

LUC38: Lever Park Avenue

LUC38 / Lever Park Avenue	
Area	5.50Ha
Parcel Description	The parcel is located to the north of Horwich. Land within the parcel slopes down to the west and comprises a pasture field and an area of allotments. Woodland blocks are located in the southwest and northeast of the parcel and a single dwelling is located in the northeast of the parcel, connected to Green Lane to the east by a track. The parcel is enclosed by residential developments to the west, south and southeast. The site is owned by United Utilities.
Site history	None



Figure 5.49 Aerial view: LUC38

Adjoining land uses and compatibility

Adjoining uses

To the south and east of the site is urban development which is predominantly residential. To the north of the site is a significant area of woodland beyond which is a secondary school and to the south of the site is a primary school. To the west of the site is a large reservoir.

Compatibility with residential development

The site is in close proximity to schools.

A large portion of the site is currently used by allotments which would mean residential development in this area would displace this, however this is not a significant area (>25% of the site).

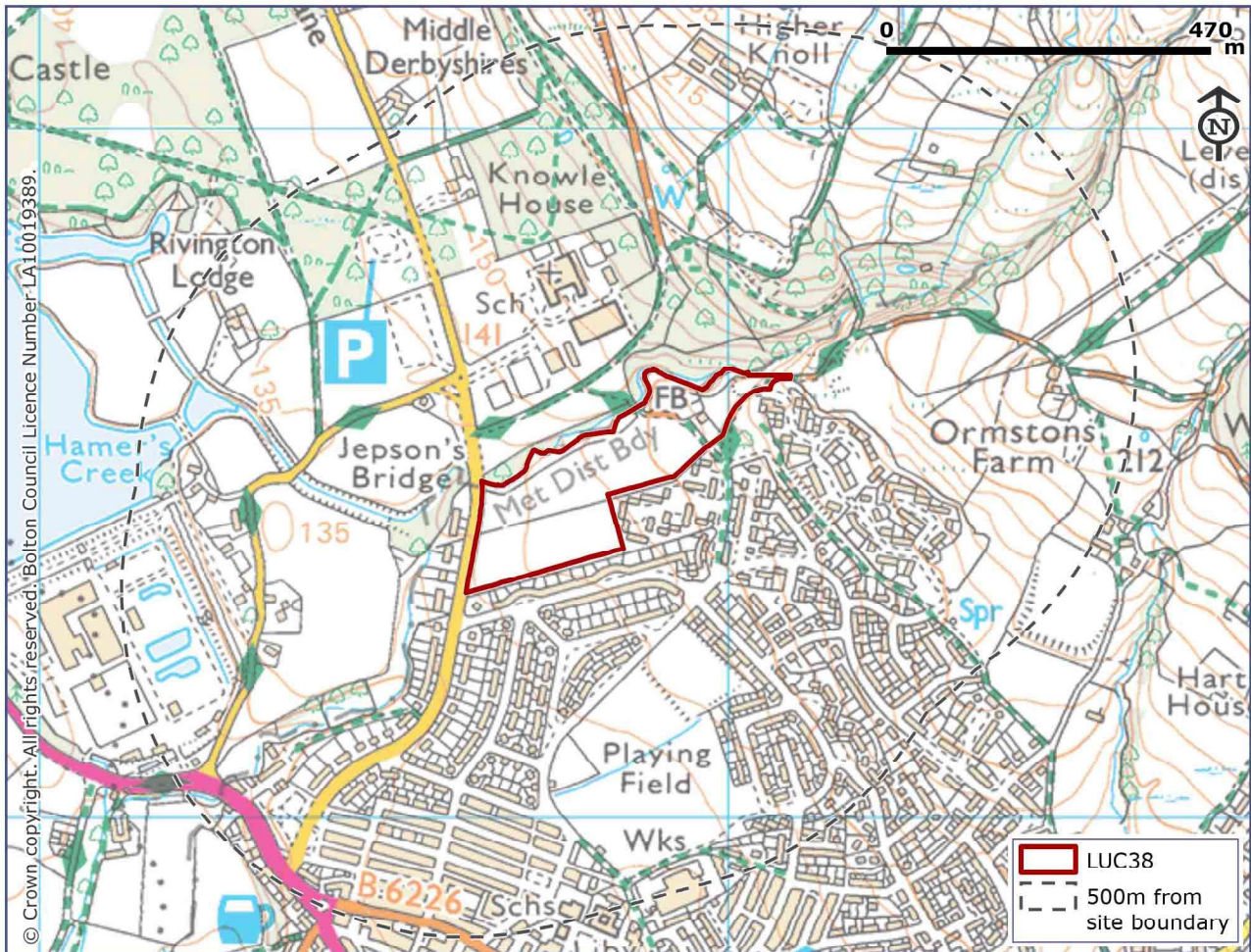


Figure 5.50 OS base map: LUC38

Heritage

Designated assets	<p>The site is immediately south of and takes in a very small part of a Grade II Registered Park and Garden - Lever Park. This raises the potential for physical and setting change to the park, although the area adjacent to the park is woodland, meaning that no designed elements would be harmed. The effect of this is judged to be medium-high.</p> <p>Wallsuches Conservation Area and a Grade II listed building – Hamers Cottage (1165035) – both lie within 500m of the site. However, neither is likely to be affected by setting change.</p>
Non-designated assets	<p>The HLC indicates that a historic farmstead known as Old Lords is located to the east of the site. It appears that at least one of three of buildings relating to the farmstead is still extant. This building will be susceptible to physical and setting change. In terms of the latter, there is the potential for the loss of the only remaining agricultural land relating to the farmstead; however, the loss to date has already caused much harm.</p> <p>The HLC also indicates that there were post-medieval quarries within the site, east of the farm. These will have severely reduced or entirely removed any</p>

	<p>potential unknown archaeological deposits within their footprint.</p> <p>Review of historic maps indicates that there was a racecourse on the site in the mid-19th century, which may survive archaeologically. There are also unverified accounts of a plague pit within the site³⁰. Archaeological remains relating to these features would be highly susceptible to physical change.</p>
Summary of potential effects on heritage assets	Medium-high
Potential mitigation	<p>Development should seek to retain the Grade II listed Lever Park and its setting.</p> <p>A heritage statement would be needed to assess the potential effects to the Grade II registered park and the non-designated Old Lord's Farm.</p> <p>As a greenfield site with limited ground disturbance as a result of agricultural use, the site may need to be further assessed for its archaeological potential.</p>

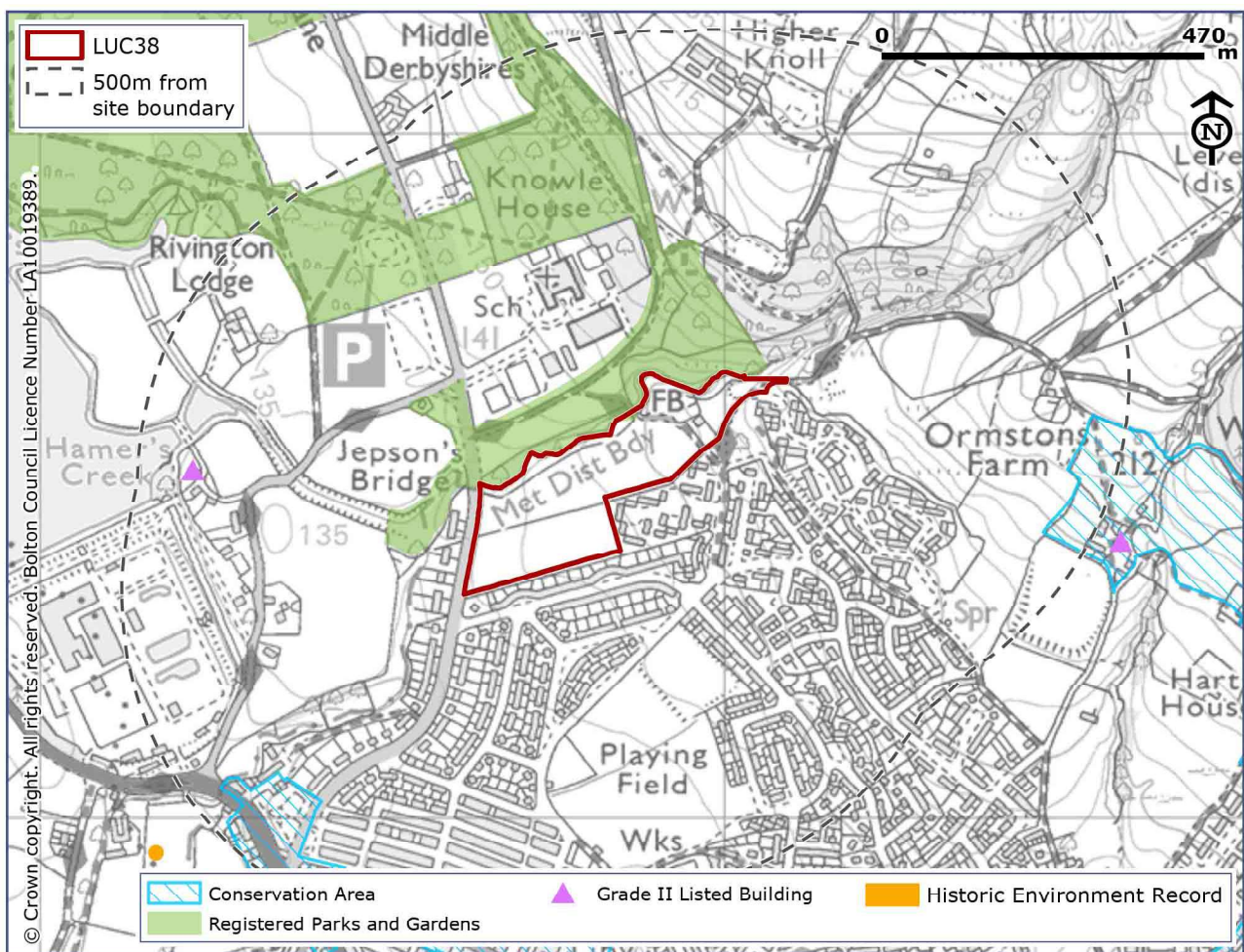


Figure 5.51 Heritage: LUC38

³⁰ <https://www.about-rivington.co.uk/explore/the-horwich-plague-pits/>

Ecology

<p>Overview of ecological features</p>	<p>Short rough grassland, dominated by rushes especially in the north section of the land parcel. A woodland in the northeast section included oak, birch, sycamore species with an understorey of holly.</p> <p>The land parcel is bordered to the north by woodland which extends into the parcel at the northeast, within the woodland is the River Douglas sitting on the land parcel boundary. Allotments can be found in the south, with tall herby plants and grasses within this area.</p> <p>West Pennine Moors SSSI is within the land parcel boundary and Knoll Wood (South) SBI is within the land parcel, along with deciduous woodland priority habitat. All the designations are within the northeast section of the land parcel.</p>
<p>Protected sites</p>	<p>West Pennine Moors SSSI is within the land parcel boundary at the northeast end of the land parcel.</p> <p>Bridge Street LNR is located just within 1km of the land parcel boundary to the southeast.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI within the land parcel boundary;</p> <ul style="list-style-type: none"> • Knoll Wood (South); Ancient Woodland <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> • Wilderswood & Higher Meadow; Woodland, Grassland and Heath • Winter Hill & Smithills Moor; Heathland & Bog and Birds • Crown Clough; Woodland <p>No AWI within the land parcel, however there is one AWI within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Hedgerows, Woodland, River</p>
<p>Other notable habitat/features</p>	<p>Mature/Veteran trees – Ancient Woodland (SBI)</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Otter, Reptiles, Badger, Nesting Birds, 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>European Protected species:</p> <ul style="list-style-type: none"> • Bats: Pipistrelle species roosts and other records noted in the southwest corner of the land parcel near the allotments. <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Hedgehog • Badgers: one record of presence within the land parcel.
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> • Bats: <ul style="list-style-type: none"> - Roosts: Pipistrelle species, roosts located south of the land parcel. - Other records: Pipistrelle species including Common Pipistrelle, Noctule and Daubentons species. The majority of records found to the south of the land parcel within the residential areas of Horwich. <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Wall butterfly • Common Toad • Hedgehog • Brown Hare • Water Vole • Barn Owl • Black-throated Diver • Black Redstart • Common Scoter • Kingfisher • Little Ringed Plover • Bullfinch • Cuckoo • Curlew • Dunnock • House Sparrow • Lapwing • Lesser Redpoll • Linnet • Red Grouse • Redpoll • Reed Bunting • Ring Ouzel • Skylark • Song Thrush • Spotted Flycatcher • Starling • Tree Pipit • Twite • Willow Tit • Wood Warbler • Yellow Wagtail • Yellowhammer
<p>Invasive species requiring consideration</p>	<p>None that could be seen at the time of the survey.</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 are no ponds located with the land parcel.</p> <p>There are 5 located within 500m of the land parcel boundary, these ponds can be found north and north east of the land parcel within the connected woodland to the parcel. There is a slight possibility for great crested newt to be present within the land parcel, but unlikely, with the River Douglas cutting the parcel off from the adjacent woodland.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Trees/Woodland; Woodland within the parcel at the northeast and trees in the south west corner. The trees found around the land parcel, appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; Residential houses located in the northeast, and allotments to the south, 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 the south and west where Lever Park Avenue and residential buildings border the land parcel.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The ecological sensitivity of the parcel is deemed high due to the area of SSSI within the parcel and priority habitats present.</p> <p>The area of woodland should not be impacted by any future housing schemes due to it being designated a SSSI, SBI and priority habitat; also closely bordered by an AWI. The woodland to the north and River Douglas that closely border the parcel should be protected from any light spill and potential contamination.</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. It is likely that any appraisal would need to give particular attention to potential impacts on bat roosts and foraging. If present, an appropriate scheme of avoidance and mitigation would need to be provided to ensure that favourable conservation status of bats can be maintained.</p>
<p>Potential mitigation</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>

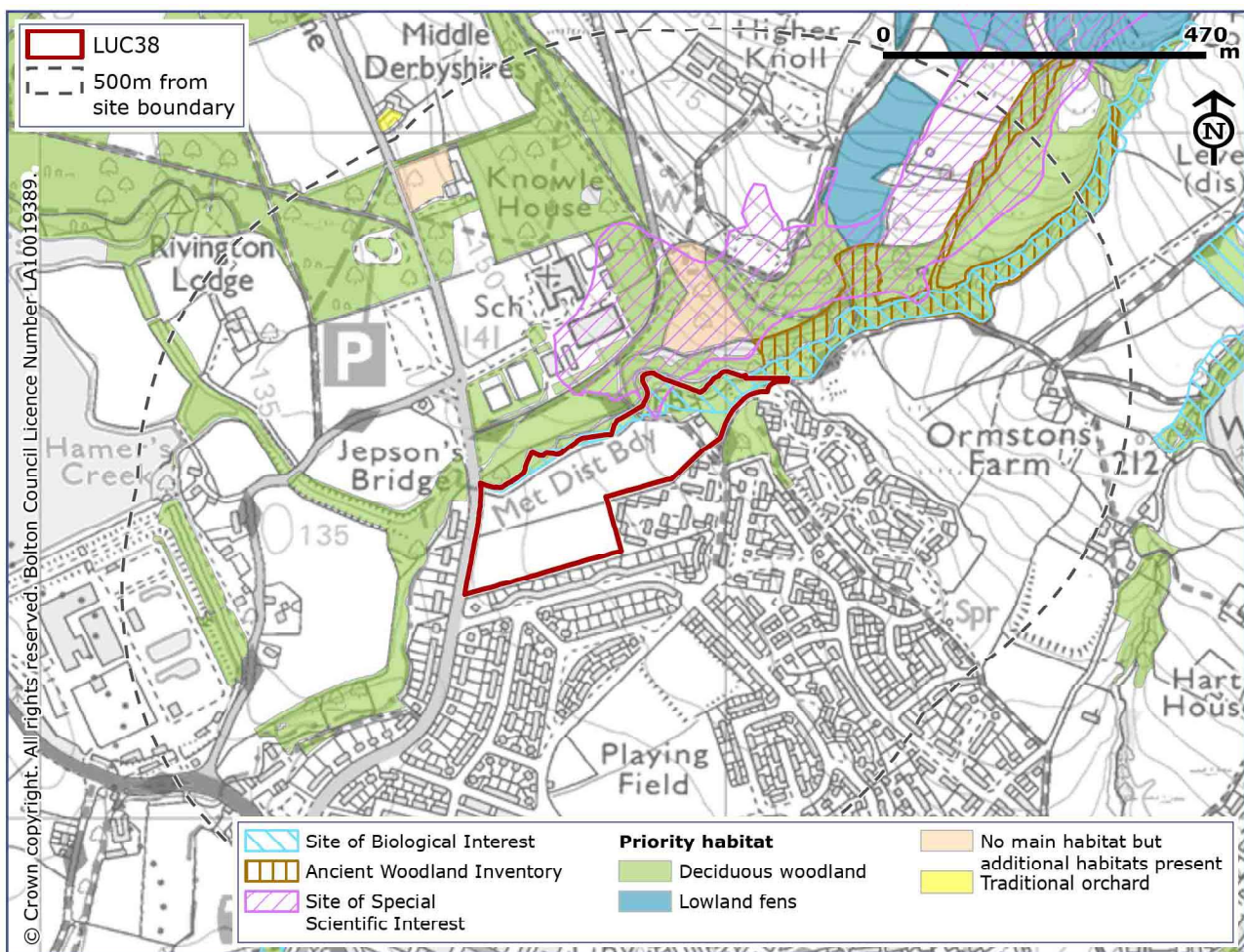


Figure 5.52 Ecology: LUC38

Landscape

<p>Description of location, setting and scale</p>	<p>The site is located at the northern edge of Horwich, between the settlement edge and the River Douglas. The site is of small scale and peri-urban character, enclosed to the north by the riparian woodland along the River Douglas incised valley.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The northern boundary of this L shaped site is the mature woodland along the River Douglas, which contains the site and forms a strong edge on this side. The south-eastern boundary is a post and wire fence between the POL site from shared mown amenity grass areas around a housing development.</p> <p>The southern part of the site is bounded by fences around allotments, and inter-visibility with the urban areas to the south are relatively open, except for screening by a small area of woodland along Lever Park Avenue.</p> <p>To the west a post and rail fence runs along Lever Park Avenue, and views are filtered by avenue trees planted along the roadside.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Floodplain.</p> <p>Part of this site is used as allotments, the rest is a gently sloping field is used as pasture for sheep. The north-eastern end of the site is wooded, where the topography is steeper and it forms part of the riparian woodland extending upstream along the River Douglas.</p>

Description of views and landmarks	Views are contained within the site except for the higher areas, where there are views out over the trees towards the Blackrod ridge. There are views from Lever Park Avenue up the pasture field.
Perceptual qualities	This is perceived as an enclosed strip of land between the settlement (houses and allotments) and the wooded valley.
Potential sensitivities to development	<p>The post and wire fences or railings that form the existing settlement edge are not considered to be defensible edges.</p> <p>The woodland along the River Douglas would form a strong defensible edge to development.</p> <p>When approaching Horwich from the north, the western edge of this site is part of the gateway to the settlement.</p>
Summary of potential effects on landscape and visual amenity	This site is of low sensitivity to development, and it is considered to have capacity to accommodate some development from a landscape perspective.
Mitigation	It is recommended that the mature woodlands along the northern edge of the site should be retained and maintained as an important part of a masterplan.
Assessment location/access	Accessed and assessed from a public footpath across the site from Green Lane and from Lever Park Avenue.

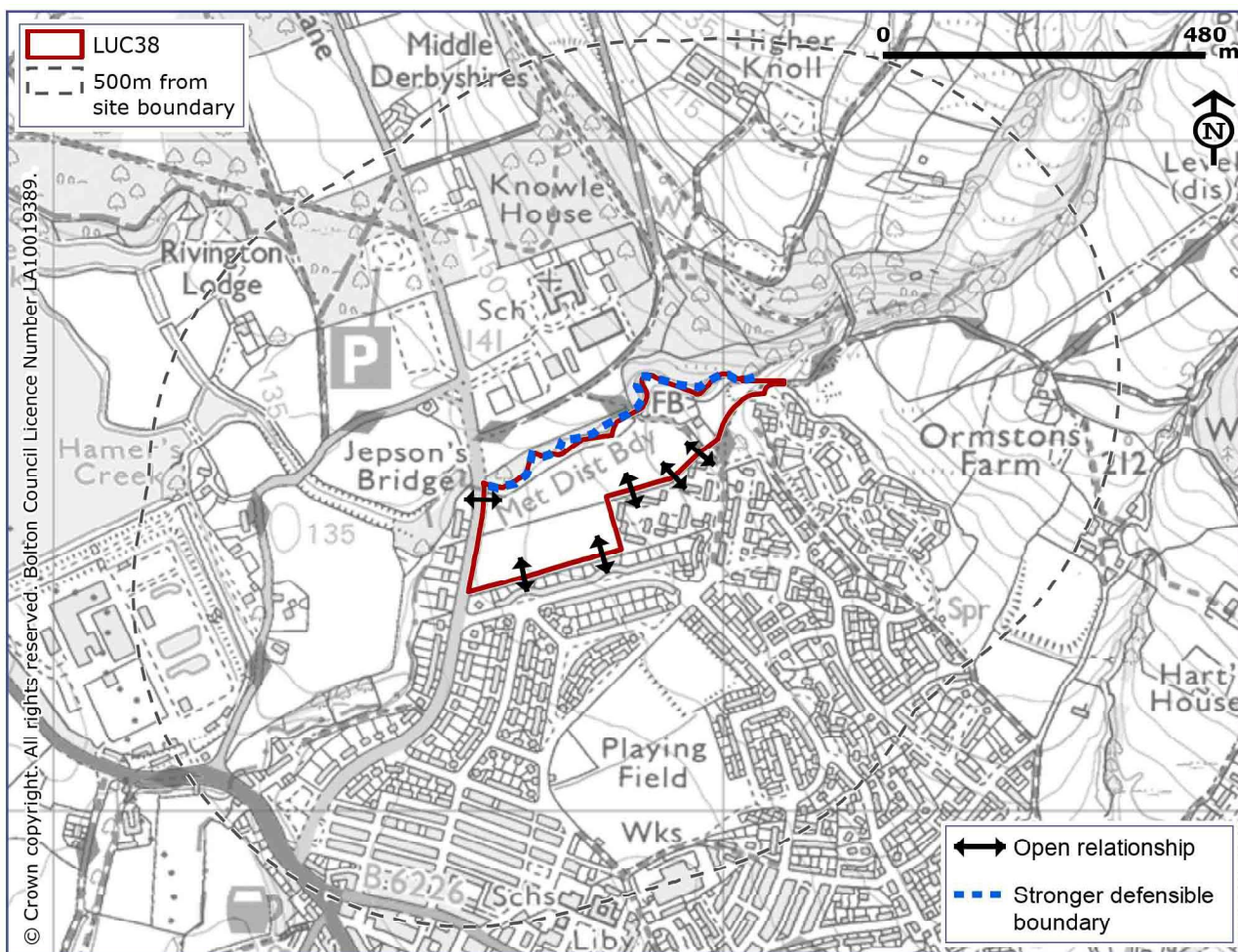


Figure 5.53 Landscape: LUC38

Public Recreation and Tree Preservation Orders

Recreational assets within the site	<p>The following allotments are contained in the site boundaries: Lever Park Avenue Horwich</p> <p>The following Public Rights of Way pass through the boundaries of the site: HOR167</p> <p>The following Public Rights of Way pass along the boundaries of the site: HOR165</p> <p>The following Public Rights of Way provide access to the boundaries of the site: HOR164 HOR168 HOR 163 HOR166 HOR162</p>
Nearby recreational assets	<p>There is continuation of Public Right of Way to the south and east of the site. There are SA31a greenway recreation areas to the east of the site.</p>

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

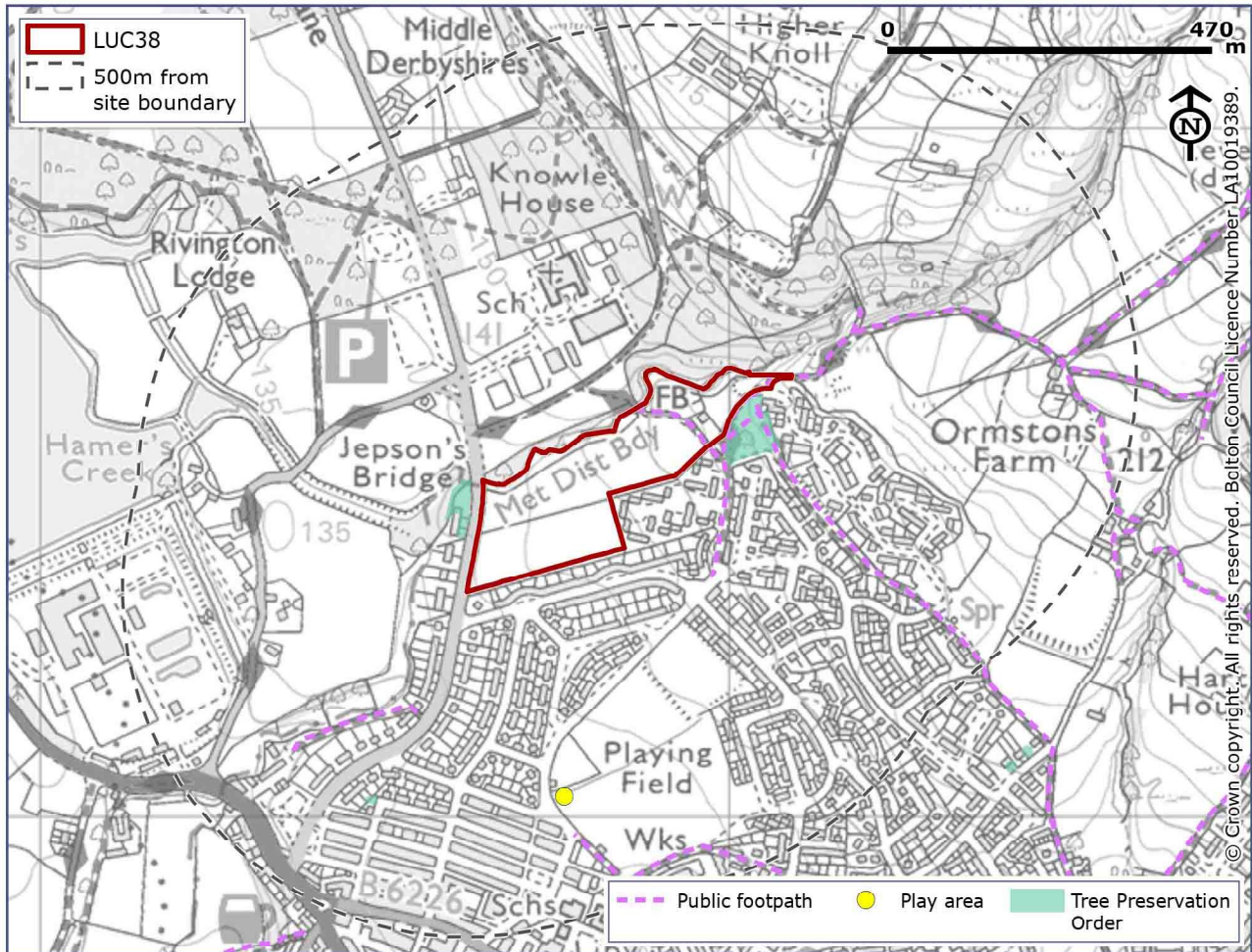


Figure 5.54 Public Recreation and TPOs: LUC38

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	The site does not contain fluvial flood risk areas within its boundaries. The site does contain areas of high risk from pluvial flooding along its northern 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.

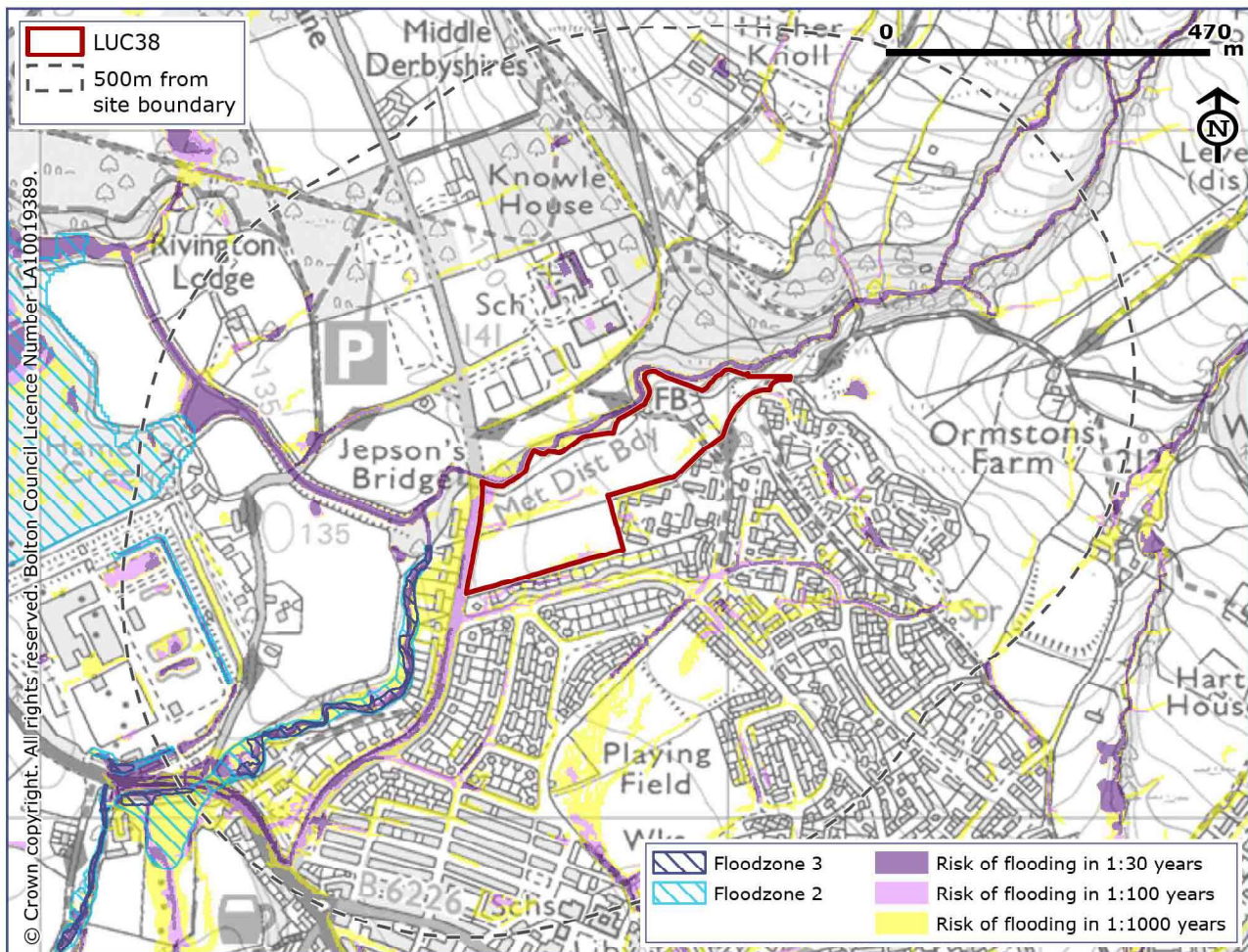


Figure 5.55 Flooding: LUC38

Site Summary

LUC38 is a small site located to the north of Horwich. Land within the parcel comprises a pasture field, allotments and woodland blocks. To the south and east of the site is urban development which is predominantly residential. To the north of the site is a significant area of woodland.

The site is immediately south of, and takes in a very small part of the Lever Park Grade II Registered Park and Garden. The potential for physical and setting change to the park results in a medium-high potential effect on heritage assets.

The north east corner of the site contains the West Pennine Moors SSSI and Knoll Wood (South) SBI. There are a further 3 SBIs, an LNR and ancient woodland within 1km of the site. Due to the presences of the SSSI and SBI within the parcel and the priority habitats present the ecological sensitivity of the parcel is deemed high.

In landscape terms the site is of low sensitivity to development, and it is considered to have capacity to accommodate some development from a landscape perspective.

The site contains allotments, a right of way and very low levels of flood risk from all sources.

LUC39: Bottom o'th'Moor

LUC39 / Bottom o'th'Moor
Area 1.23Ha
Parcel Description The parcel is located to the south of Bottom O' th' Moor. Land within the parcel slopes steeply down to the south and comprises amenity grassland and paddocks. A single dwelling is located in the south of the parcel and a line of four terraced houses are located along the land bounding the south eastern edge of the parcel. Stables are located in the northeast of the parcel. The parcel is nearly completely enclosed by residential developments.
Site History Application 70753/05 for four dwellings was refused in 2005.



Figure 5.56 Aerial view: LUC39

Adjoining land uses and compatibility

Adjoining uses

There is urban development to the west and north of the site which predominantly residential with few amenities. The B6226 road is to the north and to the east and south is open farmland.

Compatibility with residential development

Surrounding development is generally compatible with residential development.

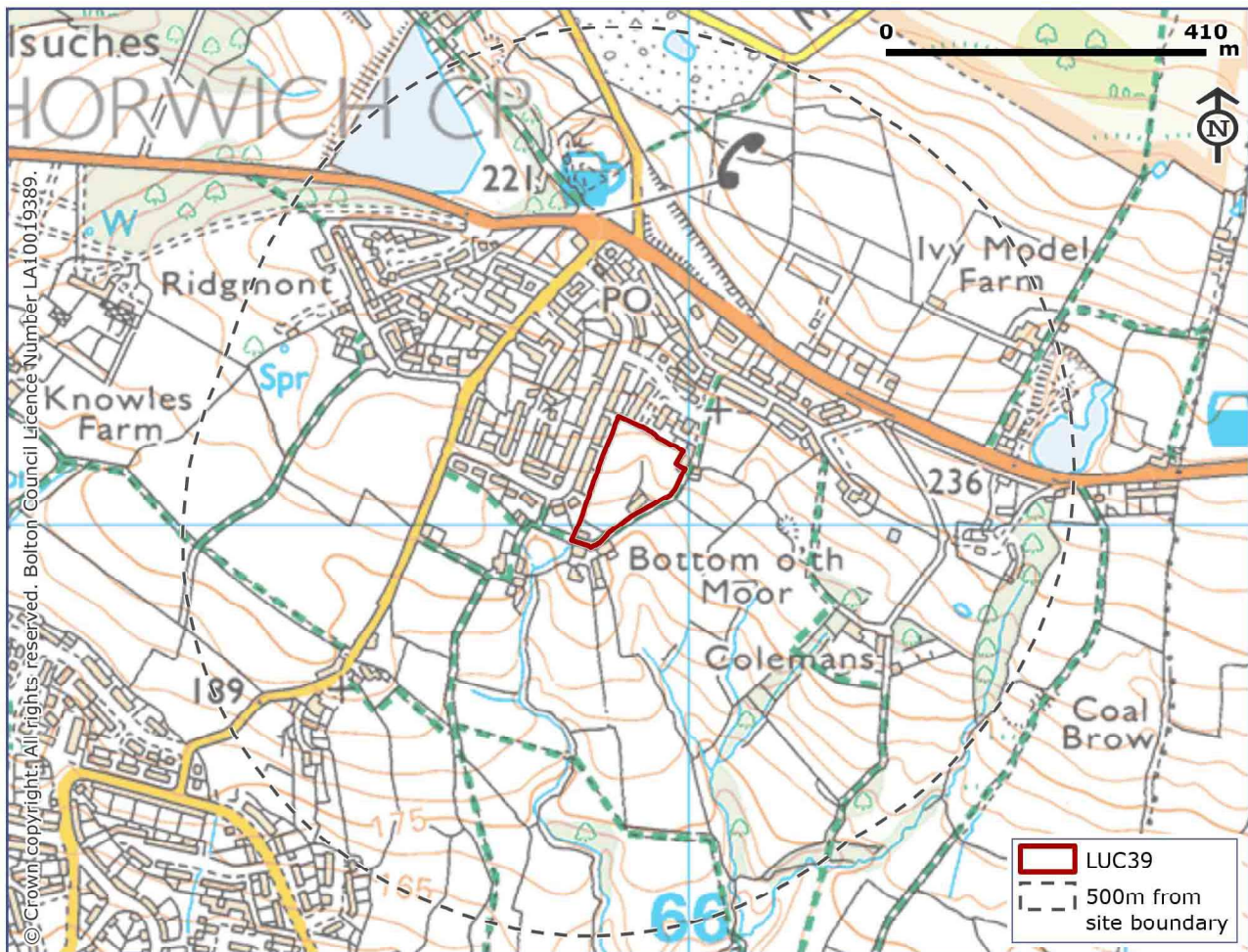


Figure 5.57 OS base map: LUC39

Heritage

<p>Designated assets</p>	<p>There are no designated assets on the site. A short distance to the southwest of the house lies the Grade II listed Bolton Fold Farmhouse and Cottage. The surrounding rural landscape is important to the legibility of this asset's function and history, but the site does not contribute to this. The level of harm would therefore be low.</p>
<p>Non-designated assets</p>	<p>There are no non-designated assets recorded within the site. The HLC indicates that the site lies within the historic core of the post-medieval settlement of Bottom o' th' Moor. Most historic buildings are noted to still be extant, these include Nevy Fold farm, opposite the site, and a number of workers cottages along Old Lane, which lie within the site. These should be considered to be non-designated heritage assets with the potential for setting change, whilst those in the site may experience physical change; potentially a medium effect. It is unclear if the site ever formed part of Nevy Fold's landholding, but it only makes a limited contribution to the legibility of the rural character of the Bottom o' th' Moor.</p>
<p>Summary of potential effects on heritage assets</p>	<p>Medium</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 setting of a listed building.</p> <p>The non-designated heritage assets and their setting should also be retained.</p> <p>A heritage assessment would be required to assess the potential impact of the development on the setting of the Grade II listed farmhouse and cottage and the non-designated assets along Old Lane.</p> <p>As a greenfield site, with limited ground disturbance as a result of agricultural use, the site may need to be further assessed for its archaeological potential.</p>
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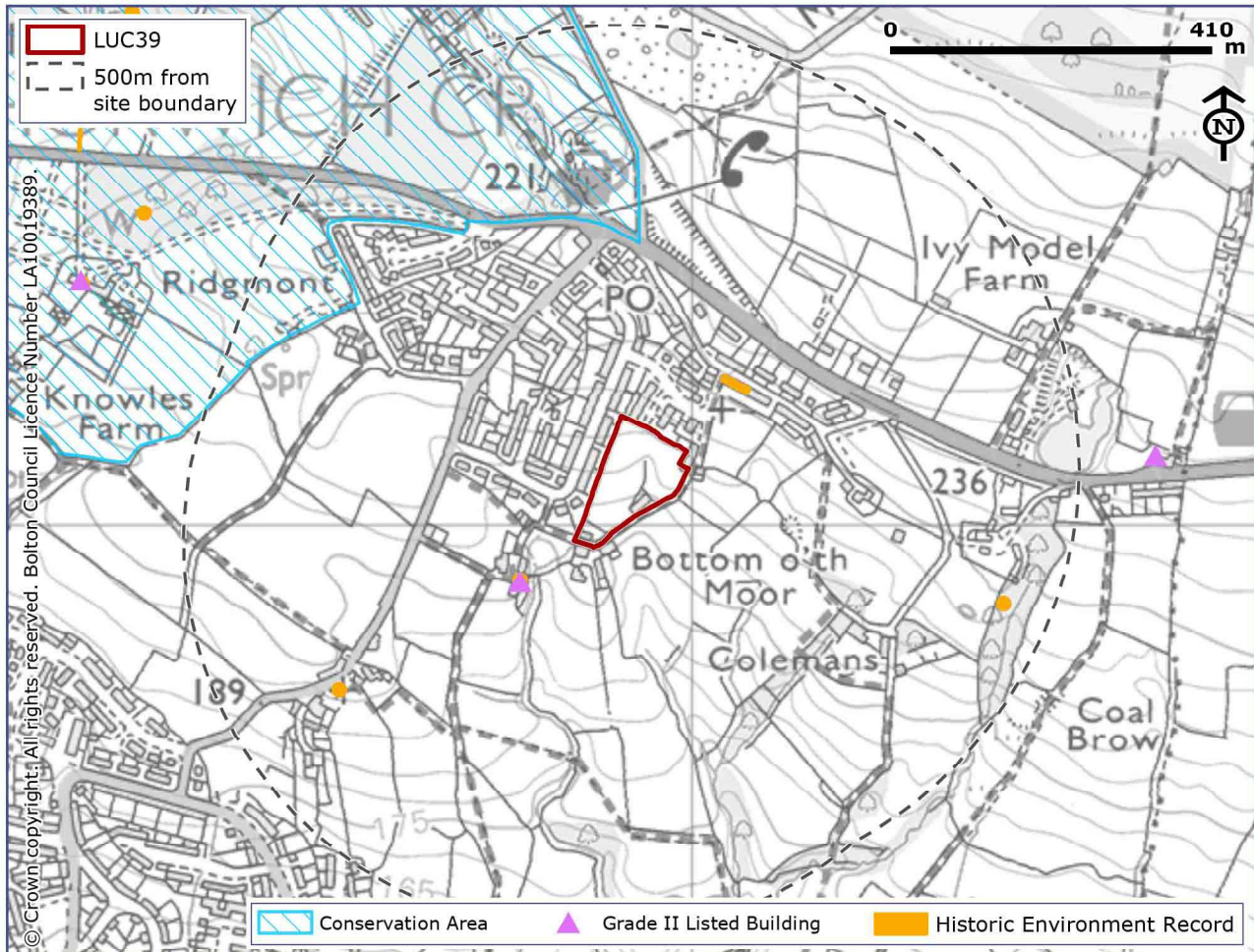


Figure 5.58 Heritage: LUC39

Ecology

Overview of ecological assets	<p>Residential properties along the east and south boundary, with pasture fields and rough grassland to the north. An area of dead wood and cut vegetation is found near the west boundary.</p> <p>Hedgerows lined the east and south boundary including species such as field maple, hornbeam, hawthorn and bramble.</p> <p>Residential gardens present, with scrubby tall vegetation, including Himalayan balsam noted to the north of the eastern property. The parcel is surrounded by residential properties and to the south is Old Lane.</p>
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	There are no statutory and non-statutory sites within the land parcel, with hedgerow and grassland habitats of principal importance present. Invasive species of Himalayan balsam can be found along the east boundary.
Protected sites	No protected sites are within the land parcel or within 1km of the land parcel boundary.
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	No SBI are within the land parcel boundary. SBI within 1km of the land parcel boundary; <ul style="list-style-type: none"> • Horwich Moor; Grassland • Winter Hill & Smithills Moor; Heathland & Bog and Birds • High Rid Reservoir; Open Water and Winter Birds No AWI within the land parcel or within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Hedgerows, Grassland
Other notable habitat/features	None
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Brown Hare, Badger, Hedgehog, Reptiles, Nesting Birds
Summary of biological records for protected and notable species	No protected and notable species are within the land parcel. Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> • Bats: <ul style="list-style-type: none"> - Roosts: Pipistrelle species, roosts located mainly south of the land parcel. - Other records: Pipistrelle species including Common Pipistrelle. The majority of records found to the northwest of the land parcel. • Badger: Sett noted to the northwest of the land parcel on the edge of the 1km buffer. Protected and/or Notable species: <ul style="list-style-type: none"> • Common Toad • Hedgehog • Brown Hare • Water Vole • Barn Owl • Black Redstart • Common Scoter • Kingfisher • Little Ringed Plover • Scaup • Black-tailed Godwit

	<ul style="list-style-type: none"> • Bullfinch • Cuckoo • Curlew • Dunnock • Grasshopper Warbler • Grey Partridge • House Sparrow • Lapwing • Lesser Redpoll • Linnet • Red Grouse • Redpoll • Reed Bunting • Ring Ouzel • Skylark • Song Thrush • Spotted Flycatcher • Starling • Tree Pipit • Tree Sparrow • Twite • Willow Tit • Wryneck • Yellow Wagtail • Yellowhammer
Invasive species requiring consideration	<p>Himalayan Balsam present along the east 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>
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds with the land parcel.</p> <p>There are 8 ponds located within 500m of the land parcel boundary. The land parcel is separated from these by residential housing and Old Lane, therefore no potential for great crested newt to occur within the parcel.</p>
Features requiring consideration for bat roost potential?	<p>Buildings; two residential buildings within the land parcel, that are likely to support features with potential to support roosting bats.</p>
Existing lighting	<p>There is likely to be light spill into the parcel from neighbouring properties and streetlights.</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>Hedgerows around the land parcel boundary should be retained and strengthened where possible. Opportunities to incorporate wildflower planting and native shrub planting in any future housing proposals should be taken. Other 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</p>

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.

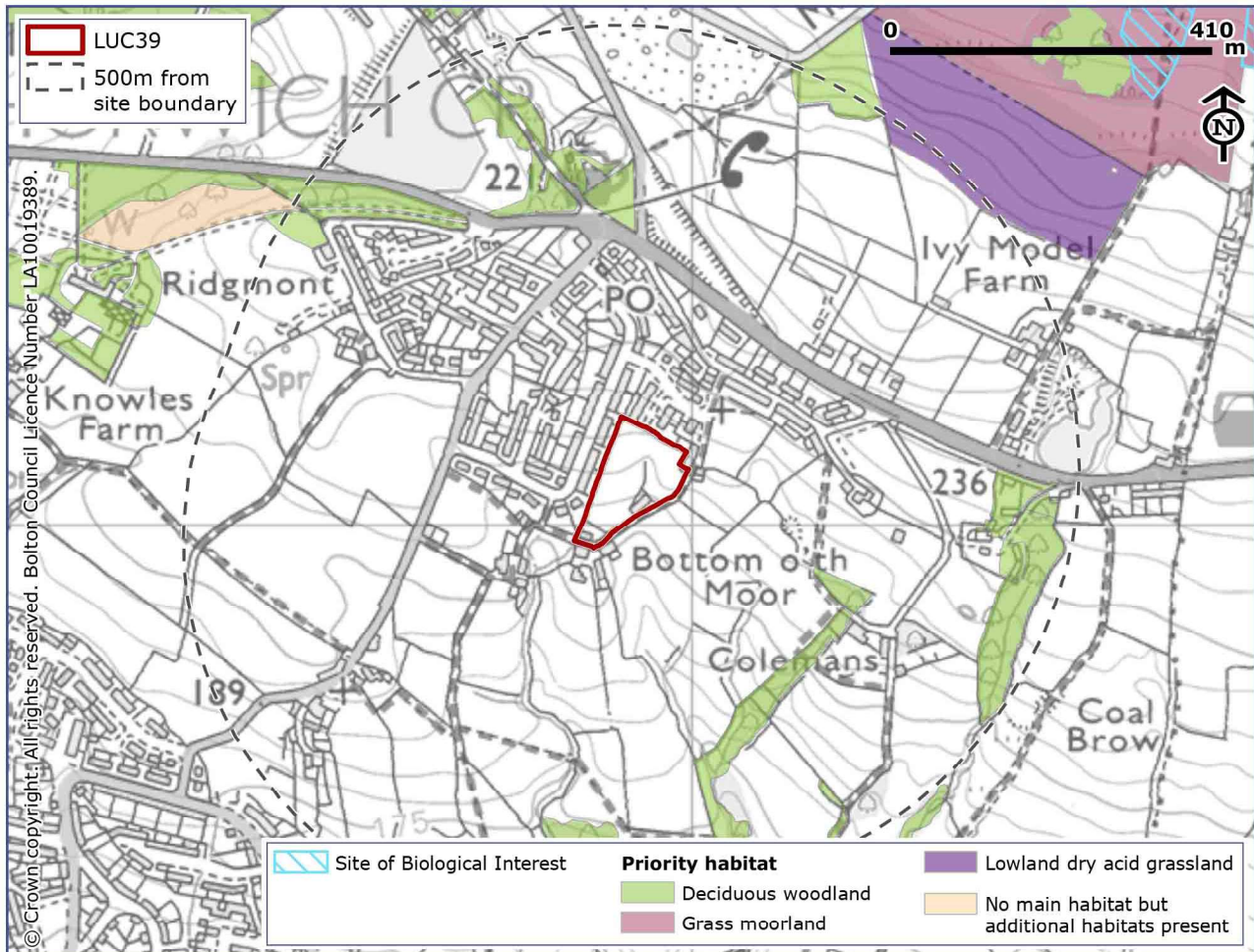


Figure 5.59 Ecology: LUC39

Landscape

<p>Description of location, setting and scale</p>	<p>This is a small site within Bottom o' th' Moor, surrounded by residential properties. It is located between the back gardens of properties on Old Vicarage Road, Moor Platt Close and Old Lane. It is a small scale urban edge landscape.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This roughly triangular site is sandwiched between the back gardens of properties on Old Vicarage Road on the west and a line of cottages and Suckling Calf Farm steading conversion on Old Lane to the east. There is a direct visual relationship between the Old Vicarage road properties and the POL site, and the boundary is the varied rear garden fences. To the north, the boundary is a large conifer hedge that cuts across the bottom of Moor Platt Close. Along Old Lane, the boundary is a retaining wall with a post and wire fence, rear garden fences around the cottages, and a short section of thick mature field hedge to the south.</p>

Description of land use, features, condition and character	Landscape character area: Rural Fringes. This is a very small area comprising a single field, with a number of small enclosures off it, including the gardens of the Suckling Calf steading conversion. Old Lane cottages lie within the POL site. It is south facing, and grazed by horses.
Description of views and landmarks	Views are contained by settlement on most sides, but views out to the south extend over the Middle Brook valley.
Perceptual qualities	This is perceived as an enclosed space between properties, with no public access. Whilst it is a grazed field, there is limited connection between it and pastures on the other side of Old Lane.
Potential sensitivities to development	There are no notable landscape and visual sensitivities of this site to development as it is more or less enclosed by existing properties. Old Lane to the east acts as a boundary with sunken lane characteristics and a retaining wall and hedges, and forms a boundary between the POL site and the more open rural area beyond it.
Summary of potential effects on landscape and visual amenity	This site is considered to be of low sensitivity to development.
Mitigation	Should development be proposed for this site, it is recommended that existing hedges be retained as landscape features, and that housing is set back from the sunken Old Lane.
Assessment location/access	Accessed and assessed from Old Lane.

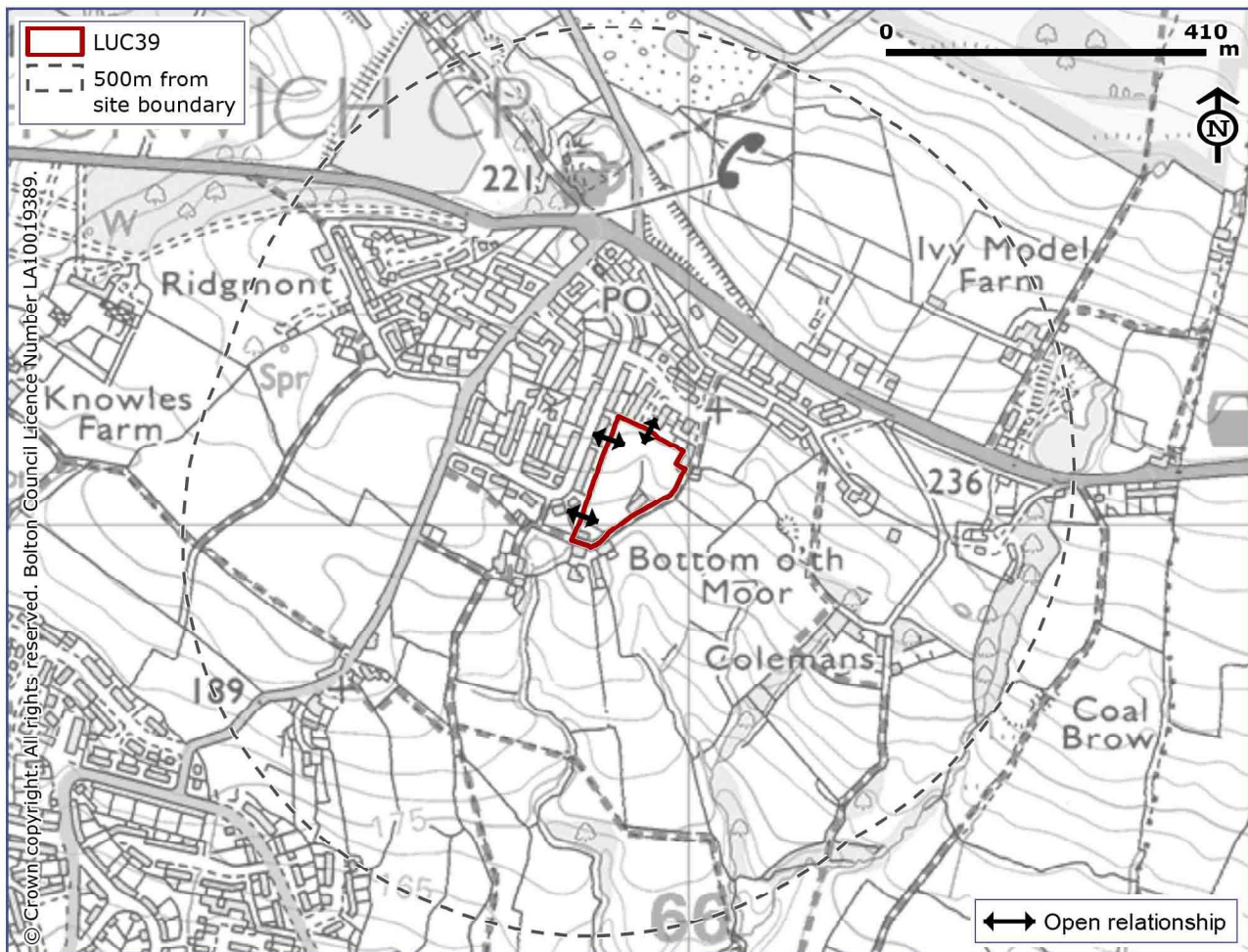


Figure 5.60 Landscape: LUC39

Public Recreation and Tree Preservation Orders

Recreational assets within site	<p>The following Public Rights of Way follow the site boundaries: HOR072</p> <p>The following Public Rights of Way provide access to the boundaries of the site: HOR073 HOR180 HOR074</p>
Nearby recreational assets	There is extensive continuation of Public Rights of Way in all directions around the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.

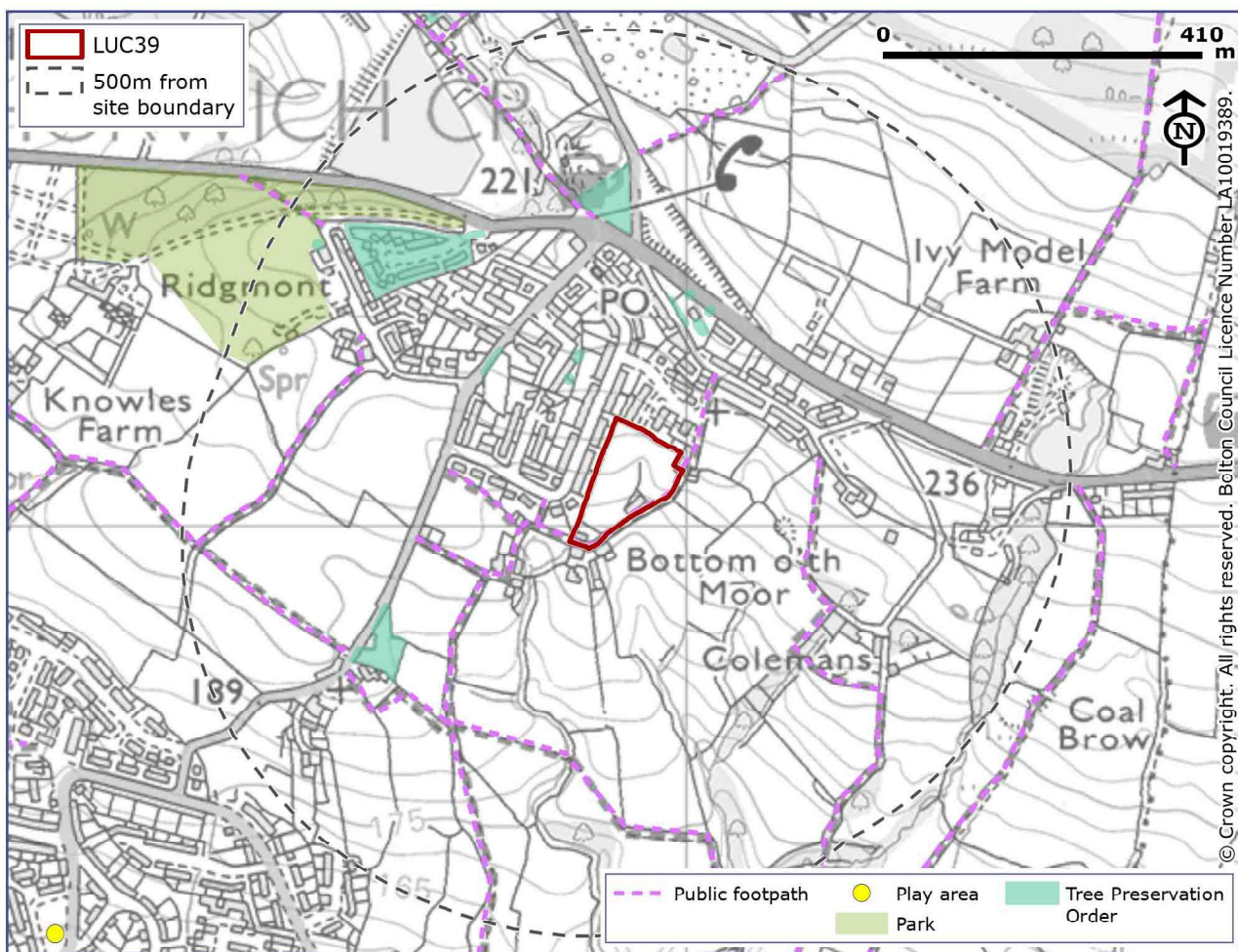


Figure 5.61 Public Recreation and TPOs: LUC39

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 are areas of risk from fluvial flooding within the site boundaries. There are no areas at risk from pluvial flooding within the site boundaries. 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.

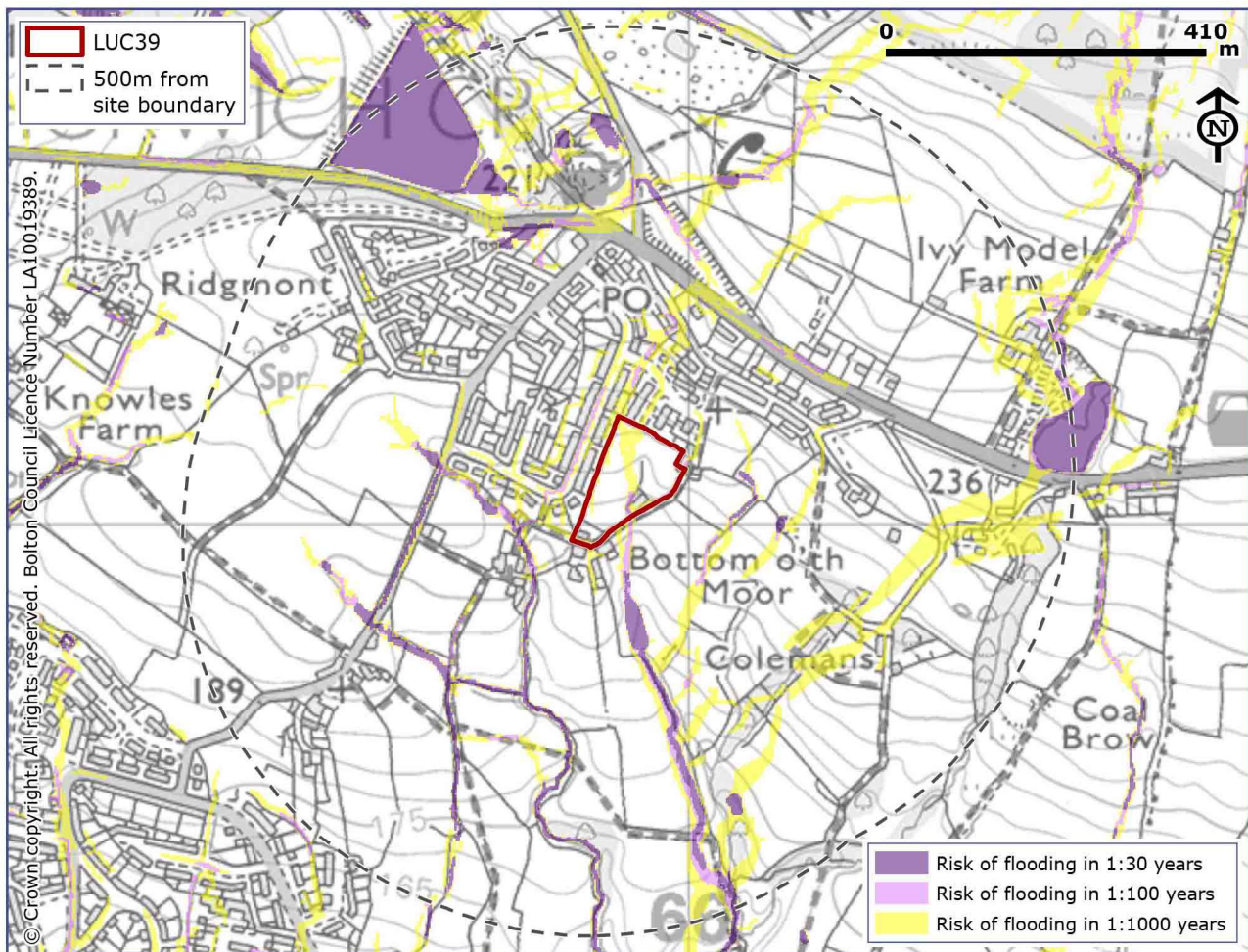


Figure 5.62 Flooding: LUC39

Site Summary

LUC39 is a small site located to the south of Bottom O' th' Moor. The site comprises amenity grassland and paddocks. The surrounding development is generally compatible with residential development

There are no designated or non-designated heritage assets within the site, though a Grade II listed house is close by. The HLC indicates that the site lies within the historic core of the post-medieval settlement of Bottom o' th' Moor. A number of workers cottages along Old Lane, which lie within the site should be considered to be non-designated heritage assets with the potential for setting change. The potential effects on heritage assets are judged to be medium.

There are no statutory and non-statutory sites within the land parcel, but 3 SBIs are located within 1km. 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.

Views are contained by settlement on most sides, but views out to the south extend over the Middle Brook valley. The site is perceived as an enclosed space between properties. As such there are no notable landscape and visual sensitivities of this site.

There are no rights of way within the site and a small area of the site at low risk of fluvial flooding.

LUC40: Middlebrook Valley

LUC40 / Middlebrook Valley

Area 119.23Ha

Parcel Description The parcel is located to the west of Bolton. Much of the land within the parcel is Council owned. Land within the parcel slopes down from the north and south towards Middle Brook and the railway line crossing the centre of the parcel, which is lined with woodland blocks. Dean Golf Club golf course occupies the southwest of the parcel, alongside Haslam Park. Heaton Cemetery occupies much of the northeast of the parcel, with an associated car park and crematorium located in the north and a single dwelling in the northeast corner. A garden centre is located in the north of the parcel as well as three individual dwellings. The site of the Heaton Cemetery extension lies in the north of the parcel with an associated car park and a farm and pasture field is located to the west of this. These are connected to Chorley New Road to the north by Overdale Drive. Two drama schools with an associated playing field are located in the northwest of the parcel, alongside pasture fields. Pasture fields, blocks of woodland and an area of allotments are located in the southeast of the parcel. The parcel is completely surrounded by the urban area of Bolton. The Middlebrook Valley cycle way passes through the centre of the parcel.

Site History planning applications associated with existing uses on the site, primarily golf course and cemetery uses.



Figure 5.63 Aerial view: LUC40

Adjoining land uses and compatibility

Adjoining uses

There are large areas of urban development to the south, west and north of the site which are predominantly residential in nature with some amenities present.

Compatibility with residential development

A railway passes directly through the centre of the site from east to west, which creates a risk of noise pollution.

A watercourse also travels through the site to the south of the railway on a similar alignment.

These constraints are likely to restrict development on the site.

The site is in close proximity to a train station and amenities.

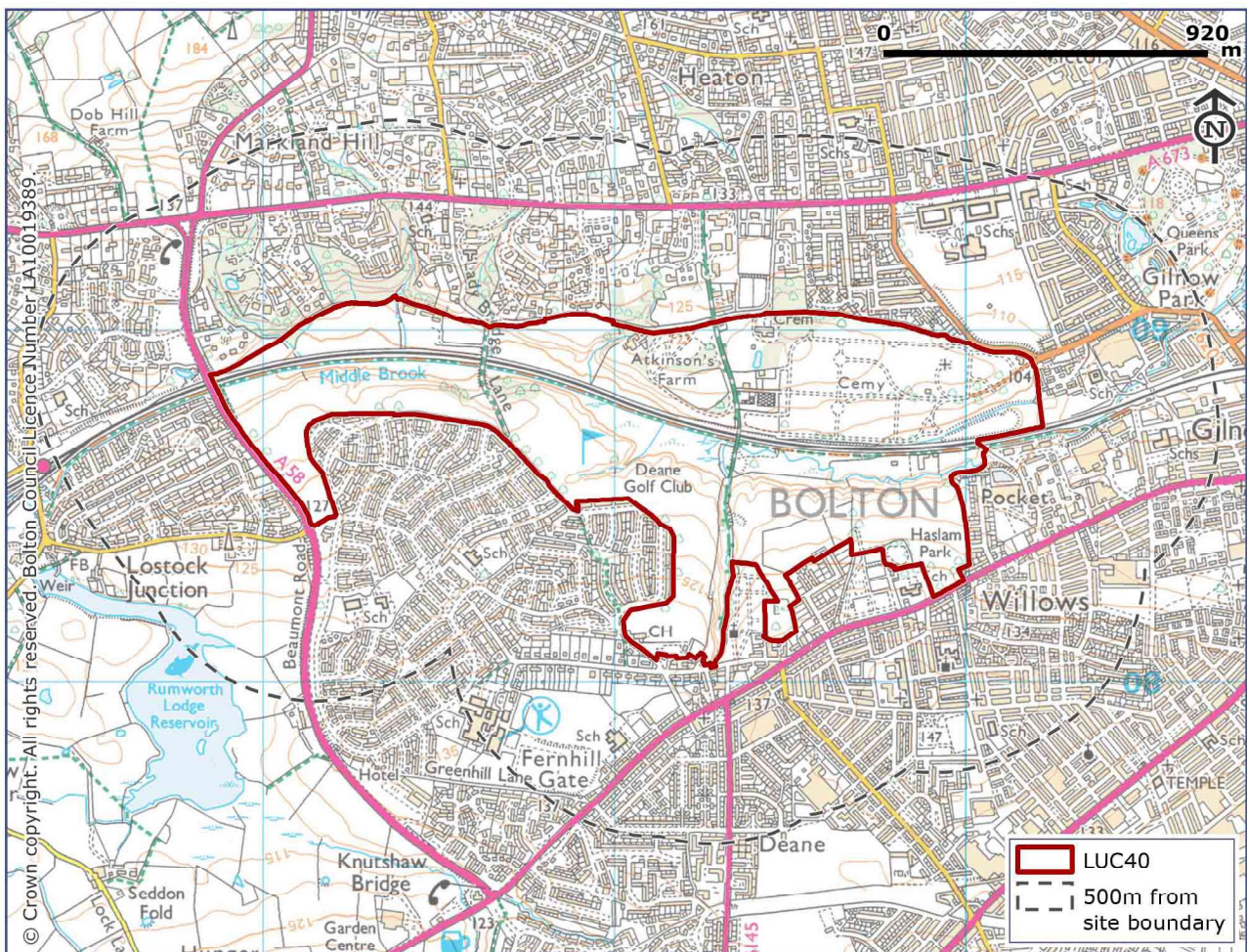


Figure 5.64 OS base map: LUC40

Heritage

Designated assets

The site includes approximately a quarter of the Chorley New Road Conservation Area along its northern boundary. The site takes in open land adjacent to the Middle Brook, which contributes to its aesthetic value and understanding of how Horwich developed as a semi-rural suburb. The conservation area is considered to be susceptible to physical and setting change.

Part of a second conservation area - Deane Village – is included within the southern part of the site. The part of the conservation area include includes

	<p>open land that helps to maintain the village character of the area. This has greatly diminished by the expansion of Bolton in the late 19th century. Development of the whole allocation site would result in the complete coalescence of the village in to Bolton: a medium-high effect.</p> <p>To the south of the site, within the Deane Village Conservation Area, there lies the Grade II* listed Church of St Mary, the setting of which is formed by its cemetery which includes a number of further Grade II listed structures, including three memorials (1388086; 1388087; and 1388088), the lych gate (1388089) and walls and railings (1388090). The site boundary includes a small extension of the cemetery, and development within it would result in a setting change to the church and other associated listed assets: this would be medium-high effect.</p> <p>A third conservation area – Queen’s Park - lies to the northeast of the site but its setting is unlikely to be meaningfully affected by development within the site.</p> <p>Development is unlikely to result in meaningful setting change to other listed buildings in the vicinity.</p>
Non-designated assets	<p>The cemetery to the Church of St Mary should be considered a non-designated heritage asset as it has historical, evidential and communal value and contributes to the legibility of the listed assets within it. This asset would be susceptible to physical and setting change that would be less than substantial.</p> <p>Heaton Cemetery – established in the late 19th century - should likewise be considered a heritage asset. This asset would be highly susceptible to both physical and setting change. Total loss of this asset would result in substantial harm: a medium effect. Setting change alone would be likely to result in less than substantial harm.</p>
Summary of potential effects on heritage assets	High
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>The non-designated assets should be retained and their settings preserved. In practical terms, this will mean the adjustment of the site boundary and the siting of development away from these assets. Screening may be required.</p> <p>A heritage statement will be needed to assess the potential impact to the listed buildings in the vicinity of the site, as well as the two cemeteries.</p> <p>Any development would need to accord with the policy guidelines set out in the Chorley New Road Conservation Area³¹ and Dean Village Conservation Area³² design guidelines.</p> <p>A desk-based assessment may be required to further assess the archaeological potential of the site given the nature of the known assets in the area.</p>

³¹ Bolton Metro Environment Department. ND. *Chorley Road Conservation Area*. Available online at: <https://www.bolton.gov.uk/downloads/file/873/chorley-new-road-conservation-area-appraisal>

³² Bolton Metro Environment Department. ND. *Dean Village Conservation Area*. Available online at: <https://www.bolton.gov.uk/downloads/file/876/deane-village-conservation-area-appraisal>

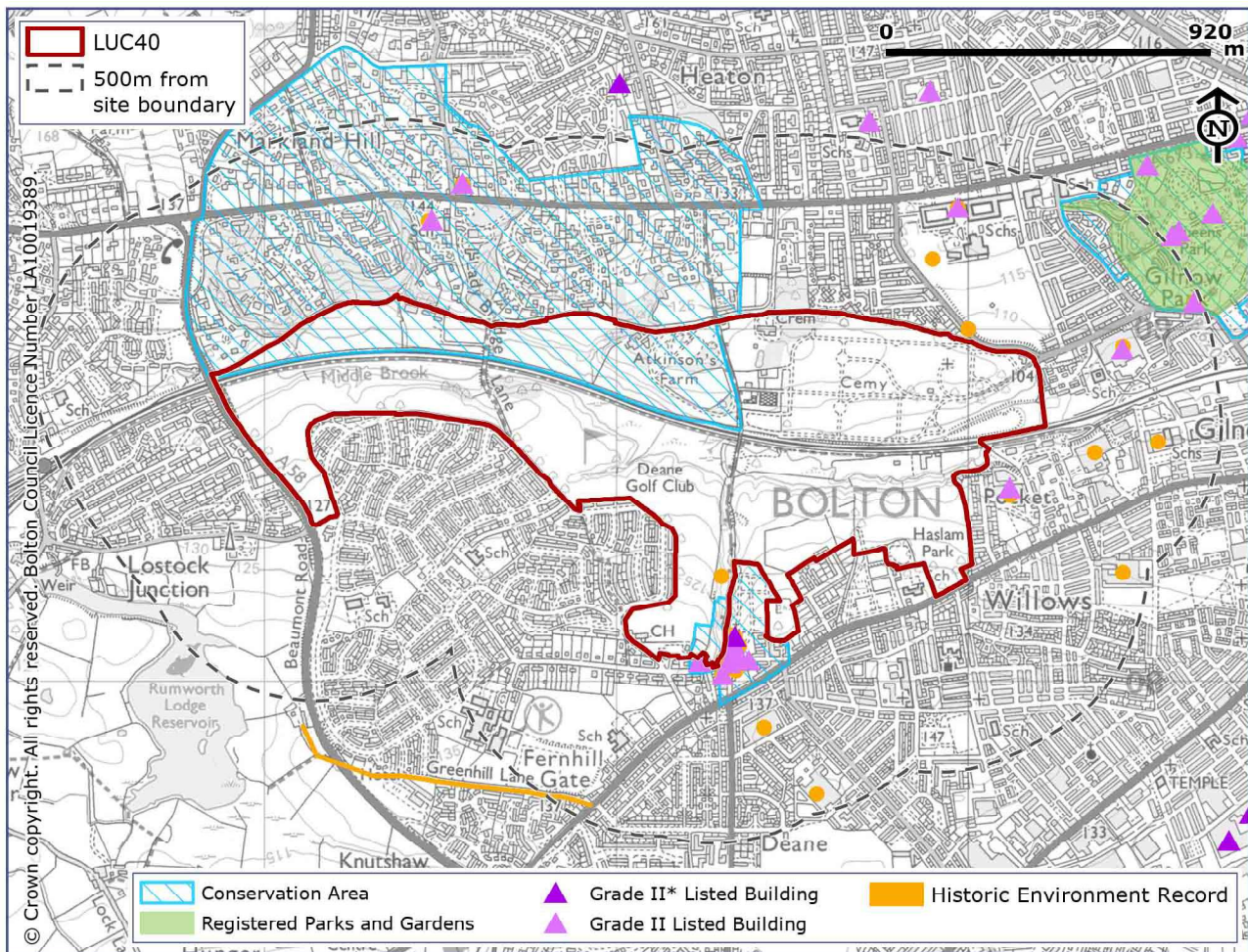


Figure 5.65 Heritage: LUC40

Ecology

<p>Overview of ecological assets</p>	<p>Within the land parcel Heaton Cemetery and Heaton Fold Garden Centre are located to the northeast, north of the railway line with Haslam Park LNR to the south of the railway in the southeast. Deane Golf Course occupies the remaining area of the land parcel south of the railway line. The railway line passes through the middle of the land parcel east to west, Japanese knotweed is present on the railway verges. Pasture fields and areas of rush marshy grassland can be found to the northwest.</p> <p>Middle brook /River Croal runs parallel to the south side of the railway line. Dense Himalayan balsam can be found along the watercourse banks. Mixed woodland is found within the golf course and to the east along the River Croal. Bordering Haslam Park LNR are allotments to the south east.</p> <p>Bank Wood & Marsh SBI, and priority habitats within the parcel include deciduous woodland, lowland dry acid grassland and lowland fens, including river and streams. Japanese knotweed was recorded along the railway line, and Himalayan balsam was recorded along many sections of watercourse.</p>
<p>Protected sites</p>	<p>Haslam Park LNR is within the land parcel boundary, south of the railway line and covering the south east section of the parcel.</p>

<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI are within the land parcel boundary;</p> <ul style="list-style-type: none"> • Bank Wood & Marsh; Marsh and Woodland <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> • Ravens Wood; Woodland • Lostock Crocus Sites; Grassland • Rumworth Lodge; Reedbeds & Swamp, Open Water, Ponds and Birds <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, River, Reedbed, Wetland</p>
<p>Other notable habitat/features</p>	<p>Mature/Veteran Trees, in multiple locations throughout the land parcel.</p>
<p>Potential for protected and notable species (further survey and/or consideration may be required)</p>	<p>Bats, Brown Hare, Badger, Water Vole, Otter, Hedgehog, Nesting Birds, Common Toad, Great Crested Newt, Reptiles, Invertebrate assemblage, White clawed crayfish</p>
<p>Summary of biological records for protected and notable species</p>	<p>Records within the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> • Bats: Pipistrelle species located to the south of the parcel near the boundary (non-roost). <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Common Toad • Hedgehog • Water Vole • Barn Owl • Kingfisher • Reed Bunting

	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> • Bats: <ul style="list-style-type: none"> - Roosts: Pipistrelle species including Common and Soprano Pipistrelle, roosts located mainly to the west and northwest of the land parcel. - Other records: Pipistrelle species including Common Pipistrelle and unidentified bat species found evenly surrounding the land parcel. • Great Crested Newt <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Common Toad • Hedgehog • Brown Hare • Polecat • Water Vole • Barn Owl • Black Redstart • Common Scoter • Grey Heron • Kingfisher • Little Ringed Plover • Scaup • Black-tailed Godwit • Blue-headed Wagtail • Bullfinch • Cuckoo • Curlew • Dark-bellied Brent Goose • Dunnock • Grasshopper Warbler • Grey Partridge • Herring Gull • House Sparrow • Lapwing • Lesser Redpoll • Lesser Spotted Woodpecker • Linnet • Reed Bunting • Ring Ouzel • Skylark • Song Thrush • Spotted Flycatcher • Starling • Tree Pipit • Tree Sparrow • Twite • Willow Tit • Yellow Wagtail • Yellowhammer • Dipper
<p>Invasive species requiring consideration</p>	<p>Non-native Crayfish, Japanese Knotweed seen along the banks of the railway line. Himalayan Balsam seen along the watercourses.</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 are 2 ponds within the land parcel boundary, located within Heaton Cemetery and the other near the east boundary, south of the railway line.</p> <p>There are 5 ponds located within 500m of the land parcel boundary, 2 on the edge of the boundary in the north and the east. Another to the west, separated by Beaumont road, and 2 located within Queens Park again these are separated by residential buildings and two roads.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Tree/Woodland; Predominately within Heaton golf course, Heaton Cemetery and Haslam Park LNR, trees found around the land parcel, appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings; Multiple buildings and structures present in the north and south of the land parcel, are likely to support features with potential to support roosting bats.</p> <p>Other; Railway Line Bridges, two within the land parcel are likely to have features present that could support roosting bats.</p>
<p>Existing lighting</p>	<p>It is likely for light spill to occur on the land parcel boundary from neighbouring residential properties.</p>
<p>Summary of potential effect on ecological assets</p>	<p>The site is considered to have high ecological value, due to the presence of a Site of Biological Interest, 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>
<p>Potential mitigation</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. The opportunity to create and enhance the reed bed should be fully explored. Open water and wetland habitat for protected species such as water vole and kingfisher that have been previously recorded within the land parcel should be provided.</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>

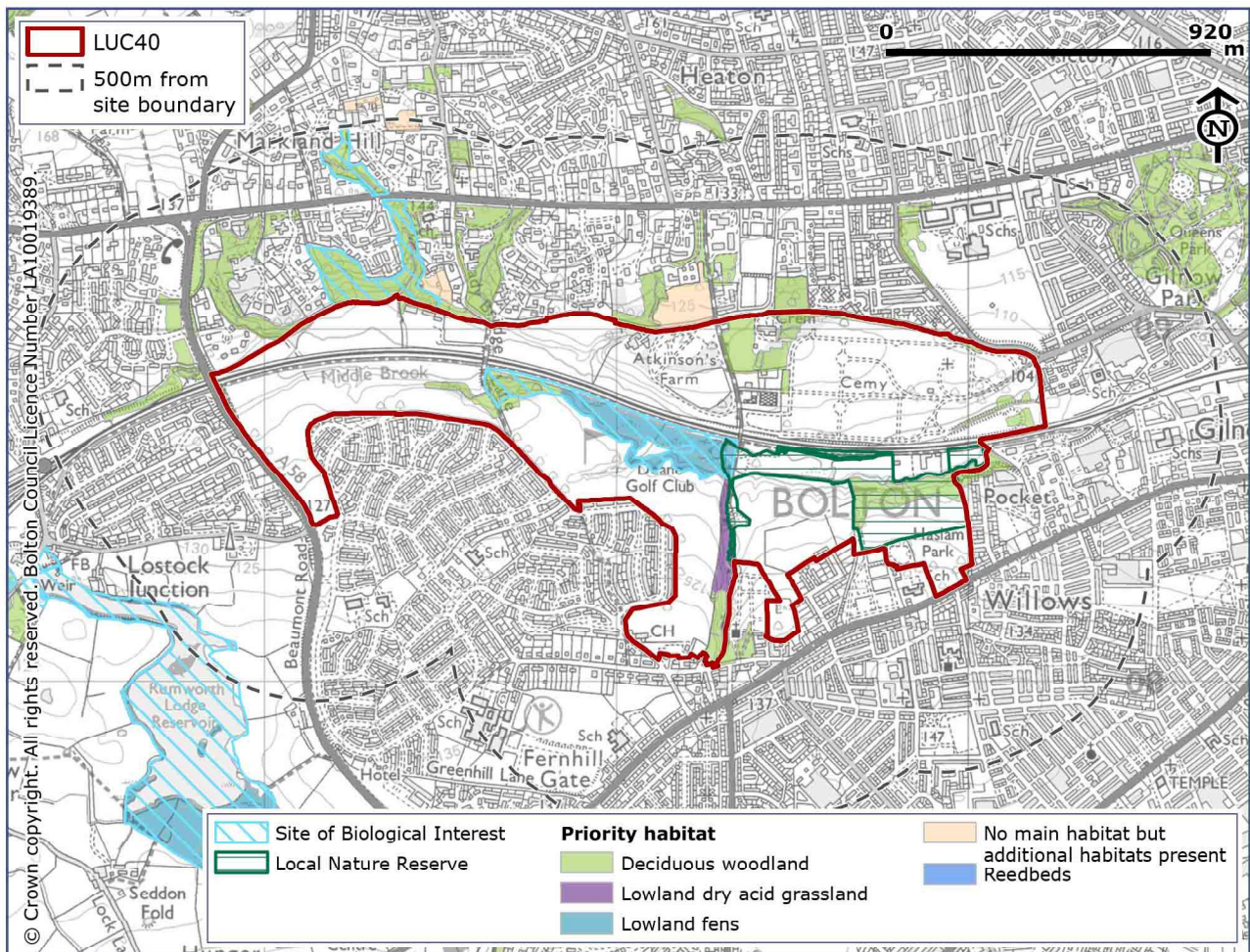


Figure 5.66 Ecology: LUC40

Landscape

<p>Description of location, setting and scale</p>	<p>This is a large greenspace area within Bolton between Chorley New Road and Wigan Road. It includes north and south facing slopes on either side of the Middle Brook watercourse which is canalised and has a railway alongside it. The watercourse, the railway and Middlebrook Valley cycle trail form very strong linear features through this area, and themselves create a boundary with only one crossing point within the POL site. The landscape is of medium to small scale areas of peri-urban, recreational and cemetery use.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The POL site is bounded to the south by the irregular built up areas along Wigan Road and Armadale road. The edge is varied, and includes sections of rear garden fences, hedges along roads, a small cemetery and Halsam Park. The relationship to the adjacent townscape is generally open, with views over the site from the houses and roads, although intervisibility is reduced by the way that the landform drops down away from the settlement edge.</p> <p>To the west the edge is formed by Beaumont Road on an embankment and bridge over the valley, and is flanked by trees. Townscape areas beyond Beaumont Road do not have intervisibility with the site. To the north the edge is more wooded, with a lower density of housing on street south of Chorley New Road, and few houses with views into or visible from the POL. The eastern part of the POL north of the railway line is a large cemetery with planned woodland fringes.</p>

<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Urban Valleys</p> <p>This is a valley landform, with a wet valley floor in the form of linear wetlands along the canalised watercourse. On the south side, there is a steeper section of slope above the valley floor, forming a division between the lower valley and the upper plateau-like slopes higher up. This change in slope is covered by woodland or coarser grassland. A watercourse in a narrow wooded gully runs down from Deane Parish Church, and a sunken lane runs down from Amadale Road (near Kidonan Drive). Field boundaries within the site are generally absent, with occasional remnant hedgerows.</p> <p>As noted above, the north-eastern part of the site is an extensive cemetery. The south-western part of the site is a golf course, and the south-eastern corner of the site is a public park and local nature reserve. Between the golf course and Halsam Park there is an area of allotments, and a number of small fields in agricultural use, which are sometimes grazed. The narrow strip of land to the north of the railway (west of the cemetery) is used for pasture fields for horses.</p>
<p>Description of views and landmarks</p>	<p>Views are generally contained within the valley.</p>
<p>Perceptual qualities</p>	<p>This is a greenspace area within a settled valley, associated with the cemetery to the north, and recreation to the south.</p>
<p>Potential sensitivities to development</p>	<p>In landscape and visual terms there are relatively few sensitivities to development, given the enclosed nature of the site as a whole, except its role as a green buffer between one side of the valley and the other. Development in the POL site would reduce this effect, but there are a number of linear landscape features that could form sensible edges to development, whilst retaining the lower valley area as a green corridor. These include the woodlands associated with steeper sections of slope or perpendicular incised gullies on the south side of the watercourse. To the north, the railway itself forms a very strong boundary along the valley.</p> <p>The character of existing townscapes around the POL site varies, with housing set in trees to the north contrasting with higher density development with few trees to the south.</p>
<p>Summary of potential effect on landscape and visual amenity</p>	<p>The sensitivity of this POL site to development is variable, but the key role of the area to provide a green corridor along the Middle Brook should be maintained. The north-western part of the site north of the railway is relatively isolated with no public access and a wooded northern fringe, yet with planting along the railway would form a discrete area of housing. This area is considered to be of low sensitivity to development in landscape terms, but would need to be linked carefully with the existing well wooded housing areas to create continuity of character.</p> <p>To the south of the railway, the lower valley areas are of high sensitivity, being of wetland landscapes around the watercourse or separated from the upper slopes by steep wooded banks. The lower valley areas form the main green corridor along the watercourse.</p> <p>The upper slopes set back from the wooded slopes are generally of medium sensitivity to development, with visual connections with existing built up areas stronger to the west of the Deane valley and around the allotments between the Deane valley and Halsam Park. The eastern end of the POL is separated from built up areas by parts of Halsam Park and is considered to be of medium-high sensitivity.</p>

	<p>The value of Halsam Park as a public park and the nature reserve will be considerations for development.</p> <p>The cemetery is excluded from consideration in terms of potential for development.</p>
Mitigation	<p>Should development be proposed for parts of this POL, the woodland structure and wetlands of the area should be maintained through masterplanning, and the natural boundaries formed by the steeper wooded slopes should be respected, maintained and enhanced.</p>
Assessment location/access	<p>Accessed and assessed from footpaths from Armadale Road, along the railway, around Halsam Park and up past Deane Parish Church</p>

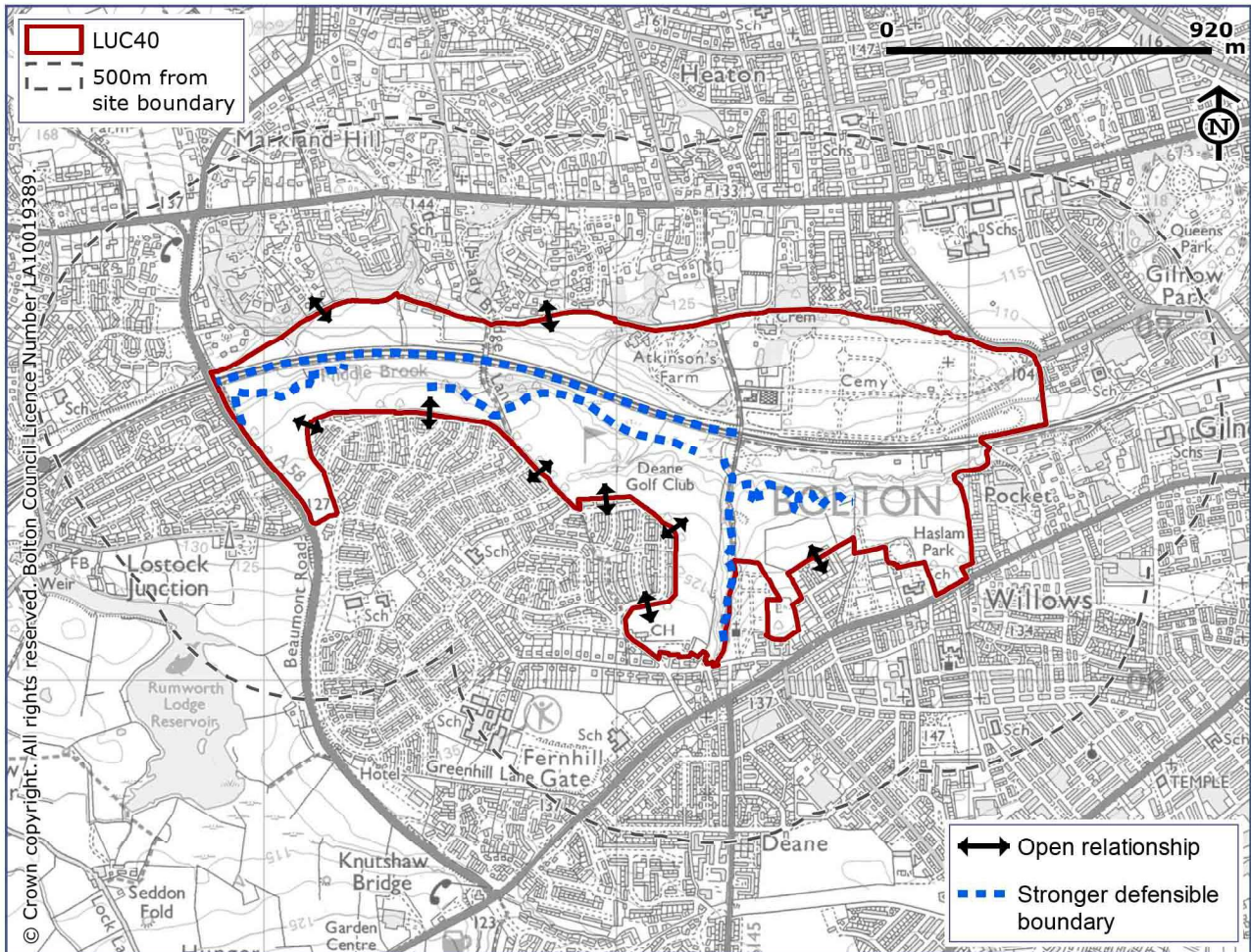


Figure 5.67 Landscape: LUC40

Public Recreation and Tree Preservation Orders

<p>Recreational assets within site</p>	<p>The following parks are located within the site boundaries:</p> <p>Haslam Park, which contains a grass football pitch and sports facilities shared with the adjacent primary school. It also has 2 well-used bowling greens and a well-used play area.</p> <p>There is a millennium woodland area located in the northern part of the park. There is also an allotment located to the immediate west of the park. In 2010 Gateway to Nature lottery funding invested across the park. Recent investment in multi-use games courts in the park</p> <p>The following National cycle Network path passes through the site boundaries:</p> <p>80 (Middlebrook Valley cycle route)</p> <p>The following Public Rights of Way pass through the site boundaries:</p> <p>BOL271</p> <p>BOL270</p> <p>BOL268</p> <p>BOL502</p> <p>The following Public Rights of Way pass along the site boundaries:</p> <p>BOL272</p> <p>BOL328</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>BOL273</p>
<p>Nearby recreational assets</p>	<p>There is extensive continuation of Public Rights of Way in all directions around the site. There are parks located to the south and north east of the site. There are play areas located to the south and north of the site.</p>
<p>Open Space Assessment results for area (surplus/deficiencies)</p>	<p>The Middlebrook Valley cycle route was identified as in need of promotion to ensure it is used frequently by local residents.</p>
<p>Tree Preservation Orders</p>	<p>The site includes areas covered by TPO.</p>

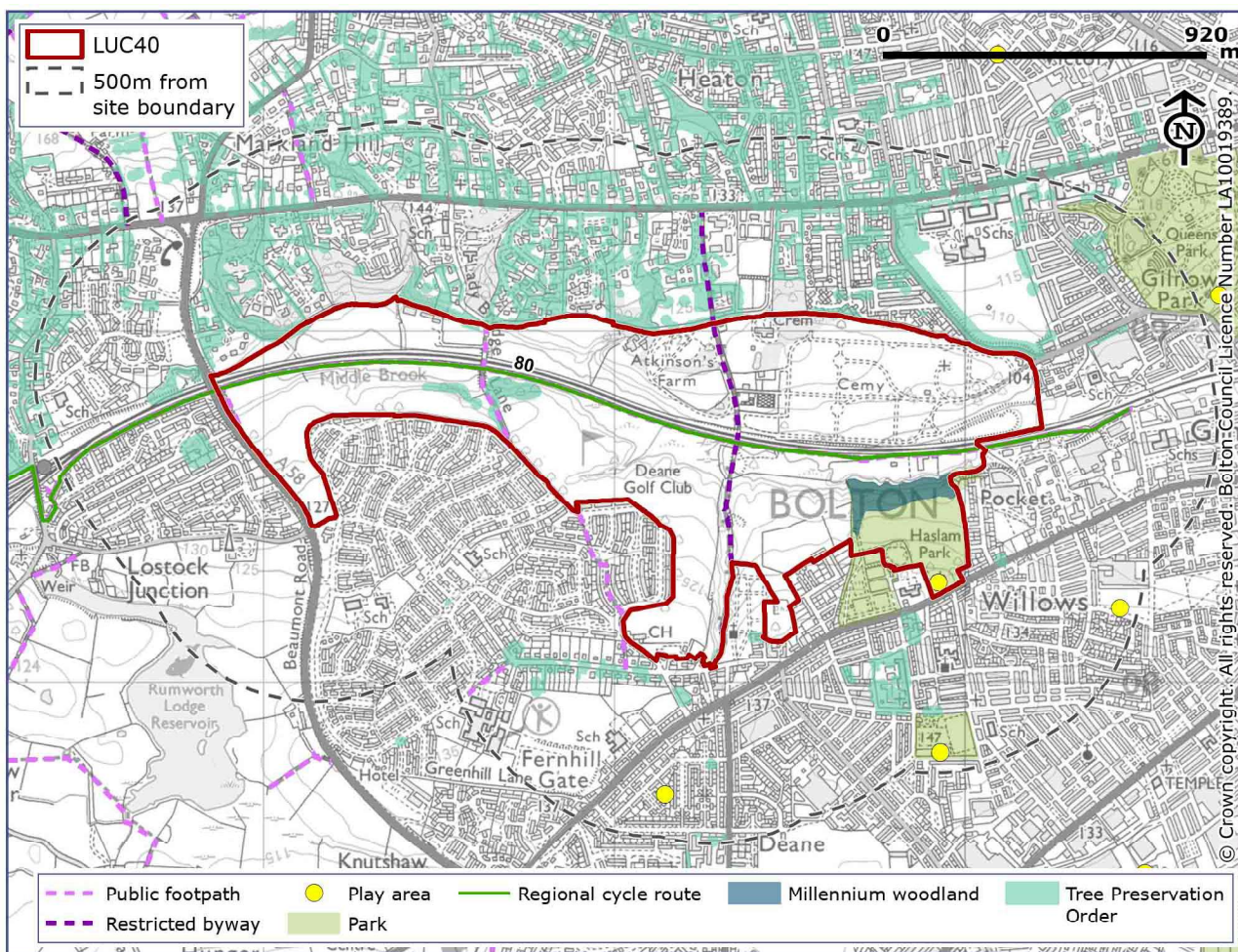


Figure 5.68 Public Recreation and TPOs: LUC40

Flooding

Proximity of flood zones	The site contains land in flood zone 3. It is understood that land to south of Atkinson's farm house seasonally floods near to railway line (historically these were used as curling ponds in winter when they froze). Land due south of the cemetery extension is a SUDs pond from land drainage coming down the valley side, under the railway line and outfalling into the Middlebrook.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a river running through the centre of the site creating some areas at risk from fluvial flooding. There are mostly areas at medium risk of pluvial flooding within the site boundaries with some areas of 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?	Test required.

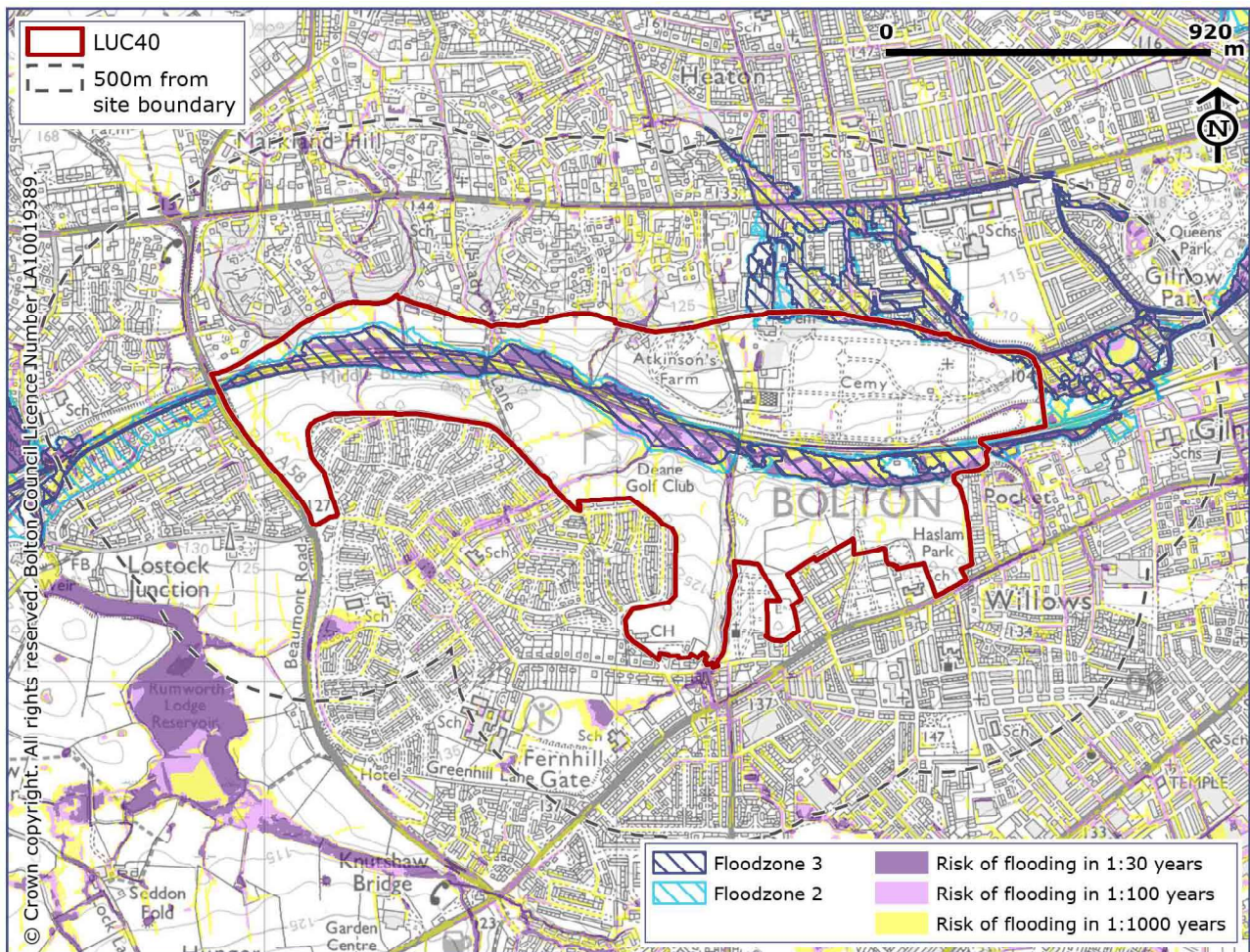


Figure 5.69 Flooding: LUC40

Site Summary

LUC40 is a large site located to the west of Bolton. Dean Golf Club golf course occupies the southwest of the parcel, alongside Haslam Park. Heaton Cemetery occupies much of the northeast of the parcel. Pasture fields, blocks of woodland and an area of allotments are located in the southeast of the parcel. The parcel is completely surrounded by the urban area of Bolton. A watercourse, railway and cycle path pass through the site west to east.

The site includes approximately a quarter of the Chorley New Road Conservation Area along its northern boundary and part of a second conservation area - Deane Village, is included within the southern part of the site. The Chorley New Road Conservation Area is considered to be susceptible to physical and setting change. The setting of the Deane village conservation area has greatly diminished by the expansion of Bolton in the late 19th century. Development of the whole allocation site would result in the complete coalescence of the village in to Bolton. None-designated heritage assets are the cemetery of the Church of St Mary and Heaton cemetery. The potential effects on heritage assets is deemed high.

Haslam Park LNR is within the land parcel boundary, south of the railway line and covering the south east section of the parcel. The Bank Wood & Marsh SBI is in the centre of the parcel. The site is considered to have high ecological value, due to the presence of the SBI, 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.

The sensitivity of this POL site to development is variable. It plays a role as a green buffer between one side of the valley and the other.

The north-western part of the site north of the railway is relatively isolated and considered to be of low sensitivity to development in landscape terms. To the south of the railway, the lower valley areas are of high sensitivity.

Haslam Park, which contains a grass football pitch and sports facilities shared with the adjacent primary school, 2 bowling greens and a play area, is within the site boundary. There are footpaths and cycle ways passing through the site. There is a river running through the centre of the site creating areas at risk from fluvial flooding.

LUC41: Lostock Lane

LUC41 / Lostock Lane	
Area 6.83Ha	
Parcel description	The parcel is located to the south of Horwich. Land within the parcel slopes down to the south and predominantly comprises scrub grassland. Three dwellings and amenity grassland are located in the west of the parcel. The west and northwest of the parcel are enclosed by industrial estate developments and the south of the parcel is bound by a railway line.
Site history	Part of the site is Council owned, with woodland having been planted in 2005 with lottery funding. There have been a few applications relating to the dwelling houses in the west of the site, but there is no site wide planning history of significant scale.



Figure 5.70 Aerial view: LUC41

Adjoining land uses and compatibility

Adjoining uses

To the north of the site is a large area of industrial use. A golf club and open farmland are located to the east of the site. There is a railway running along the southern boundary of the site and open farmland beyond that with continued open farmland to the east. There is a retail and leisure park to the north west of the site as well as a football stadium and a train station.

Compatibility with residential development

The close proximity of a large industrial area to the north and a railway to the south creates risk from noise pollution and possibly air pollution. These uses may restrict development within the site.

The site is in fairly close proximity to leisure and essential amenities.

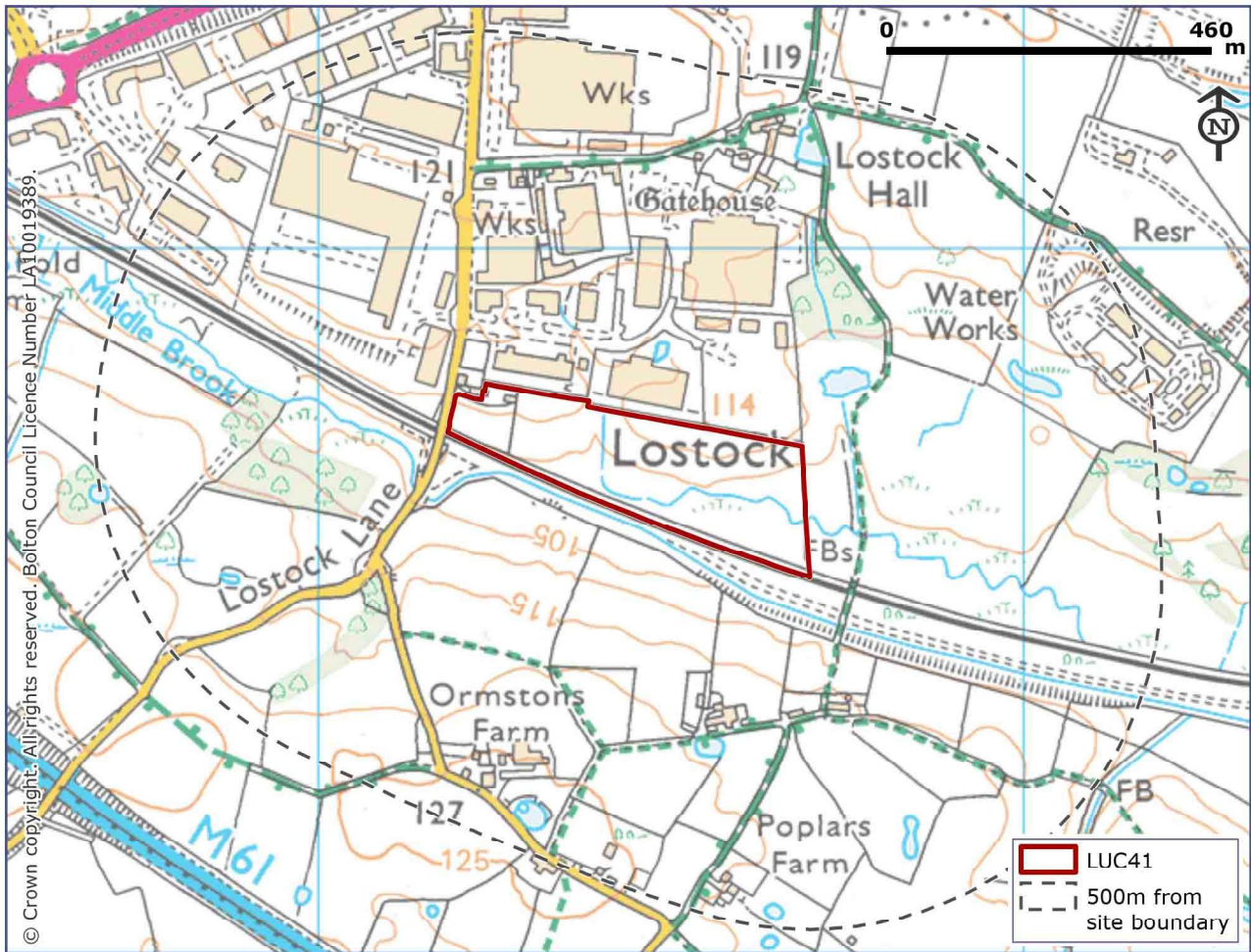


Figure 5.71 OS base map: LUC41

Heritage

Designated assets	There are no designated assets within the site. In the wider vicinity of the site there are two designated assets – both listed buildings. Neither appears to have a relationship with the site that contributes to their heritage significance and, as such, meaningful setting change is unlikely.
Non-designated assets	There are no non-designated assets recorded 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	A heritage statement would be required to assess the impact of development on the designated assets in the vicinity. 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.

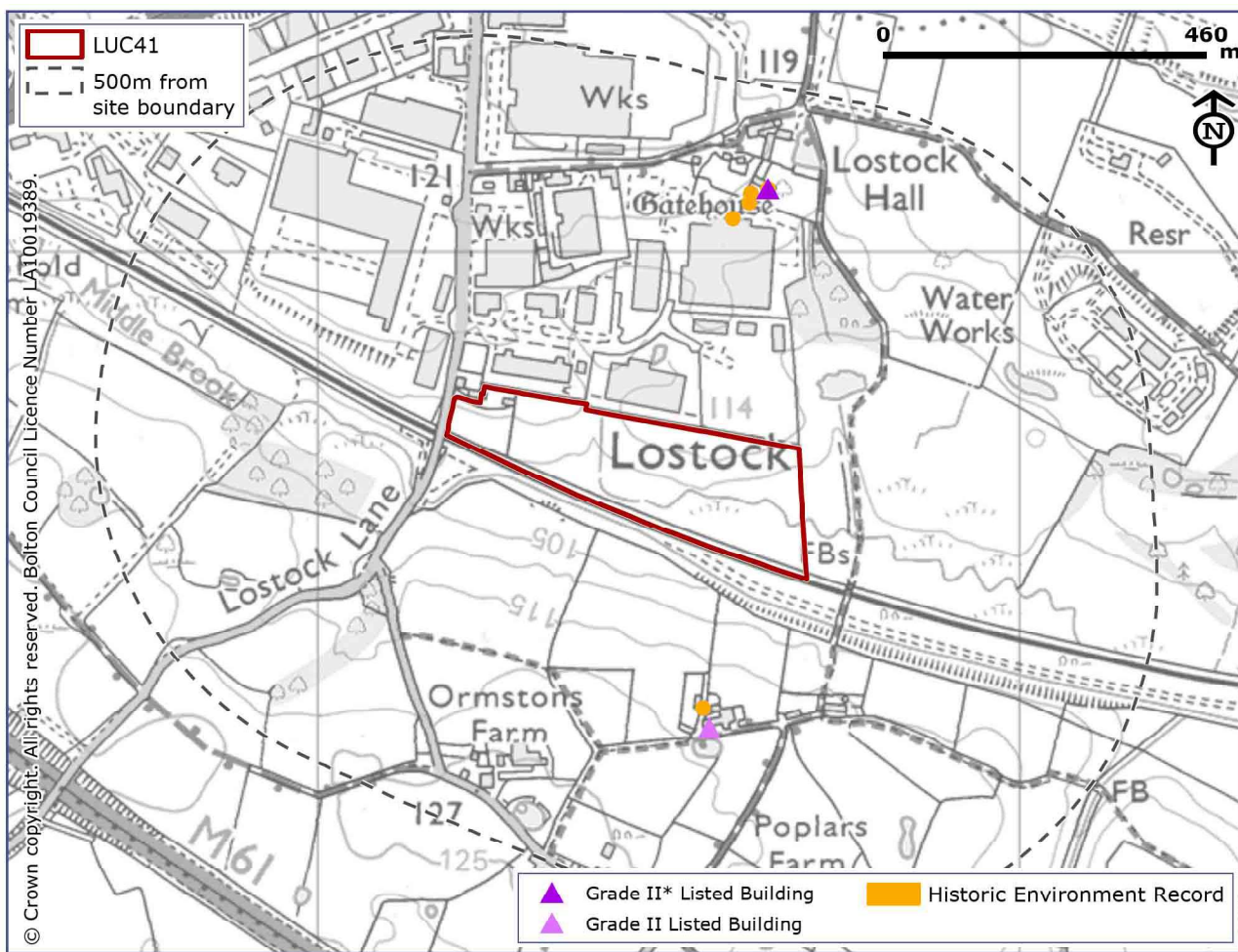


Figure 5.72 Heritage: LUC41

Ecology

<p>Overview of ecological features</p>	<p>Three residential properties with amenity grassland gardens located to the west. The north boundary has a shelter belt woodland, with species of birch, poplar and hawthorn.</p> <p>The rest of the land parcel is comprised of tall grasses, rushes, and bulrush. Old Course of Middle Brook runs in from the east into the centre of the parcel, with small stands of willow trees seen throughout.</p> <p>Lostock Hall LNR is within the land parcel. Middle Brook Sidings & Marsh SBI, along with priority habitats within the parcel include lowland fens, grassland and woodland.</p>
<p>Protected sites</p>	<p>Lostock Hall LNR is within the land parcel boundary, encompassing the majority of the parcel with exception for the residential properties and gardens to the west and a small area in the southeast corner.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI are within the land parcel boundary;</p> <ul style="list-style-type: none"> • Middle Brook Sidings & Marsh; Grassland and Swamp <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> • Regents Park Golf Course; Woodland, Ponds and Amphibians • Lostock Hall Mire; Swamp, Pond and Amphibians • Road Cutting on A6027; Grassland

	No AWI within the land parcel or within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Woodland, Hedgerows, Grassland, Ponds, Reedbed, Wetland
Other notable habitat/features	Mature/Veteran Trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Brown Hare, Badger, Hedgehog, Water Vole, Reptiles, Nesting Birds & Specialist Birds, Common Toad, Great Crested Newt, Invertebrate assemblage
Summary of biological records for protected and notable species	Records within the land parcel boundary; Protected and notable species: <ul style="list-style-type: none"> • Water Vole
	Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> • Bats: - Roosts: Pipistrelle species and unidentified species, located to the north and west near the 1km buffer boundary. - Other records: Pipistrelle species including Common & Soprano Pipistrelle and unidentified bat species found to the north of the land parcel. • Great Crested Newt Protected and/or Notable species: <ul style="list-style-type: none"> • Badgers: Sett - to the north east of the land parcel, within the grounds of the adjacent Regents Park golf course. • Brown Hare • Water Vole • Hedgehog • Common Toad • Barn Owl • Kingfisher • Little Ringed Plover • Bullfinch • Cuckoo • Lapwing

	<ul style="list-style-type: none"> • Reed Bunting • Skylark • Spotted Flycatcher • Willow Tit
Invasive species requiring consideration	<p>None that could be seen at the time of the survey.</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 is 1 pond within the land parcel boundary, located to the west within the garden of a residential property.</p> <p>There are 11 ponds in total within 500m of the land parcel boundary. To the south of the parcel separated by a railway line and Middle Brook are 5 ponds. There are 4 to the east just outside the boundary and 2 to the north surrounded by industrial units. The number of ponds in the vicinity there is the potential for great crested newt to occur within the site.</p>
Features requiring consideration for bat roost potential?	<p>Tree/Woodland; Shelter belt on the north boundary of the land parcel, 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>Buildings; Residential properties to the west of the land parcel, are likely to support features with potential to support roosting bats.</p>
Existing lighting	<p>There is likely to be light spill into the north of the land parcel boundary from neighbouring industrial units.</p>
Summary of potential effect on ecological assets	<p>The site is considered to have high ecological value, due to the presence of an LNR and a Site of Biological Interest which occupy 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>Enhancements should include improving any reedbed and wetland habitat for protected species such as water vole. The woodland habitat on the north boundary should have connectivity restored to the wider environment to improve wildlife corridors.</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>

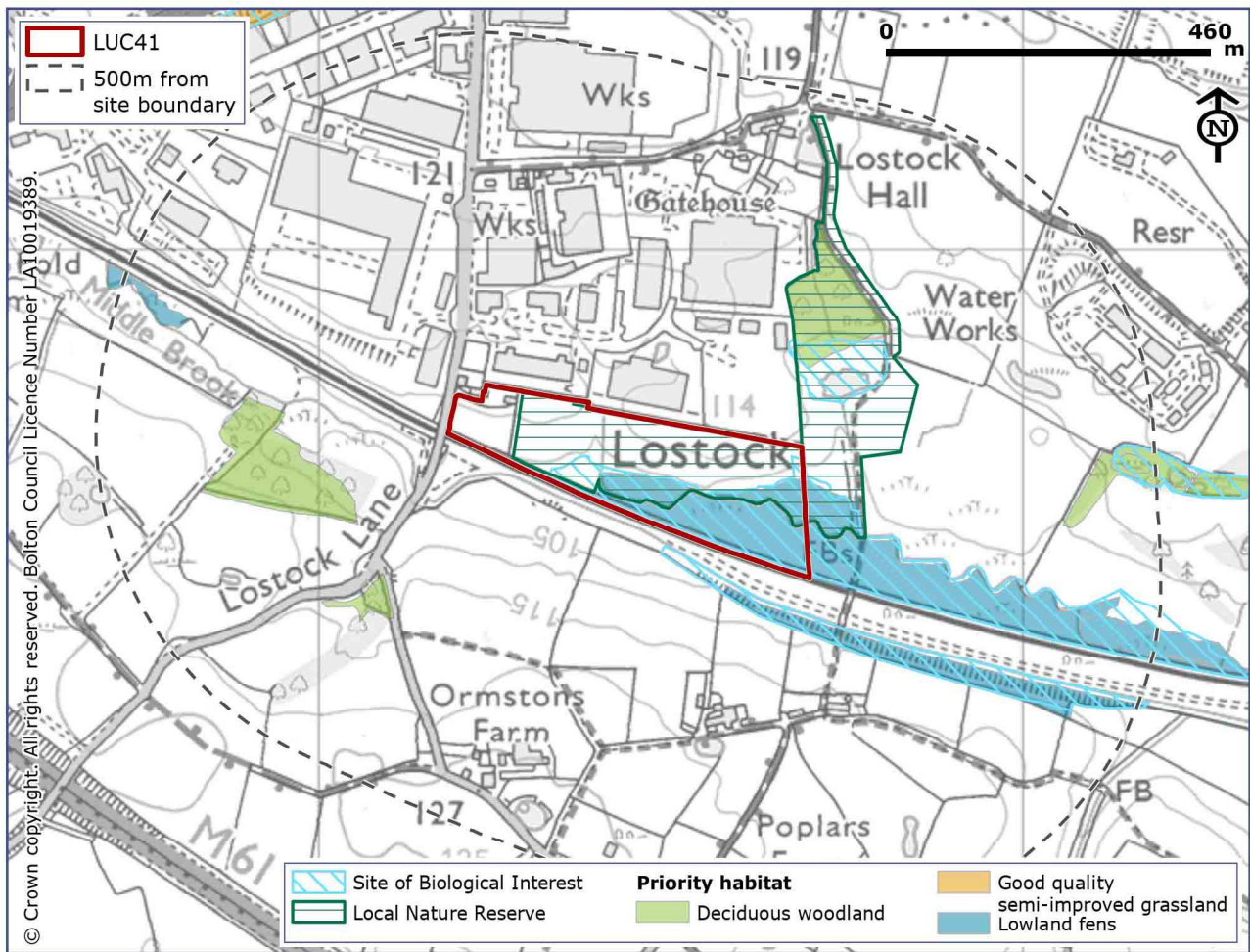


Figure 5.73 Ecology: LUC41

Landscape

<p>Description of location, setting and scale</p>	<p>This site is located between the railway line and the business park areas of Lostock, east of Lostock Lane. It is a relatively small scale urban edge area on gently south facing land.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The railway provides a very strong southern edge to this rectangular area, with pastures beyond. To the north there are industrial buildings with railings or tree lined edges.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Agricultural Floodplains The western area of the site has a number of houses with open grass areas running down to the railway. Beyond these, aerial imagery indicates grassland and a small watercourse running parallel with the railway line. There is a line of trees along the northern edge of the site.</p>
<p>Description of views and landmarks</p>	<p>There are no views into the site from publicly accessible locations nearby, though there are views into the site from trains on the railway passing the south edge of the site This however does not necessarily mean that there are no views out from the POL site.</p>

Perceptual qualities	Unknown, but the presence of railway and industrial buildings on either side will influence perception of this area.
Potential sensitivities to development	This is an isolated site, set between a railway and an industrial estate. Landscape and visual sensitivities to development appear to be limited, although residential development on this site would not be closely linked to other residential areas in the vicinity.
Summary of potential effects on landscape and visual amenity	This area is considered likely to be of low sensitivity to development.
Mitigation	If development is proposed for this site, it is recommended that planting is used to create a screen from the railway and the business park..
Assessment location/access	This site is inaccessible, and there are only glimpses into the site from public routes. This appraisal is made on the basis of glimpses from Lostock Lane and online aerial imagery.

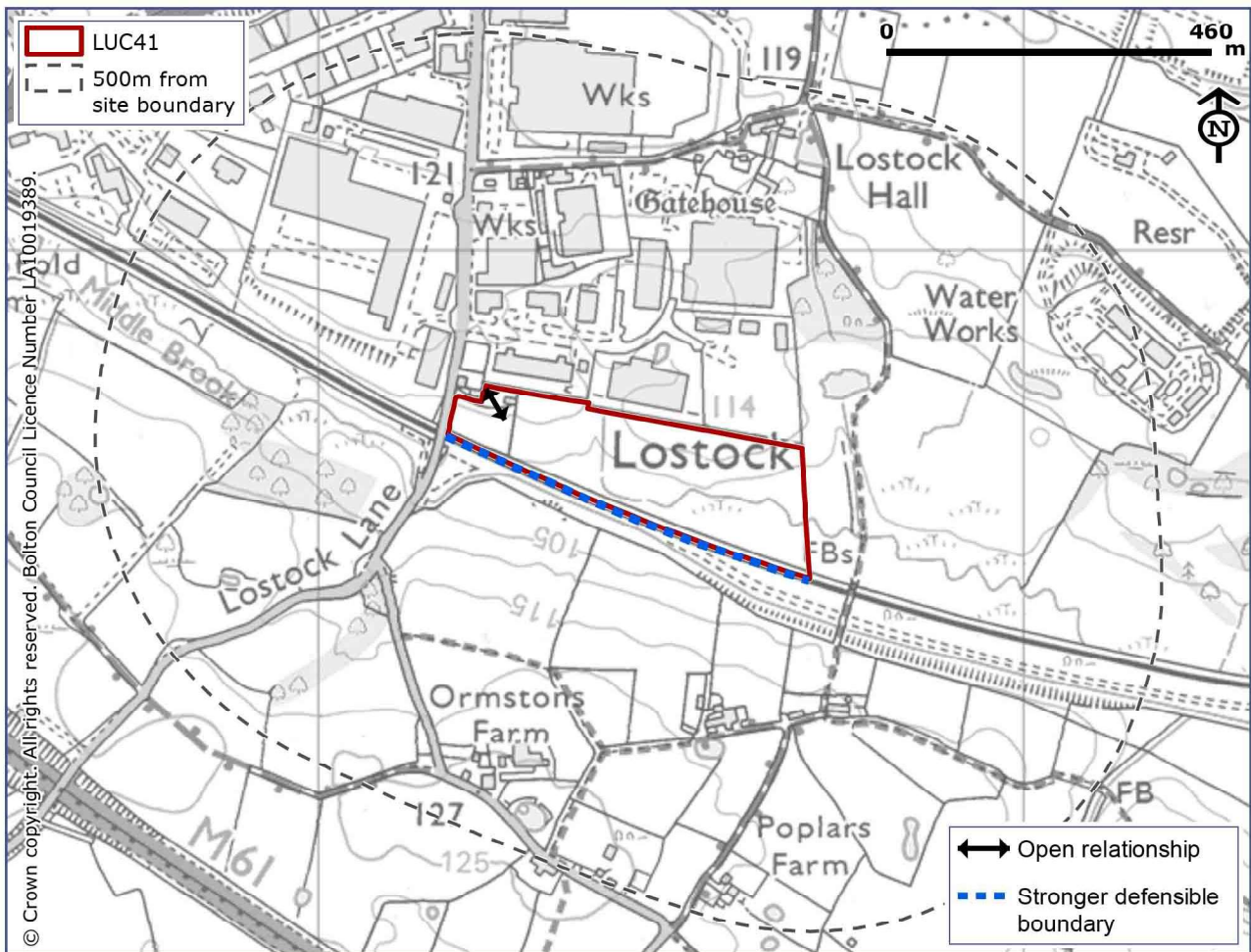


Figure 5.74 Landscape: LUC41

Public Recreation and Tree Preservation Orders

Recreational assets within the site	There are no recreational assets within the site
Nearby recreational assets	There is no public access to the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.

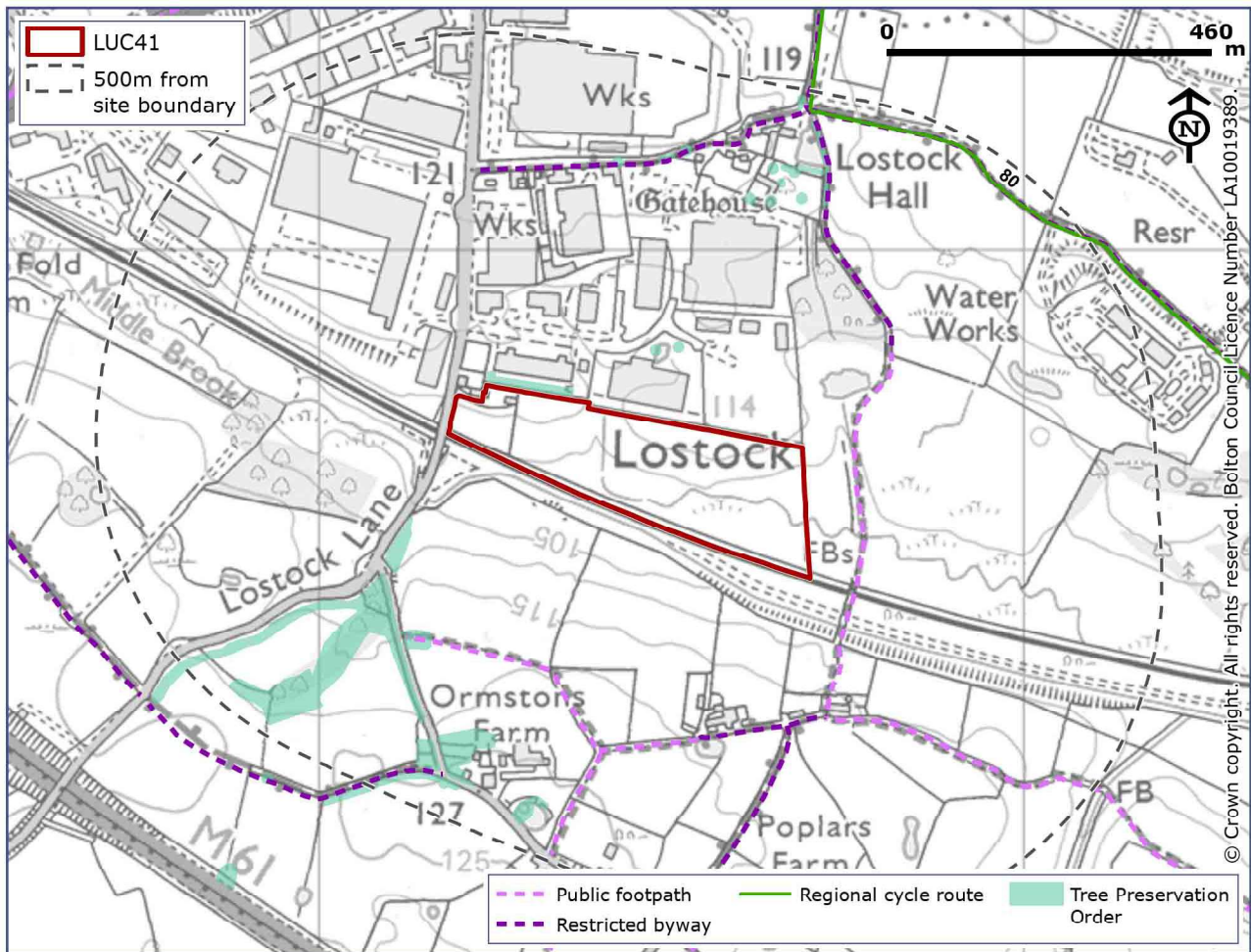


Figure 5.75 Public Recreation and TPOs: LUC41

Flooding

Proximity of flood zones	The site contains areas mostly in flood zone 2 but there are also smaller areas in flood zone 3.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a river running along the southern boundary of the site creating some areas at risk from fluvial flooding. There are mostly areas of medium risk from pluvial flooding within the site with some smaller areas of higher risk. The site is located in a postcode in which there have been six sewer flood incidents in the DG5 record.

Sequential/exceptions test required?

Test required.

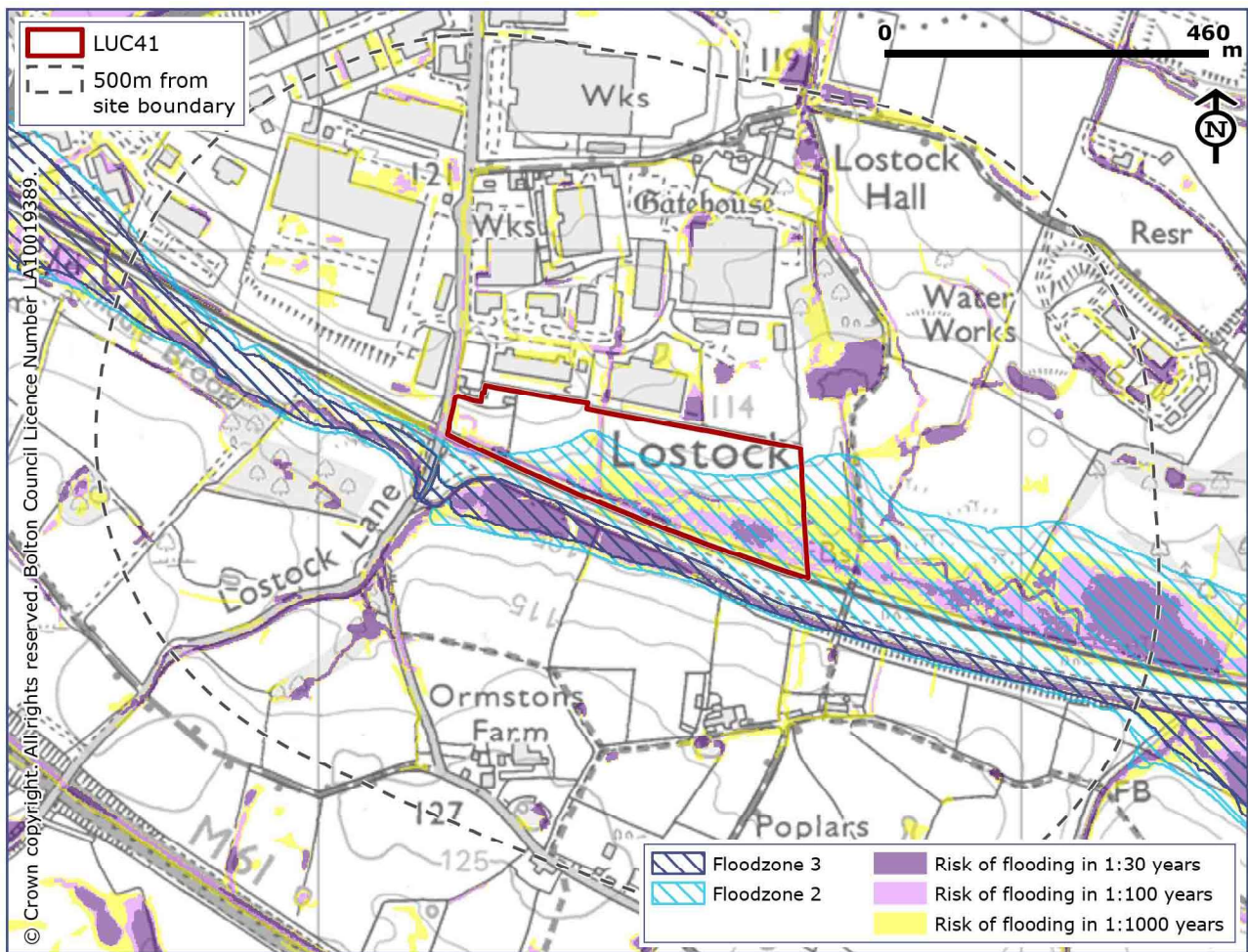


Figure 5.76 Flooding: LUC41

Site Summary

LUC41 is a small site located to the south of Horwich. Land within the parcel slopes down to the south and predominantly comprises scrub grassland. Three dwellings and amenity grassland are located in the west of the site. A large area of industrial use is located to the north, and a golf club and open farmland are located to the east of the site. There is a railway running along the southern boundary of the site and open farmland beyond that with continued open farmland to the east. There are no designated assets within the site. In the wider vicinity of the site there are two designated assets – both listed buildings. Neither appears to have a relationship with the site that contributes to their heritage significance and therefore potential effects on heritage are judged to be low.

The site is considered to have high ecological value, due to the presence of Lostock Hall LNR, which encompasses the majority of the site, and the Middle Brook Sidings & Marsh SBI which covers around half of the site; and also 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.

In landscape terms this area is considered likely to be of low sensitivity to development.

The site provides no public accessibility.

The site includes a significant area of flood zone and the sequential and exception tests would be required.

LUC42: Cox Green Road

LUC42 / Cox Green Road

Area 6.14Ha

Parcel description The parcel is located to the northeast of Bromley Cross & Egerton. Land within the parcel slopes down to the southwest and predominantly comprises woodland which is crossed by a footpath. Residential gardens are located in the north of the parcel and the south of the parcel contains part of a dwelling, residential gardens and a garage. The parcel is enclosed to the northwest, west and south by residential development.

Site history There have been several planning approvals on this site, generally these are non-major and relate to the residential houses surrounding it. An application for three new dwelling houses was withdrawn (64842/03) and an application for equestrian development was refused (90124/13). The erection of a single dwelling has been allowed at appeal (reference 02195/17).



Figure 5.77 Aerial view: LUC42

Adjoining land uses and compatibility

Adjoining uses

There is urban development to the south and west of the site which is predominantly residential in nature with a variety of amenities, a primary school and a secondary school. To the east of the site is a minor road and disused quarry with a golf course beyond that. To the north of the site is open farmland.

Compatibility with residential development

The site is in close proximity to amenities and schools.

It is set back from major roads reducing the risk of noise pollution and air pollution.

The site comprises approximately 50% tree cover and this is likely to be a constraint to developing the site in full.

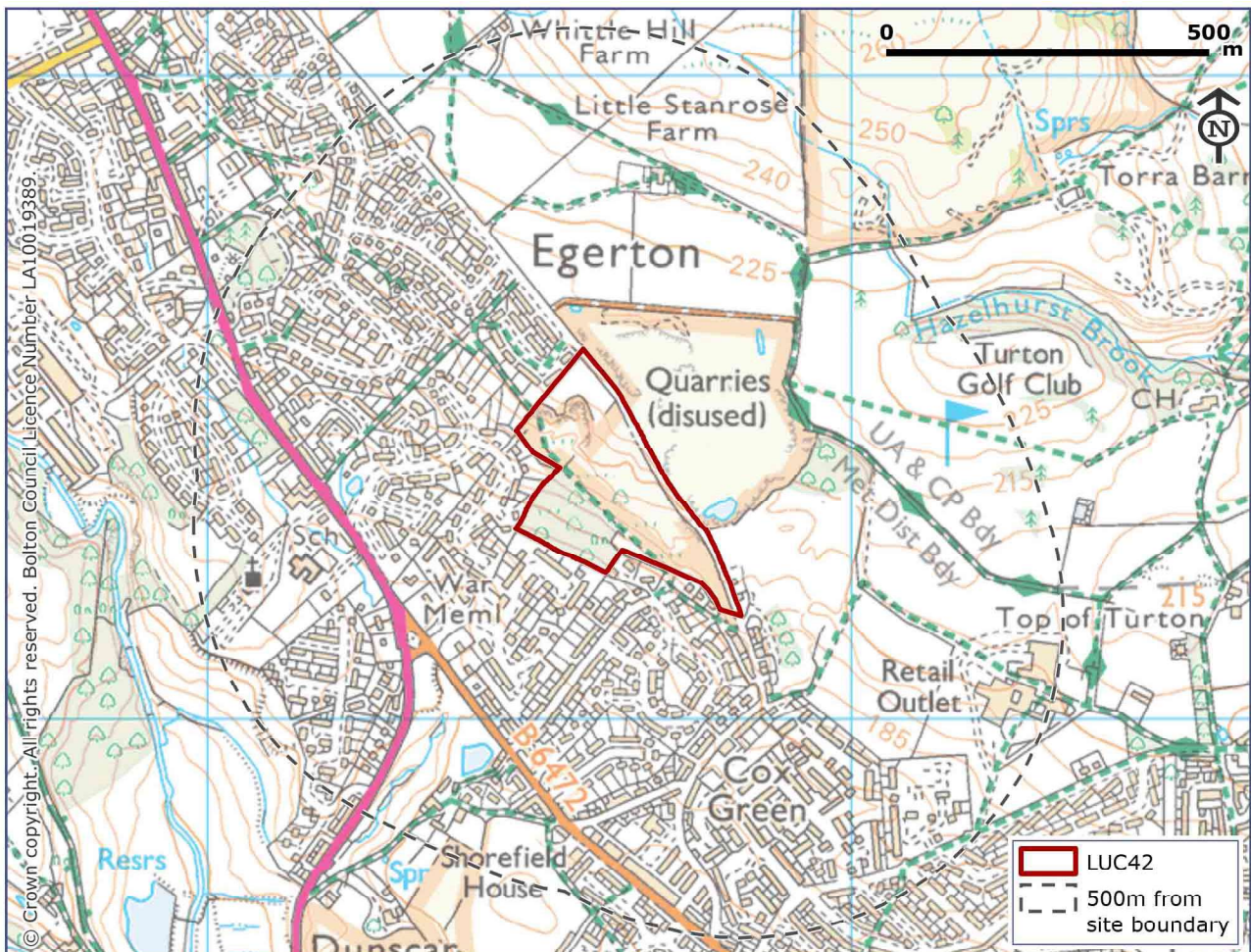


Figure 5.78 OS base map: LUC42

Heritage

Designated assets	There are no designated assets within the site. There are five Grade II listed structures and two conservation areas, all to the southeast of the site. None of these should be susceptible to meaningful setting change.
Non-designated assets	There are no non-designated assets recorded within the site. The HLC indicates that the site was subject to extensive post-medieval quarry that is likely to have damaged or removed any potential archaeological assets. Historic maps indicate that there may be some older buildings that sat at the edge of the quarry that may have archaeological remains survive. These would be susceptible to physical change and their damage or removal would result in a medium effect.
Summary of potential effects on heritage assets	Medium
Potential mitigation	A desk-based assessment, and possibly field evaluation, will be needed to clarify the archaeological potential of the site. If archaeological remains are present then they may be preserved by record.

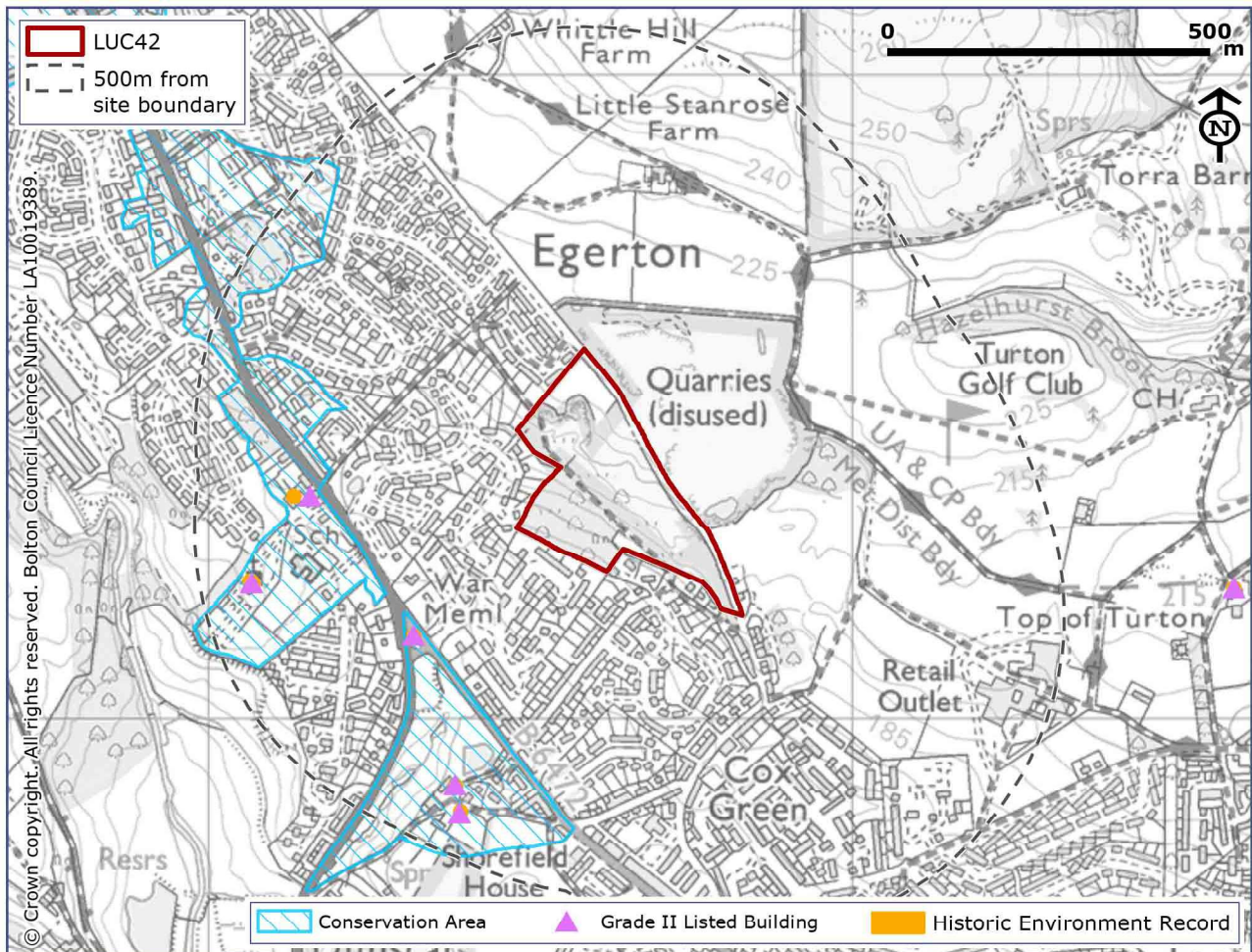


Figure 5.79 Heritage: LUC42

Ecology

<p>Overview of ecological features</p>	<p>Predominately oak and birch woodland, with undergrowth of fern and holly, and leaf litter on areas of bare ground.</p> <p>The area opens out in the southeast, where there is a sheer cliff face from Cox Green Road that borders the east boundary. This opening has gorse, rushes and tree saplings such as willow species present with short patches of grass.</p> <p>Residential gardens can be found in the north corner of the parcel.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Cox Green Quarry SBI and priority habitats such as deciduous woodland and lowland heathland are within the land parcel and cover the majority of the footprint.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Gale Clough and Shooterslee Wood SSSI and West Pennine Moors SSSI are both within 1km of the land parcel boundary. Gale Clough and Shooterslee Wood SSSI can be found to the north whereby West Pennine Moors SSSI is to the south west with a small portion of the designation just within the 1km boundary.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>SBI are within the land parcel boundary;</p> <ul style="list-style-type: none"> • Cox Green Quarry; Woodland, Heathland & Bog, Ponds and Amphibians <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> • Dunscair Reservoirs & Longworth Lane Pasture; Woodland, Grassland, Ponds and Small lodges • Gale Clough & Shooterslee Wood; Woodland and Grassland • Cheetham Close; Bog • Longworth Clough; Woodland <p>No AWI within the land parcel, however Hazelhurst Brook AWI is within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Hedgerows, Woodland, Grassland</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, Badger, Hedgehog, Reptiles, Nesting Birds & Specialist Birds, Common Toad</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"> • Common Toad

	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> • Bats: <ul style="list-style-type: none"> - Roosts: Pipistrelle species and unidentified species, located to the north and west near the 1km buffer boundary. - Other records: Pipistrelle species including Common & Soprano Pipistrelle and unidentified bat species found to the north of the land parcel. • Great Crested Newt <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Brown Trout (Sea Trout) • Common Toad • Common Lizard • Grass Snake • Hedgehog • Brown Hare • Water Vole • Barn Owl • Kingfisher • Bullfinch • Cuckoo • Curlew • Dunnock • Grasshopper Warbler • House Sparrow • Lapwing • Lesser Redpoll • Lesser Spotted Woodpecker • Reed Bunting • Skylark • Song Thrush • Starling • Twite • Willow Tit
Invasive species requiring consideration	None that could be seen at the time of the survey. 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.
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds within the land parcel boundary.</p> <p>There are 7 ponds within 500m of the land parcel boundary, 2 ponds are to the south and west separated by residential buildings. Whereby the other 5 ponds are to the north and east, with 3 of these in the adjacent field, the other side of Cox Green Road. There is a possibility for great crested newt to be present within the land parcel.</p>
Features requiring consideration for bat roost potential?	Tree/Woodland; encompassing majority of the land parcel, with trees appearing to have age and structure where they may be likely to provide features with bat roost potential.
Existing lighting	Likely to be limited light spill due to the land parcel being positioned on a hillside.
Summary of potential effects on ecological assets	The site is considered to have high ecological value, due to the presence of a Site of Biological Interest which occupies most of the site and due to the extent and distribution of a range of habitat types of Principal Importance including woodland which is likely to provide an important habitat and movement corridor for wildlife within the landscape. The site is also suitable

	<p>for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals for the site are likely to be significantly constrained by the sites ecological value, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated.</p> <p>Any future development proposals would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
<p>Potential mitigation</p>	<p>Enhancements should include management of the heathland habitats, to halt any potential for woodland and shrub encroachment.</p> <p>General opportunities for ecological benefit 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>

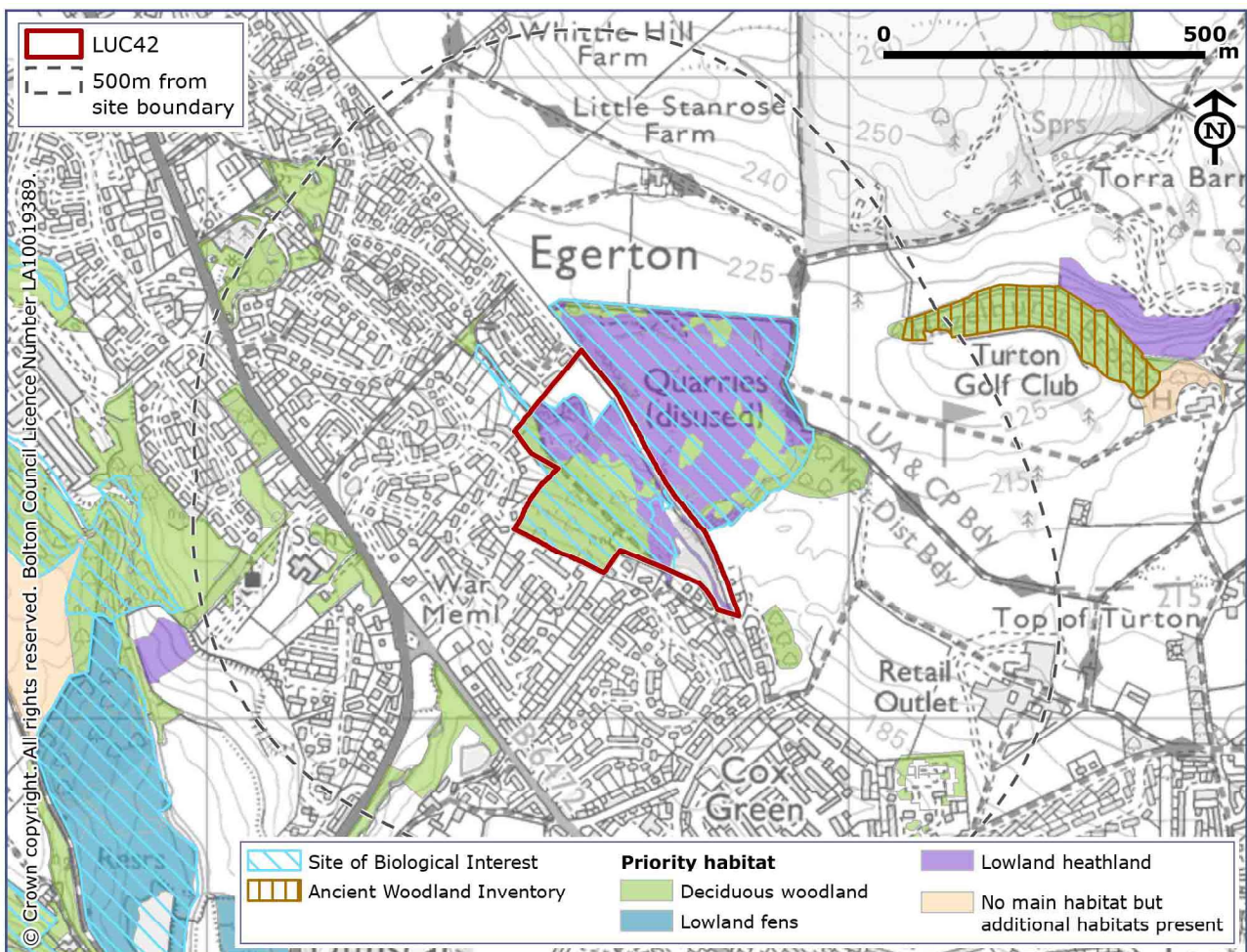


Figure 5.80 Ecology: LUC42

Landscape

Description of location, setting and scale	This area is located to the north-east, uphill of urban areas of Cox Green. It is a relatively small scale landscape that is part of a larger quarry complex. It is divided from the remainder of the quarry to the northeast by Cox Green Road, which is carried on a retained rock wall.
Description of boundaries and relationship to adjacent areas and townscapes	The boundaries of this roughly triangular area are rear garden fences to the south and the west, and Cox Green Road to the northeast. The intervisibility is limited by woodland across almost all of the site.
Description of land use, features, condition and character	Landscape character area: West Pennine Moors This is a former quarry that has been allowed to regenerate with woodland. Evidence of former workings takes the form of rough terrain on the site. Much of the area is steeply sloping, although there is a more open, flatter area of former quarry floor in the centre of the site. Some limited areas of the site further west appear to be undisturbed with pre-quarry vegetation, such as oak and birch woodland with blueberries as ground flora. The northern corner is used as gardens for the properties on Great Stones Close.
Description of views and landmarks	Views outwards are limited by woodland, but from Cox Green Road above the site there are views south and west across the settled Eagley Brook valley.
Perceptual qualities	This is land that has had disturbance in the past, and is surrounded on two of three sides by housing development.
Potential sensitivities to development	Some areas within the quarry are likely to be too steep for development, but platforms and areas of gentler gradient would be developable. In terms of woodland, the value as a landscape resource varies with age, from the remnant oak wood vegetation to recent self-seeded scrub. The rock face forms a dramatic feature that, with safety issues overcome could form a distinctive feature that could be an asset to the site (as developed or undeveloped land).
Summary of potential effects on landscape and visual amenity	This area is considered to be of medium sensitivity to development, as limitations due to topography exist, and parts of the woodlands are of pre-quarry age.
Mitigation	Should development be proposed on this site, it is recommended that the old woodland areas and the rock faces are used as key features for the masterplan, with careful and sympathetic access and safety treatments.
Assessment location/access	Accessed and assessed from a footpath across the site, and via Cox Green Road.

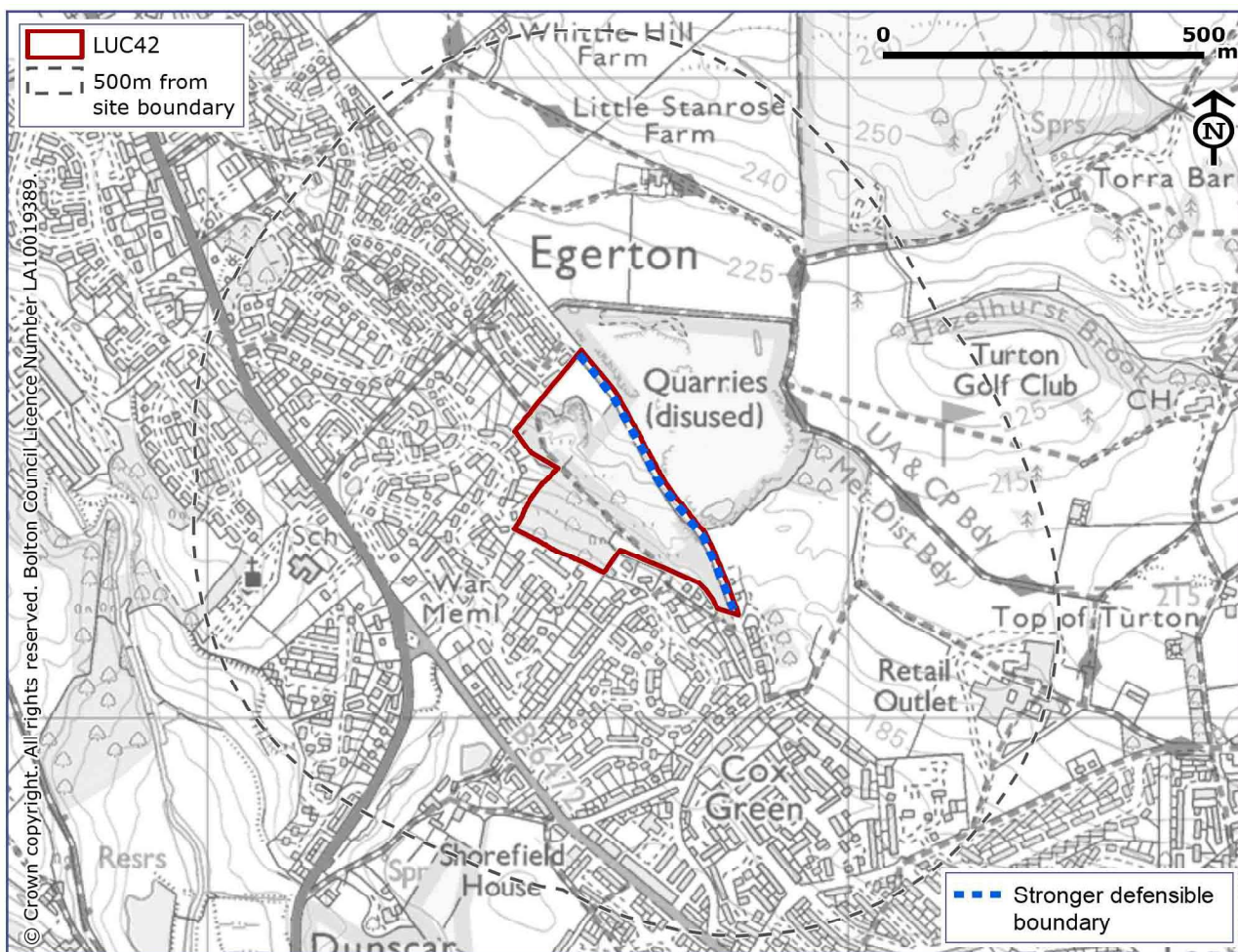


Figure 5.81 Landscape: LUC42

Public Recreation and Tree Preservation Orders

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries: TEG027</p> <p>The following Public Rights of Way provide access to the boundaries of the site: TEG028 TEG032</p>
<p>Nearby recreational assets</p>	<p>There is extensive continuation of Public Rights of Way to the north, east and south of the site. There are play areas to the south east and north west of the site.</p>
<p>Open Space Assessment results for area (surplus/deficiencies)</p>	<p>Not applicable.</p>
<p>Tree Preservation Orders</p>	<p>The site includes an area covered by TPO.</p>

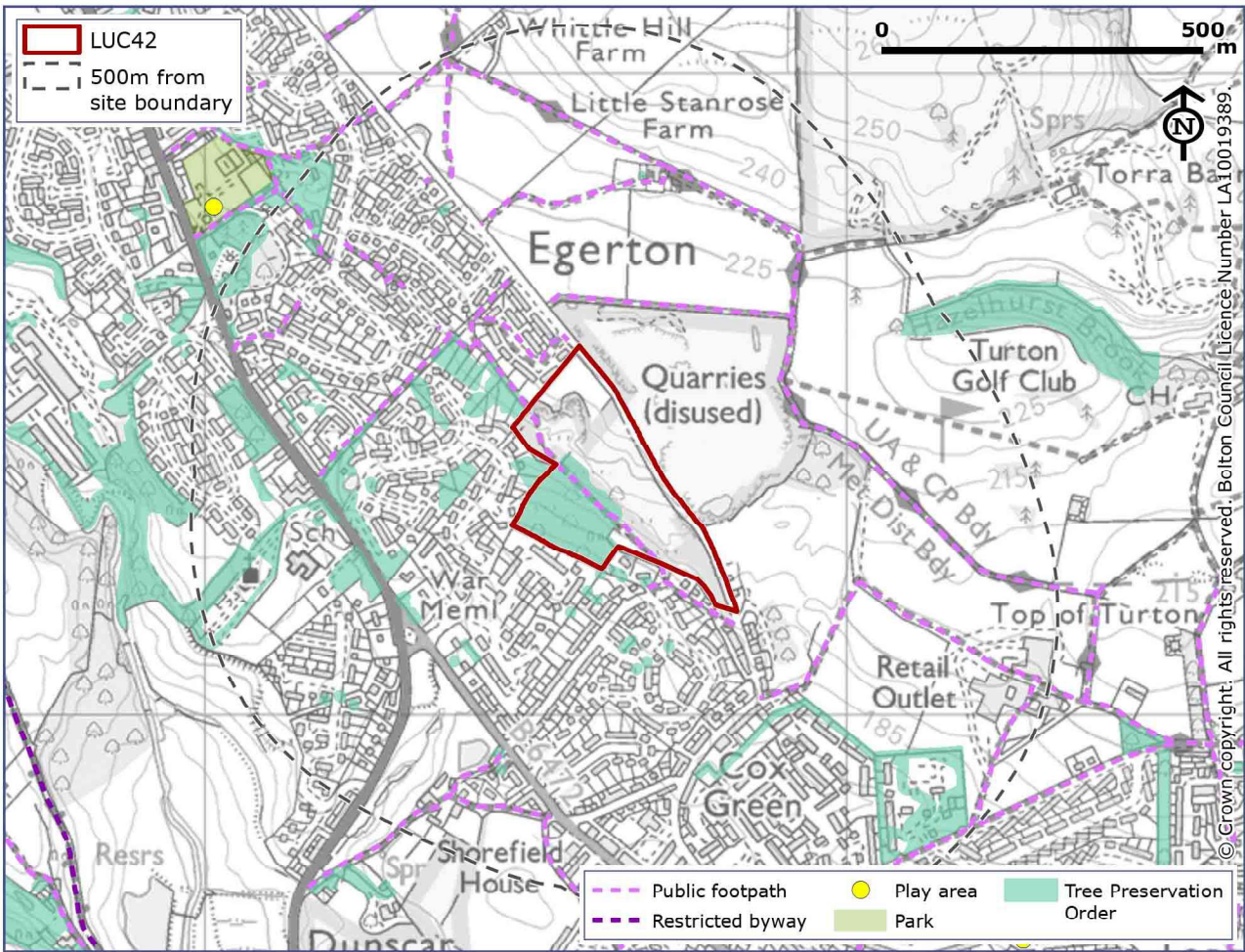


Figure 5.82 Public Recreation and TPOs: LUC42

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 are no areas at risk from fluvial flooding within the site boundaries. There are no areas at risk from pluvial flooding within the site boundaries. There is one BMBC land drainage problem area within the site boundaries. The site is located in an area in which there have been three sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.

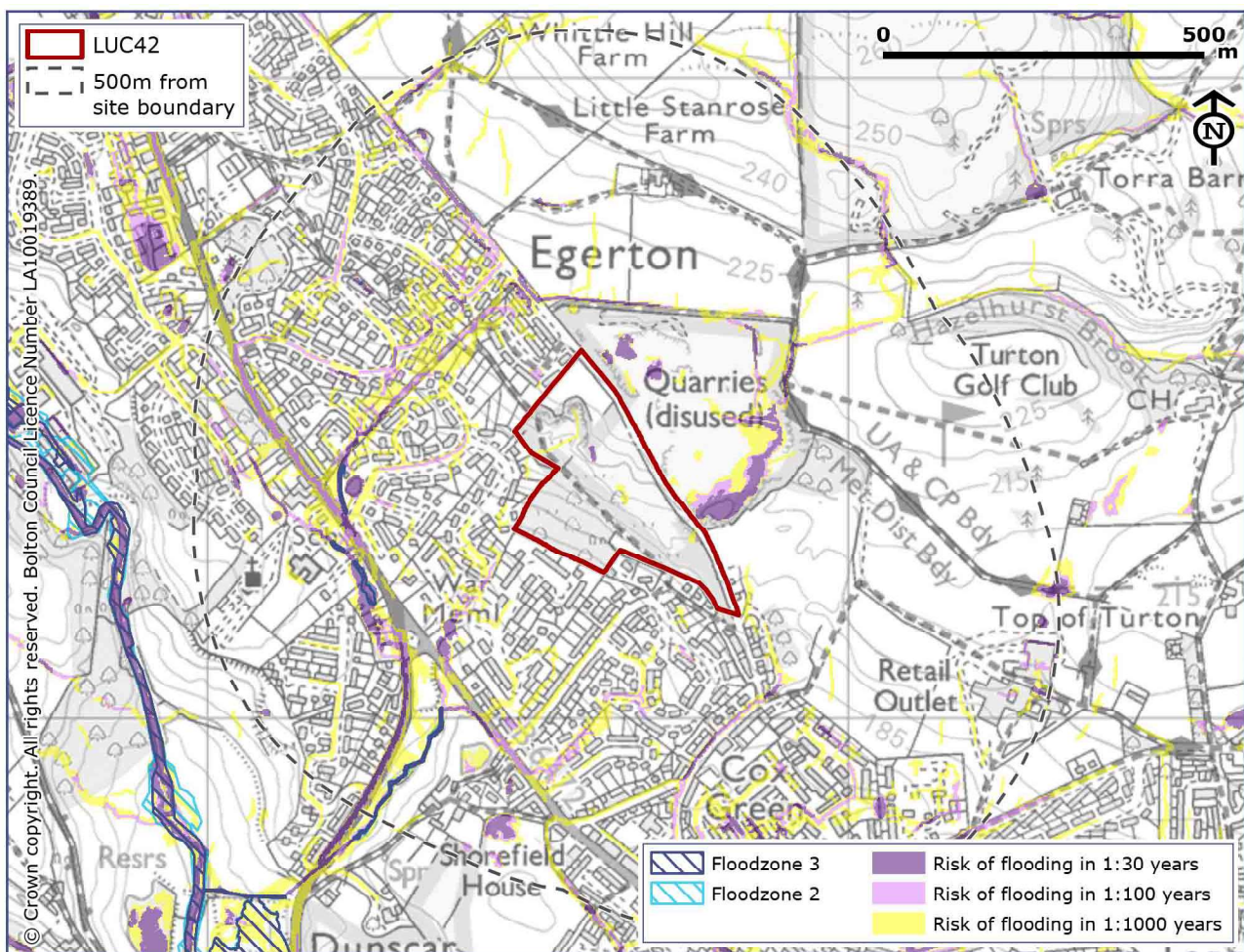


Figure 5.83 Flooding: LUC42

Site Summary

LUC42 is a small site located northeast of Bromley Cross & Egerton. Land within the parcel slopes down to the southwest and predominantly comprises woodland which is crossed by a footpath. Several non-major planning applications have been approved on the site in the past. The site comprises approximately 50% tree cover and this is likely to be a constraint to developing the site in full.

The site which is surrounded by residential development to the south and west, including a variety of amenities. To the east of the site is a minor road and disused quarry with a golf course beyond that. To the north of the site is open farmland.

There are no designated heritage assets within the site. There are five Grade II listed structures and two conservation areas, all to the southeast of the site. Historic maps indicate that there may be some older buildings that sat at the edge of the quarry that may have archaeological remains survive. These would be susceptible to physical change. Overall the potential effects on heritage assets is judged to be medium.

The site is considered to have high ecological value, due to the presence of a Site of Biological Interest which occupies most of the site and due to the extent and distribution of a range of habitat types of Principal Importance including woodland which is likely to provide an important habitat and movement corridor for wildlife within the landscape. The site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals for the site are likely to be significantly constrained by the site's ecological value, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated.

In landscape terms the site is a former quarry that has been allowed to regenerate with woodland. Views outwards are limited by woodland, but from Cox Green Road above the site there are views south and west across the settled Eagley Brook valley. The site has had disturbance in the past, and is surrounded on two of three sides by housing development. The potential for effects on landscape and visual amenity are judged to be medium.

There is one public right of way that passes through the site and the site is at a low risk of flooding.

LUC43: Catterall Crescent

LUC43 / Catterall Crescent
Area 1.40Ha
Parcel description The parcel is located to the northeast of Bradshaw, part of Brightmet & Harwood. Land within the parcel slopes down to the southwest and comprises scrub grassland and trees that are crossed by footpaths. There are no buildings present within the parcel however the south and west of the parcel are enclosed by residential development and an area of brownfield land with regenerating vegetation is enclosed by a metal security facing forms the north-western extent of the parcel.
Site history A planning application to convert the previous underground reservoir into a dwelling house has been approved (85469/11).



Figure 5.84 Aerial view: LUC43

Adjoining land uses and compatibility

Adjoining uses

There are large areas of urban development to the south and west of the site which are predominantly residential in nature with some amenities. To the north and east of the site is open farmland. There is a construction aggregate waste management area to the south east of the site.

Compatibility with residential development

The site is set back from major roads reducing the risk from noise and air pollution.

The site is in close proximity to essential amenities.

The presence of the aggregate waste management site to the south east of the site could create some noise pollution.

Underground structures relating to a reservoir exist on the site, whilst the other half is deciduous woodland. These factors are likely to significantly restrict the development potential of the site.

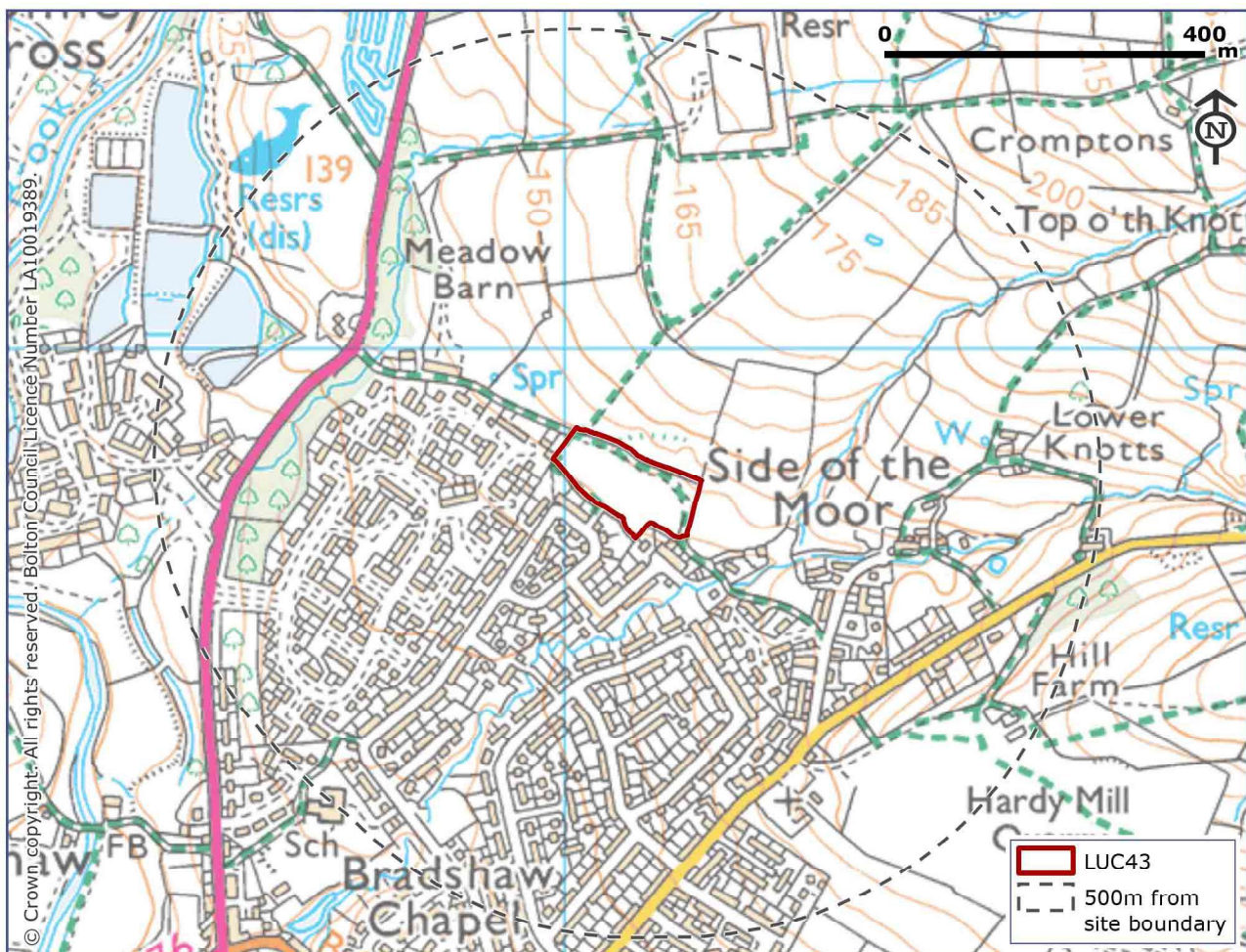


Figure 5.85 OS base map: LUC43

Heritage

Designated assets	<p>The site lies within Riding Gate Conservation Area, which would be susceptible to physical and setting change. The effect of this would likely be less than substantial: medium-high.</p> <p>The Grade II listed cottages known as Lower Knotts may also be susceptible to some limited setting change.</p>
Non-designated assets	<p>There are no non-designated assets recorded within the site. Review of the HLC data, aerial imagery and maps suggests that the site has been subject to quarry activity, significantly reducing the potential for any unknown archaeological assets.</p> <p>The HLC also indicates that the western part of the site (the former quarry) is formed by a covered reservoir of modern date.</p> <p>The Conservation Area Appraisal states that a number of the buildings that contribute to its character and interest are not listed. However, the plan that is supposed to show all of these buildings is missing from the report, meaning that it is not possible to indicate which in particular, if any, may be susceptible to setting change.</p>
Summary of potential effects on heritage assets	Medium-high
Mitigation	<p>In line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, special regard should be had to the desirability of preserving the character and appearance of the conservation area and its special architectural and/or historic interest. To accord with Section 66, the setting of the nearby listed cottages should also be preserved (where it contributes to the heritage significance of the asset).</p> <p>A heritage assessment will be needed to assess the impact of development on the Conservation Area and the nearby listed buildings, as well as any non-designated buildings of heritage interest.</p> <p>Any development would need to accord with the policy guidelines set out in the Riding Gate Conservation Area Appraisal.³³</p>

³³ Bolton Metro Environment Department. ND. *Riding Gate Conservation Area Appraisal*. Available online at: <https://www.bolton.gov.uk/downloads/file/888/riding-gate-conservation-area-appraisal>

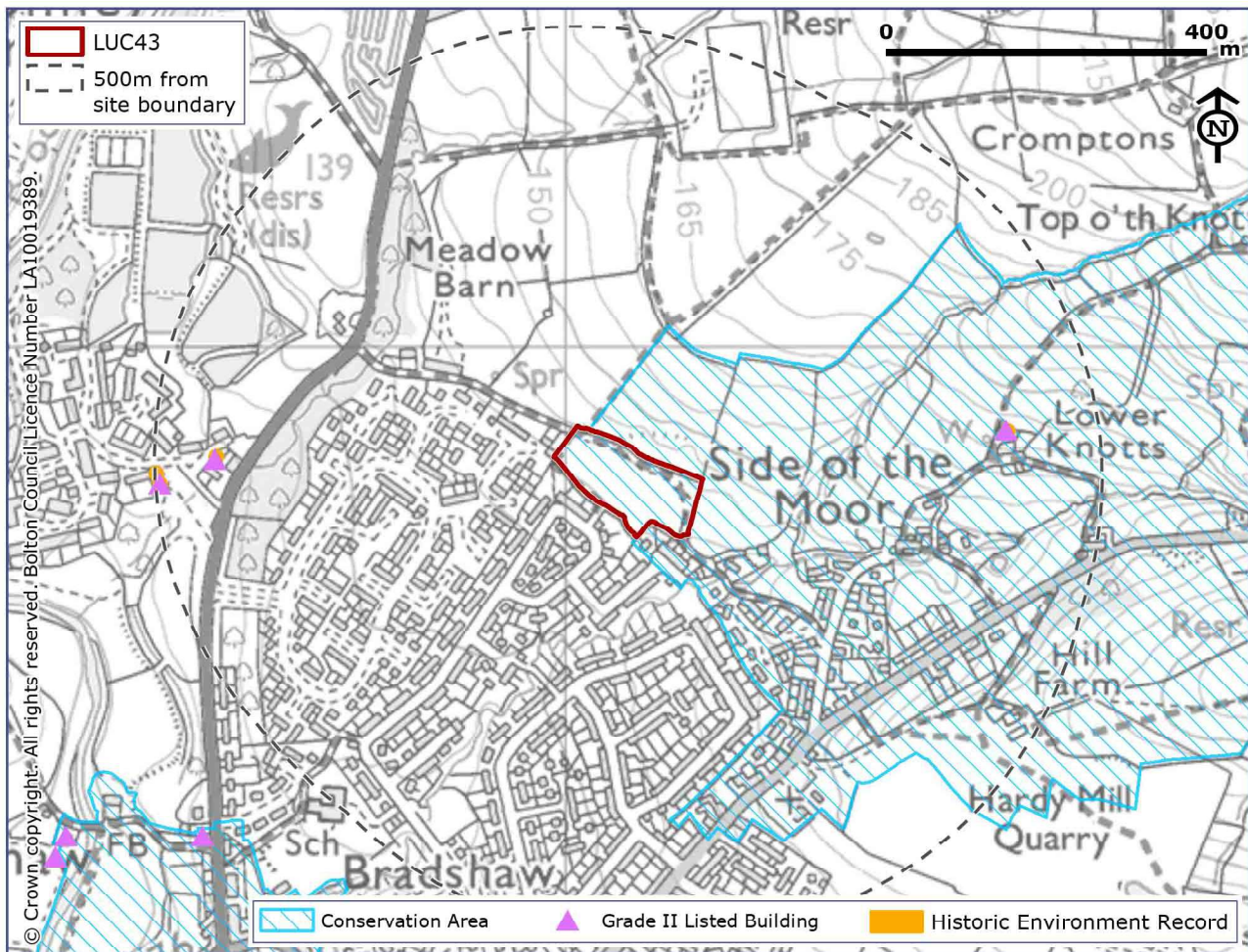


Figure 5.86 Heritage: LUC43

Ecology

<p>Overview of ecological features</p>	<p>The west section of the land parcel comprised a 'fenced-off' disused reservoir, with tall grasses and a small stand of willow on a central island.</p> <p>The east section of the land parcel had a stonewall bordering the north, with pathways comprised of shorter grass, and scattered areas of tall ruderal vegetation including willowherb, thistle and fern species, with an area of rushes located to the southeast.</p> <p>Linear woodland shelter belts occurred along the north and south site boundaries. Tall scrub with gorse and bramble along the northeast boundary, with trees lining the stone wall and south boundary.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Priority habitats such as deciduous woodland and grassland are within the land parcel.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Upper Bradshaw Valley LNR is within 1km of the land parcel boundary, located to the west separated by Bradshaw road A676.</p>

<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary:</p> <ul style="list-style-type: none"> • Bradshaw Wood & Reservoirs; Ancient Woodland and Open Water • Raikes Clough; Woodland • Castle Croft & Bradshaw Brook; Woodland, Ponds and Small lodges <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, Wetland</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, Badger, Brown Hare, Hedgehog, Reptiles, Nesting Birds, Common Toad</p>
<p>Summary of biological records for protected and notable species</p>	<p>No records within the land parcel boundary.</p> <hr/> <p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> • Bats: <ul style="list-style-type: none"> - Roosts: Pipistrelle species including Common Pipistrelle and unidentified species, located to the southwest near the 1km buffer boundary and the Parish Church of St Maxentius, Bradshaw. - Other records: Pipistrelle species including Common & Soprano Pipistrelle, Daubentons, Natterers, Noctule and unidentified bat species, the majority of records are within Upper Bradshaw Valley LNR along Bradshaw Brook. <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> • Badgers: one record of a Sett just inside the 1km boundary to the north west. Two records of presence, one within Upper Bradshaw Valley LNR and the other to the east within residential gardens. • Hedgehog • Brown Hare • Brown Trout (Sea Trout) • Common Toad • Black Redstart • Kingfisher • Bullfinch • Dunnock • Grey Partridge • House Sparrow • Lapwing • Lesser Redpoll • Lesser Spotted Woodpecker

	<ul style="list-style-type: none"> • Linnet • Reed Bunting • Slow-worm • Song Thrush • Starling • Willow Tit
Invasive species requiring consideration	No invasive species were identified. 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.
Ponds within 500m (Potential for presence of GCN)	<p>There are no ponds within the land parcel boundary.</p> <p>There are 3 ponds within 500m of the land parcel boundary, 2 ponds are within the arable fields to the north and east. With the other to the northwest separated by Bradshaw Road A676 within Bradshaw Hall Fisheries.</p>
Features requiring consideration for bat roost potential?	Larger trees within the east section of the land parcel are of an age and structure where they may be likely to provide features with bat roost potential.
Existing lighting	There is likely to be light spill on the south boundary whereby residential houses border the land parcel.
Summary of potential effects on ecological assets	<p>The ecological sensitivity of the parcel is deemed moderate due to the priority habitat present and the area in which it encompasses.</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>Hedgerows around the land parcel boundary should be retained and strengthened. Opportunities could be to incorporate wildflower planting and native shrub planting in any future housing developments should be taken, along with the retention of mature healthy trees.</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>

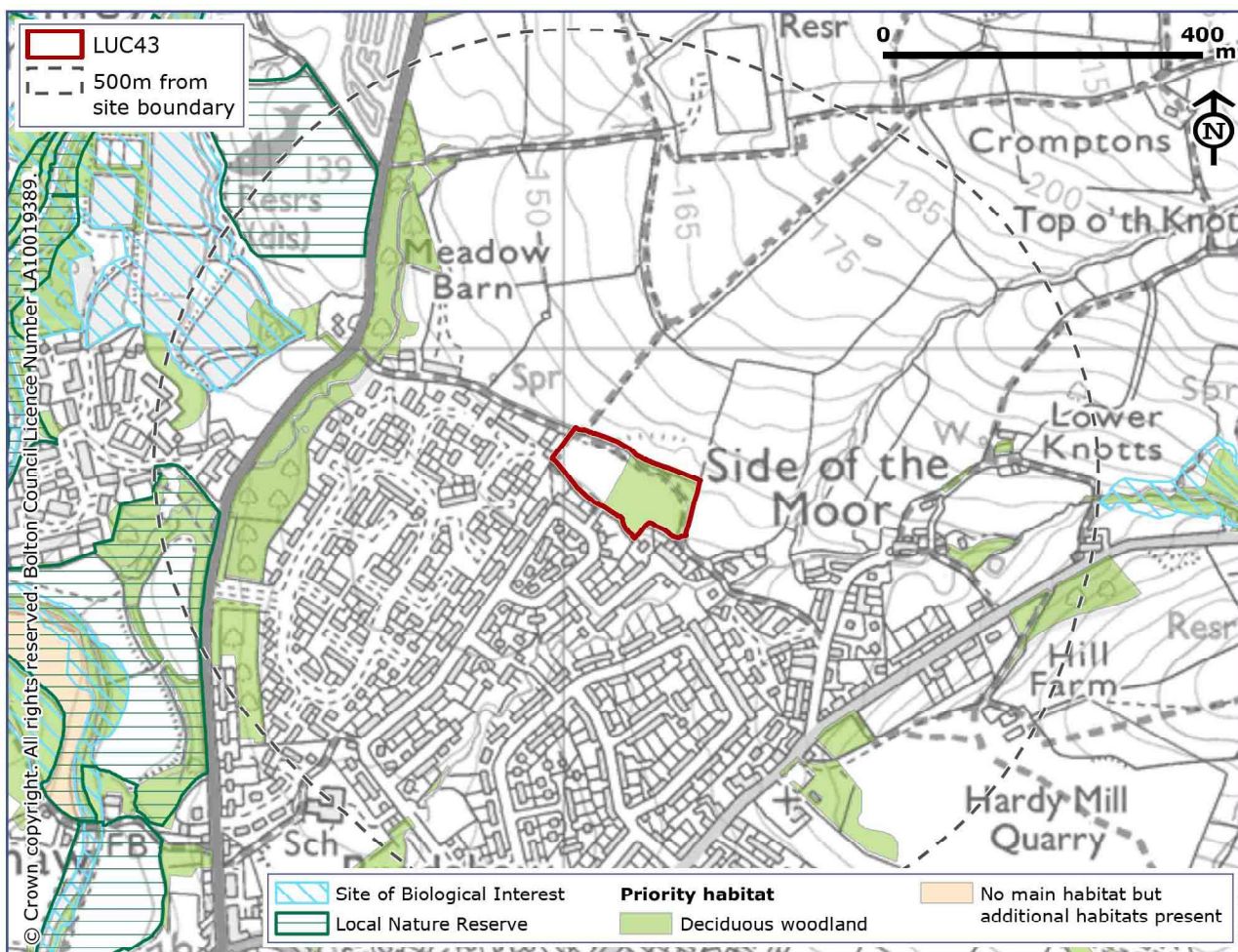


Figure 5.87 Ecology: LUC43

Landscape

<p>Description of location, setting and scale</p>	<p>This area is located to the north of Bradshaw, set above the existing housing developments, but below rising fields at the foot of a hill slope. It is a small scale peri-urban landscape.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This is a roughly rectangular area, with the south-western edge formed by rear garden fences and a bank up to the POL site. There are a number of mature oak trees along this edge. Rear garden fences also form the northwest boundary. The northeast and southeast edges are formed by field walls associated with a rise in topography. Sections of the walls are no longer intact and have been replaced with post and wire fences. To the northwest and east there are open rising fields in agricultural use. To the north there is an area of rough ground within the pasture field, evidence of former quarrying.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: West Pennine Moors</p> <p>The western half of this area is fenced off with security railings, and is a covered reservoir hidden by grasses and partially surrounded by self-seeded shrubs and brambles. The eastern half is of rough grassland and scrub with occasional trees. Several paths are worn through this area.</p>

Description of views and landmarks	Views are generally contained, though there are glimpses outwards towards the south, over the townscape, and a ridge of moorland is visible to the northeast.
Perceptual qualities	This area is perceived as being to the rear of properties. As it has shrubs and trees within it, it is different in character from the open pasture fields that extend to the north and east.
Potential sensitivities to development	The bank around the southern edge of the POL, with the mature oak trees forms a current urban edge, although it is poorly defined with rear garden fences along it. The field walls around the north and east edges of the POL site are also associated with changes in level, and with suitable planting and reinstatement of the walls, could form logical urban edges.
Summary of potential effects on landscape and visual amenity	The eastern part of this site is considered to be of low sensitivity to development.
Mitigation	Should development be proposed, it is recommended that existing trees are retained where possible, and that the walls that surround the site should be rebuilt and maintained as boundaries to the development.
Assessment location/access	Accessed and assessed from a footpath around the site from Catteral Crescent

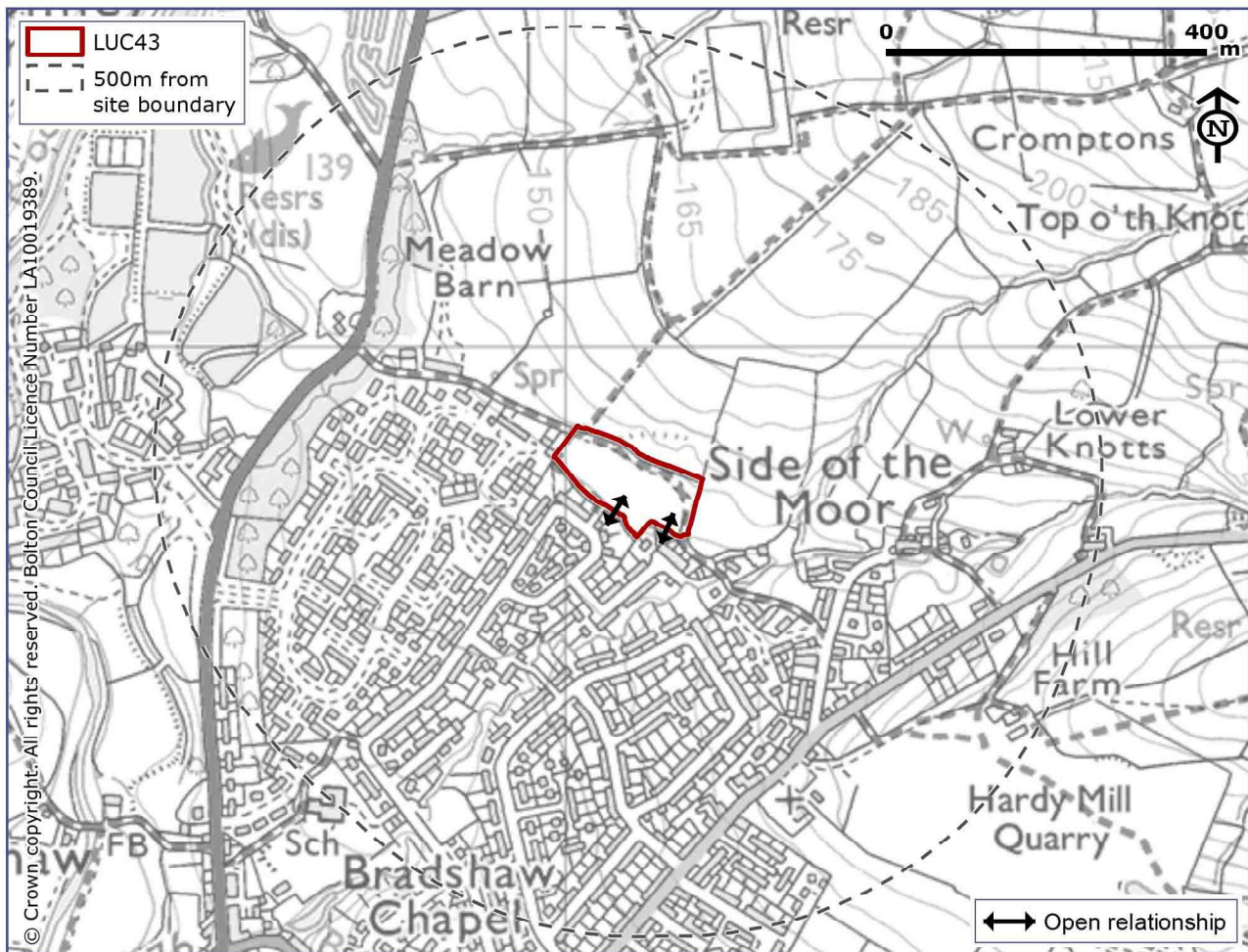


Figure 5.88 Landscape: LUC43

Public Recreation and Tree Preservation Orders

Recreational assets within site	<p>The following Public Rights of Way pass through the site boundaries: TBN032</p> <p>The following Public Rights of Way follow the site boundaries: TBN031A</p> <p>The following Public Rights of Way provide access to the boundaries of the site: TBN034</p>
Nearby recreational assets	There is extensive continuation of Public Rights of Way to north and east of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.

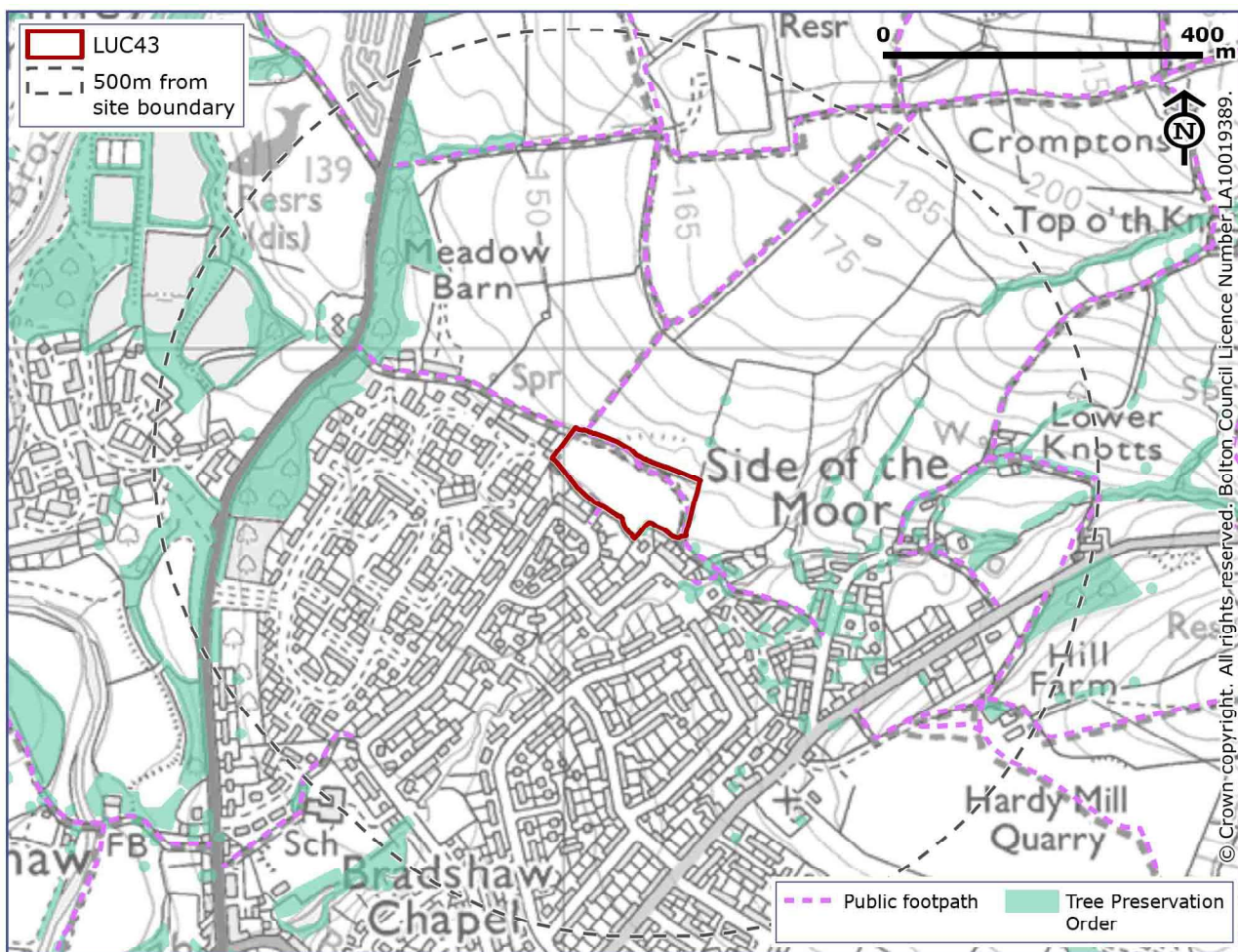


Figure 5.89 Public Recreation and TPOs: LUC43

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 are no areas of risk from fluvial or pluvial flooding within the site boundaries. The site is located in a postcode in which there have been fourteen sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.

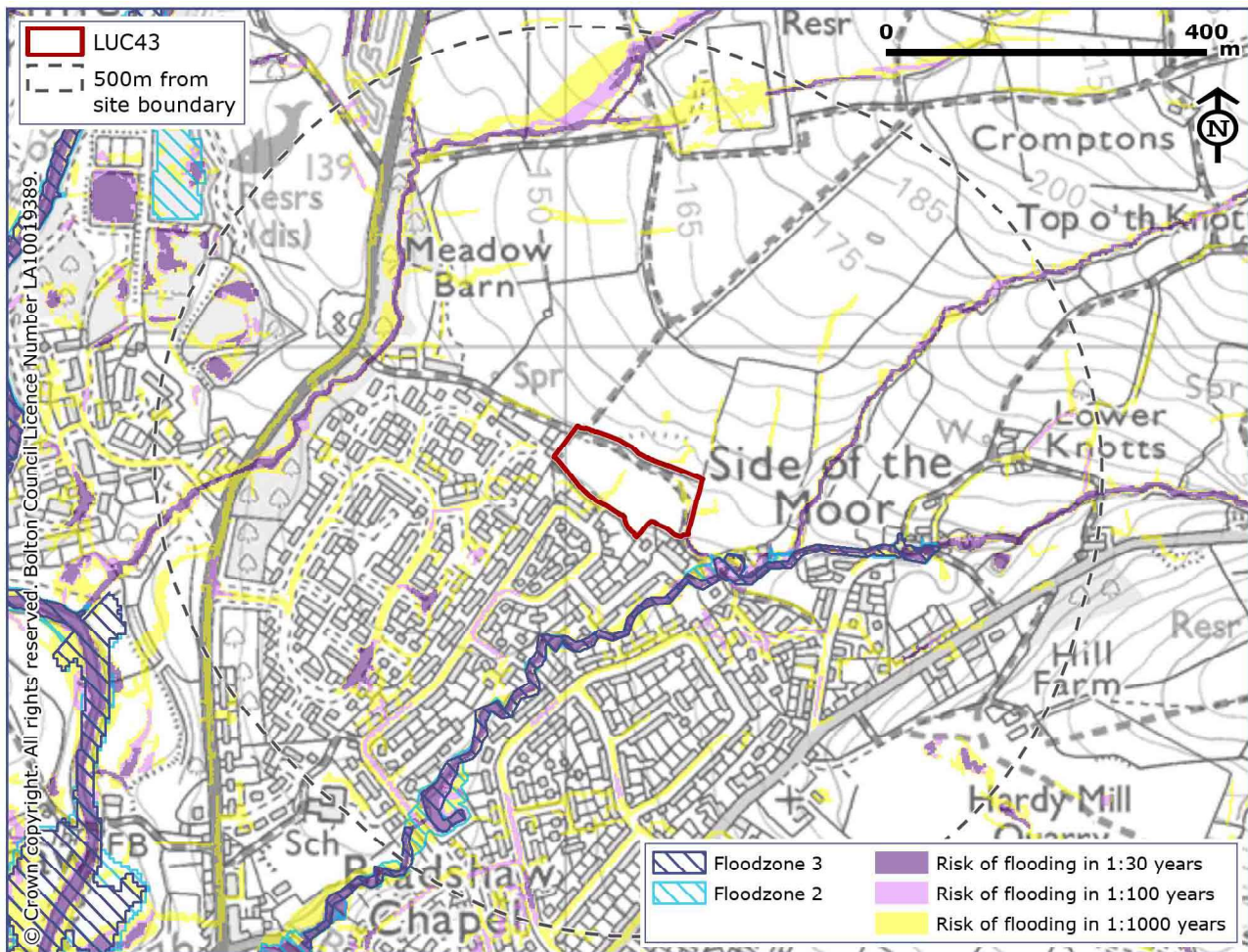


Figure 5.90 Flooding: LUC43

Site Summary

LUC43 is a very small site located to the northeast of Bradshaw, part of Brightmet & Harwood. A planning application to convert the previous underground reservoir on the site into a dwelling house has been approved (85469/11). There are large areas of urban development to the south and west of the site which are predominantly residential in nature with some amenities. To the north and east of the site is open farmland. Underground structures relating to a reservoir exist on one half of the site, whilst the other half is deciduous woodland. These factors are likely to significantly restrict the development potential of the site.

The site lies within Riding Gate Conservation Area, which would be susceptible to physical and setting change. There are no non-designated assets recorded within the site. Review of the HLC data, aerial imagery and maps suggests that the site has been subject to quarry activity, significantly reducing the potential for any unknown archaeological assets. The summary of potential effects on heritage assets is judged to be medium – high.

There are no designated sites nor SBI within the parcel, however there are 3 SBI within 1km of the site. The ecological sensitivity of the parcel is deemed moderate due to the priority habitat present and the area in which it encompasses.

In landscape terms, this area is perceived as being to the rear of properties. As it has shrubs and trees within it, it is different in character from the open pasture fields that extend to the north and east. The eastern part of this site is considered to be of low sensitivity to development.

One Public Right of Way passes through the site. The site is at a low risk of flooding.

LUC44: Mason Clough

LUC44 / Mason Clough	
Area	3.32Ha
Parcel description	The parcel is located in the north of Bolton. Land within the parcel slopes down to the southeast along the incised valley of the Barley Brook which flows through the centre of the parcel from northwest to southeast. A footpath enters the parcel in the west. The parcel predominantly comprises woodland and areas of amenity grassland. Stables are located in the west of the parcel. The parcel is surrounded by existing residential development and forms an area of open space between rows of housing and an area of allotments.
Site history	None.



Figure 5.91 Aerial view: LUC44

Adjoining land uses and compatibility

Adjoining uses

On all sides of the site there is urban development which is predominantly residential in nature with a good variety of amenities. There is a secondary school to the north and a primary school to the east. There is woodland area to the south and the A58 road.

Compatibility with residential development

The site is set back from major roads reducing the risk of noise pollution and air pollution.

The site is in close proximity to amenities and schools.

The site is currently covered by approximately 70% woodland area which would mean residential development would displace this. The woodland and the presence of the watercourse are likely to restrict the development of this site in full.

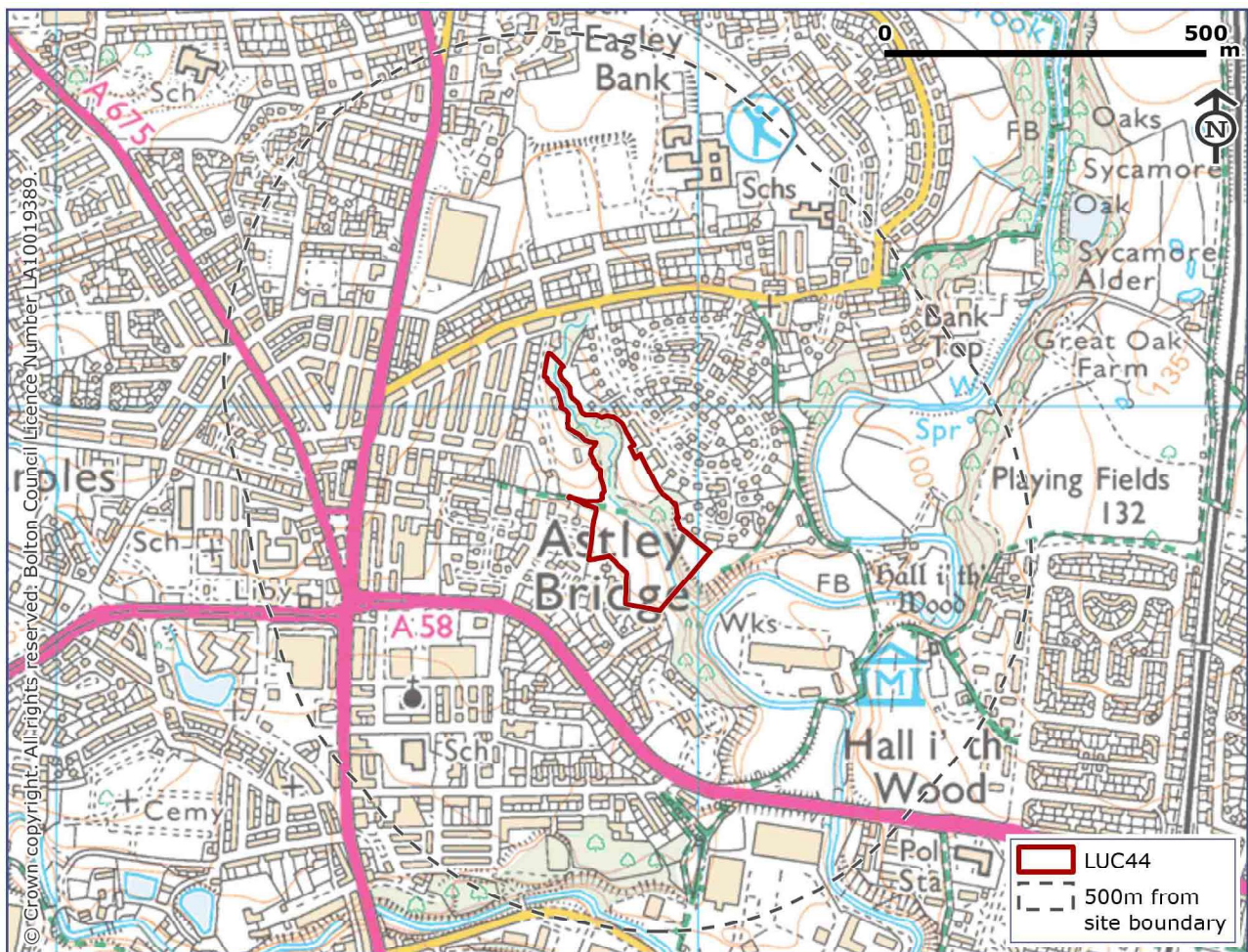


Figure 5.92 OS base map: LUC44

Heritage

Designated assets

There are no designated assets within the site. There are a large number of listed buildings in the wider vicinity of the site, including the Grade I listed Hall I' th' Woods (1388052), a small 16th century house, now in use as a museum. This asset does not appear to have a relationship with the site and, due to intervening development and enclosure by trees, there is unlikely to be any intervisibility between the two. As such, it is unlikely to experience any meaningful setting change.

Non-designated assets	There are no non-designated assets recorded 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	A heritage statement may be required to assess the potential impact on the setting of the Grade I listed building. Additionally, an archaeological desk-based assessment may be needed to fully explore the archaeological potential of the site.

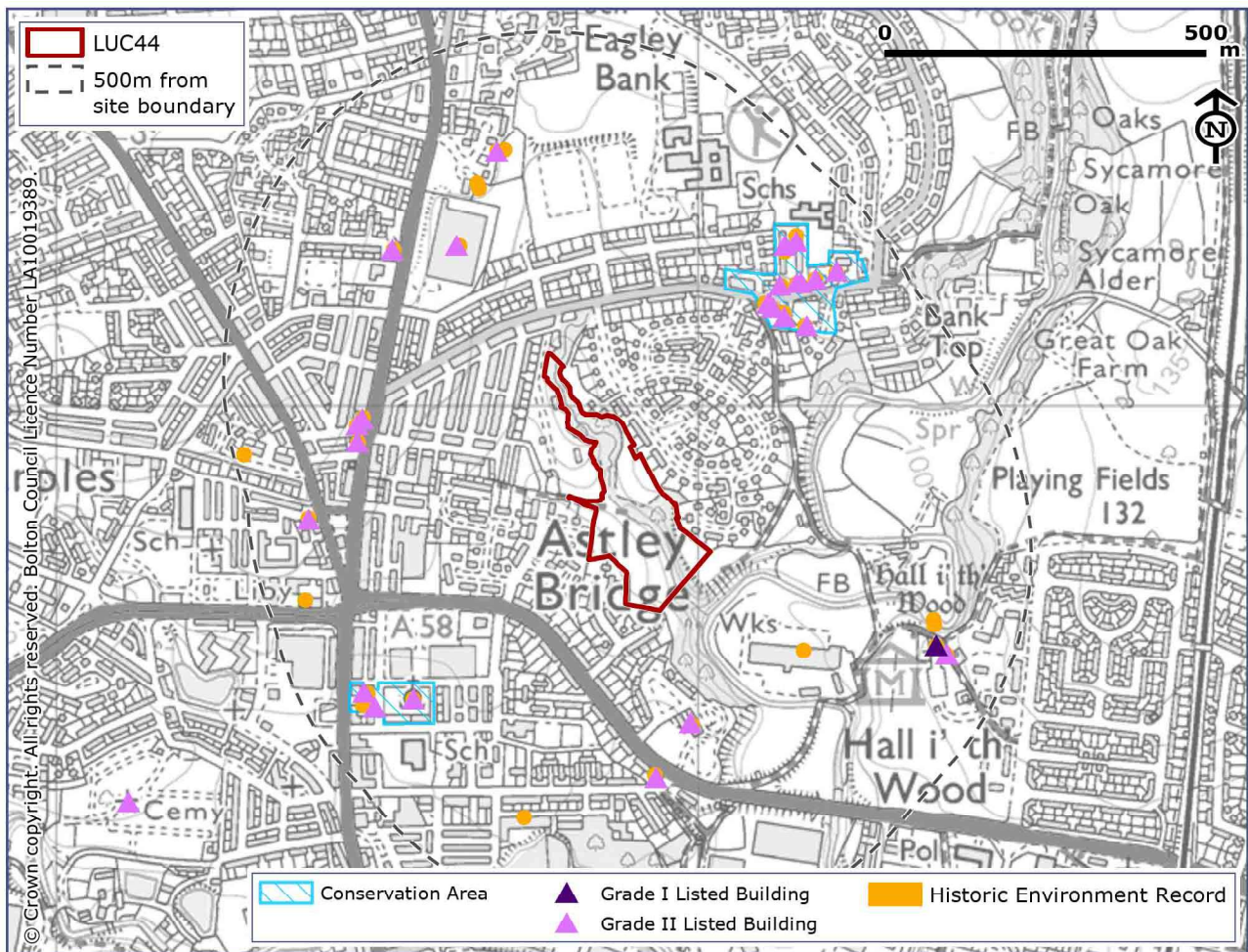


Figure 5.93 Heritage: LUC44

Ecology

Overview of ecological features	<p>The land parcel is predominately a beech and oak woodland corridor, which follows the Barley Brook from north to south. The woodland has an understorey of leaf litter, young ash and sycamore saplings, with Himalayan balsam, holly and ferns. Two areas of rough grassland are on the east boundary and the south.</p> <p>No statutory and non-statutory sites are within the land parcel. Bank Top SBI is within the land parcel, along with priority habitats such as deciduous woodland and a stream.</p>
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Protected sites	No protected sites are within the land parcel. Eagley Valley LNR is within 1km of the land parcel boundary, located to the north intersecting the boundary.
Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)	SBI within the land parcel boundary; <ul style="list-style-type: none"> Bank Top; Ancient Woodland, Amphibians, Ponds and Small lodges No AWI within the land parcel, however one AWI is within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Grassland, Woodland, River, Wetland
Other notable habitat/features	Mature/Veteran Trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Badger, Otter, Hedgehog, Reptiles, Nesting Birds, Common Toad, Invertebrate assemblage
Summary of biological records for protected and notable species	No records within the land parcel.
	Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> Bats: <ul style="list-style-type: none"> Roosts: Pipistrelle species including Common Pipistrelle, Brown Long-eared and an unidentified species. Other records: Pipistrelle species including Common & Soprano Pipistrelle, Daubentons and an unidentified bat species. Great Crested Newt Protected and/or Notable species: <ul style="list-style-type: none"> Badgers: one record of presence just inside the 1km boundary to the north. Water Vole Hedgehog Cinnabar Common Carpet Dot Moth Common Toad Bullfinch Dunnock House Sparrow Lapwing Lesser Spotted Woodpecker

	<ul style="list-style-type: none"> • Kingfisher • Song Thrush • Starling • Willow Tit
Invasive species requiring consideration	<p>Mink, Himalayan Balsam found along the brook and within the understorey.</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)	There are no ponds within the land parcel boundary or within 500m of the land parcel boundary.
Features requiring consideration for bat roost potential?	Woodland/Trees: woodland corridor following the Barley Brook, trees 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 on the east and southwest boundary due to residential surroundings.
Summary of potential effects on ecological assets	<p>The site is considered to have high ecological value, due to the presence of a Site of Biological Interest which occupies most of the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodland, wetlands and watercourses which are likely to provide important habitats and 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 development proposals for the site are likely to be significantly constrained by the sites ecological value, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated.</p> <p>Any future development proposals would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Enhancements should include the management and removal of invasive species such as Himalayan balsam, increasing biodiversity especially that of the riparian environment. Opportunities to incorporate wildflower planting and native shrub planting in any future housing should be taken.</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>

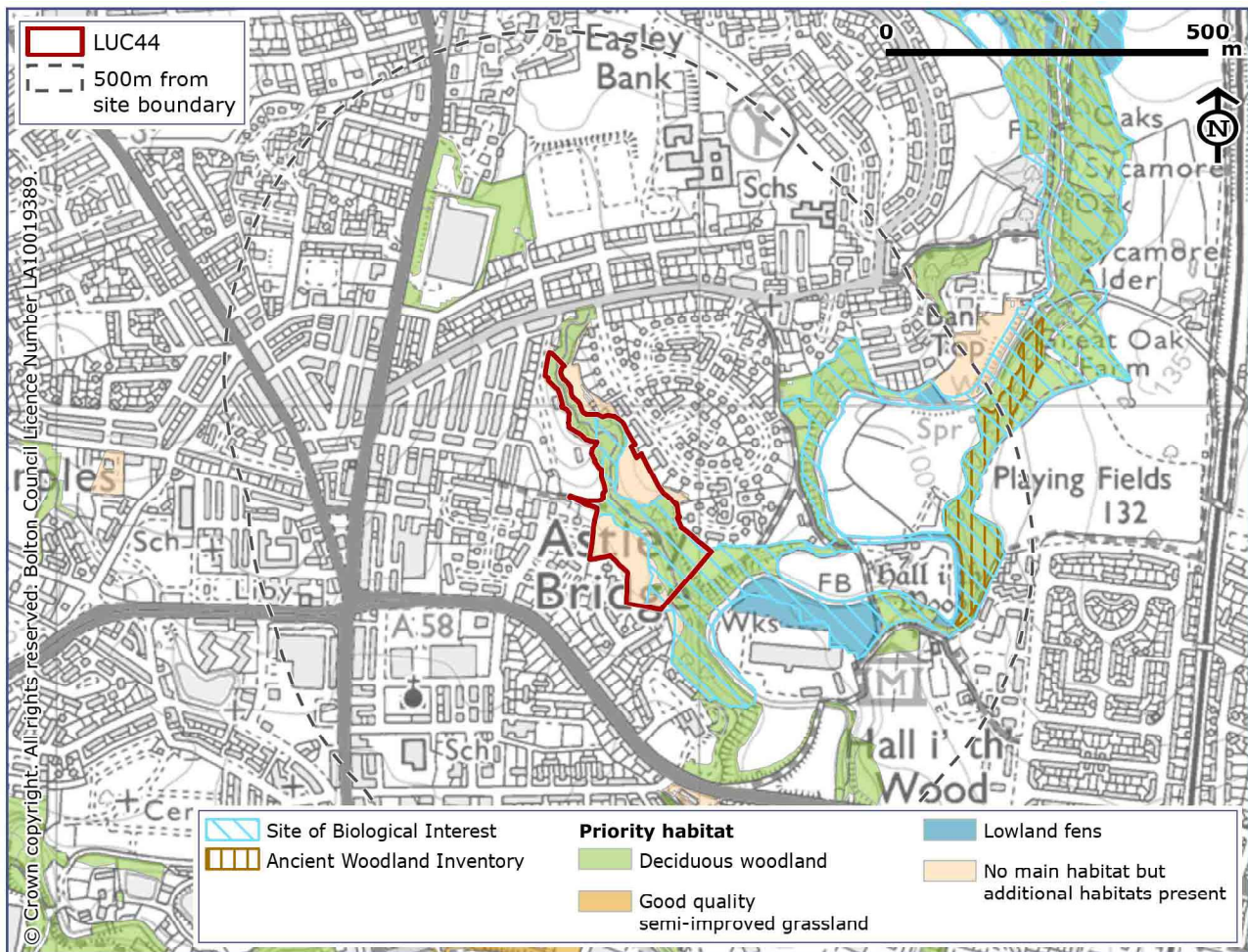


Figure 5.94 Ecology: LUC44

Landscape

Description of location, setting and scale	This is a narrow valley between two housing areas to the west of Astley Bridge. It is a small scale peri-urban landscape with an incised valley.
Description of boundaries and relationship to adjacent areas and townscapes	The boundaries of the POL are rear garden fences to east and west, with a fence around allotment plots to the north west. The south-east boundary is indistinct, as a fence within continuing woodland. It is a narrow wooded valley forming a green corridor between urban areas.
Description of land use, features, condition and character	Landscape character area: Wooded/Rural valleys This POL is consists of a narrow incised wooded valley with a small watercourse and mixed unmanaged woodland, some of which is mature. Either side of the valley there are small flatter areas with an urban edge character, used as pasture fields to graze horses (on the western side). There are a number of mature trees in these areas, such as an oak tree in the field to the east, but field boundaries are degraded.
Description of views and landmarks	Views are enclosed within the valley or within the open areas by woodland and the backs of houses.

Perceptual qualities	This is a wooded valley, but it does not have a rural character, with a presence of urban areas close by on both sides. Whilst the woodland forms a green corridor between built up areas, the open fields are less important to this role.
Potential sensitivities to development	The sensitivities of this site relate to the incised wooded valley and the value of the woodland as a green corridor. However, it is unlikely that the topography of the valley would allow development. The flatter areas on either side do not have notable landscape and visual sensitivities, and have a close relationship to existing urban edges.
Summary of potential effects on landscape and visual amenity	This site is considered to be of high sensitivity within the incised wooded valley, although it is likely that this part would be undevelopable. It is considered that the open fields on either side are of low sensitivity to development.
Mitigation	Should development be proposed for these small areas, it is recommended that the woodland edge of the incised valleys be maintained and managed.
Assessment location/access	Accessed and assessed from a footpath across the site.

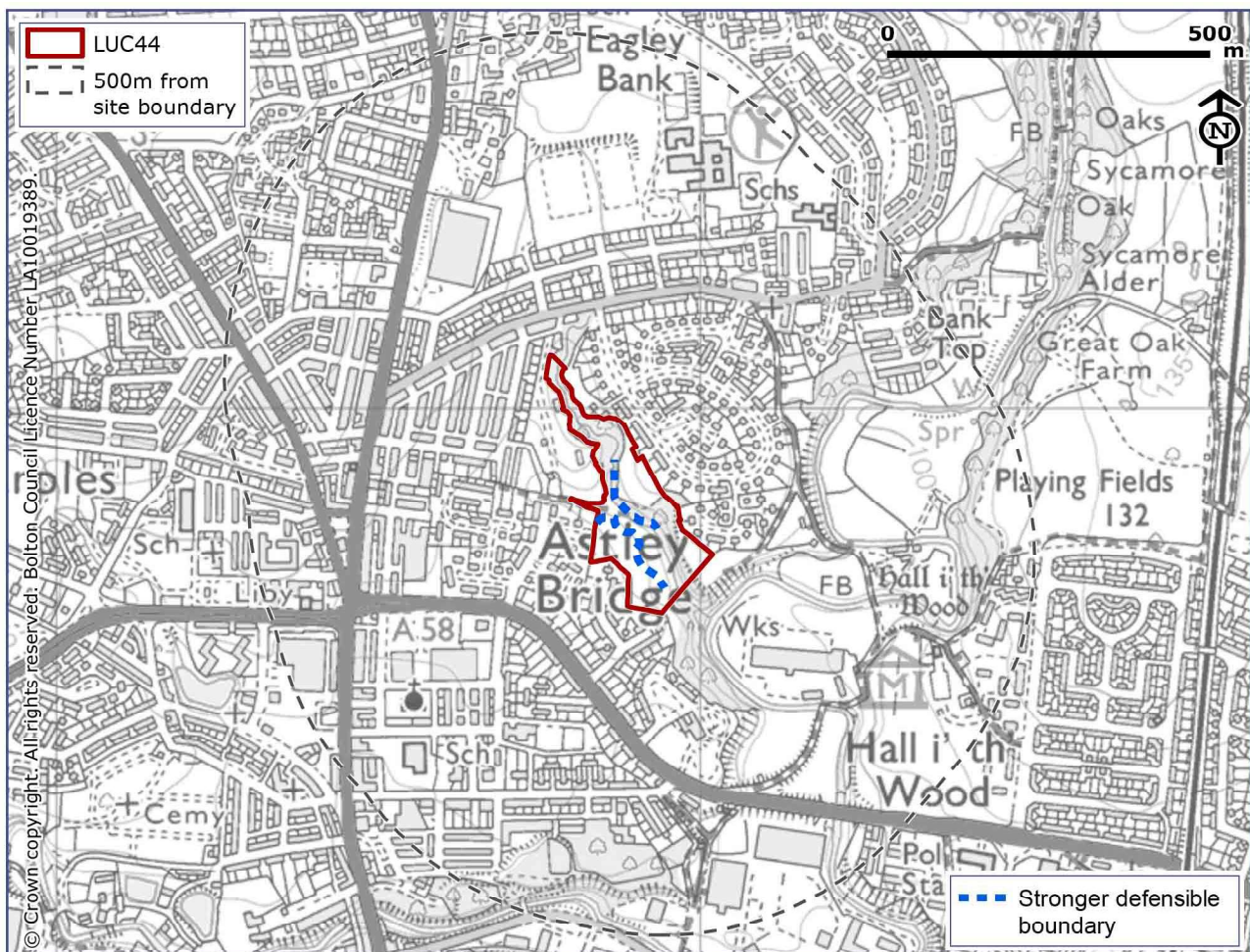


Figure 5.95 Landscape: LUC44

Public Recreation and Tree Preservation Orders

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries: BOL076</p> <p>The following Public Rights of Way provide access to the site: BOL145</p>
<p>Nearby recreational assets</p>	<p>There is continuation of Public Rights of Way to the north and south of the site. There is a park to the west of the site (just over 500m distance) as well as play areas to the west and south.</p>
<p>Open Space Assessment results for area (surplus/deficiencies)</p>	<p>Not applicable.</p>
<p>Tree Preservation Orders</p>	<p>The site includes an area covered by TPO.</p>

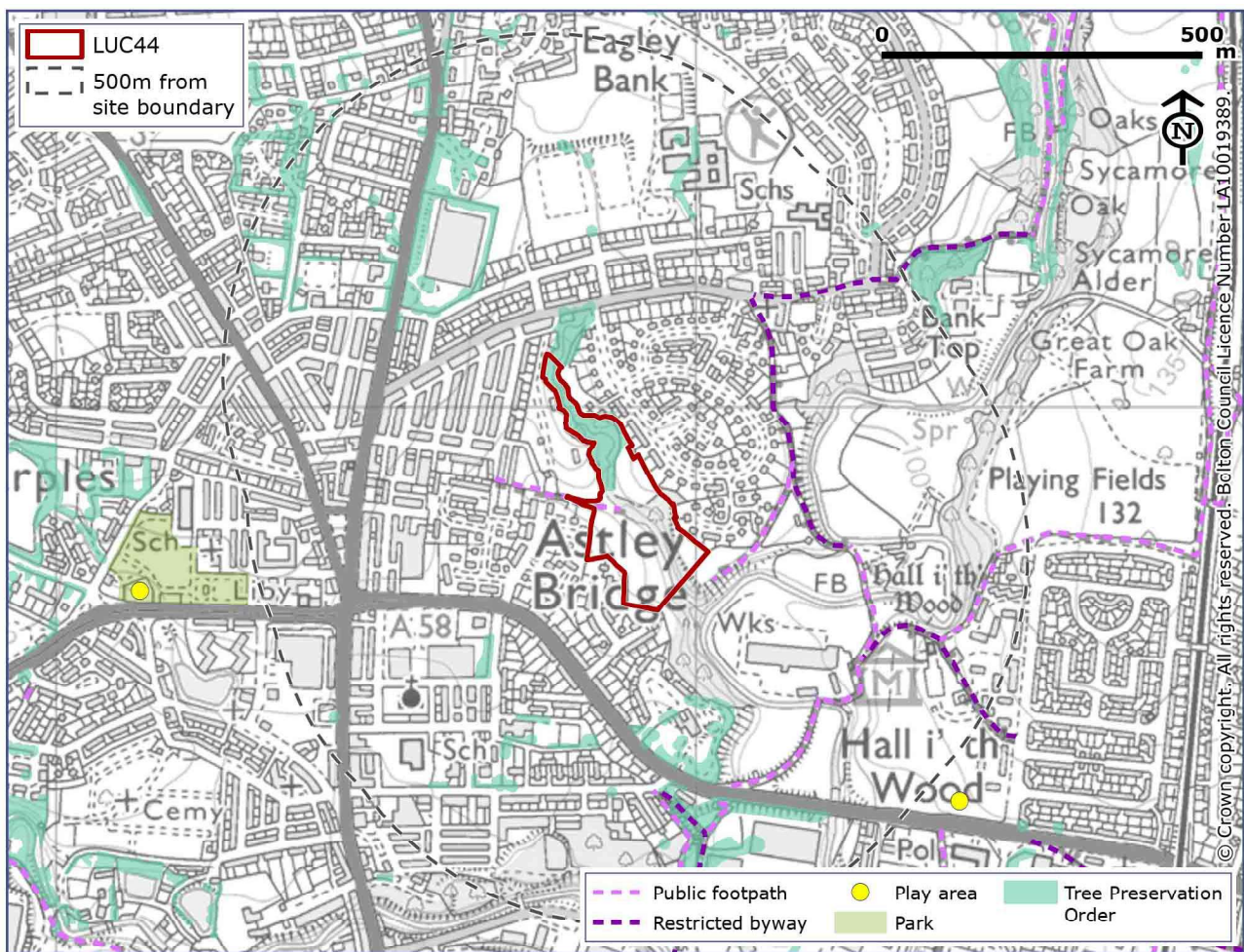


Figure 5.96 Public Recreation and TPOs: LUC44

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 river running through the centre of the site creating some areas of risk from fluvial flooding. However this is constrained to the river banks there are areas of high risk from pluvial flooding. The site is located in a postcode in which there have been five sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required as it is not considered that development would cover the watercourse.

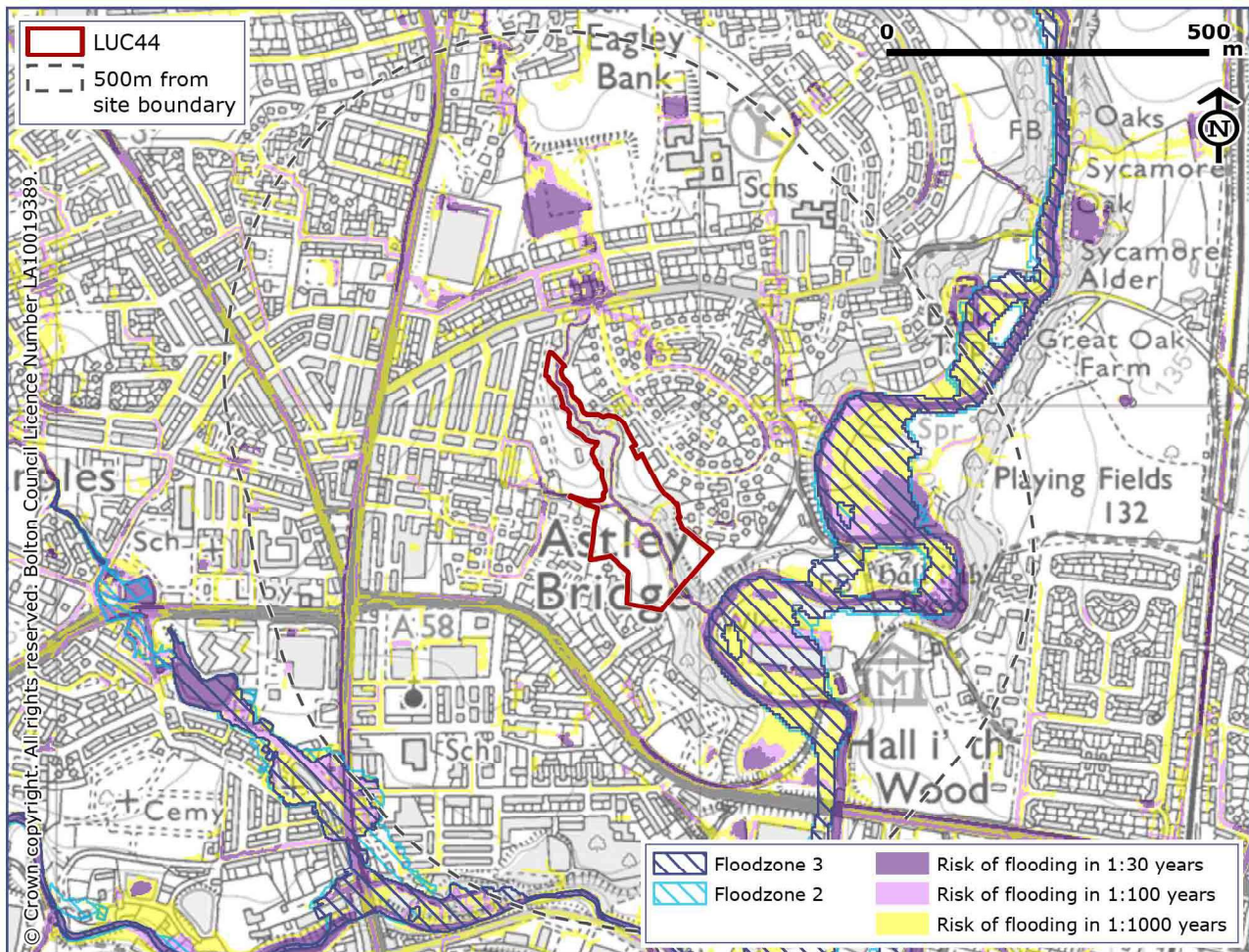


Figure 5.97 Flooding: LUC44

Site Summary

LUC44 is a small site located in the north of Bolton. The site is currently covered by approximately 70% woodland area which would mean residential development would displace this. The woodland and the presence of the watercourse are likely to restrict the development of this site in full.

There are no designated heritage assets within the site. There are a large number of listed buildings in the wider vicinity of the site. There are no non-designated assets recorded within the site. Therefore the potential effects on heritage assets is considered to be low.

There are no statutory sites within the parcel. The Bank Top; Ancient Woodland, Amphibians, Ponds and Small lodges SBI is within the site. The site is considered to have high ecological value, due to the SBI which occupies most of the site, and due to the extent and distribution of a range of habitat types of

Principal Importance including woodland, wetlands and watercourses which are likely to provide important habitats and movement corridors for wildlife within the landscape. The site is also suitable for supporting viable populations of a range of protected and notable species.

The landscape sensitivities of this site relate to the incised wooded valley and the value of the woodland as a green corridor. However, it is unlikely that the topography of the valley would allow development. The flatter areas on either side do not have notable landscape and visual sensitivities, and have a close relationship to existing urban edges. This site is considered to be of high sensitivity within the incised wooded valley, although it is likely that this part would be undevelopable. It is considered that the open fields on either side are of low sensitivity to development.

A Public Right of Way travels into the site. A watercourse also travels through the site which has localised floor risk, but this does not extend significantly into the site.