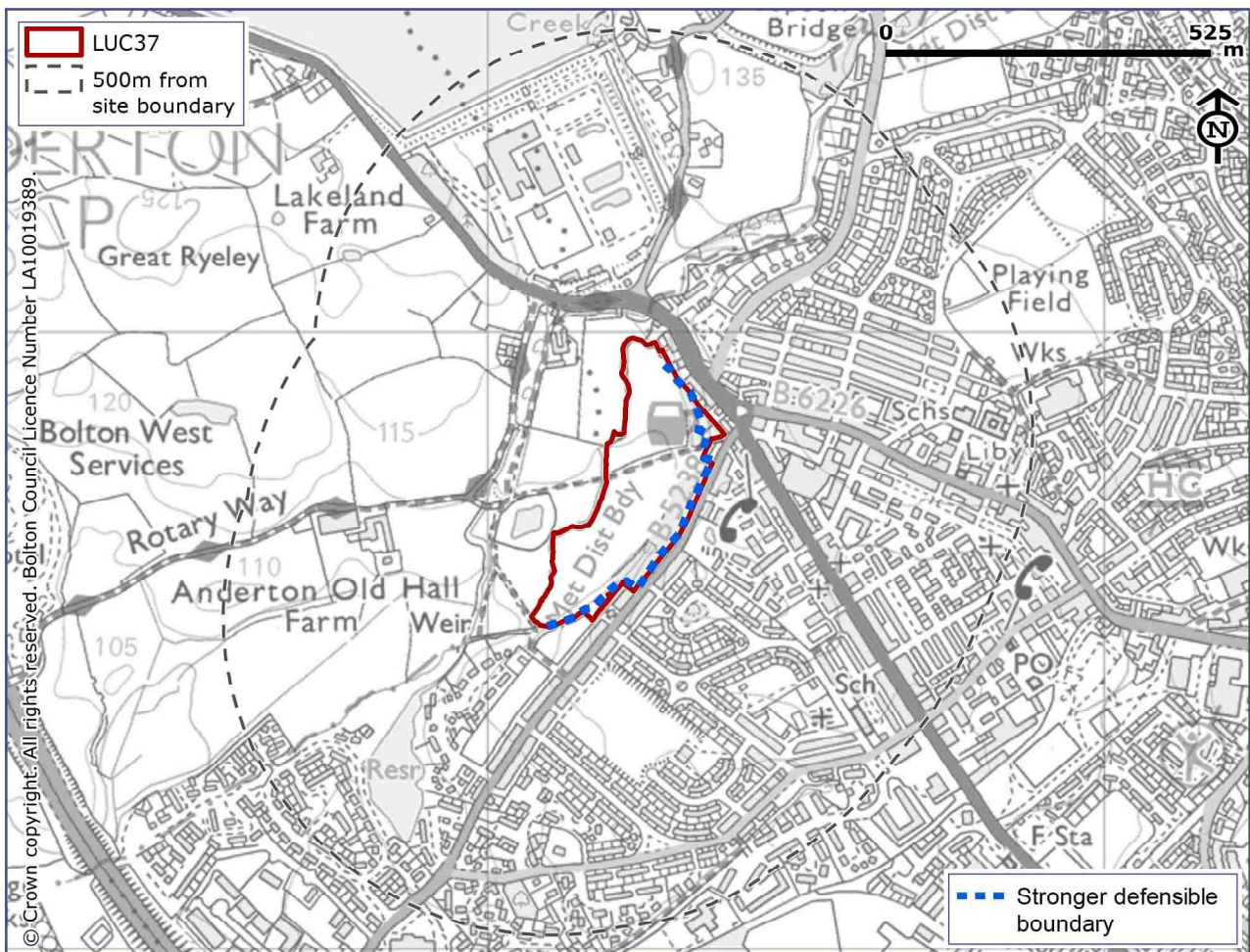


**Figure 5.45 Ecology: LUC37**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This location is to the west of Horwich, at the foot of a steep bank. The site is of small to medium scale, with a very strong vertical edge to the east in the form of the wooded bank that is the existing settlement edge.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The POL area is a strip of land north-south, with the eastern edge defined by a steep wooded bank. The existing settlement extends to the top of the bank where there are occasional views out from properties.</p> <p>The western edge is less well defined, as a line of self-seeded riparian trees along a ditch. These provide some containment but there is a visual relationship with the open areas beyond.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Floodplain.</p> <p>This is an area used for formal and informal recreation, with maintained playing fields and a club house. There are no field boundaries across the area, except a wooden post and rail fence around the main football pitches.</p>
<p>Description of views and landmarks</p>	<p>This area has an enclosed character as views are contained within the site, with the exception of some glimpses over the tree tops to the northeast to Rivington Moor.</p>

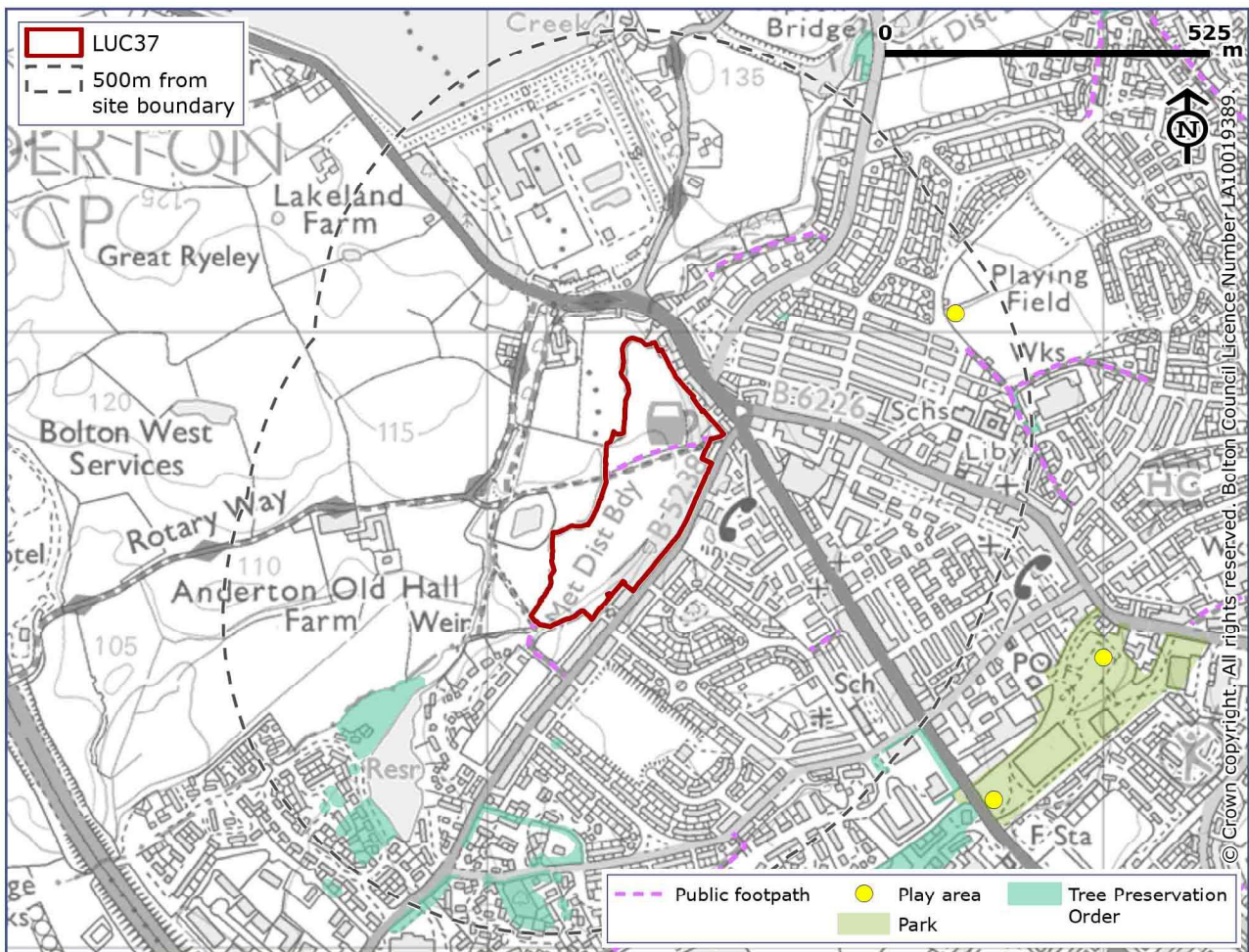
Perceptual qualities	This is perceived as a well-used place with limited visual connections with the settlement, but a functional connection as a recreation area close to the settlement.
Potential sensitivities to development	The existing settlement boundary is formed by a very strong landscape feature, and development on this site would not be well connected with the remainder of the settlement given the steep woodland bank, which would create a barrier to passage.  It is considered that the outer edge (to the west) would not form a defensible urban edge, and that this site lies on the outside of a clear and logical settlement boundary.
Summary of potential effects on landscape and visual amenity	This site is of high sensitivity to development.
Mitigation	It is considered that this area is not appropriate for development from a landscape perspective.
Assessment location/access	Accessed and assessed from a public path, from Crown Lane and locations to the south of the playing fields.



**Figure 5.46 Landscape: LUC37**

### Public Recreation and Tree Preservation Orders

<p>Recreational assets within the site</p>	<p>The following Public Rights of Way pass through the boundaries of the site: HOR122</p> <p>The following Public Rights of Way provide access to the boundaries of the site: HOR120</p>
<p>Nearby recreational assets</p>	<p>There are Public Rights of Way located to the north, east and south of the site. There are 3 play areas located to the north east, east and south east of the site. There is a park located to the east of the site. There are allotments located to the south, east and north of the site.</p>
<p>Open Space Assessment results for area (surplus/deficiencies)</p>	<p>Not applicable.</p>
<p>Tree Preservation Orders</p>	<p>None.</p>

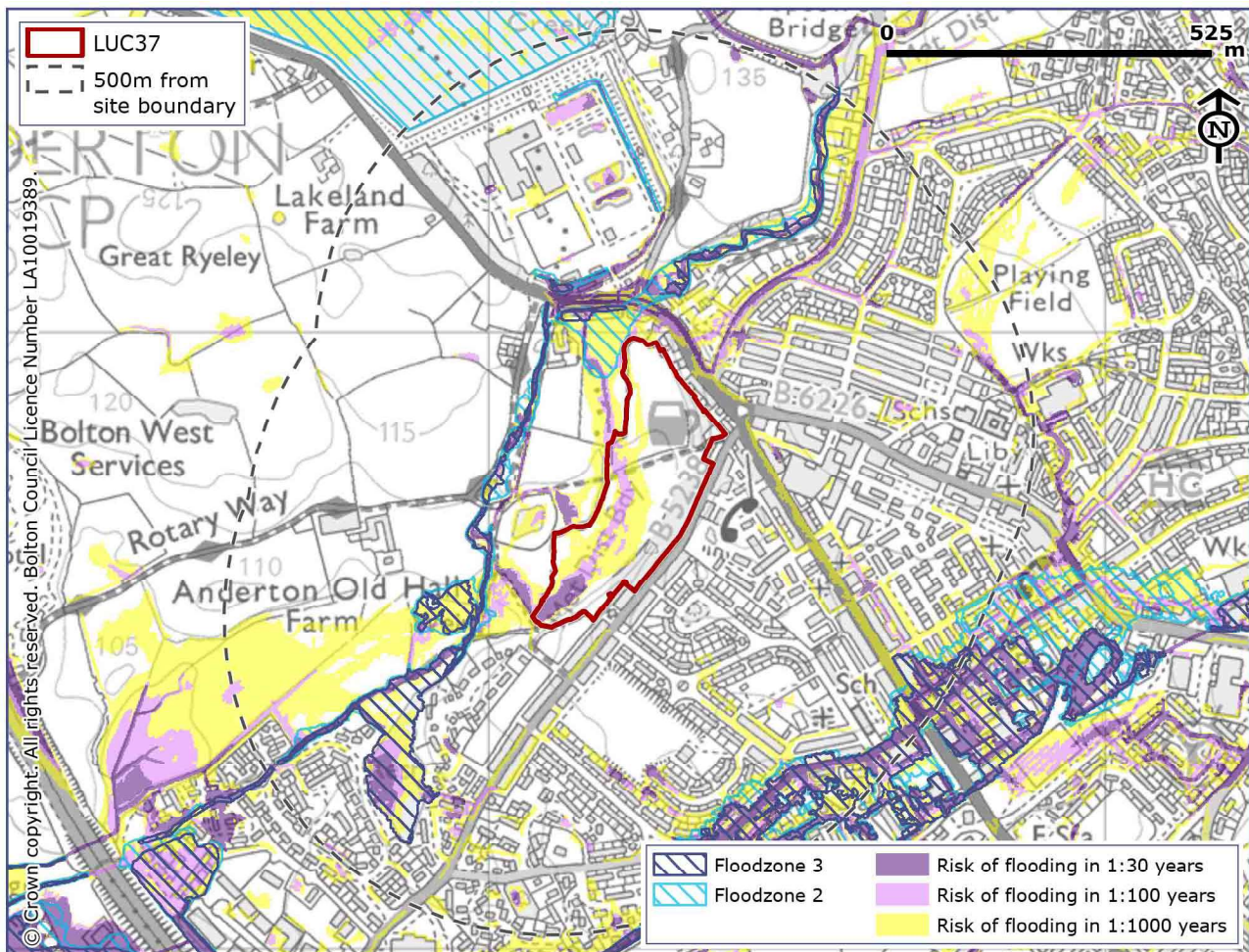


**Figure 5.47 Public Recreation and TPOs: LUC37**



## Flooding

Proximity of flood zones	The site does not contain any land in flood zones within its boundaries.
Risk to site from fluvial, pluvial, sewer and ground water flooding	The site does not contain fluvial flood risk areas within its boundaries. There is, however, a river that runs parallel to the western boundary of the site. There are large areas within the site boundaries at low risk of pluvial flooding with some smaller portions of land also being at high risk. The site is located in a postcode in which there has been one sewer flood incident in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.48 Flooding: LUC37**

## Site Summary

LUC37 is a small site located on the northwest of Horwich. The site comprises a woodland band, open amenity grassland, and part of a football ground with an associated building. To the east and south of the site is a large area of urban development which is predominantly residential, to the west of the site is open farmland.

There are no designated assets within the site. However, the site lies immediately adjacent to Horwich Town Centre Conservation Area and to the west of the site are two Grade II listed buildings. There is the potential for setting change that could result in a medium-high effect.