

## LUC45: Longsight Lane

LUC45 / Longsight Lane	
<b>Area</b>	2.90Ha
<b>Parcel description</b>	The parcel is located to the east of Brightmet & Harwood. Land within the parcel gently slopes down to the south and comprises woodland and grassland within Harwood Vale with a footpath present along the south eastern boundary. There are no buildings present within the parcel however the north and northeast of the parcel are enclosed by residential developments.
<b>Site history</b>	There is no planning history on the site.



Figure 5.98 Aerial view: LUC45

### Adjoining land uses and compatibility

#### Adjoining uses

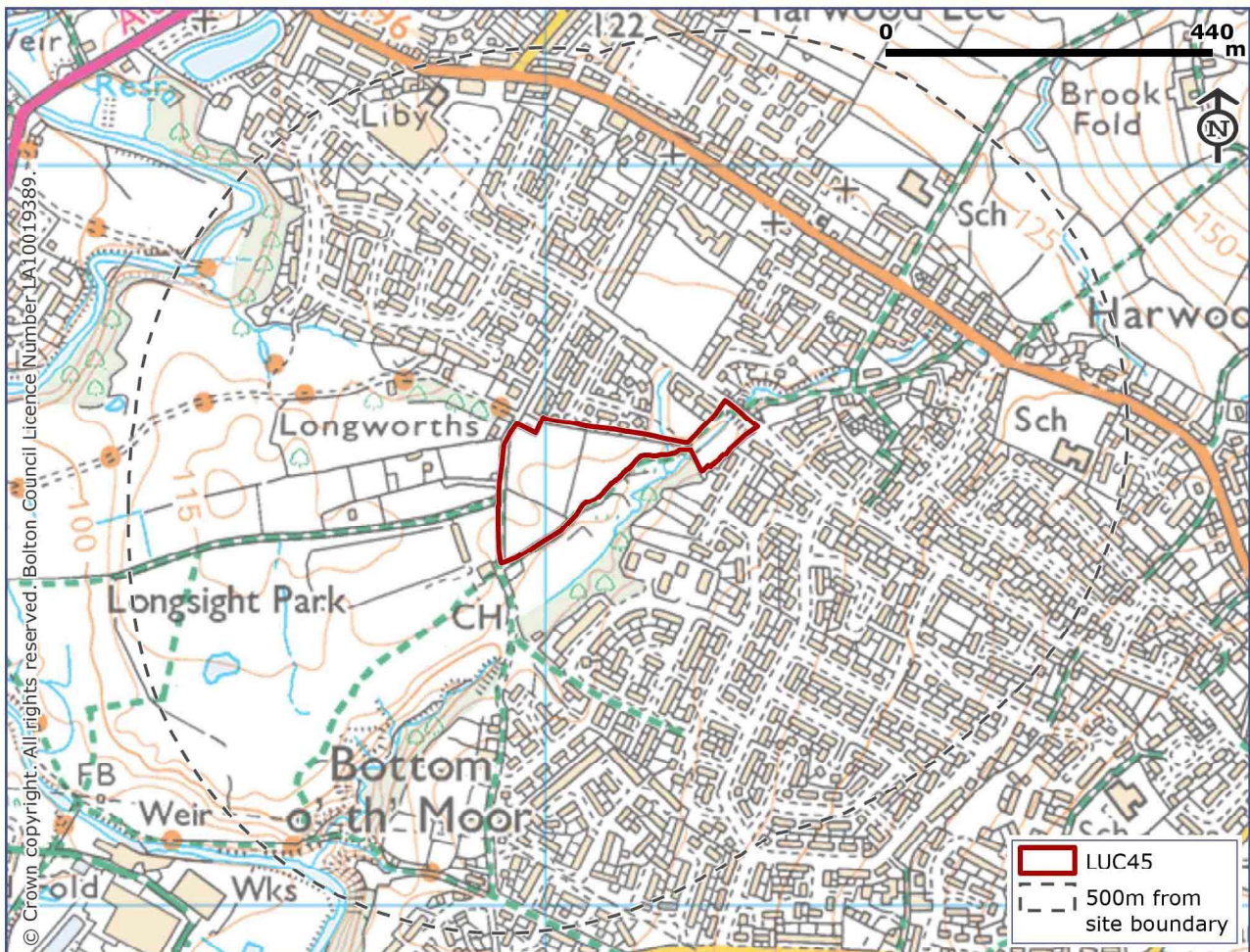
To the north, east and south of the site is urban development which is predominantly residential in nature with some amenities present. The west of the site is a golf course. There are 2 primary schools located to the east of the site and a secondary school to the south east.

#### 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 schools and amenities.

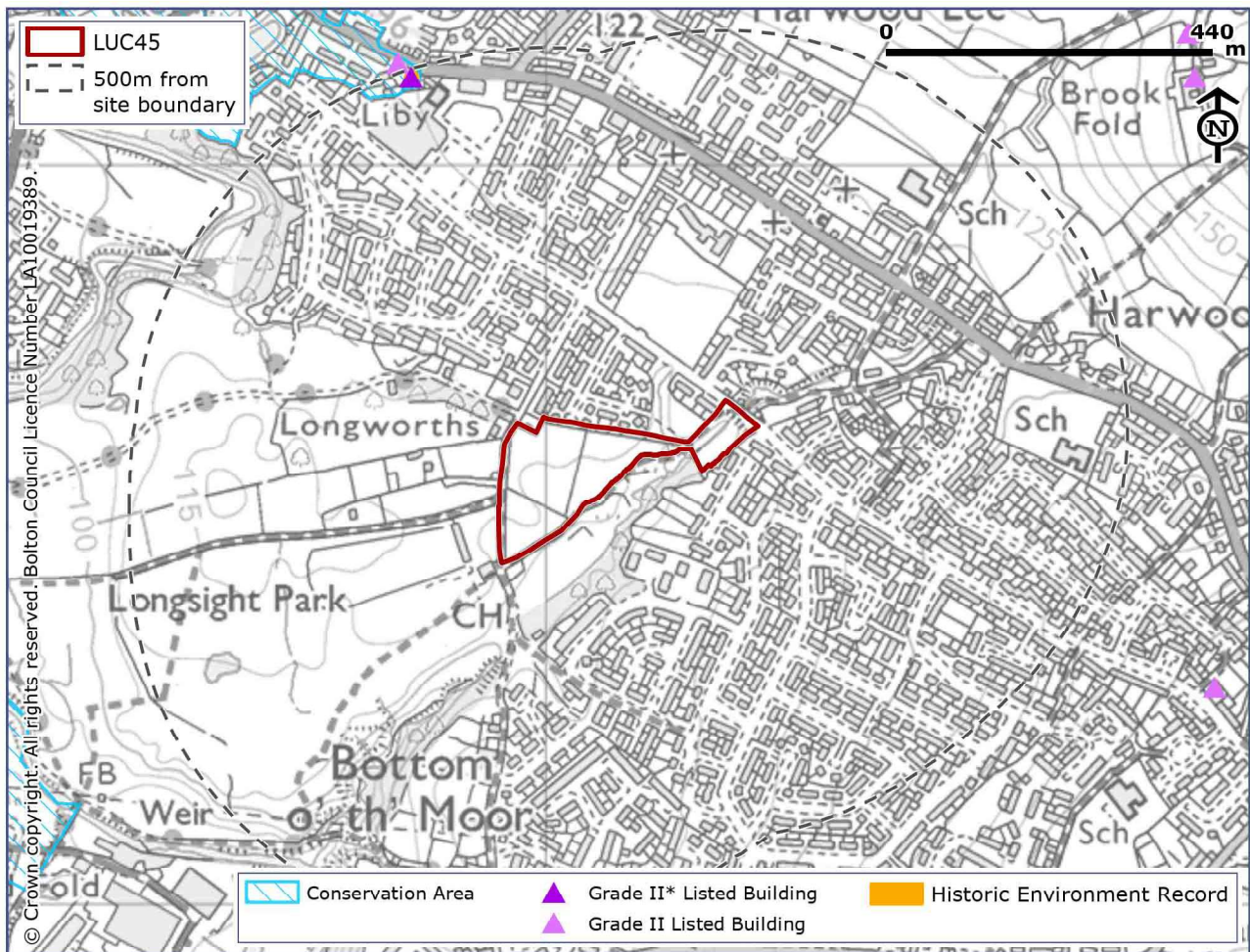
The site comprises approximately 40% tree cover and this is likely to be a constraint to developing the site in full.



**Figure 5.99 OS base map: LUC45**

### Heritage

Designated assets	There are no designated assets within the site. There are a number of listed buildings in the wider vicinity of the site, but these are generally separated by intervening vegetation and built development and none appear to have a relationship with the site that will be affected by development.
Non-designated assets	The HLC indicates that there sluices and weirs –relating to the adjacent former Harwood Vale Bleach Works were present along the tributary channel to the Bradshaw Brook, which runs through part of the site. However, review of historic mapping suggests that these do not fall within the site.
Summary of potential effects on heritage assets	Low
Potential mitigation	An archaeological desk-based assessment may be needed to fully explore the archaeological potential of the site.



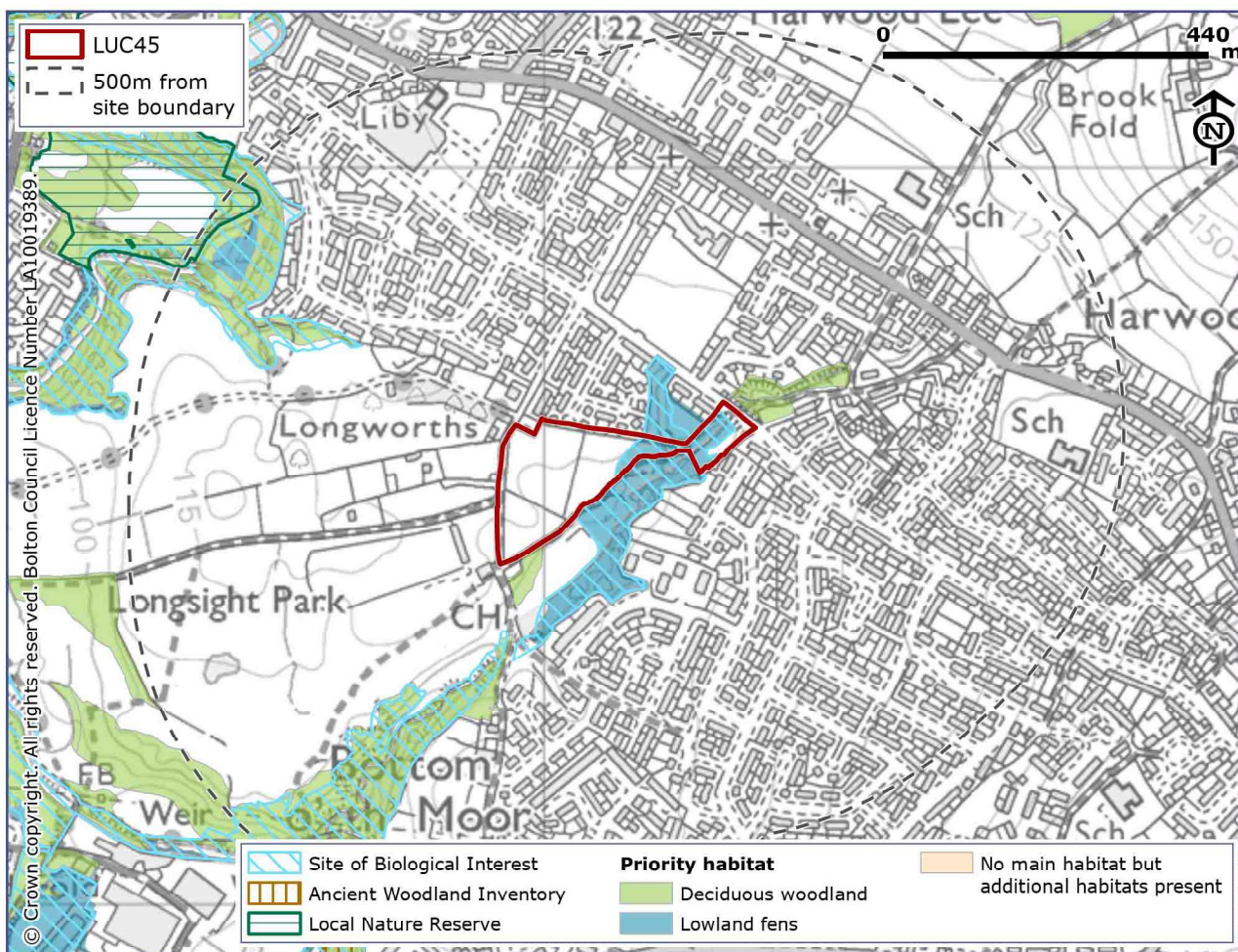
**Figure 5.100 Heritage: LUC45**

**Ecology**

<p>Overview of ecological features</p>	<p>The land parcel was dominated by deciduous woodland with an area of rough tussocky grassland located centrally and scrub in the southwest corner.</p> <p>The west section of woodland has areas of plantation with a mixture of species. Himalayan balsam dominates the undergrowth especially along footpaths.</p> <p>A watercourse runs from the east coming from underneath Hough Fold Way, then runs along the southern boundary.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Castle Croft &amp; Bradshaw Brook SBI is within the land parcel, along with priority habitats such as lowland fens and woodland.</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 northwest intersecting the boundary.</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"> <li>• Castle Croft &amp; Bradshaw Brook; Woodland, Ponds and Small lodges</li> </ul> <p>SBI within 1km of the land parcel boundary;</p>

	<ul style="list-style-type: none"> <li>Bradshaw Wood &amp; Reservoirs; Ancient Woodland and Open Water</li> </ul> <p>No AWI within the land parcel, however Brow Wood AWI is within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	<p>Grassland, Hedgerow, Woodland, Stream</p>
Other notable habitat/features	<p>Mature/Veteran Trees</p>
Potential for protected and notable species (further survey and/or consideration may be required)	<p>Bats, Badger, Brown Hare, Nesting birds, Common Toad, Hedgehog, Reptiles, Invertebrate assemblage</p>
Summary of biological records for protected and notable species	<p>Records within the land parcel boundary; European Protected species:</p> <ul style="list-style-type: none"> <li>Bats: one record of a Pipistrelle species in the northeast section of the land parcel.</li> </ul>
	<p>Records within 1km of the land parcel boundary; European Protected species:</p> <ul style="list-style-type: none"> <li>Bats: <ul style="list-style-type: none"> <li>Roosts: Pipistrelle species including Common Pipistrelle and unidentified species.</li> <li>Other records: Pipistrelle species including Common, Soprano Pipistrelle and Nathusius, Daubentons, Noctule and an unidentified bat species. The majority of records were located within Upper Bradshaw Valley LNR.</li> </ul> </li> <li>Otter</li> <li>Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>Brown Trout (Sea Trout)</li> <li>Cinnabar</li> <li>Common Toad</li> <li>Slow-worm</li> <li>Brown Hare</li> <li>Hedgehog</li> <li>Bullfinch</li> <li>Dunnock</li> <li>House Sparrow</li> <li>Kingfisher</li> <li>Lesser Spotted Woodpecker</li> <li>Song Thrush</li> <li>Willow Tit</li> </ul>

Invasive species requiring consideration	<p>Himalayan Balsam dominates the undergrowth especially along footpaths.</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 within the land parcel boundary.</p> <p>There is 1 pond within 500m of the land parcel boundary, the pond is located to the southwest within Longsight Park Golf Course.</p>
Features requiring consideration for bat roost potential?	<p>Woodland/Trees: located to the east and west of the land parcel, trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p>
Existing lighting	<p>There is likely to be light spill to the north boundary due to residential surroundings.</p>
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 within the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodland, grasslands 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>It is recommended to retain the woodland corridor that follows the watercourse, keeping a linear feature available for protected species such as bats. Opportunities to incorporate wildflower planting and native shrub planting in any development proposals should be taken, along with the retention of mature healthy trees.</p> <p>Enhancements should include the management and removal of invasive species such as Himalayan balsam, potentially increasing biodiversity. Scrub habitat should be established along the south east boundary, to provide shelter and foraging habitat for notable species such as hedgehog and house sparrow.</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>

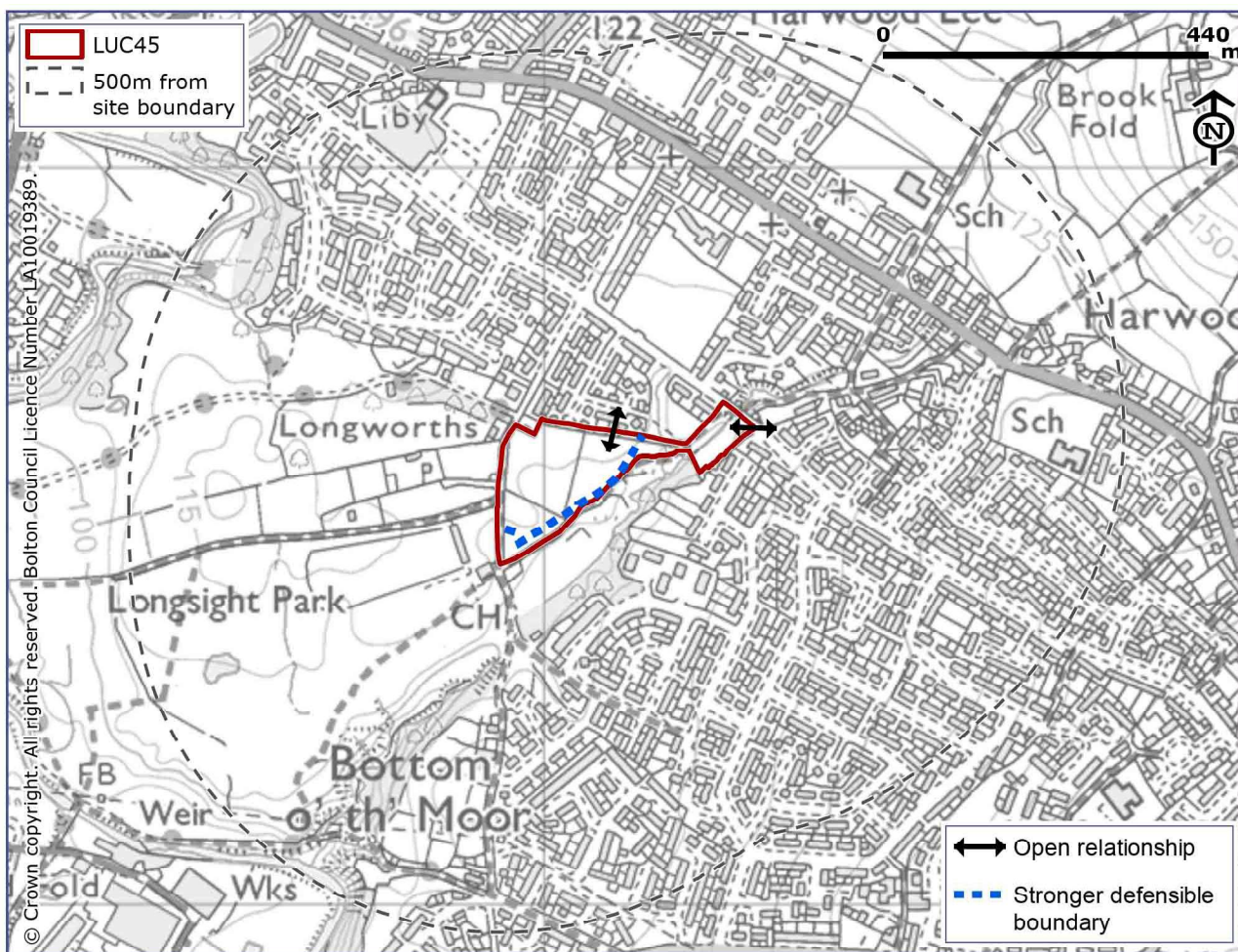


**Figure 5.101 Ecology: LUC45**

## Landscape

<p>Description of location, setting and scale</p>	<p>This site is located to the south of Bradshaw. The POL site is in two parts, a triangular area to the west of a small scale wooded valley forming a plateau area of urban edge grassland and woodland, and a small strip of land connecting it with a small area of flatter ground adjacent to Longsight Lane on the east side of the valley.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The larger rectangular area of this site is adjacent to Hough Fold Way, which is bounded by a remnant hedge with post and wire fence, and lies to the south of properties, the rear garden fences of which form the northern boundary. Further east, connected by a narrow strip of land through the wooded valley (to the south of a large aqueduct pipe), a small rectangular area includes the watercourse, its east bank and a small area of flat ground adjacent to Longsight Lane. Longsight Lane forms the western boundary, with an open brownfield site beyond. The southern boundary is parallel to the watercourse, formed by the edge of the woodland that grows within the valley.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Wooded/Rural Valleys</p> <p>This POL site includes the steep wooded banks down to the Hough Fold watercourse, plus a flat area of plateau to the northwest. The plateau area is flat to gently sloping (southwards), and is divided into three parts, with the Harwood and Bradshaw Millennium Woodland taking up the centre, and open</p>

	<p>fields on either side. The millennium plantation is a young dense woodland that is in good condition but will need thinning to allow the trees to mature. The open grassland on either side is not grazed, and field boundaries are not intact. Public access to the east area is via worn paths across rough grassland, but the unmanaged field to the south is not accessible.</p>
Description of views and landmarks	<p>Views are enclosed by the woodland associated with the valley edge or the millennium wood, and the backs of properties in other directions.</p>
Perceptual qualities	<p>This area is a narrow wooded valley that forms a green corridor between urban areas, and has a sense of distance from urban areas, when within it (on the path within the valley). This is distinct from the plateau area of peri-urban grassland with a managed woodland that has close links with the townscape to which it is adjacent.</p>
Potential sensitivities to development	<p>Within the wooded valley both the woodland and the topography will be constraints to development. The woodland forms a notable landscape feature which has a role as a green corridor separating urban areas.</p> <p>The millennium woodland has been planted by, and is therefore valued by the local community. As a mixed woodland it is a diverse woodland plantation extending the woodland structure to the edge of the site.</p> <p>There are no notable landscape and visual sensitivities for the remaining open flatter areas.</p>
Summary of potential effects on landscape and visual amenity	<p>This area is of varied sensitivity to development, with the main features of high sensitivity being the millennium plantation (for local value) and the steep sided valley. It is considered that the two open grassland areas either side of the millennium plantation and the small plot of land adjacent to Longsight Lane are of low sensitivity to development as they play less of a role as part of the green corridor.</p>
Mitigation	<p>It is recommended that, should development be proposed within these areas, that the woodland edges to these areas are maintained.</p>
Assessment location/access	<p>Accessed and assessed from footpaths from Hough Fold Way to Longsight Lane</p>

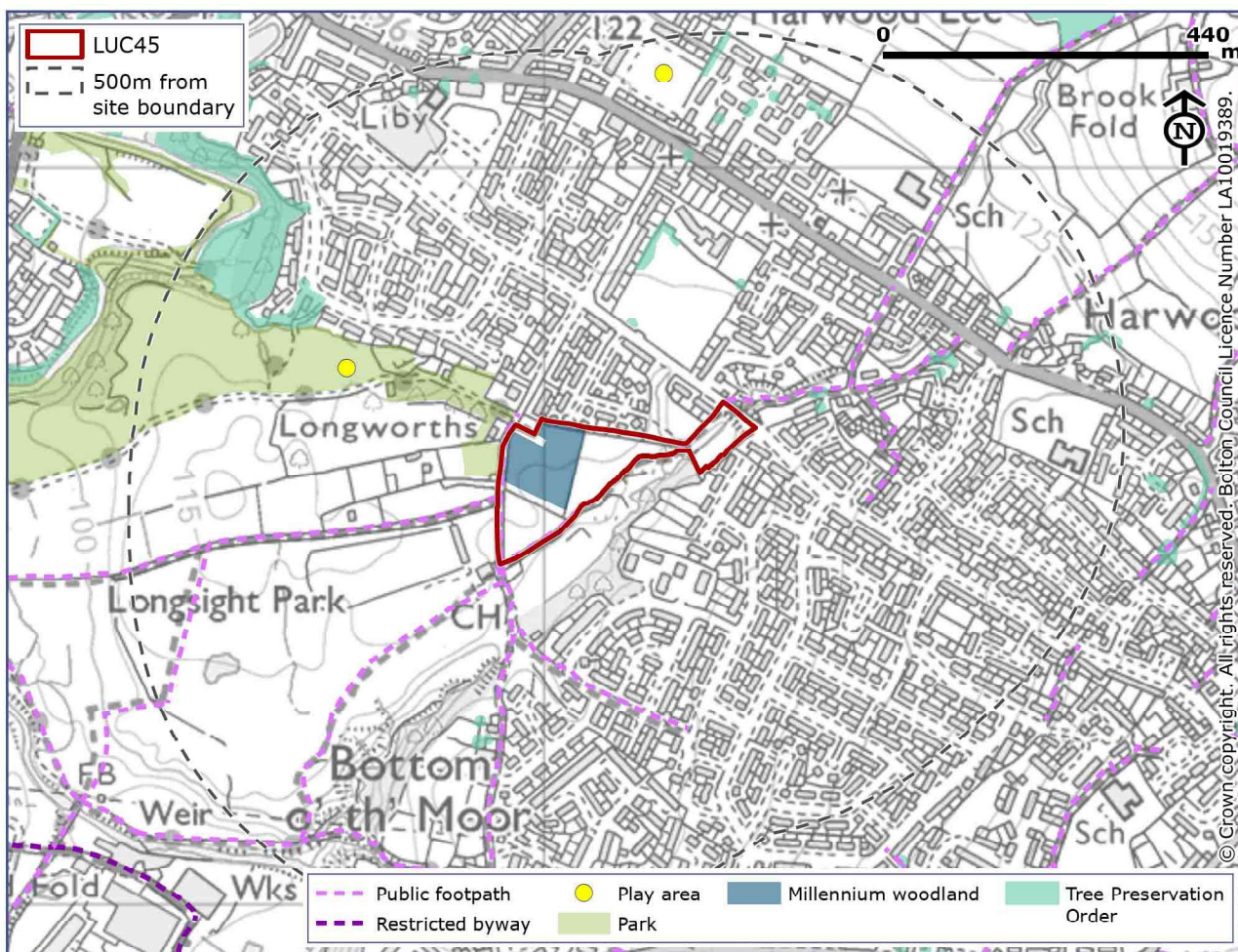


**Figure 5.102 Landscape: LUC45**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>The following Public Rights of Way pass through the site boundaries: TBS043</p> <p>The following Public Rights of Way follow the sites boundaries: TBS041</p> <p>The following Public Rights of Way provide access to the boundaries of the site: TBS050</p> <p>There is an area of Millennium Woodland located within the north western part of the site.</p>
<p>Nearby recreational assets</p>	<p>There is continuation of Public Rights of Way to the west, south and east of the site. There are play areas located to the west and north of the site. There is a park located to the 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>None.</p>

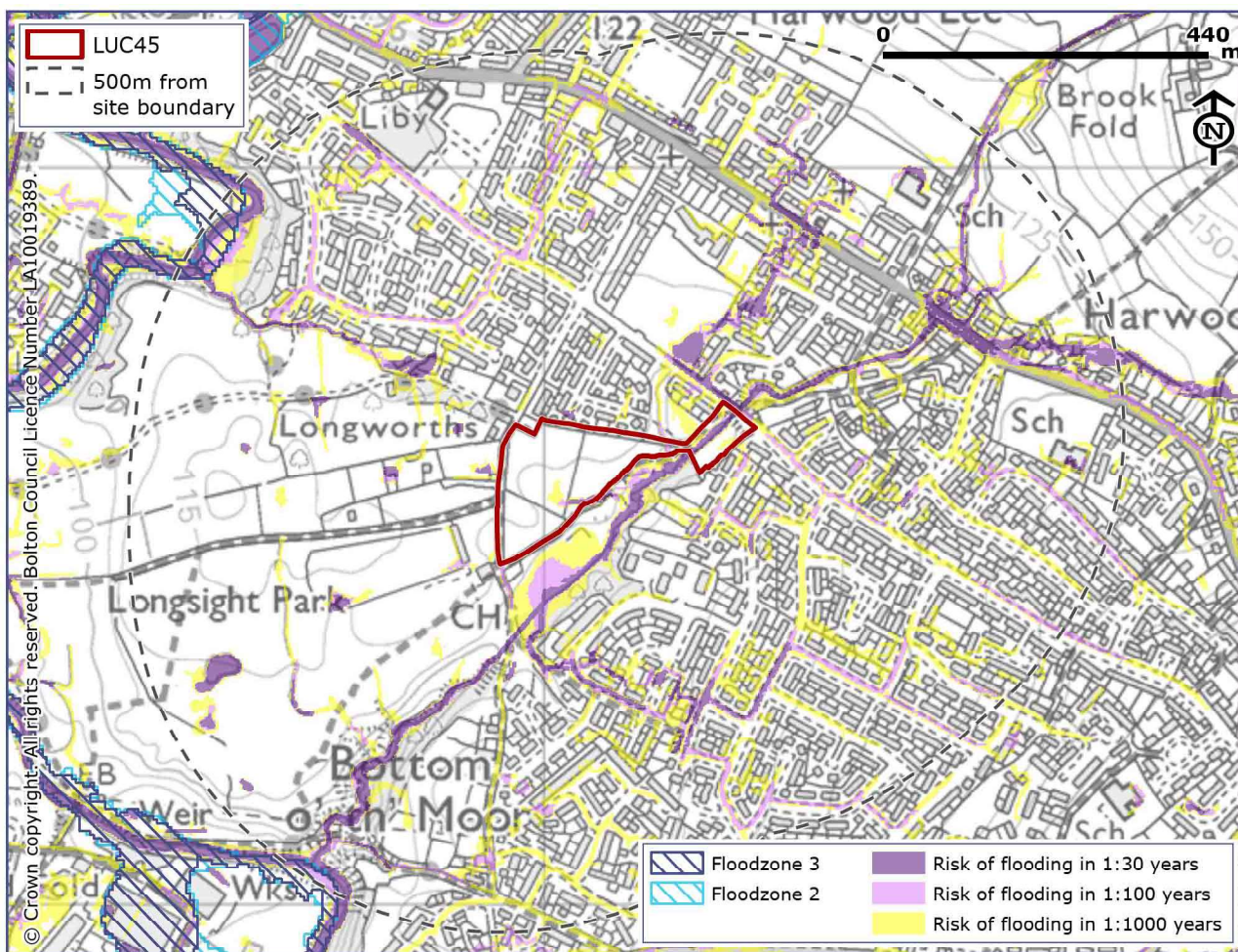




**Figure 5.103 Public Recreation and TPOs: LUC45**

**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 flooding within the site boundaries. There are small areas of medium and high risk from pluvial flooding within the site boundaries. The site is located within a postcode in which there have been fourteen sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.104 Flooding: LUC45**

### Site Summary

LUC45 is a small site located to the east of Brightmet & Harwood. To the north, east and south of the site is urban development which is predominantly residential in nature with some amenities present. The west of the site is a golf course. There are 2 primary schools located to the east of the site and a secondary school to the south east.

There are no designated assets within the site. There are a number of listed buildings in the wider vicinity of the site, but these are generally separated by intervening vegetation and built development and none appear to have a relationship with the site that will be affected by development. The potential effects on heritage assets are judged to be low.

No protected sites are within the land parcel but an SBI is located within it. The site is considered to have high ecological value, due to the presence of a Site of Biological Interest within the site, and due to the extent and distribution of a range of habitat types of Principal Importance including woodland, grasslands 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. 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.

This area is of varied landscape sensitivity to development, with the main features of high sensitivity being the millennium plantation (for local value) and the steep sided valley. It is considered that the two open grassland areas either side of the millennium plantation and the small plot of land adjacent to Longsight Lane are of low sensitivity to development as they play less of a role as part of the green corridor.

The site includes a public right of way and an area of millennium woodland. There is a small area within the site at risk of fluvial flooding.

## LUC46: Linden Avenue

LUC46/ Linden Avenue
<b>Area</b> 4.73Ha
<b>Parcel description</b> The parcel is located to the northeast of Little Lever and the southeast of Brightmet & Harwood. Land within the parcel slopes down to the southwest along Blackshaw Brook which flows through the centre of the parcel from northeast to southwest. The parcel comprises amenity grassland and woodland and is crossed by footpaths. There are no buildings present within the parcel however the parcel is enclosed to the north, east and southeast by residential developments. Much of the site, around the brook, is owned by the Council.
<b>Site history</b> None.



Figure 5.105 Aerial view: LUC46

### Adjoining land uses and compatibility

#### Adjoining uses

To the north, east and south of the site is urban form which is predominantly residential in nature with some amenities. To the north east of the site is an area of light industrial use. To the west of the site is open farmland and a large country park. Primary schools are found to the east and south east of the site.

### 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.

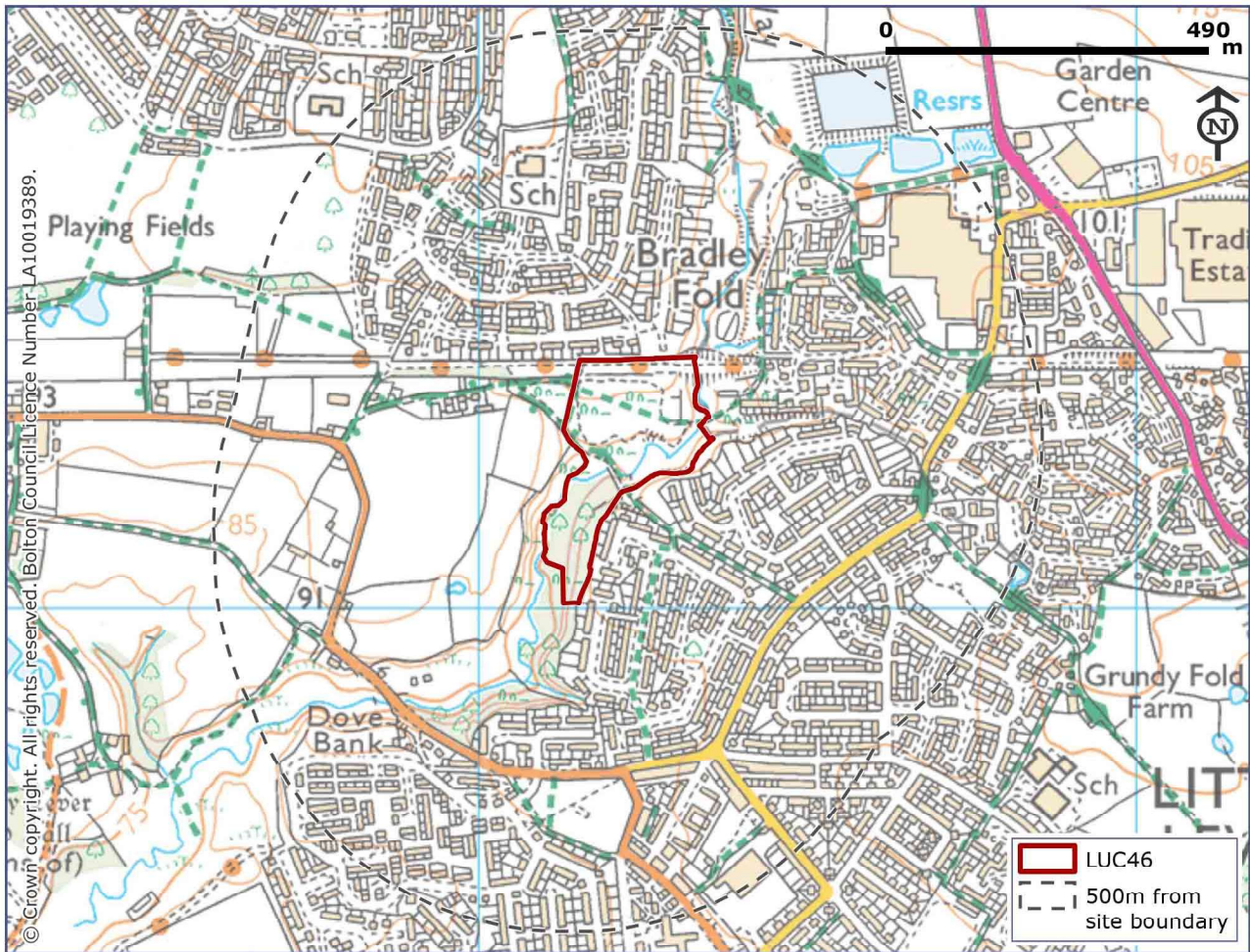
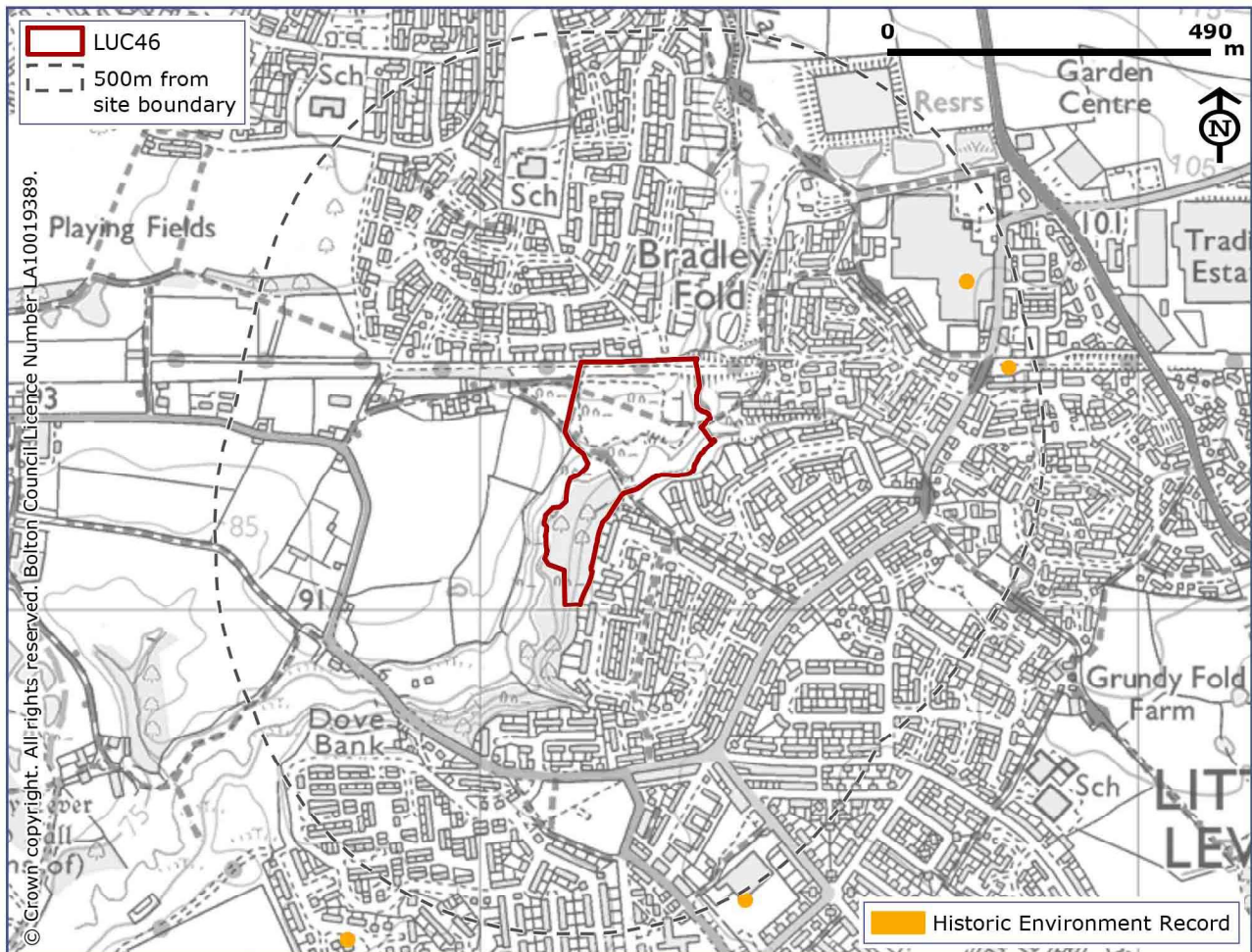


Figure 5.106 OS base map: LUC46

### Heritage

Designated assets	There are no designated assets within the site and none within the wider area that would be susceptible to setting change.
Non-designated assets	<p>The HER indicates that the part of the former Lancashire and Yorkshire railway from Bradley Fold to Radcliffe South Junction along the northern boundary of the site. It has been dismantled and is now a cycle path, but related archaeological remains may still survive.</p> <p>Historic maps indicate that the site formerly included Lomax Paper Mill – shown on the 1<sup>st</sup> Edition map although potentially rebuilt thereafter – and a sewer works constructed between the 1920s and 30s. Remains of these may survive as archaeological features.</p> <p>Any archaeological features will be highly susceptible to physical change, are likely to be damaged or totally lost. This would result in a medium effect.</p> <p>There are also two areas of historic landfill in the site, in which there will be a low potential for archaeology, if any at all.</p>

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 following an appropriate programme of archaeological works, agreed by the local authority's Planning Archaeologist.



**Figure 5.107 Heritage: LUC46**

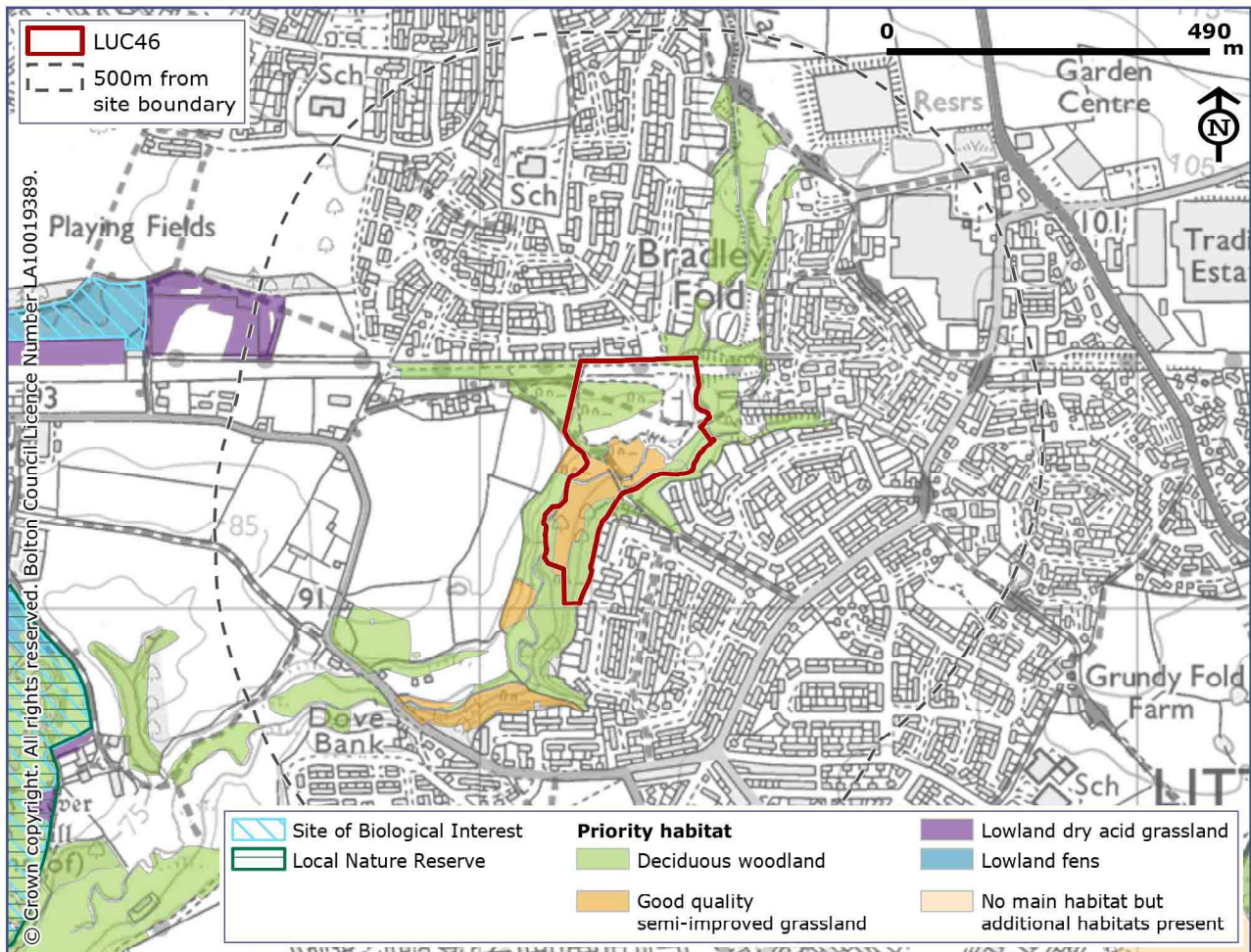
**Ecology**

Overview of ecological features	<p>Woodland dominates the north section of the land parcel, with Blackshaw Brook running through the parcel from west to east. The watercourse supports extensive infestation by Japanese knotweed and Himalayan balsam. The southern part of the site supports large areas of semi improved grasslands, scrub and scattered young trees.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Priority habitats of deciduous woodland, good quality semi-improved grassland and a stream are all within the land parcel.</p>
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Protected sites	No protected sites are within the land parcel. Moses Gate LNR is within 1km of the land parcel boundary, located to south and southwest intersecting the 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"> <li>• Darcy Lever Gravel Pit; Ponds, Aquatic invertebrates, Amphibians and Dragonflies</li> <li>• Darcy Lever Marsh; Ponds, Marsh and Amphibians</li> <li>• Bradley Fold; Ponds and Small lodges</li> </ul> No AWI within the land parcel or within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Grassland, Woodland, Stream
Other notable habitat/features	Mature/Veteran Trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Badger, Nesting birds, Common Toad, Hedgehog, Reptiles, Invertebrate assemblage
Summary of biological records for protected and notable species	No records within the land parcel boundary. Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species and unidentified species.</li> <li>- Other records: Pipistrelle species including Common Pipistrelle, Daubentons, and unidentified bat species.</li> </ul> </li> <li>• Great Crested Newt</li> </ul> Protected and/or Notable species: <ul style="list-style-type: none"> <li>• Common Toad</li> <li>• Slow-worm</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Bullfinch</li> <li>• Lapwing</li> <li>• Kingfisher</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Willow Tit</li> </ul>

<p>Invasive species requiring consideration</p>	<p>Mink, Japanese Knotweed and Himalayan Balsam found along the watercourse. 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 within the land parcel boundary. There are 6 ponds within 500m of the land parcel boundary, 3 are reservoirs located to the north separated from the land parcel by Brinks Lane. With the remaining 3 ponds, 2 of which are located to the south and 1 just within the 500m boundary to the east. There is a possibility for great crested newt to be present within the land parcel, due to the proximity of ponds outside the parcel boundary.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: to the north of the land parcel and also bordering the east boundary along with Blackshaw Brook. The trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p>
<p>Existing lighting</p>	<p>There is likely to be light spill to the southeast boundary due to residential surroundings.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The site is considered to have high ecological value, due to the extent and distribution of a range of habitat types of Principal Importance including woodland, semi-improved grasslands 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. 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. 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>It is recommended to retain the woodland corridor that follows the Blackshaw Brook and the semi improved grassland to the south of the Brook. This area is likely to provide shelter and foraging habitat for protected species of bats and reptiles. Mature trees should also be retained. Opportunities to incorporate grassland enhancements, additional wildflower planting and native scrub planting should be taken in any development proposals. Enhancements should include the management and removal of invasive species such as Himalayan balsam and Japanese knotweed, potentially increasing biodiversity, especially the riparian environment along Blackshaw Brook. General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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>



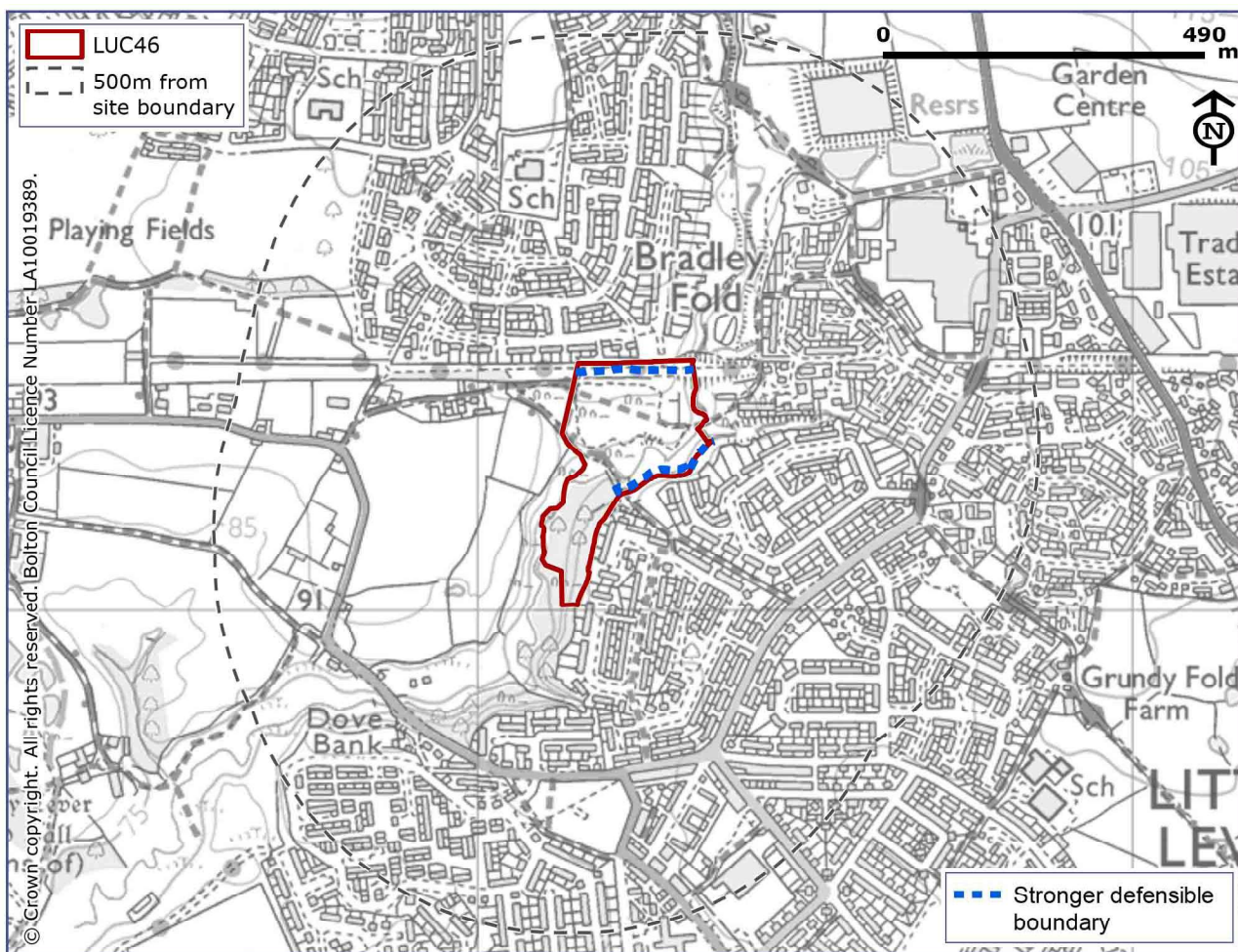


**Figure 5.108 Ecology: LUC46**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This POL site is located on the north side of Little Lever, within the valley of the Blackshaw Brook. It is a small scale urban edge landscape that forms part of a green corridor between settled areas.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>This roughly triangular site is bounded at the north end by a disused railway line that runs to the south of Harpford Close, with a wooded edge. The eastern boundary follows the watercourse before crossing to include land south of the watercourse by Linden Avenue and Wilkinson Avenue. The edges of this area are formed by steep slopes that lead up to the rear property boundaries, but vegetation and trees along this edge mean there is little intervisibility with properties. The western edge follows a footpath through woodland (which continues beyond the POL boundary, and along the wooded watercourse). The site has woodland around its perimeter and therefore has little intervisibility with the surrounding land or townscapes.</p>
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Urban Valleys</p> <p>This area is largely wooded, with unmanaged woodland on the steep slopes to the watercourse, and areas of scrub and trees to the south. Open areas include unmanaged grass areas with scrub in the southern part of the site, east of the watercourse, and a larger area of rough grassland to the north</p>

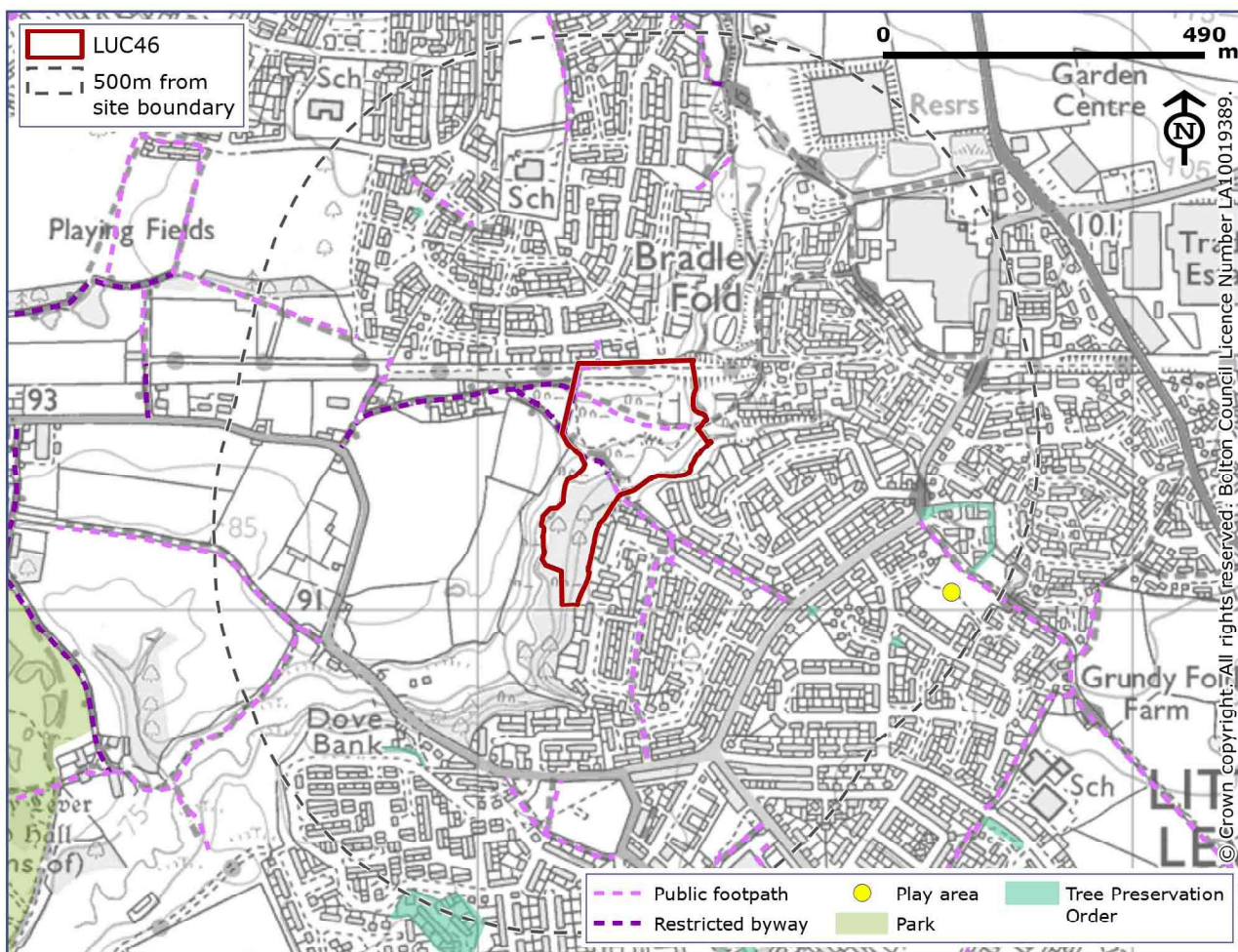
	<p>below Harpford Close.</p> <p>A distinctive sunken lane runs down from Tong Road between Linden Avenue and Wilkinson Avenue, with stone retaining walls on either side and cobbles exposed at its western (lower) end.</p>
Description of views and landmarks	Views area contained by the valley and its woodland.
Perceptual qualities	This is an enclosed area with a sense of being relatively close to urban areas although there is limited intervisibility.
Potential sensitivities to development	<p>The sunken lane is a sensitive landscape feature, but is steep and is not wide enough for to be used as an access route for vehicles. This is a distinctive feature that should be retained and the southern part of the site may therefore be more difficult to access.</p> <p>Development within the northern part of the site would breach the railway line at the northern edge of the site which currently forms a strong defensible edge to the settlement. It is noted that there are no strong defensible boundaries on the western side for the POL to contain development should the railway line be crossed.</p>
Summary of potential effects on landscape and visual amenity	This site is considered to be of high sensitivity to development, as development within the POL would breach the existing northern boundary formed by the disused railway, and that topography will prevent development in steeper sections of the valley. The sunken lane would be unsuitable for development as a vehicle access route.
Mitigation	It is noted that there are no strong defensible boundaries on the western side for the POL to contain development should the railway line be crossed.
Assessment location/access	Accessed and assessed from the sunken lane and footpaths around the site.



**Figure 5.109 Landscape: LUC46**

**Public Recreation and Tree Preservation Orders**

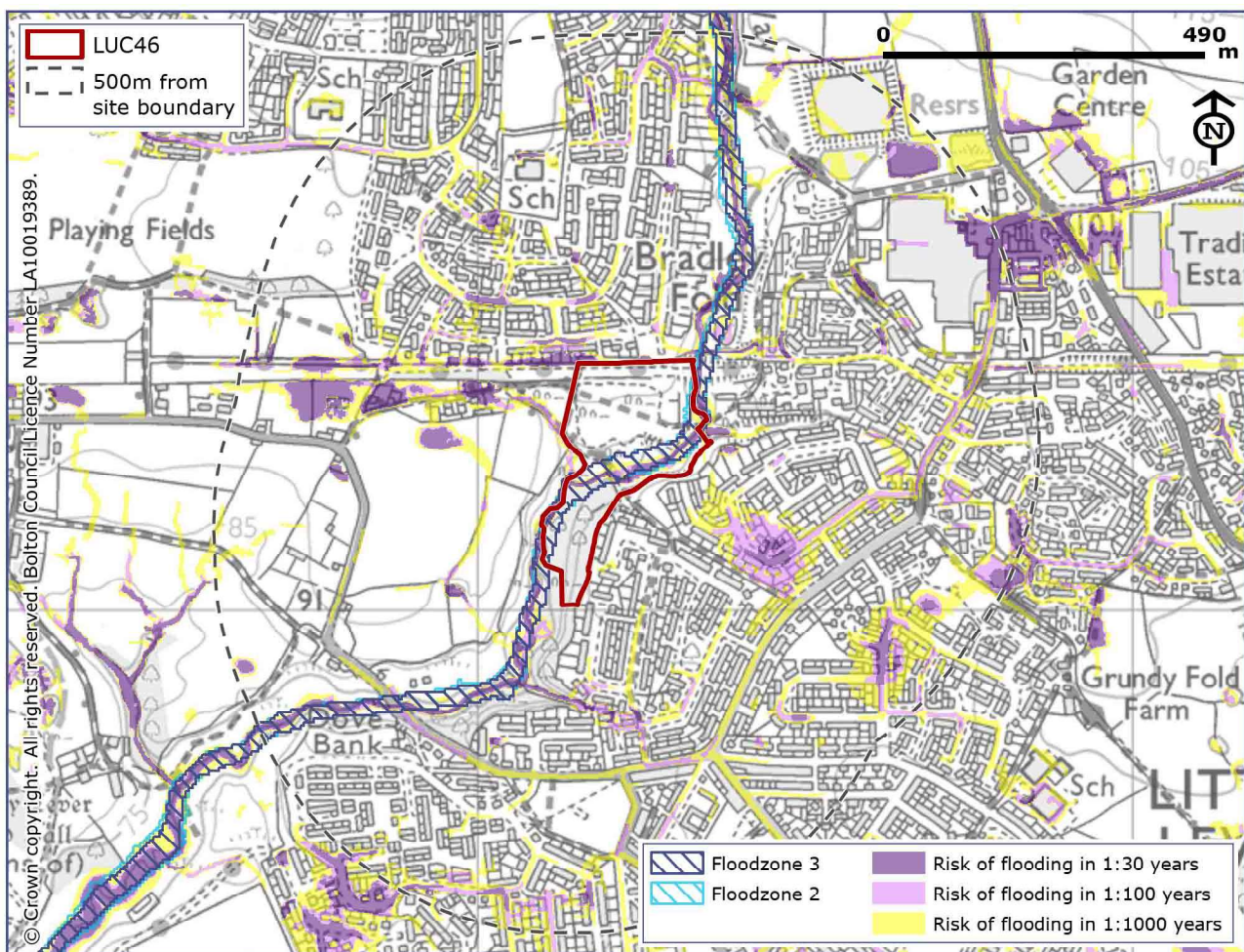
Recreational assets within site	<p>The following Public Rights of Way pass through the site boundaries:</p> <p>BOL500</p> <p>LIL017</p> <p>The following Public Rights of Way pass along the site boundaries:</p> <p>BOL224</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>LIL019</p> <p>LIL016</p>
Nearby recreational assets	<p>There is continuation of Public Rights of Way to the south, west and north of the site. There is a play area to the south east of the site.</p>
Open Space Assessment results for area (surplus/deficiencies)	<p>Not applicable.</p>
Tree Preservation Orders	<p>None.</p>



**Figure 5.110 Public Recreation and TPOs: LUC46**

**Flooding**

Proximity of flood zones	The site contains areas located in flood zones 2 and 3.
Risk to site from fluvial, pluvial, sewer and ground water flooding	The site contains areas of high risk from fluvial and pluvial flooding. There are also areas of risk from reservoir flooding. The site is located within a postcode in which there has been one sewer flood incident in the DG5 record.
Sequential/exceptions test required?	Test required.



**Figure 5.111 Flooding: LUC46**

### Site Summary

LUC46 is a small site located to the northeast of Little Lever and the southeast of Brightmet & Harwood. To the north, east and south of the site is urban form which is predominantly residential in nature with some amenities. To the north east of the site is an area of light industrial use. To the west of the site is open farmland and a large country park. Primary schools are found to the east and south east of the site.

There are no designated assets within the site and none within the wider area that would be susceptible to setting change. Due to the presence of non-designated heritage assets on the site indicate that potential effects on heritage assets may be of medium significance.

No statutory ecological sites or SBI are within the site. However the site is considered to have high ecological value, due to the extent and distribution of a range of habitat types of Principal Importance including woodland, semi-improved grasslands 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.

This site is considered to be of high sensitivity to development, as development within the POL would breach the existing northern boundary formed by the disused railway, and that topography will prevent development in steeper sections of the valley. The sunken lane would be unsuitable for development as a vehicle access route.

There are two public rights of way within the site. The site includes areas of fluvial and surface water flood risk and sequential and exception tests would be required.

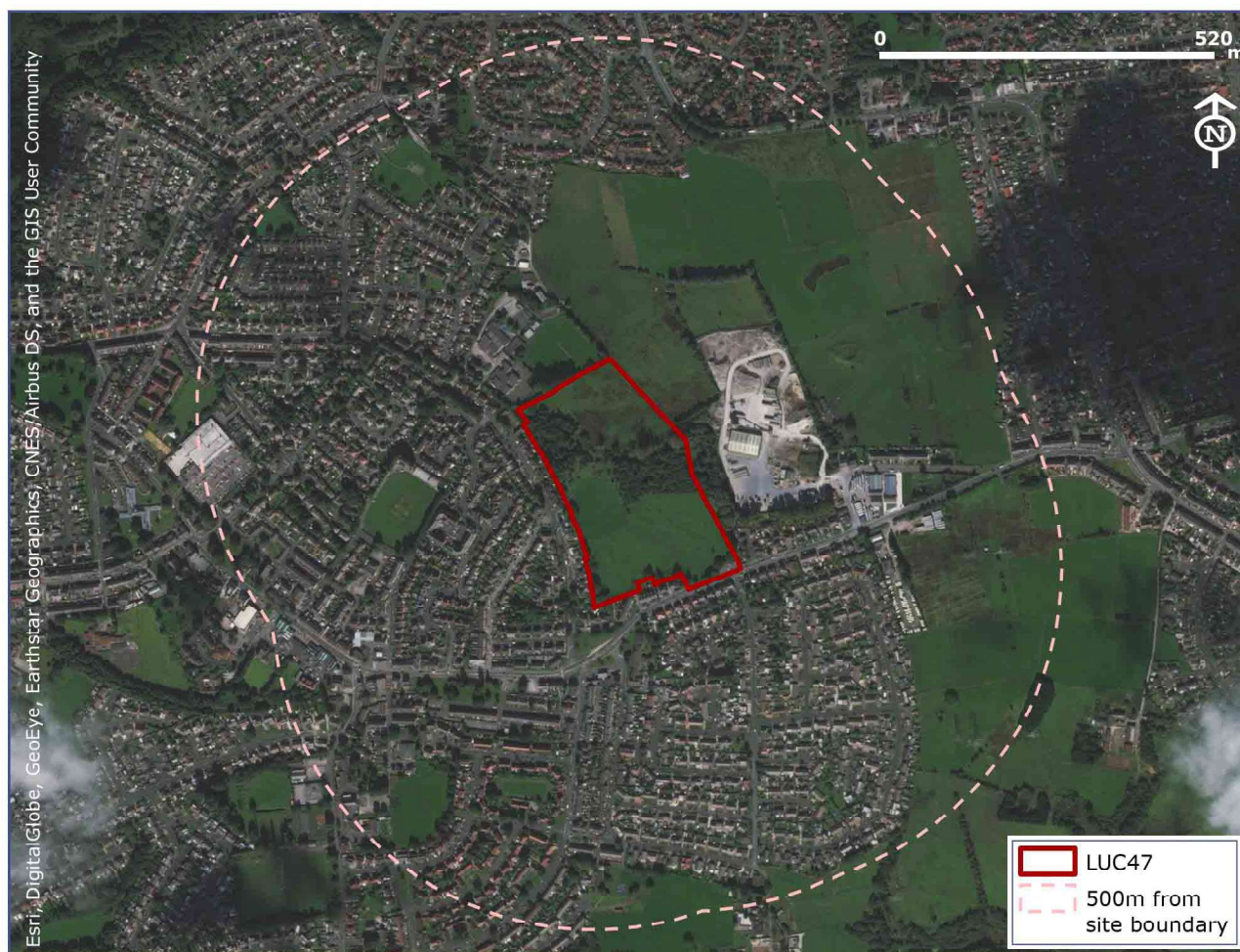
## LUC47: Stopes Road

### LUC47 / Stopes Road

**Area** 7.10Ha

**Parcel description** This parcel is located to the east of Little Lever. Land within the parcel is relatively flat and comprises grass parkland, scrub grassland and blocks of woodland. There are no buildings present within the parcel but the parcel is enclosed to the south and west by residential developments and by an industrial site to the south east and school to the north. Much of the site is owned by the Council.

**Site history** None.



**Figure 5.112 Aerial view: LUC47**

### Adjoining land uses and compatibility

#### Adjoining uses

There is an area of light industrial use to the east of the site. To the south and west of the site is residential development which is predominantly residential in nature with some amenities. There are primary schools located to the north and south west of the site. The A6053 is immediately to the south of the site. To the north of the site is open farmland.

### Compatibility with residential development

The site is in close proximity to amenities and schools.

The presence of industrial use next to the site creates some risk of noise pollution. This may restrict delivery of the site in full.

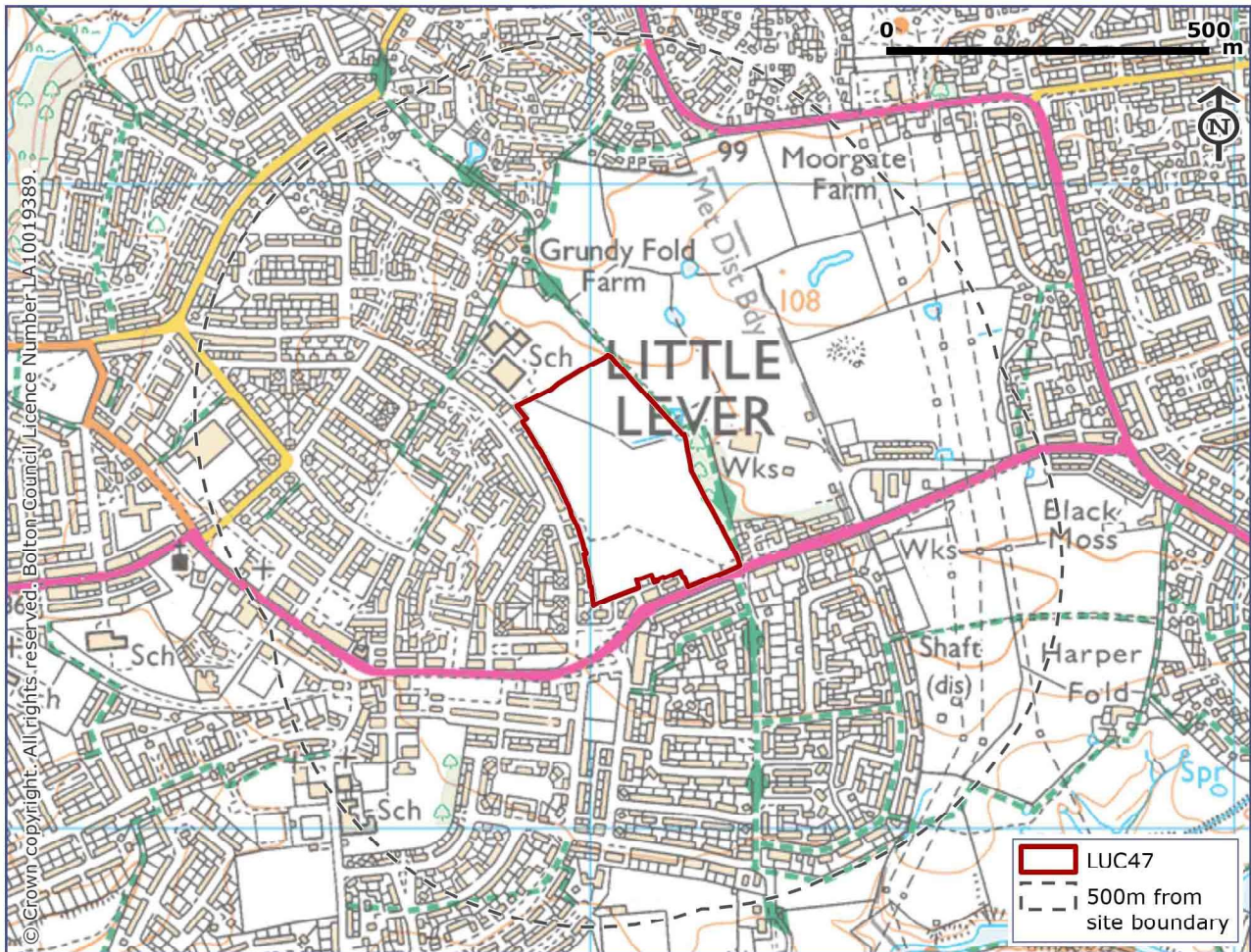
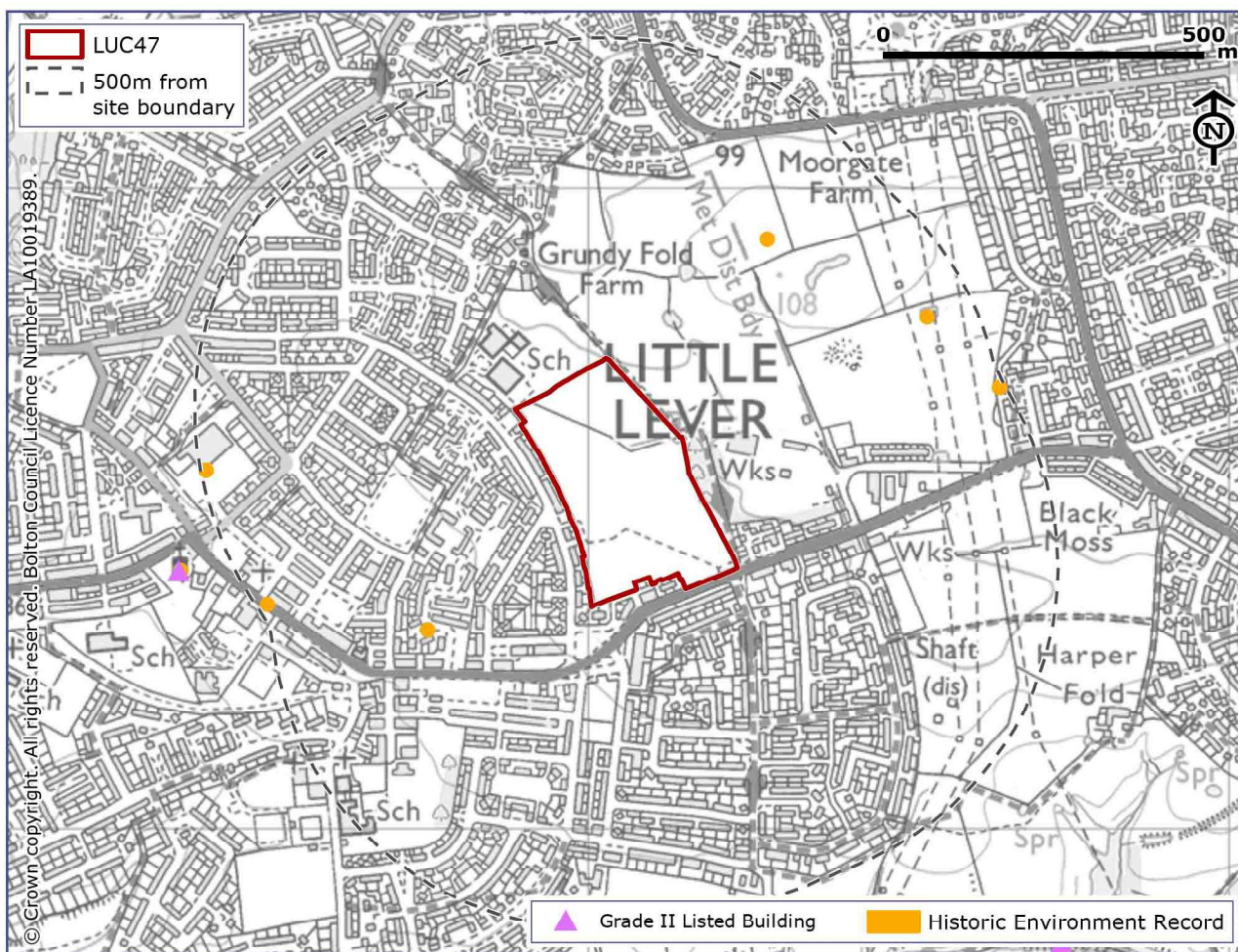


Figure 5.113 OS base map: LUC47

### Heritage

Designated assets	There are no designated assets within the site and none within the wider area that would be susceptible to setting change.
Non-designated assets	Historic maps show that Atlas Brickworks operated within the southern part of the site in the late 19 <sup>th</sup> century. Remains of the buildings may survive but brick earth quarrying is likely to have damaged or removed any potential earlier remains. The physical effect of development on any remains will be medium.
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 following an appropriate programme of archaeological works, agreed by the Council Archaeologist.



**Figure 5.114 Heritage: LUC47**

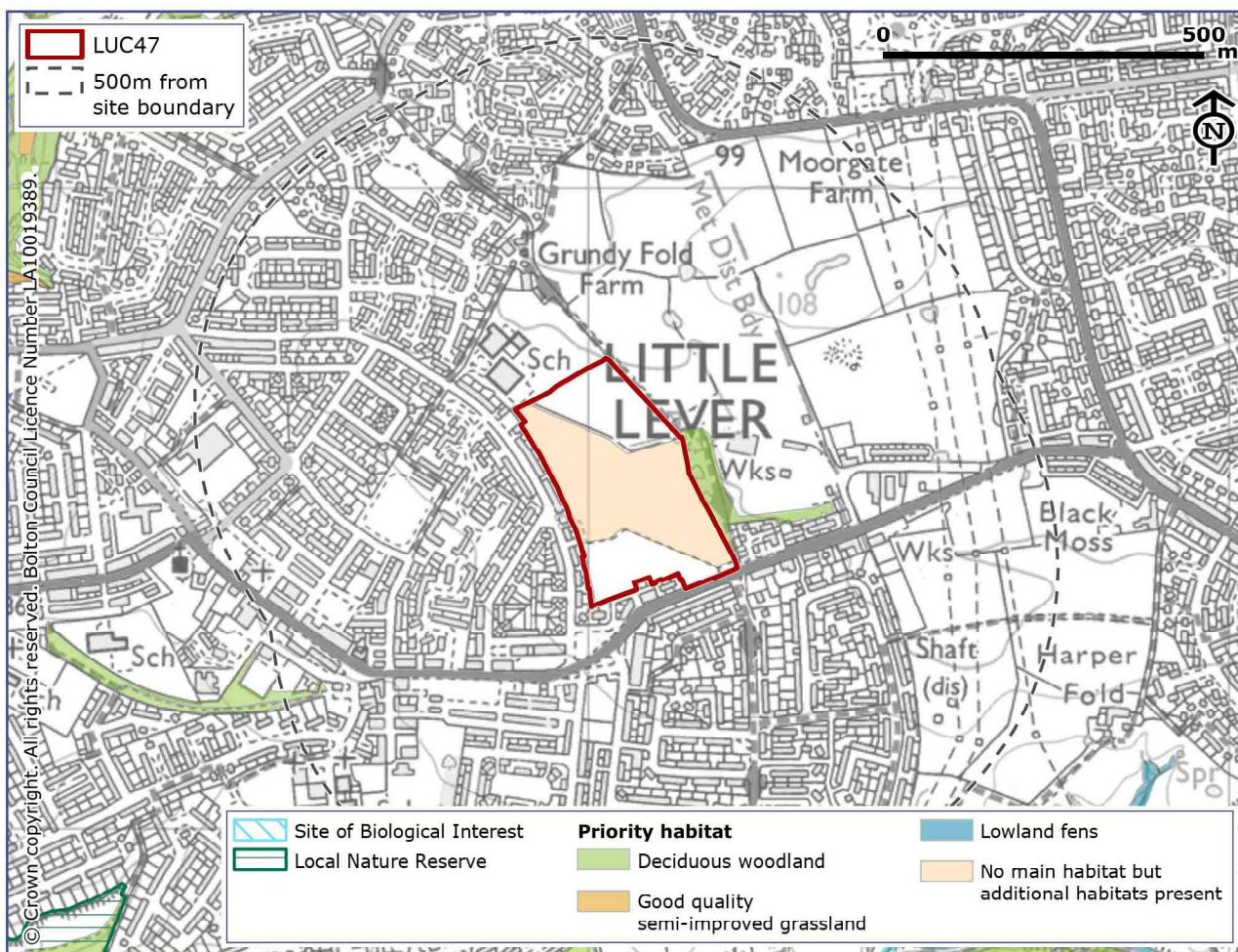
**Ecology**

<p>Overview of ecological features</p>	<p>Marshy grassland dominated the northern part of the site, comprising about third of the total land parcel. A small area of reedbed was also recorded in the northern section.</p> <p>The central area of the land parcel supported semi-mature woodland, with areas of dense and scattered scrub bordering the woodland periphery.</p> <p>The southern area of the land parcel comprised unmown amenity grassland.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Priority habitats of woodland, wetland and reedbed occur within the land parcel.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Ashclough SSSI and Moses Gate LNR are within 1km of the land parcel boundary, located to southwest both intersecting the boundary.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Bradley Fold; Ponds and Small lodges</li> <li>• Shore Top Reservoir; Ponds and Small lodges, Open Water and Swamp</li> <li>• Manchester, Bolton &amp; Bury Canal (East); Ponds and Canal</li> </ul>



	<ul style="list-style-type: none"> <li>Manchester, Bolton &amp; Bury Canal (West); Canal</li> <li>Wetlands &amp; Meadows near Coggra Fold; Ponds, Amphibians and Aquatic Invertebrates</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
Habitats of Principal Importance requiring consideration	Woodland, Pond, Reedbed, Wetland
Other notable habitat/features	None
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Nesting birds, Common Toad, Great Crested Newt, Hedgehog, Reptiles, Invertebrate assemblage
Summary of biological records for protected and notable species	Records within the land parcel boundary; European Protected species: <ul style="list-style-type: none"> <li>Bats: <ul style="list-style-type: none"> <li>Roosts: Pipistrelle species within the centre of the land parcel.</li> </ul> </li> </ul>
	Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> <li>Bats: <ul style="list-style-type: none"> <li>Roosts: Pipistrelle species including Common Pipistrelle and unidentified species.</li> <li>Other records: Pipistrelle species including Common Pipistrelle, Daubentons, and unidentified bat species.</li> </ul> </li> <li>Great Crested Newt</li> </ul> Protected and/or Notable species: <ul style="list-style-type: none"> <li>Common Toad</li> <li>Slow-worm</li> <li>Hedgehog</li> <li>Brown Hare</li> <li>Kingfisher</li> <li>Little Ringed Plover</li> <li>House Sparrow</li> <li>Lapwing</li> <li>Reed Bunting</li> <li>Song Thrush</li> <li>Starling</li> <li>Willow Tit</li> </ul>

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, however a large wetland area is present in the north section of the land parcel.</p> <p>There are 8 ponds within 500m of the land parcel boundary, 6 are located in the adjacent pasture fields, with 1 on the east boundary of the land parcel. To the east 1 pond is just within the 500m boundary separated by Sloes Road and to the north, the other 1 pond is located within a residential area.</p>
Features requiring consideration for bat roost potential?	Woodland/Trees: in the centre of the land parcel and on the east section, 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 to the south and east boundary due to residential surroundings.
Summary of potential effect on ecological assets	<p>The site ranges between moderate and high ecological value. The northern part of the site supports is of high ecological value due to the extent and distribution of a range of habitat types of Principal Importance including woodland, heathland, grasslands and wetlands which are likely to provide important habitats and movement corridors for wildlife within the landscape. The southern part of the site supports grasslands, which would require detailed survey to establish their ecological value. The entire site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals for the northern part of the site are likely to be significantly constrained, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated. There may be greater potential for development of grassland habitats in the south of the site, subject to detailed ecological survey and assessment.</p> <p>Any future development proposals for the site would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>It is recommended to retain woodland in the centre of the land parcel, due to its status as a habitat of principal importance and the potential presence of protected species including bat roosts and nesting birds in particular.</p> <p>The marshy grassland and reedbed in the north of the site also represents habitat of principal importance and should therefore be retained, protected and enhanced wherever possible.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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>

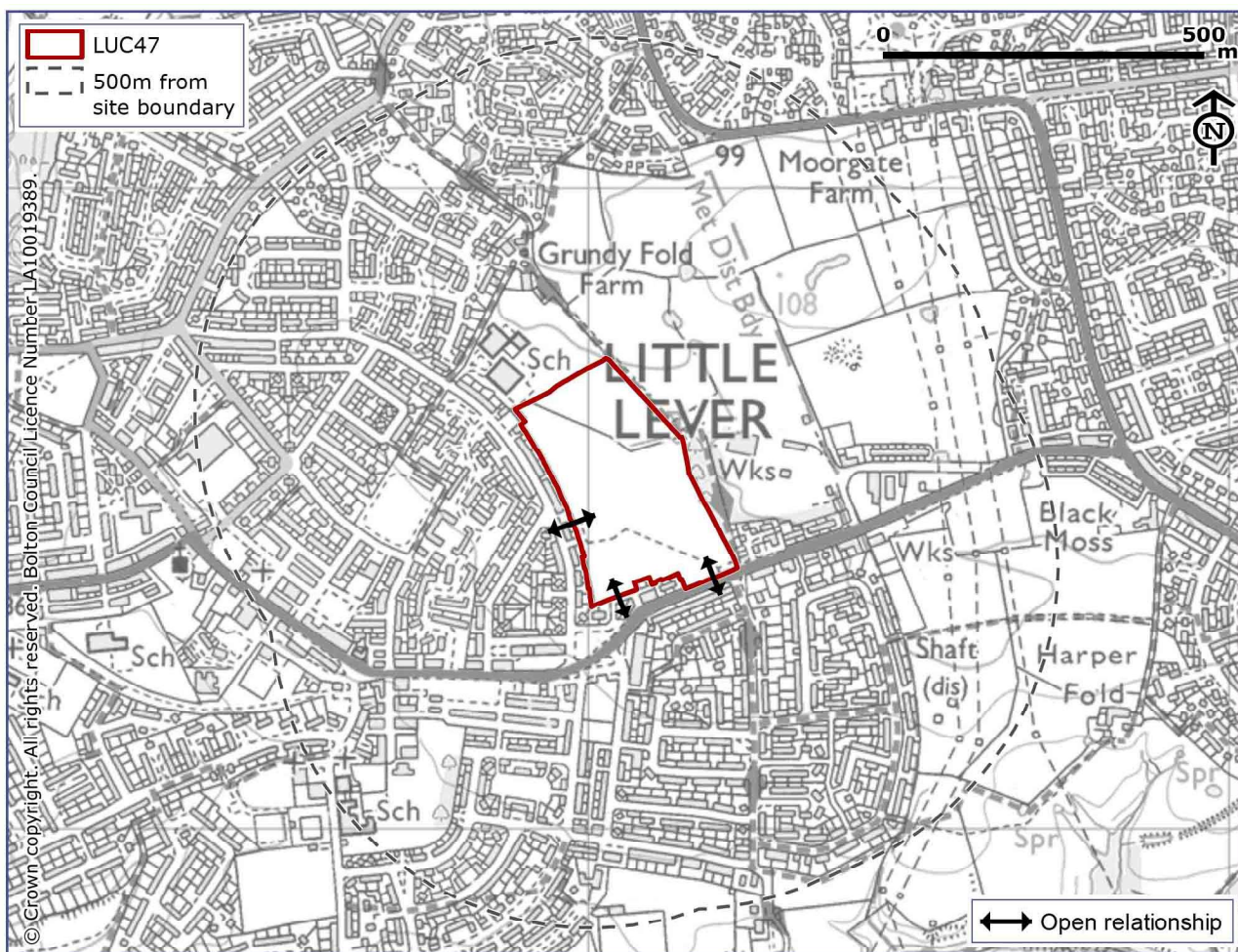


**Figure 5.115 Ecology: LUC47**

### Landscape

Description of location, setting and scale	This POL site is located on the eastern edge of Little Lever, on the north side of Stopes Road. It is an urban edge landscape of medium scale.
Description of boundaries and relationship to adjacent areas and townscapes	<p>The site is roughly rectangular, with rear garden fences of Masefield Road properties forming the western edge. The southern end of the site is also of rear garden fences, with a section of the boundary open to Stopes Road. This section has a few standard trees, bollards and fences forming a small car park, but there is intervisibility with Stopes Road.</p> <p>The eastern boundary is roughly parallel with a disused railway embankment which is wooded, with no visual connection to land beyond. Further north a post and wire fence forms the POL boundary. The northern boundary is a post and wire fence with a line of tall poplar trees.</p>

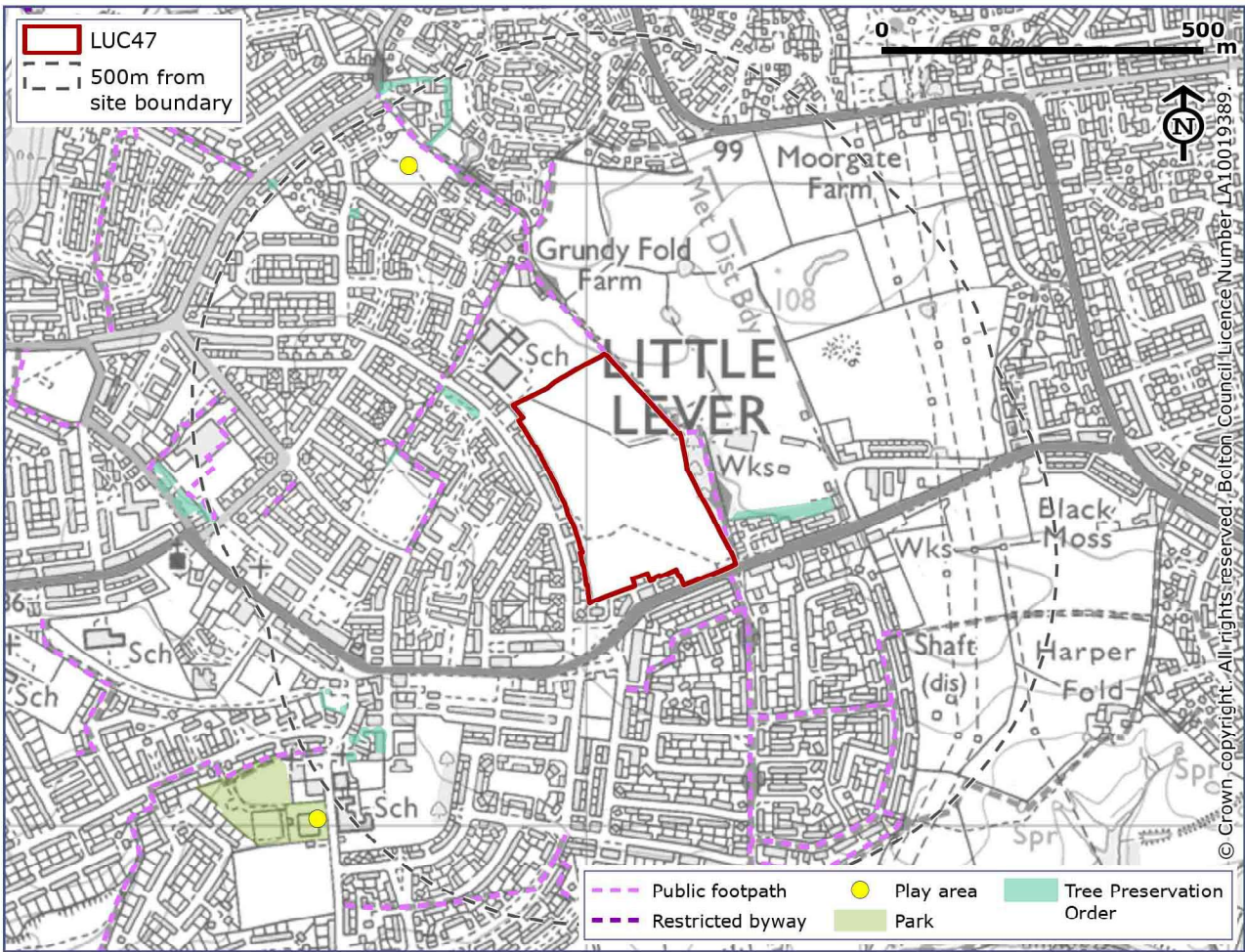
Description of land use, features, condition and character	<p>Landscape character area: Urban Valleys</p> <p>Most of this area is amenity grassland, either mown (to the centre west) or rough with mown path edges (to the south). Woodland frames this urban greenspace to the north, with a plantation to the west, and mixed woodland to the northeast.</p> <p>To the north of a ditch with poplar trees and a footpath across the centre of the site, there is a wet bog/grassland field. There is a direct relationship between this field and the field to the northeast, in terms of character and continuity of land use and views, with the fields separated only by the post and wire fence. In this northern part of the site, there is little connectivity with the amenity grassland area or the townscape.</p>
Description of views and landmarks	Views are enclosed within the southern part of the site, but the woodlands and trees around the park, and properties to the south and west. The north-eastern part of the site has more open views northwards.
Perceptual qualities	The site is divided into two different areas, in the southern part of the site the perception is of local urban greenspace, but in the northern part of the site it is more rural, with a sense of distance from settlement.
Potential sensitivities to development	The ditch and the woodland across the site mark a clear change in character across the site, which would be lost with development of the whole site. The ditch and associated woodland, if maintained, would form defensible boundaries to development.
Summary of potential effects on landscape and visual amenity	The site is considered to be of low sensitivity to the south of the ditch, as the area is well connected with the existing townscape, albeit of recreational use. The northern part of the site however, is considered to be of high sensitivity to development, as it is of very different character, and has close links with the wider landscape. In particular there are no strong boundary features that could be used to contain development should it occur in this part of the site.
Mitigation	If development is proposed, it is recommended that woodlands are retained where possible, and that development is limited to the southern part of the site.
Assessment location/access	Accessed and assessed from footpaths from Stopes Road.



**Figure 5.116 Landscape: LUC47**

**Public Recreation and Tree Preservation Orders**

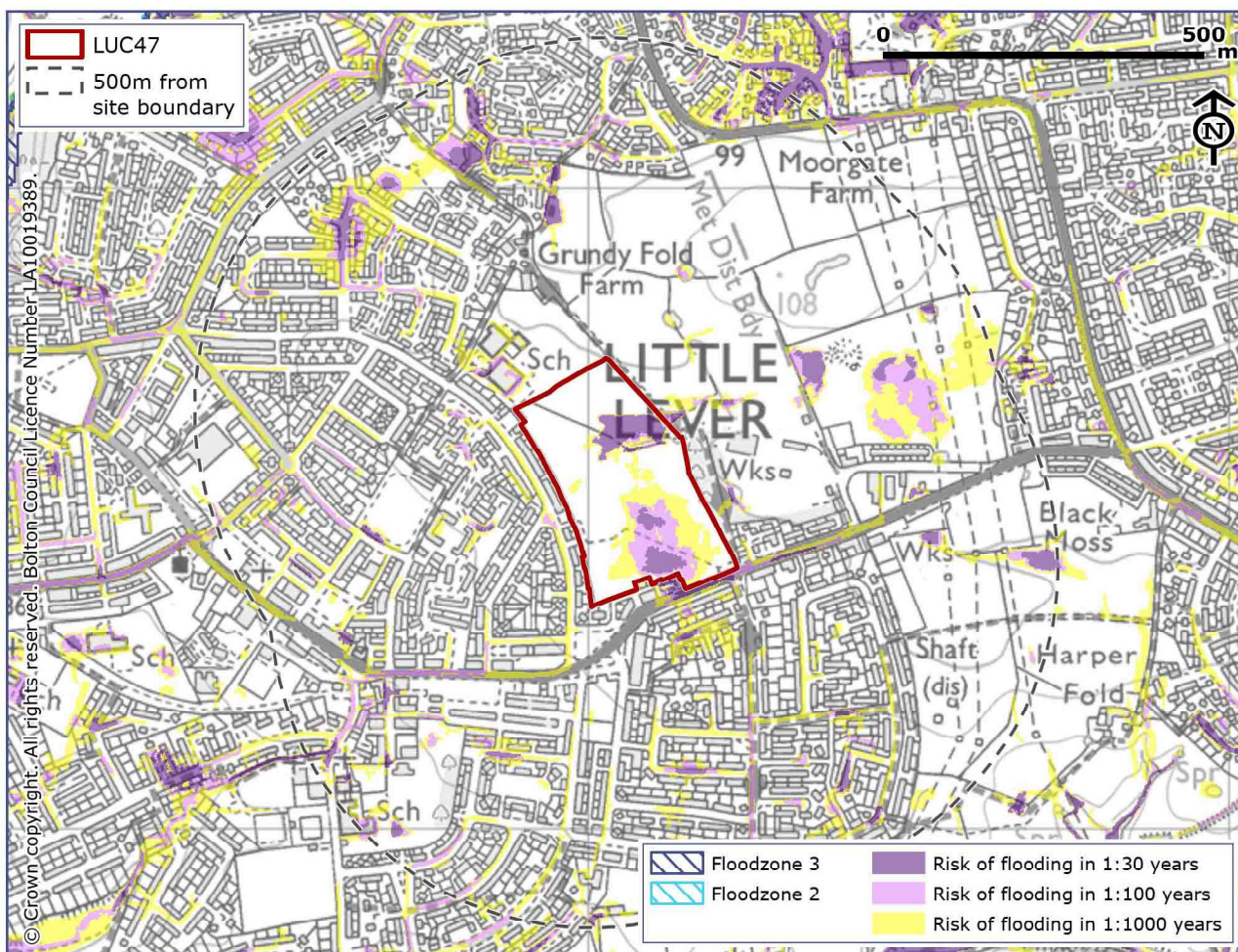
Recreational assets within site	<p>The following Public Rights of Way pass along the site boundaries:</p> <p>LIL025</p> <p>LIL028</p> <p>The following Public Rights of Way provide access to the boundaries of the site:</p> <p>LIL029</p> <p>LIL032</p>
Nearby recreational assets	<p>There is continuation Public Rights of Way to the north, west and south of the site. There are play areas to the north and south of the site. There is a park to the south west of the site.</p>
Open Space Assessment results for area (surplus/deficiencies)	<p>Not applicable.</p>
Tree Preservation Orders	<p>None.</p>



**Figure 5.117 Public Recreation and TPOs: LUC47**

**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 flooding within the site boundaries. There is a large area in the southern area of the site of low-high risk from pluvial flooding and an area of high risk located in the north of the site. The south west part of the site is located in a postcode in which there has been one sewer flood incident in the DG5 record whilst the remaining parts of the site are located in a postcode in which there have been eleven.
Sequential/exceptions test required?	No test required.



**Figure 5.118 Flooding: LUC47**

### Site Summary

LUC47 is a small site located to the east of Little Lever. Land within the parcel is relatively flat and comprises grass parkland, scrub grassland and blocks of woodland. There is an area of light industrial use to the east of the site. To the south and west of the site is residential development which is predominantly residential in nature with some amenities. There are primary schools located to the north and south west of the site. The A6053 is immediately to the south of the site. To the north of the site is open farmland.

There are no designated heritage assets within the site and none within the wider area that would be susceptible to setting change. Potential for non-designated heritage assets on the site result in a medium potential for effects on heritage assets.

There are no statutory or non-statutory ecological sites within the site, although Ashclough SSSI and Moses Gate LNR are within 1km. The site ranges between moderate and high ecological value. The northern part of the site supports is of high ecological value due to the extent and distribution of a range of habitat types of Principal Importance including woodland, heathland, grasslands and wetlands which are likely to provide important habitats and movement corridors for wildlife within the landscape. The southern part of the site supports grasslands, which would require detailed survey to establish their ecological value. The entire site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals for the northern part of the site are likely to be significantly constrained, and it is unlikely that associated impacts to designated sites, habitats, and species could successfully be mitigated. There may be greater potential for development of grassland habitats in the south of the site, subject to detailed ecological survey and assessment.

In landscape terms, the site is considered to be of low sensitivity to the south of the ditch, as the area is well connected with the existing townscape, albeit of recreational use. The northern part of the site however, is considered to be of high sensitivity to development, as it is of very different character, and has close links with the wider landscape. In particular there are no strong boundary features that could be used to contain development should it occur in this part of the site.

There are no public rights of way within the site, and there are some areas at risk of surface water flooding.



## LUC48: The Hollins / Wil Hill

### LUC48 / The Hollins / Wil Hill

**Area** 40.90Ha

**Parcel description** The parcel is located at the west of Farnworth and south of Bolton. Land within the parcel slopes down to the northwest and predominantly comprises arable fields. Part of Great Lever and Farnworth Golf Club course is located in the west of the parcel and a lake is located in the centre. Will Hill Brook flows across the north of the parcel, Doe Hey Brook crosses the parcel from southwest to north east, and a footpath crosses the parcel. There are no buildings present within the parcel but the parcel is enclosed to the north, south and east by residential development and Royal Bolton Hospital.

**Site history** None.



**Figure 5.119 Aerial view: LUC48**

### Adjoining land uses and compatibility

#### Adjoining uses

There are large areas of urban development to the north, east and south of the site which are predominantly residential in nature with some amenities present. There is a hospital to the immediate east of the site. There are primary schools and secondary schools located to the east and south east of the site. To the immediate west of the site is a golf course.

### Compatibility with residential development

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

The site is in close proximity to schools and amenities.

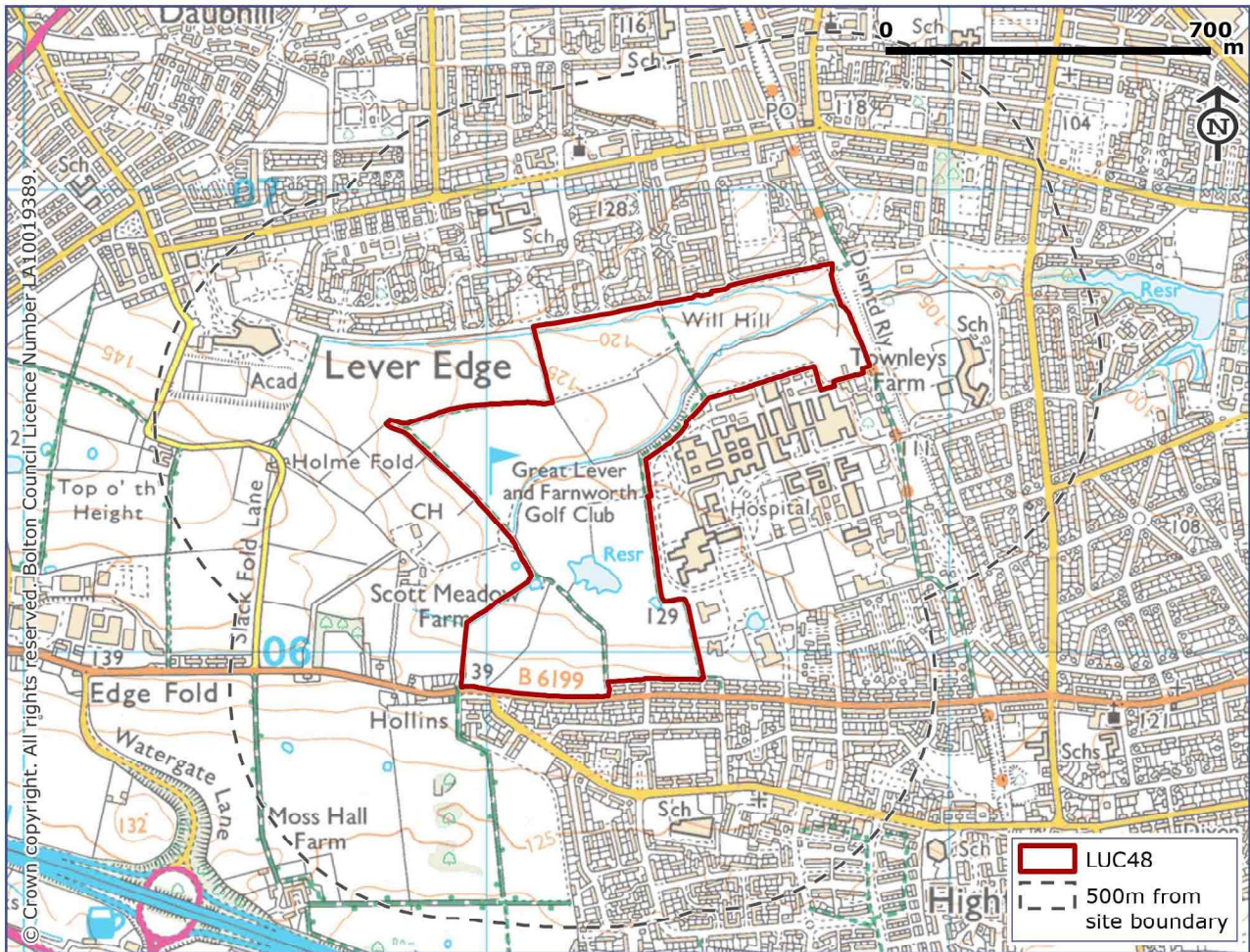
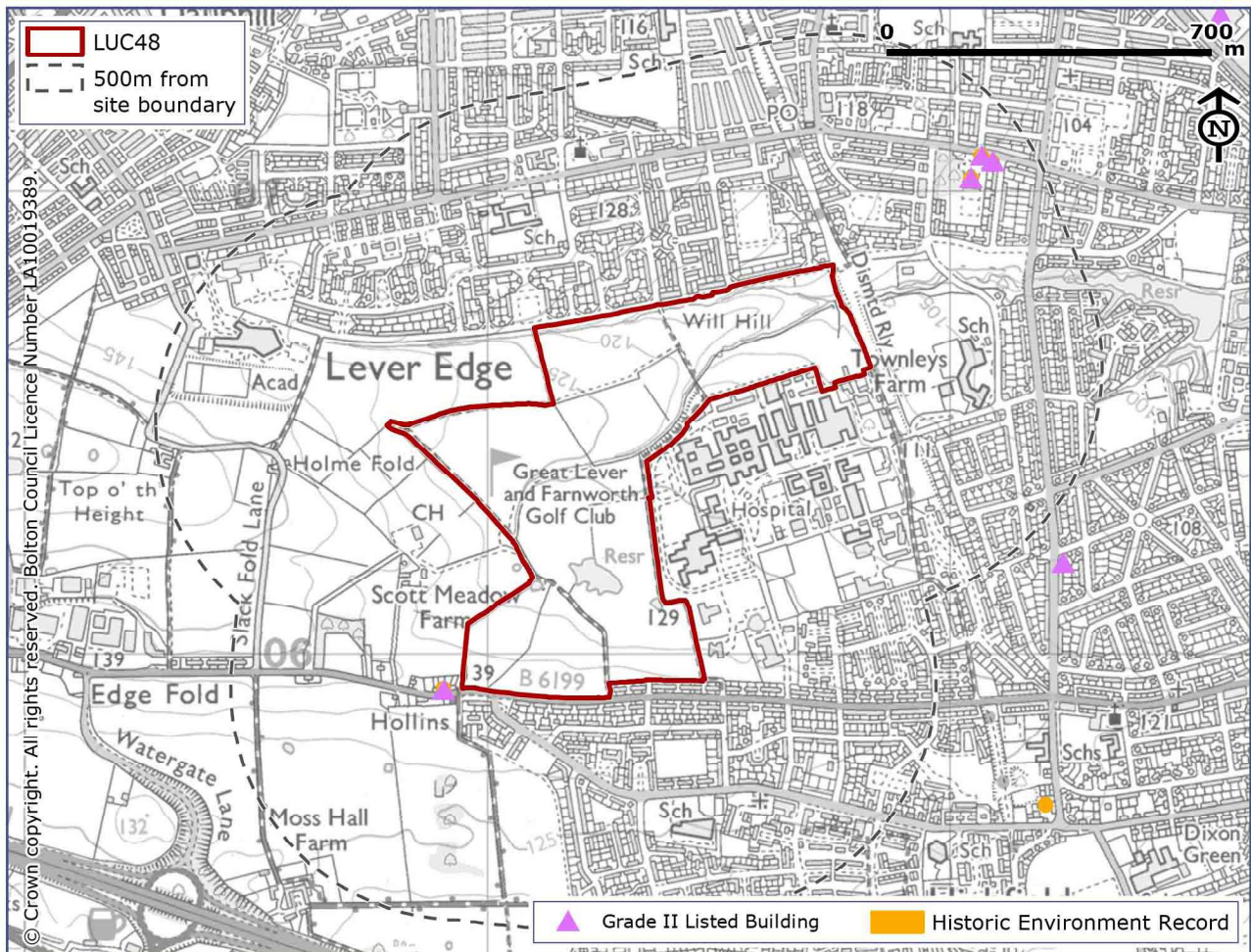


Figure 5.120 OS base map: LUC48

### Heritage

Designated assets	There are no designated assets within the site. Nos 31-40 Hollins and Garden Walls (1388236) - a series of Grade II listed workers cottages - are located adjacent to the site on Plodder Lane. Development will change their setting as a result of the loss of open land behind them, which will affect their legibility. The effect of this will be less than substantial, possibly even low given that the site is no longer agricultural but a golf course.
Non-designated assets	<p>The Royal Bolton Hospital – originally Bolton Union Workhouse and Townley’s Hospital - is adjacent to the site – some of the buildings from these two complexes survive in amongst the new hospital buildings and consideration should be given to the potential for change to their setting.</p> <p>Historic maps indicate the presence of a late 19<sup>th</sup> century farmstead adjacent to the north-eastern site boundary. If archaeological remains survive, they will be susceptible to damage or removal as a result of development. This would result in a medium effect.</p>

Summary of potential effects on heritage assets	Medium
Potential mitigation	<p>A heritage statement assessing the potential impact on the Grade II cottages and any historic buildings within the hospital complex.</p> <p>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 following an appropriate programme of archaeological works, agreed by the local authority's Planning Archaeologist.</p>



**Figure 5.121 Heritage: LUC48**

## Ecology

<p>Overview of ecological features</p>	<p>The site is predominantly comprised of horse grazing pasture, with Great Lever and Farnworth Golf Club to the west.</p> <p>Will Hill Brook flows along the northern boundary and Doe Hey Brook flows through the land parcel towards the south. Both brooks lie at the base of a deep depression in the landscape, with scrubby edges and species of willowherb and Himalayan balsam present.</p> <p>The northeast of the land parcel supports an area of broadleaved woodland, situated in the vicinity of the meeting point of the two Brooks, with oak, ash, rowan species present.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Priority habitats of woodland, pond and streams are all within the land parcel</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel or within 1km of the land parcel boundary.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Bradford Reservoir; Open Water</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Arable field margin, Grassland, Hedgerow, Woodland, Pond, Stream</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, Nesting birds, Common Toad, Great Crested Newt, Hedgehog, Reptiles, Invertebrate assemblage</p>
<p>Summary of biological records for protected and notable species</p>	<p>Records within the land parcel boundary;</p> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Grasshopper Warbler</li> <li>• Hedgehog</li> <li>• Brown Hare</li> </ul>

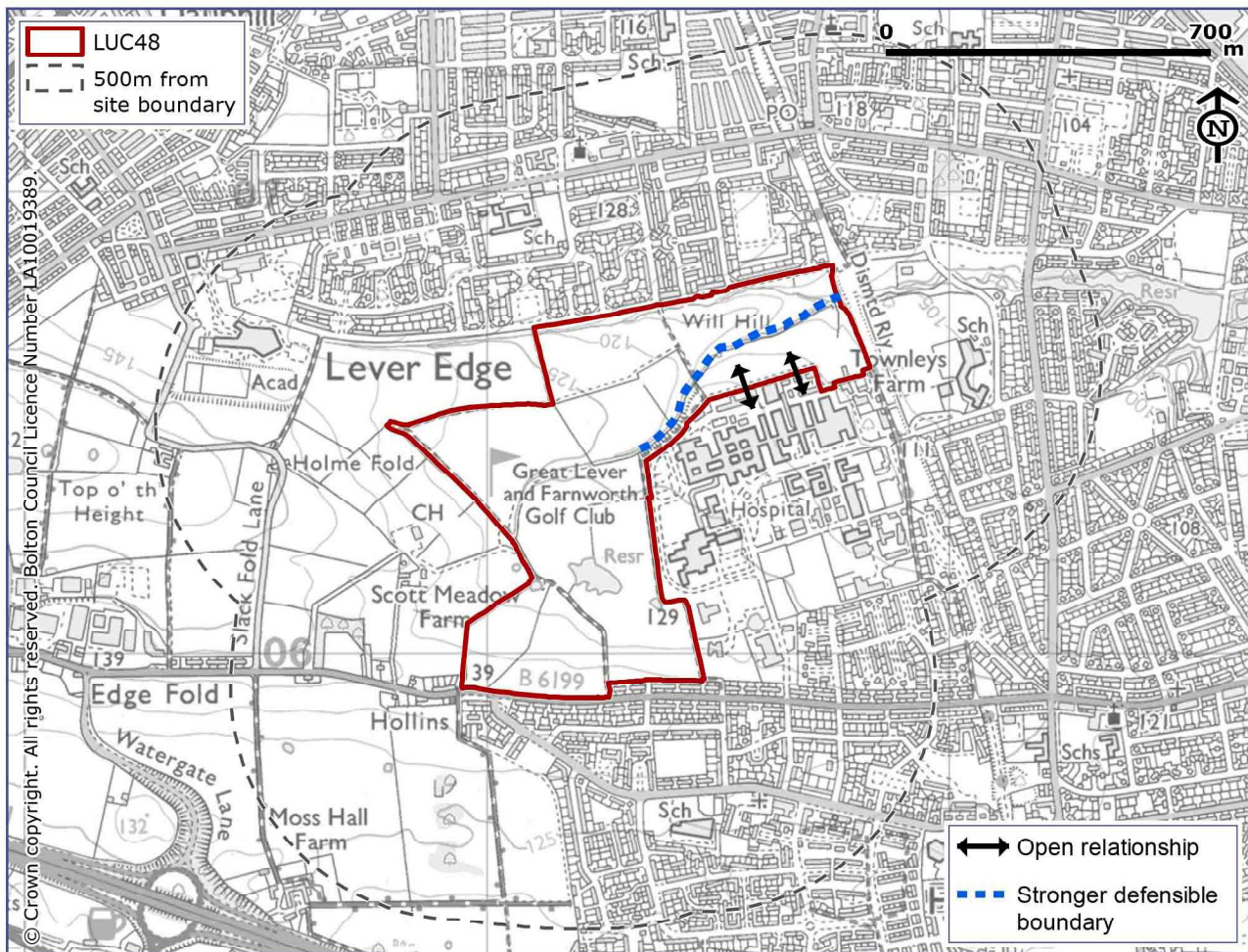
	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats:</li> <li>- Roosts: Pipistrelle species located to the east.</li> <li>- Other records: Pipistrelle species including Common and Soprano Pipistrelle, Daubentons, and unidentified bat species.</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Common Toad</li> <li>• Hedgehog</li> <li>• Brown Hare</li> <li>• Polecat</li> <li>• Barn Owl</li> <li>• Black Redstart</li> <li>• Kingfisher</li> <li>• Grasshopper Warbler</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Skylark</li> </ul>
<p>Invasive species requiring consideration</p>	<p>Himalayan Balsam was present 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 4 ponds located within the land parcel boundary, 3 to the south of the parcel and the other in the north, with this one appearing to be dried up during the site visit.</p> <p>There are 5 ponds within 500m of the land parcel boundary, 2 are located to the southwest separated from the land parcel by Plodder Lane. Great Lever and Farnworth golf club to the west of has 2 ponds within and the remaining pond is to the southeast within the grounds of the Royal Bolton Hospital.</p> <p>There is potential for great crested newts to be present within the land parcel due to the number of waterbodies present both within and outside of the site boundary.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: to the northeast corner of the site running along Doe Hey and Will Hill brook, trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings: Outbuildings located off Churchill Drive to the east of the land parcel, are likely to support features with potential to support roosting bats.</p>
<p>Existing lighting</p>	<p>There is likely to be high light spill on the east boundary due to Royal Bolton Hospital on the boundary, and some to the north and south due to residential buildings and street lights on these boundaries.</p>
<p>Summary of potential effects on ecological assets</p>	<p>The site ranges between moderate and high ecological value. Linear habitat features such as hedgerows and watercourses and areas of marshy and rough grassland are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of amenity grassland within the site, and those which have been subjected to improvement through the application of fertiliser are of moderate ecological value. Determining the relative value of grasslands within the site would require detailed ecological survey. The entire</p>

	<p>site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.</p> <p>Any future development proposals for the site would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>It is recommended to retain the woodland to the northeast and the area of rough grassland that lies between the two Brooks. Strengthening the riparian corridor that follows the two Brooks.</p> <p>Enhancements should include the management and removal of invasive species such as Himalayan balsam, potentially increasing biodiversity</p> <p>The large pond to the south should be incorporated into a central feature of any future housing proposal, with additional enhancement surrounding it, furthering the wetland habitat with a variety of aquatic vegetation.</p> <p>The opportunity to incorporate wildflower and native shrub planting in the proposals should be taken. Mature healthy trees on the site boundaries should be retained.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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>



	<p>Freshfield Avenue forms the northern boundary of the POL site, with Will Hill Brook parallel to it, but without screening vegetation. This watercourse in a ditch forms a linear landscape feature, although the lack of vegetation means that there is intervisibility between the POL and the housing development north of this watercourse.</p> <p>The eastern boundary to the POL is along a disused railway, now a footpath/cycle route improved with lottery funding, that crosses the Doe Hey Brook. Beyond this there are playing fields and trees along the watercourse.</p>
Description of land use, features, condition and character	<p>Landscape character area: Agricultural Floodplains</p> <p>The site includes land either side of the Doe Hey Brook, which becomes incised further east, with riparian scrub and trees. Will Hill forms a subtle ridge to the north between the Doe Hey Brook and the Will Hill Brook.</p> <p>Part of this POL site is used for recreation as a golf course. The remaining areas are of agricultural use, as ley pasture. The fields between Doe Hey Brook and the hospital to the east of the POL site are grazed by horses. Field boundaries are generally fences, but some stretches of hedge remain on the Will Hill ridge. There are no notable areas of woodland except for the wooded edge to the hospital site, the scattered plantings of the golf course, and a concentration of riparian trees and shrubs around the convergence of the watercourses in the eastern part of the site.</p>
Description of views and landmarks	<p>Views extend to the settlement edges to the south (Plodder Lane houses or the hospital buildings), and include the Freshfield Avenue houses when looking north, although many areas have longer views to Rivington Pike. The houses of Plodder Lane currently have open views across the site.</p>
Perceptual qualities	<p>The sense of proximity to settlement varies across this site, and much of the site is managed as golf course.</p>
Potential sensitivities to development	<p>As the landscape is open with relatively few trees and wide views, development in this POL is likely to affect the sense of openness of this area. The Will Hill Brook, Doe Hey Brook and the shelterbelt around the hospital form relatively strong boundaries, but there are weaker boundaries in other areas, such as along Plodder Lane. There are no landscape features to the west of the site that could form defensible edges to contain expansion of development within this area, such that boundaries and boundary treatments to any proposed development should be considered carefully.</p>
Summary of potential effects on landscape and visual amenity	<p>The site is considered to be variable, but overall to be of medium-high sensitivity, due to the fact that development proposals would breach existing landscape boundary features. The eastern corner of the site however, between the hospital wall and the Doe Hey Brook and bounded to the east by the disused railway, is considered to be an area of low sensitivity as development could be contained by the watercourse and the railway line.</p>
Mitigation	<p>Should development be proposed on this site, it is recommended that existing trees should be maintained where possible, with additional planting along the Doe Hey Brook. Ponds should be incorporated into masterplanning, and boundaries and boundary treatments to any proposed development should be considered carefully. Development on the narrower part of the Will Hill ridge to the east would be prominent, and should be avoided.</p>
Assessment location/access	<p>Accessed and assessed from footpaths across the site and around the edge of the hospital.</p>



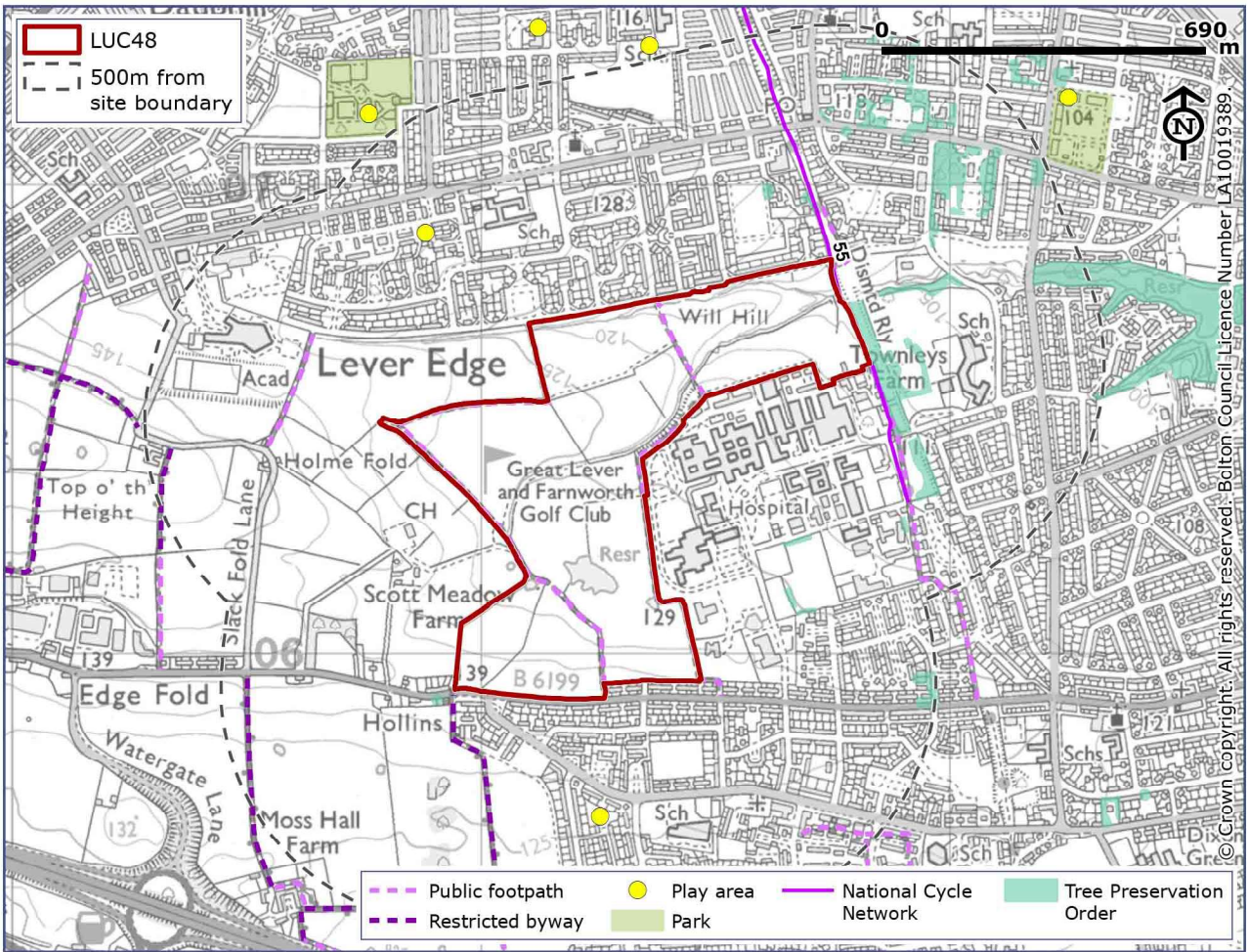


**Figure 5.123 Landscape: LUC48**

**Public Recreation and Tree Preservation Orders**

<p>Recreational assets within site</p>	<p>A cycle path (NCN 55) passes along the north eastern boundary of the site.</p> <p>The following Public Rights of Way pass through the site boundaries:</p> <p>BOL369</p> <p>The following Public Rights of Way pass along the site boundaries:</p> <p>BOL370</p> <p>BOL371</p> <p>FAR015</p> <p>FAR016</p> <p>FAR017</p> <p>BOL368</p>
<p>Nearby recreational assets</p>	<p>There are seven play areas located to the north of the site and four located to the south. There is continuation of Public Rights of Way to the west and south of the site.</p>
<p>Open Space Assessment results for area (surplus/deficiencies)</p>	<p>Not applicable.</p>

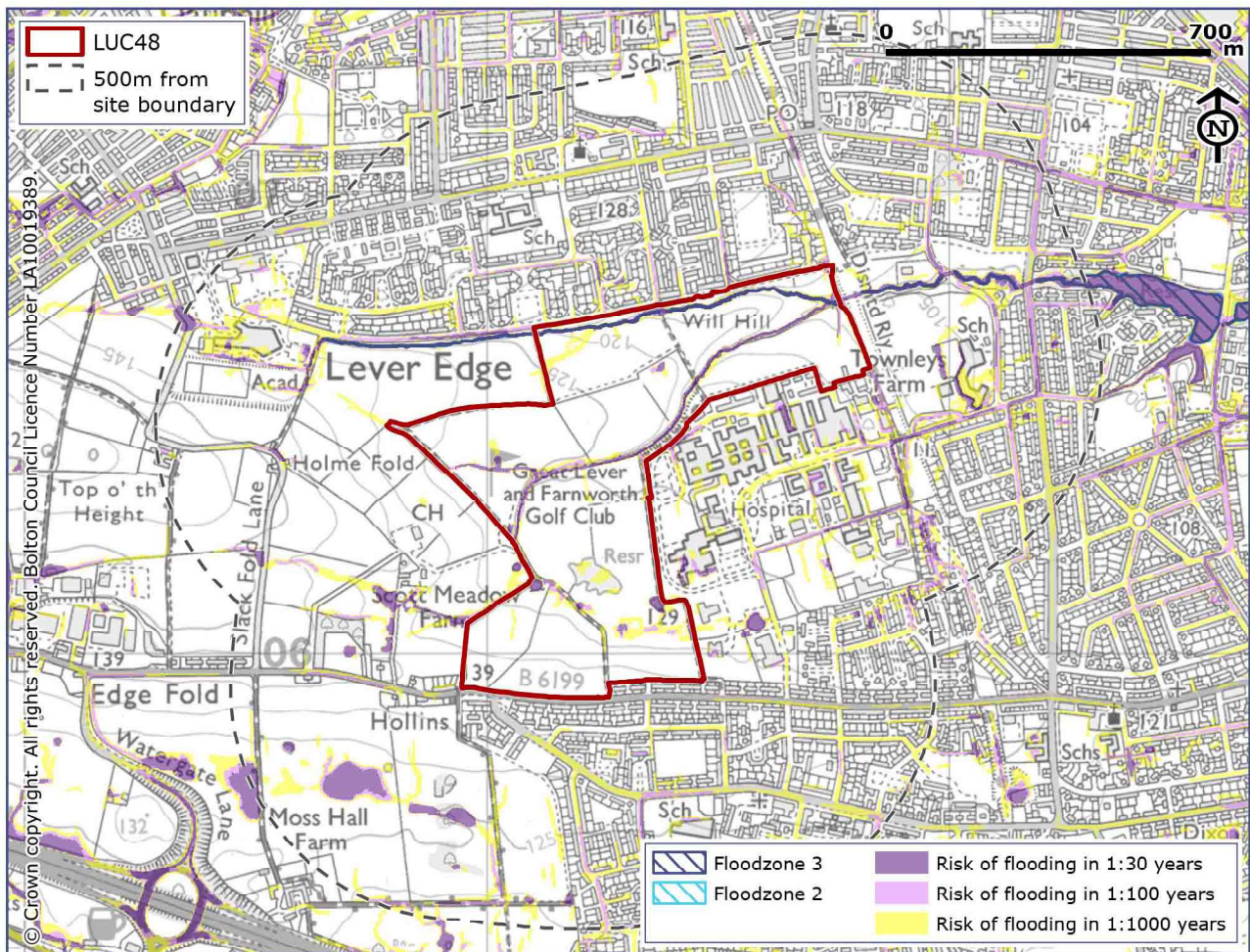
Tree Preservation Orders	None.
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**Figure 5.124 Public Recreation and TPOs: LUC48**

**Flooding**

Proximity of flood zones	There is a small area of constrained to the banks of a river located in flood zone 3.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a river running through the north half of the site creating some areas of risk from fluvial flooding. There are areas constrained to the edges of the river at high risk from pluvial flooding. A smaller portion in the north of the site is located in a postcode in which there have been five sewer flood incidents in the DG5 record whilst the majority of the site is located in a postcode in which there have been six
Sequential/exceptions test required?	Test not required as it is assumed that development on top of the river would not occur.



**Figure 5.125 Flooding: LUC48**

### Site Summary

LUC48 is a medium sized site located to the west of Farnworth and south of Bolton. Part of Great Lever and Farnworth Golf Club course is located in the west of the parcel and a lake is located in the centre. There are large areas of urban development to the north, east and south of the site which are predominantly residential in nature with some amenities present. There is a hospital to the immediate east of the site. There are primary schools and secondary schools located to the east and south east of the site. The golf course continues to the immediate west of the site.

There are no designated assets within the site, although a series of Grade II listed workers cottages - are located adjacent to the site on Plodder Lane. Historic maps indicate the presence of a late 19<sup>th</sup> century farmstead adjacent to the north-eastern site boundary. If archaeological remains survive, they will be susceptible to damage or removal as a result of development. A medium potential for effect on heritage assets is identified.

No statutory and non-statutory ecological sites are within the land parcel. The site ranges between moderate and high ecological value. Linear habitat features such as hedgerows and watercourses and areas of marshy and rough grassland are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. More intensively managed sections of amenity grassland within the site, and those which have been subjected to improvement through the application of fertiliser are of moderate ecological value. Determining the relative value of grasslands within the site would require detailed ecological survey. The entire site is also suitable for supporting viable populations of a range of protected and notable species.

Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.

The site is considered to be of variable landscape sensitivity, but overall to be of medium-high sensitivity, due to the fact that development proposals would breach existing landscape boundary features. The eastern corner of the site however, between the hospital wall and the Doe Hey Brook and bounded to the east by the disused railway, is considered to be an area of low sensitivity as development could be contained by the watercourse and the railway line.

Two Public Rights of Way provide access through the site and a constrained area of surface water flooding is located within the site.

## LUC49: Ringley

### LUC49 / Ringley

**Area** 19.44Ha

**Parcel description** The parcel is located to the east of Stoneclough, Kearsley. Land within the parcel slopes down to the western edge of the parcel along the River Irwell, which is crossed Ringley Bridge (ancient monument) in north. The centre of the parcel contains woodland and grassland, the majority of which is Council owned. Kearsley Hall Road extends along the west of the river in the northwest of the parcel with two semi-detached houses located along this within the parcel. The southwest of the parcel contains part of the hardstanding surrounding a substation and the strip of land to the west of the river in the far south of the parcel contains a woodland band. The north east of the parcel is crossed by Fold Road and contains the village of Ringley including a pub with an associated car park, clusters of houses, churches and an associated church green and churchyard, a school with associated playground and sports court hardstanding, an area of allotments, horse paddocks, and a manufacturing workshop at an old mill with an associated car park and storage areas. Residential estates adjoin the west of the parcel.

**Site history** several applications on the site have been made with regard to extending existing properties or buildings on the site. All of these are limited in scope and do not comprise strategic scale development.



**Figure 5.126 Aerial view: LUC49**

## Adjoining land uses and compatibility

### Adjoining uses

To the immediate west of the site is urban development which is predominantly residential in nature with some amenities. To the immediate south and east of the site are areas of light industrial use. To the south east of the site is a large wastewater treatment works. There is a primary school located to the immediate north east of the site.

### Compatibility with residential development

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

The presence of a large waste water treatment facility to the south east of the site creates some risk of odour issues, however it cannot be said whether this is likely to restrict development areas within the site.

The site is in close proximity to amenities - including the primary school within it.

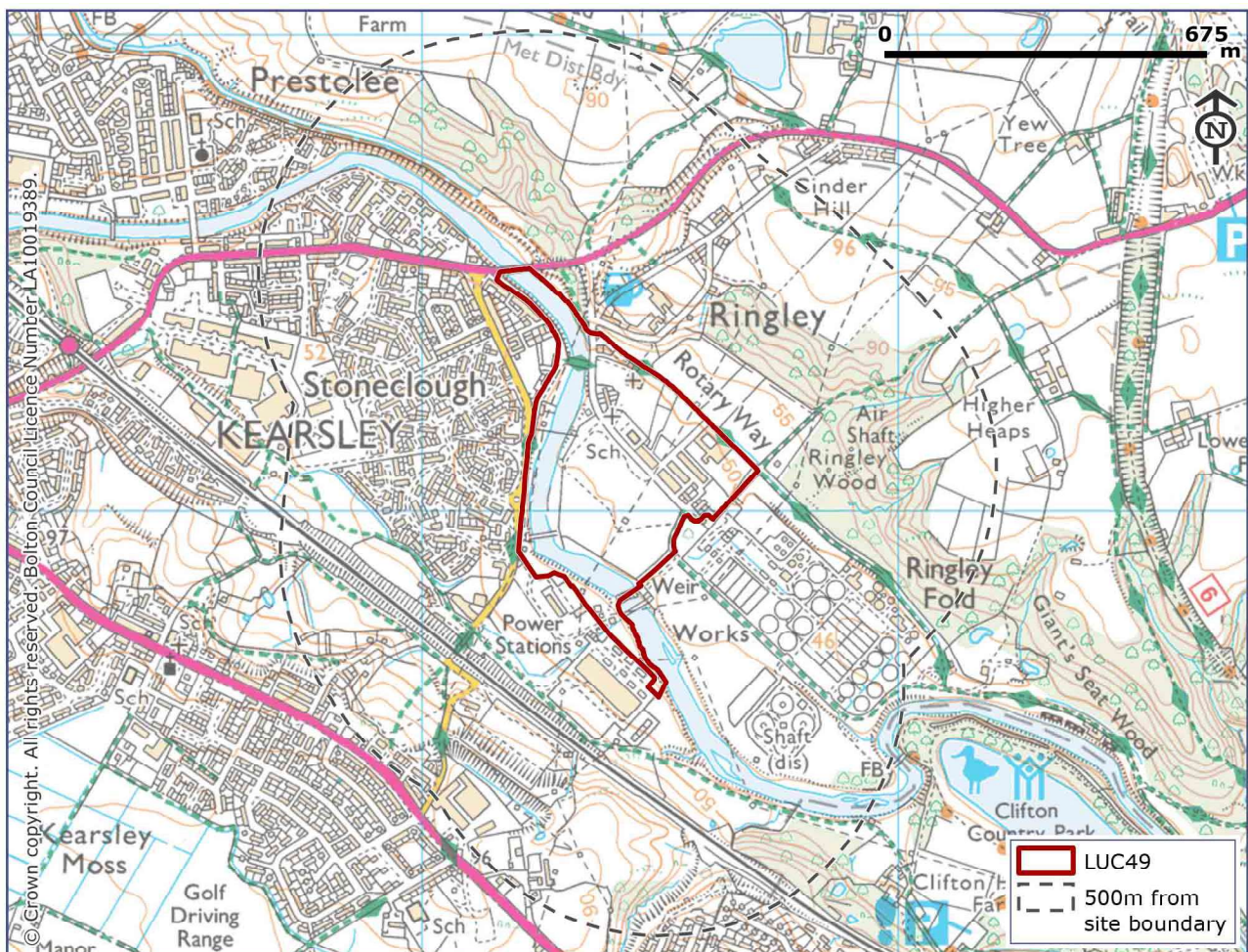
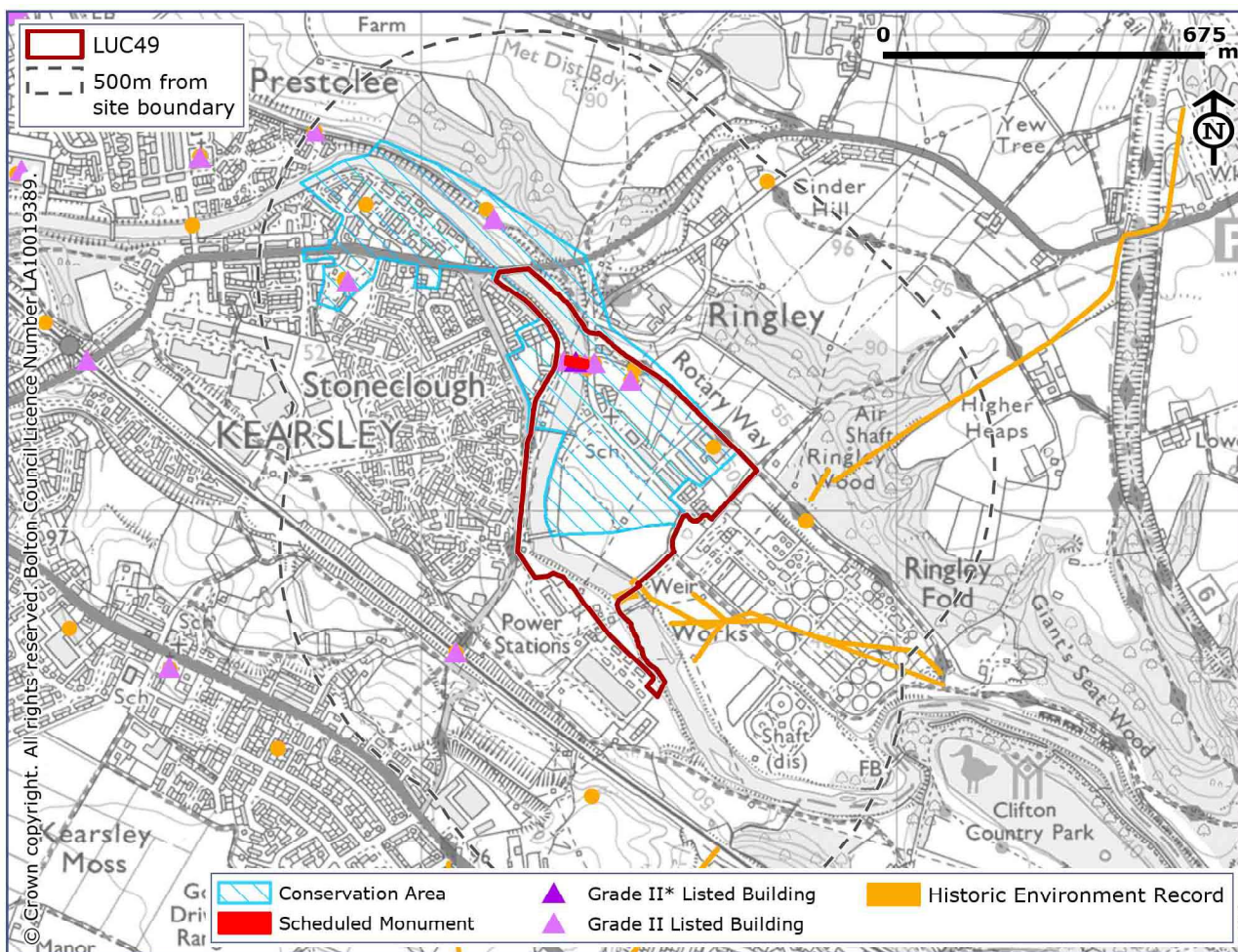


Figure 5.127 OS base map: LUC49

## Heritage

<p>Designated assets</p>	<p>The site takes in almost the whole of the Ringley Fold Conservation Area, which contains the nucleus of an old agricultural village with a mix of 19<sup>th</sup> century, 20<sup>th</sup> century and modern buildings. Within it is a Grade II* listed structure and Scheduled Monument – Ringley Old Bridge (1356800; 1001957). There are also four Grade II listed structures within the site. These include a boundary stone to the west of the bridge (1162452), the old village stocks (1067296), a tower to a former church (1356797), and the Church of St Saviour (1067295).</p> <p>It cannot be assumed that the designated assets within the site would be retained. Physical change such as this would equate to substantial harm, not only to the individual asset but also the conservation area. This would result in a high effect.</p> <p>Development within the proposed site would change the character of the conservation area and the setting of the listed assets within it, potentially altering the relationship between the assets and diminishing their rural setting, reducing the ability to understand that they form the historic centre of a historically rural village. This could result in substantial harm and a high effect.</p>
<p>Non-designated assets</p>	<p>The HER records that the site contains the historic core of Ringley Fold (4540.1.00), a medieval and post-medieval settlement. Historic maps show a number of buildings – including an earlier church - were previously present with the site and remains associated with these and earlier buildings may survive within the site, although there are is a very large area of historic landfill within which any archaeological remains will have been either totally removed, or badly damaged.</p> <p>Where they do survive, any archaeological remains will be highly susceptible to damage or removal as a result of development; this would result in a medium effect in most cases. The effect on the remains of the church would be higher, as they will be of more than local importance given that they provide evidence relating to a listed structure.</p> <p>There is also the potential for setting change to non-designated heritage assets that make a positive contribution to the conservation area, such as Ringley Church of England Primary School, The Horseshoe Hotel, and the Lord Nelson Public House.</p>
<p>Summary of potential effects on heritage assets</p>	<p>High</p>
<p>Potential mitigation</p>	<p>In line with the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, it is desirable to preserve or enhance the listed buildings and their setting, and the character and appearance of Conservation Areas.</p> <p>In the event of development, a heritage assessment will be needed to assess the impact of development on the Conservation Area and the listed buildings within it, 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 Ringley Fold Conservation Area Appraisal.<sup>34</sup></p> <p>An archaeological desk-based assessment would also be required to assess the archaeological potential of the site (or part thereof) in more detail. If needed, this would be followed by an appropriately staged programme of archaeological evaluation and mitigation, agreed by the local authority's Planning Archaeologist.</p>

<sup>34</sup> Bolton Metro Environment Department. ND. *Ringley Fold Conservation Area Appraisal*. Available online at: <https://www.bolton.gov.uk/downloads/file/890/ringley-fold-conservation-area-appraisal>



**Figure 5.128 Heritage: LUC49**

## Ecology

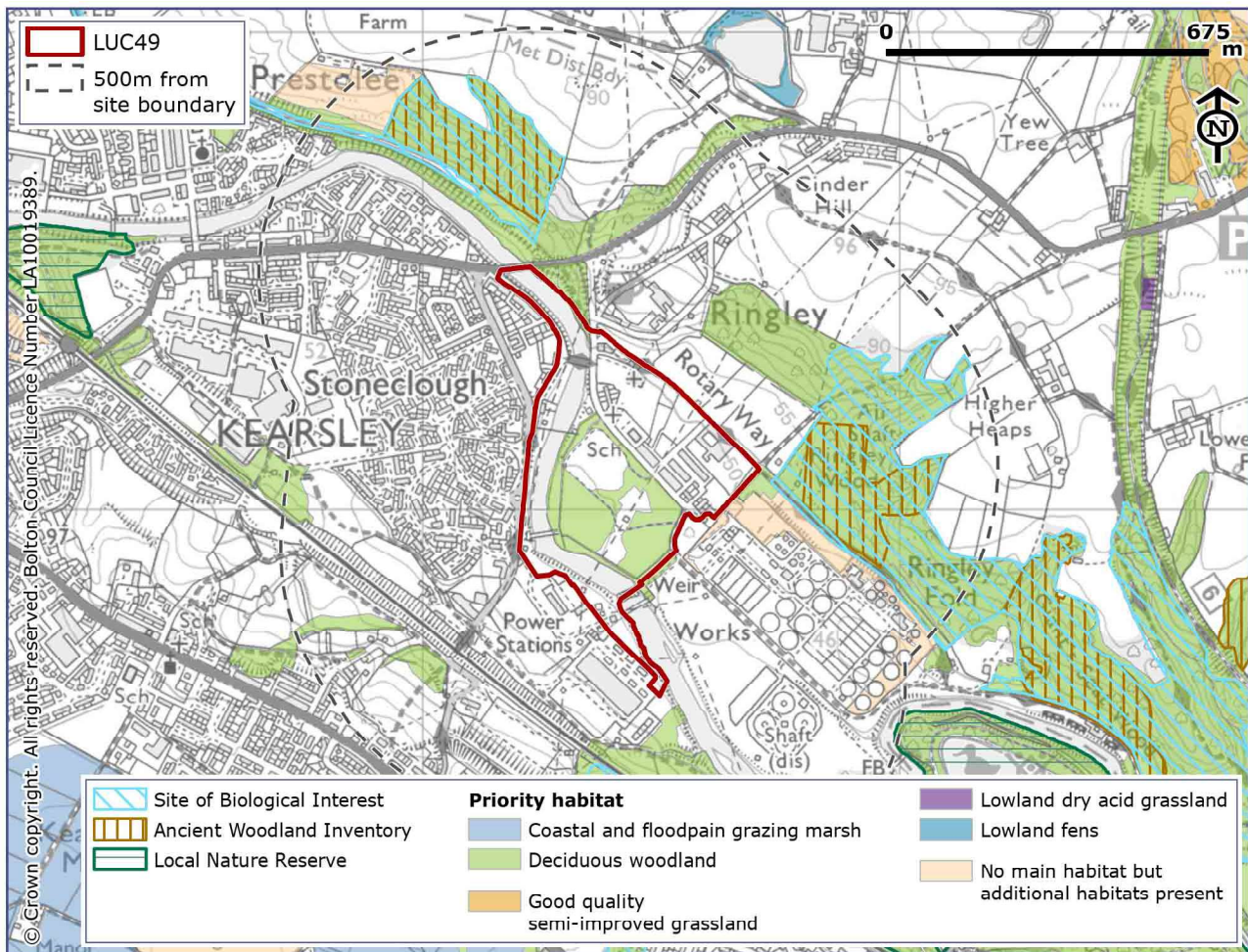
<p>Overview of ecological features</p>	<p>The River Irwell flows north to south through the land parcel. Japanese knotweed, giant hogweed and Himalayan balsam were recorded on the banks.</p> <p>Mixed deciduous woodland included bramble, Himalayan balsam, rose and a nettle understorey.</p> <p>An area of amenity grassland was encompassed by the woodland, where tall herbs and grasses occurred at the edges. To the east were the Horseshoe Pub, St Saviour Ringley Church, Emmanuel Ringley Church, St Saviour C of E Primary School, residential buildings and business units, all located on Fold Road.</p> <p>No statutory and non-statutory sites are within the land parcel.</p> <p>Priority habitats of deciduous woodland and a river are all within the land parcel.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Ashclough SSSI, Clifton Country Park and Moses gate LNR are within 1km of the land parcel boundary. Ashclough SSSI is located to the north, with Clifton Country Park and Moses Gate LNR located to the southeast and west respectively, all intersecting the boundary.</p>



<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Woodland near Ringley Bridge; Ancient Woodland</li> <li>• Ringley Woods (West &amp; East); Ancient Woodland and Grassland</li> <li>• Shore Top Reservoir; Ponds &amp; Small lodges, Open Water and Swamp</li> <li>• Clifton Moss (North); Woodland, Scrub, Fen and Ponds</li> <li>• Clifton Country Park; Woodland, Ponds and Birds</li> <li>• Unity Brook; Woodland</li> <li>• Manchester Bolton &amp; Bury Canal (West); Canal</li> </ul> <p>No AWI within the land parcel, however Prestolee Wood, Ringley Wood and another unnamed AWI are within 1km of the land parcel boundary.</p>
<p>Habitats of Principal Importance requiring consideration</p>	<p>Hedgerow, Woodland, River</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, Nesting birds, Common Toad, Great Crested Newt, Hedgehog, Reptiles, Otter, White Clawed Crayfish, 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"> <li>• Otter</li> </ul>

	<p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species including Common and Soprano Pipistrelle with the majority of records located to the northwest within a residential area.</li> <li>- Other records: Pipistrelle species including Common and Soprano Pipistrelle, Noctule, and unidentified bat species.</li> </ul> </li> <li>• Otter</li> <li>• Great Crested Newt</li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Badgers: two records of setts to the west and south.</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Autumnal Rustic</li> <li>• Cinnabar</li> <li>• Small Phoenix</li> <li>• Small Square-spot</li> <li>• Common Toad</li> <li>• Common Scoter</li> <li>• Kingfisher</li> <li>• Scaup</li> <li>• Bullfinch</li> <li>• Cuckoo</li> <li>• Dunnock</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Lesser Spotted Woodpecker</li> <li>• Linnets</li> <li>• Reed Bunting</li> <li>• Skylark</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Twite</li> <li>• Willow Tit</li> </ul>
<p>Invasive species requiring consideration</p>	<p>Japanese Knotweed, Himalayan Balsam, Giant Hogweed, Mink, Non-native Crayfish</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>No ponds present within the land parcel boundary.</p> <p>There are 3 ponds within 500m of the land parcel boundary, 2 are located to the southwest and the other to the south, all separated from the land parcel by the railway line, therefore no potential for great crested newts to occur within the site.</p>
<p>Features requiring consideration for bat roost potential?</p>	<p>Woodland/Trees: within the centre of the land parcel, trees appear to have age and structure where they may be likely to provide features with bat roost potential.</p> <p>Buildings: to the east is the Horseshoe Pub, St Saviour Ringley Church,</p>

	<p>Emmanuel Ringley Church, St Saviour C of E Primary School, residential buildings and business units, all located off Fold Road. Some of these buildings are likely to support features with potential to support roosting bats.</p> <p>Other: one footpath and two disused bridges, all located on the River Irwell, with the potential for features to support roosting bats.</p>
Existing lighting	<p>There is likely to be high light spill on the surrounding boundaries and to the east, from industrial units, residential buildings and streetlights.</p>
Summary of potential effects on ecological assets	<p>The site ranges between low to high ecological value. Woodlands and the riparian corridor are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. Hardstanding and built areas are considered of low ecological value but may still support protected species such as bats, and nesting birds.</p> <p>The entire site is also suitable for supporting viable populations of a range of protected and notable species.</p> <p>Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.</p> <p>Any future development proposals for the site would need to be informed by a detailed ecological appraisal and assessment, supported by protected species surveys as appropriate.</p>
Potential mitigation	<p>Woodland, given its high ecological value and proximity to the River Irwell, and the potential for protected species to be present including otter, bats and kingfisher should be retained. The river in particular represents an important movement corridor and should therefore be retained, protected and enhanced where possible. .</p> <p>Enhancements should include the management and removal of invasive species, such as Japanese knotweed, giant hogweed and Himalayan balsam, that can all be visible along the River Irwell banks. There is also likely to be an opportunity for specific riparian enhancements which seek to maximise the availability, diversity and value of riparian ecological niches. These should be fully explored.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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>

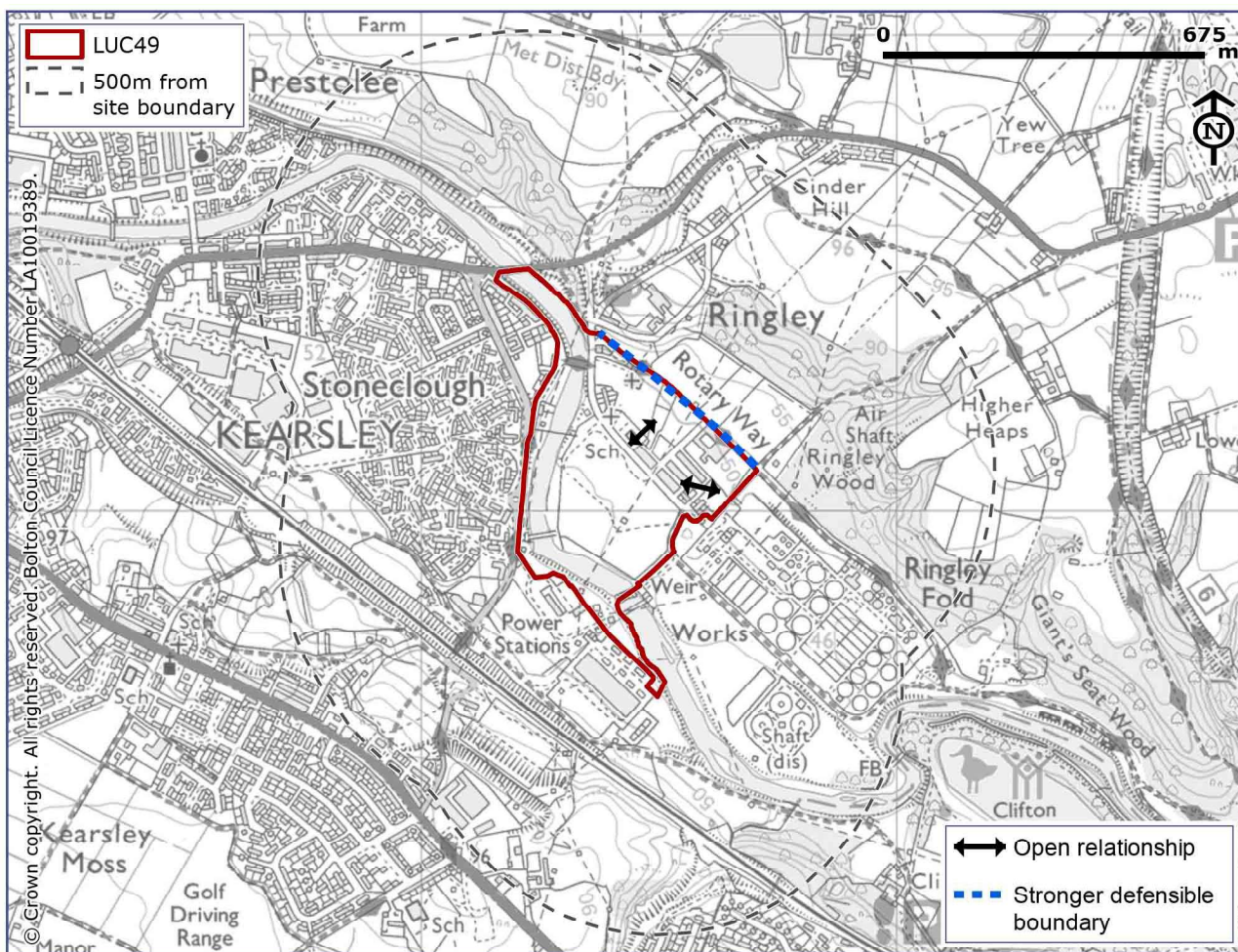


**Figure 5.129 Ecology: LUC49**

**Landscape**

<p>Description of location, setting and scale</p>	<p>This site is located along the River Irwell, and extends northeast to include Ringley. It is a moderate sized site made up of small scale riparian, urban and peri-urban landscapes.</p>
<p>Description of boundaries and relationship to adjacent areas and townscapes</p>	<p>The site is roughly triangular, with the western edge formed by the river corridor downstream of the road bridge of Ringley Road/Kearsley Road, and including the Ringley Bridge, now a footbridge, opposite the church. West of the river the POL includes the wooded river bank along Hulme Road / Kearsley Hall Road and behind a substation and works yard.</p> <p>East of the river, Ringley is located on the east side of Fold Road, as a linear settlement with a single back street. The north-eastern edge of the POL is formed by a track along a ditch along the backs of small fields behind the properties. Beyond to the north-east are unmanaged grassland and woodlands on a bank (the alignment of the infilled former Manchester, Bolton, Bury canal runs along the northern edge of the site)</p> <p>The south-west edge follows a track, a road, and a woodland edge. Beyond these there is a large water treatment plant.</p>

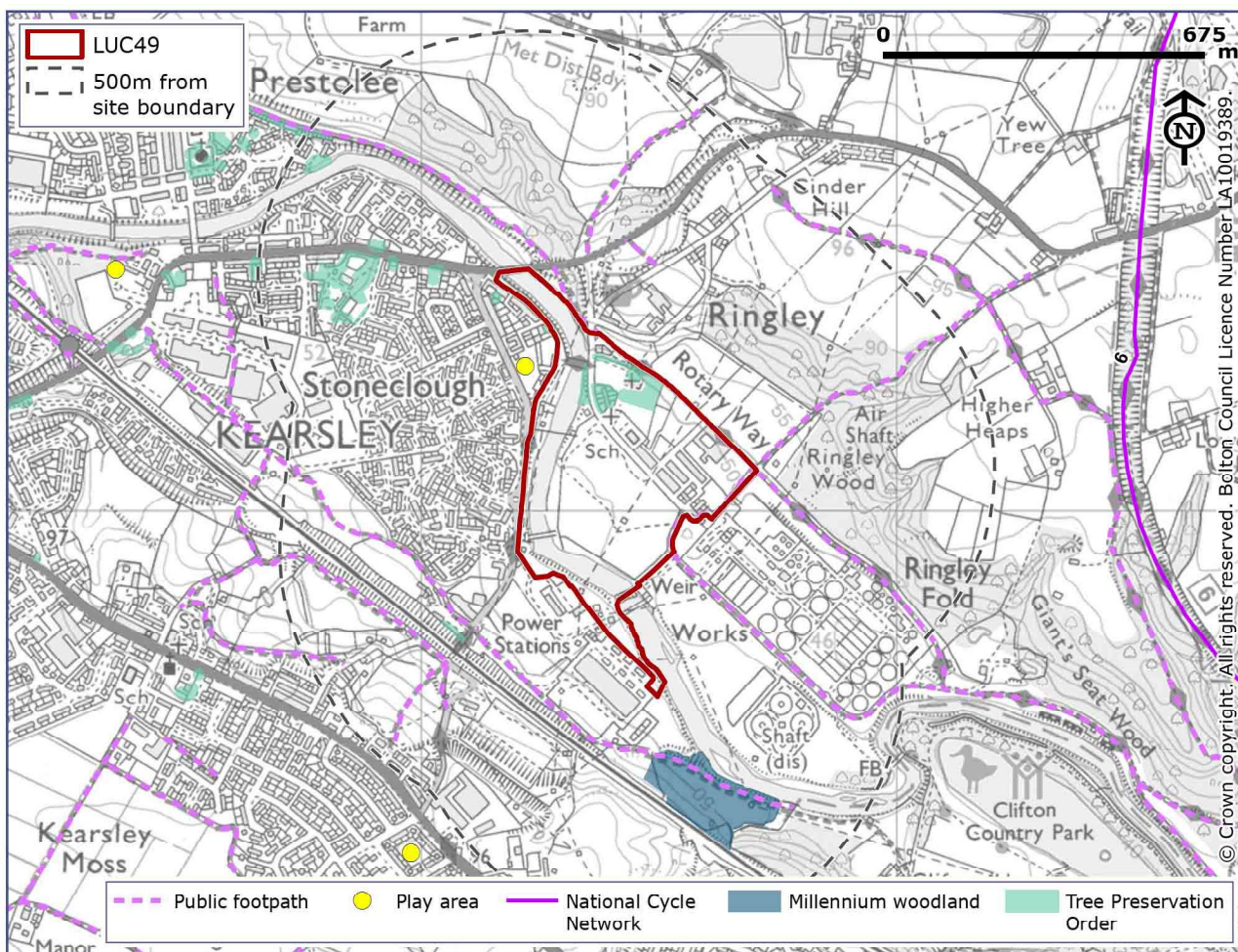
<p>Description of land use, features, condition and character</p>	<p>Landscape character area: Settled Valleys</p> <p>The River Irwell has a canalised watercourse and riparian woodlands and scrub along its east and parts of its western banks, with some infestation of giant hogweed. There are no riverside paths and the banks are therefore inaccessible except along Kearsley Hall Road. Between the river and Fold Road, there is woodland, with two clearings. One is relatively small, with unmanaged grassland in a wayleave under pylon mounted power lines. The other is larger, with tractor mown amenity grass forming an oval, and relatively recent planting of young trees around the edge.</p> <p>North of Ringley, there are a series of small paddocks at the rear of the properties, and a school playground. The northern end of Ringley is a large burial ground bounded by walls and a distinctive stone slab fence around its south-eastern corner.</p>
<p>Description of views and landmarks</p>	<p>Views are all enclosed within woodlands or buildings within the POL site.</p>
<p>Perceptual qualities</p>	<p>Perceptions of the open spaces is varied, with the linear river corridor inaccessible except for a sandy bank below Ringley Bridge. The larger of the two clearings gives the impression of being secluded, and there is evidence of recent planting and a sense of a more managed space. The primary school use these areas for outdoor activities.</p>
<p>Potential sensitivities to development</p>	<p>The oval clearing in the woodland west of Ringley is used by the school and as informal amenity open space, and has had some recent planting of trees on the wooded bank to the north. This may indicate community involvement/value to this space. In landscape terms, the clearing is enclosed with woodland, and has a wooded bank between it and Fold Road. The woodland is mixed, and parts of it are mature.</p> <p>There are few landscape and visual sensitivities to development associated with the paddocks behind Ringley.</p>
<p>Summary of potential effects on landscape and visual amenity</p>	<p>The site is considered to be of medium sensitivity to development within the wooded area between Ringley and the river, as the wooded bank to the road currently forms a relatively strong edge to the settlement and there is currently a sense of separation from the existing settlement.</p> <p>The paddocks behind Ringley are considered to be of low sensitivity to development, and that the track and ditch along the north-eastern side of the POL would form a defensible edge to development.</p>
<p>Mitigation</p>	<p>Should this area be developed, it is recommended that woodland is retained where possible, to form a wooded setting to development.</p>
<p>Assessment location/access</p>	<p>Accessed and assessed from public footpaths from Fold Road.</p>



**Figure 5.130 Landscape: LUC49**

**Public Recreation and Tree Preservation Orders**

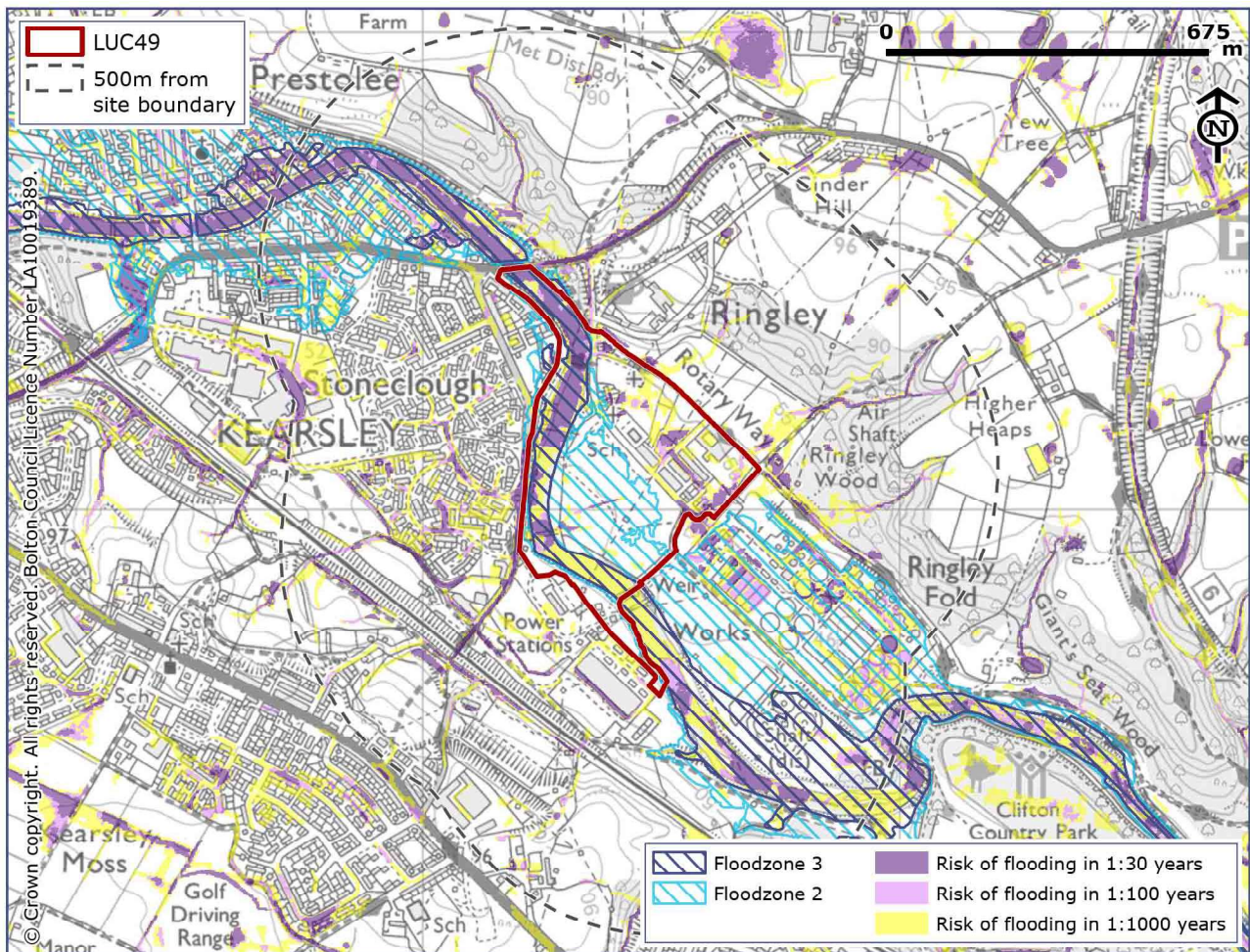
Recreational assets within site	The following Public Rights of Way pass along the site boundaries: KER019 KER028 KER029 KER026
Nearby recreational assets	There are play areas to the north west and south west of the site. There is continuation of Public Rights of Way in all directions around the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	The site includes an area covered by TPO.



**Figure 5.131 Public Recreation and TPOs: LUC49**

**Flooding**

Proximity of flood zones	The site contains areas located in flood zone 2 and 3.
Risk to site from fluvial, pluvial, sewer and ground water flooding	There is a river running through the site creating large areas of risk from fluvial flooding, which cover the majority of the site area. There are areas of medium and high risk from pluvial flooding within the site boundaries. 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 5.132 Flooding: LUC49**

### Site Summary

LUC49 is a medium sized site located to the east of Stoneclough, Kearsley. Several applications on the site have been made with regard to extending existing properties or buildings on the site. All of these are limited in scope and do not comprise strategic scale development. To the immediate west of the site is urban development which is predominantly residential in nature with some amenities. To the immediate south and east of the site are areas of light industrial use. To the south east of the site is a large wastewater treatment works. There is a primary school located to the immediate north east of the site.

The site takes in almost the whole of the Ringley Fold Conservation Area, which contains the nucleus of an old agricultural village with a mix of 19<sup>th</sup> century, 20<sup>th</sup> century and modern buildings. Within it is a Grade II\* listed structure and Scheduled Monument – Ringley Old Bridge (1356800; 1001957). There are also four Grade II listed structures within the site. It cannot be assumed that the designated assets within the site would be retained. Physical change such as this would equate to substantial harm, not only to the individual asset but also the conservation area. Development within the proposed site would change the character of the conservation area and the setting of the listed assets within it, potentially altering the relationship between the assets and diminishing their rural setting, reducing the ability to understand that they form the historic centre of a historically rural village. Development within the site may also affect non-designated heritage assets related to previous buildings on the site identified from historic mapping. This could result in substantial harm and a high effect.

No designated ecological sites are within the site. However the site ranges between low to high ecological value. Woodlands and the riparian corridor are of high ecological value due to their status as habitat types of Principal Importance, and because they are likely to provide important habitats and movement corridors for wildlife within the landscape. Hardstanding and built areas are considered of low ecological value but may still support protected species such as bats, and nesting birds.



The entire site is also suitable for supporting viable populations of a range of protected and notable species. Any future development proposals are likely to be significantly constrained depending upon the extent and nature of such a development, but given the size of the site there may be potential for ecological mitigation and enhancement.

The site is considered to be of medium landscape sensitivity to development within the wooded area between Ringley and the river, as the wooded bank to the road currently forms a relatively strong edge to the settlement and there is currently a sense of separation from the existing settlement. The paddocks behind Ringley are considered to be of low sensitivity to development, and that the track and ditch along the north-eastern side of the POL would form a defensible edge to development.

There are no Public Rights of Way within the site. A significant portion of the site is identified as being at flood risk, and sequential and exception tests would be required.

## LUC50: Crown Lane / M61 embankment

### LUC50 / Crown Lane / M61 embankment

**Area** 0.10Ha

**Parcel description** The parcel is located in the west of Horwich. Land within the parcel is relatively flat and comprises a very narrow woodland block enclosed by the M61 to the southwest and a workshop building to the north. The parcel contains no buildings.

**Site history** There is no planning history on the site itself however to the immediate northeast is the Horwich Loco development, which includes up to 1,700 dwellings, up to 2,500 square metres of retail and up to 2,500 square metres of retail / leisure uses and up to 2,700 square metres of ancillary D1 uses.



**Figure 5.133 Aerial view: LUC50**

### Adjoining land uses and compatibility

#### Adjoining uses

The M61 is to the immediate south and west of the site. There is residential development to the north east of the site with few amenities. To the north of the site is a light industrial estate. Further to the north east of the site is a primary school and amenities.

### Compatibility with residential development

The site forms an embankment of the M61 which means it is unlikely to be feasible to develop.

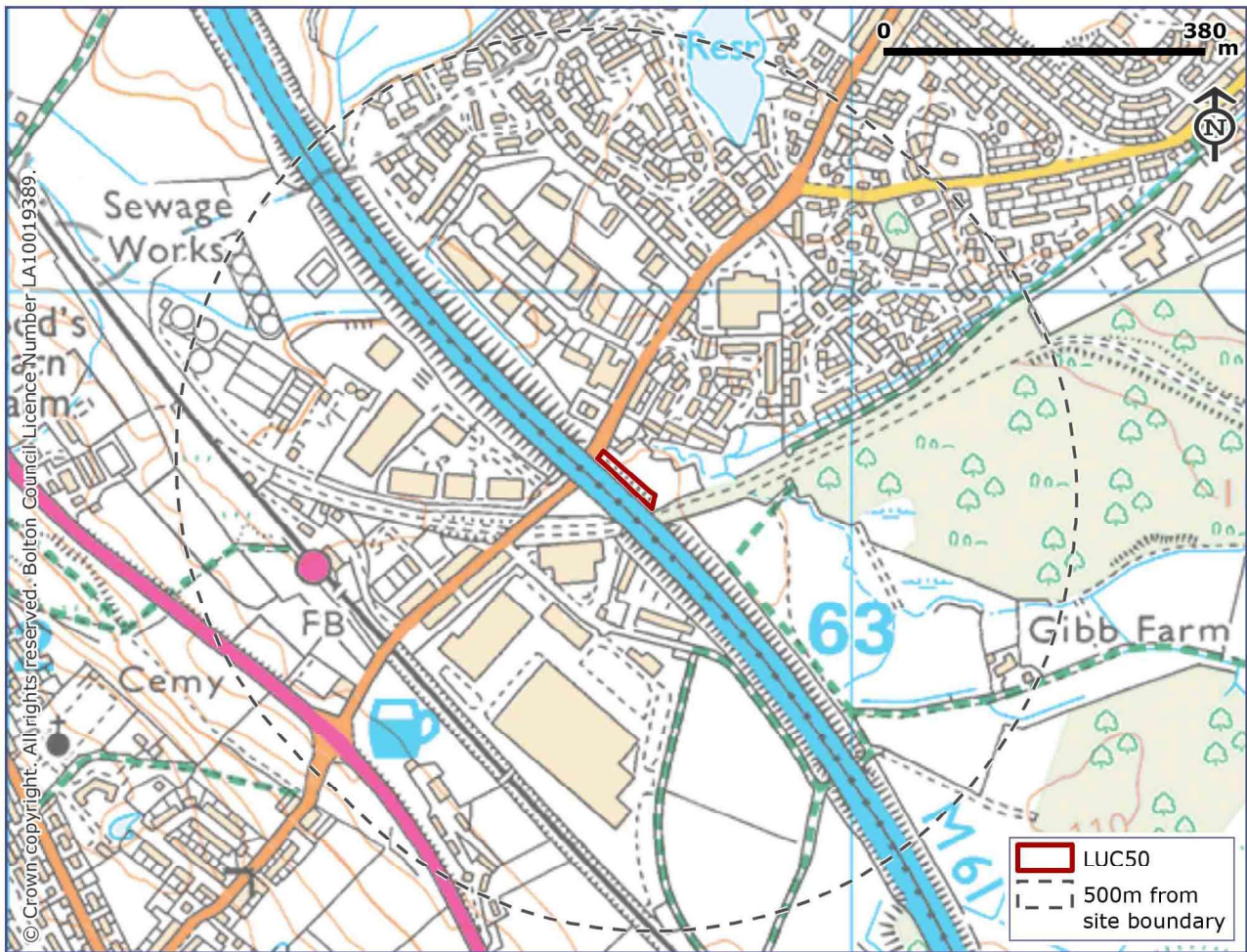
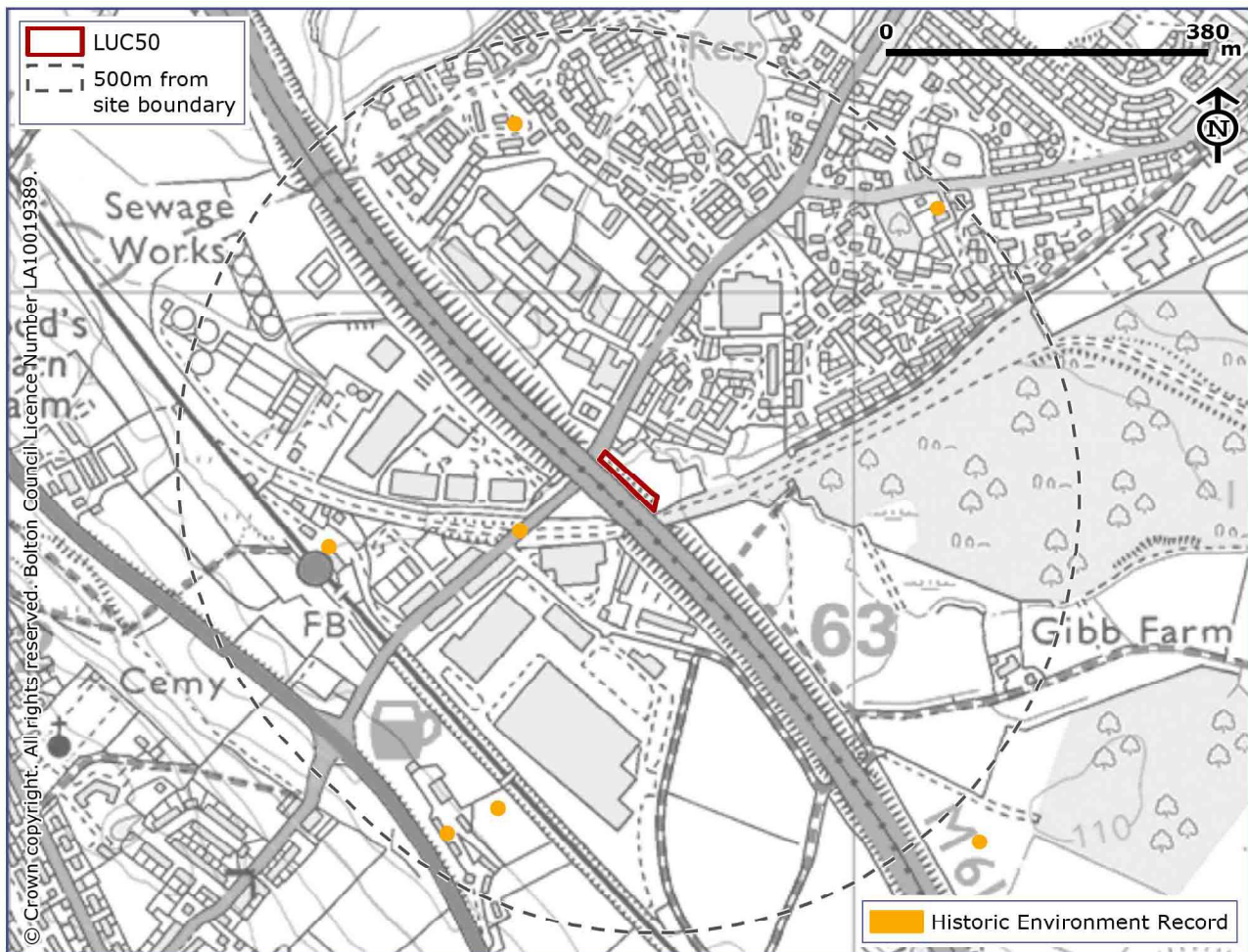


Figure 5.134 OS base map: LUC50

### Heritage

Designated assets	There are no designated assets within the site or wider area that are susceptible to change as a result of development.
Non-designated assets	Historic maps indicate that part of the former Blackrod junction railway line may pass through the site. If this survives archaeologically the remains would be highly susceptible to physical change, however as part of a larger structure their loss would result in less than substantial harm: a low-medium effect.
Summary of potential effects on heritage assets	Low-medium
Potential mitigation	It is possible that further archaeological assessment may be required.



**Figure 5.135 Heritage: LUC50**

**Ecology**

<p>Overview of ecological features</p>	<p>The site is largely comprised of a woodland corridor parallel with the M61. The woodland was characterised by dominant ash, birch, hawthorn, with scrub to the north including bindweed, Himalayan balsam, nettle, bramble, occasional fern and young tree saplings.</p> <p>No statutory or non-statutory sites are present within the land parcel.</p> <p>Priority habitats within the land parcel include broadleaved woodland.</p>
<p>Protected sites</p>	<p>No protected sites are within the land parcel.</p> <p>Red Moss SSSI is within 1km of the land parcel boundary, located to the southeast.</p>
<p>Sites of Biological Importance (SBI) and Ancient Woodland Inventory (AWI)</p>	<p>No SBI are within the land parcel boundary.</p> <p>SBI within 1km of the land parcel boundary;</p> <ul style="list-style-type: none"> <li>• Red Moss; Bog, Dragonflies and Birds</li> <li>• Crown Clough; Woodland</li> </ul> <p>No AWI within the land parcel or within 1km of the land parcel boundary.</p>

Habitats of Principal Importance requiring consideration	Hedgerow, Woodland
Other notable habitat/features	Mature/Veteran trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Nesting birds, Hedgehog
Summary of biological records for protected and notable species	<p>No records within the land parcel boundary.</p> <p>Records within 1km of the land parcel boundary;</p> <p>European Protected species:</p> <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: One record of Pipistrelle species to the northeast, within a residential area.</li> <li>- Other records: Pipistrelle species including Common Pipistrelle, and unidentified bat species.</li> </ul> </li> </ul> <p>Protected and/or Notable species:</p> <ul style="list-style-type: none"> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Common Lizard</li> <li>• Hedgehog</li> <li>• Brown Hare</li> <li>• Polecat</li> <li>• Water Vole</li> <li>• Barn Owl</li> <li>• Black Redstart</li> <li>• Kingfisher</li> <li>• Little Ringed Plover</li> <li>• Bullfinch</li> <li>• Grasshopper Warbler</li> <li>• Lapwing</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Willow Tit</li> <li>• Yellow Bird's-nest</li> </ul>
Invasive species requiring consideration	<p>Himalayan Balsam with the understorey of the woodland.</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>No ponds present within the land parcel boundary.</p> <p>There is 1 pond within 500m of the land parcel boundary, located to the east.</p>
Features requiring consideration for bat roost potential?	Woodland/Trees: the majority of the land parcel, 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 high light spill from the M61.

<p>Summary of potential effects on ecological assets</p>	<p>The parcel is deemed as having high ecological sensitivity, given it is largely comprised of priority woodland habitat. This habitat supports protected species and within the wider environment is an important wildlife corridor.</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>The parcel is completely formed of a woodland corridor. Mature trees should be retained and a corridor of trees kept along the boundary of the M61. This will ensure the connectivity of this woodland corridor all the way along the M61, ensuring species such as bats and hedgehogs are still able to commute and forage.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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>

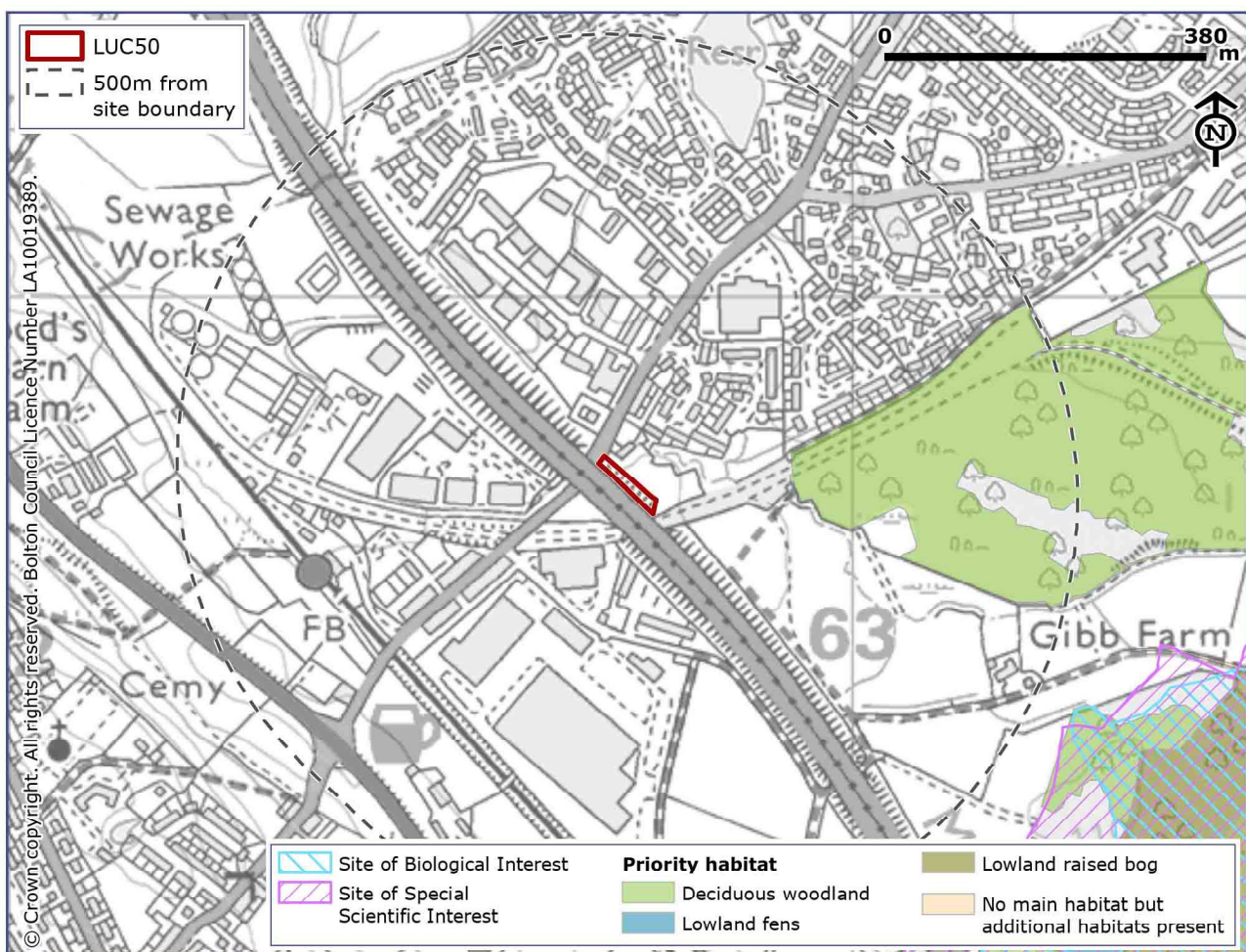


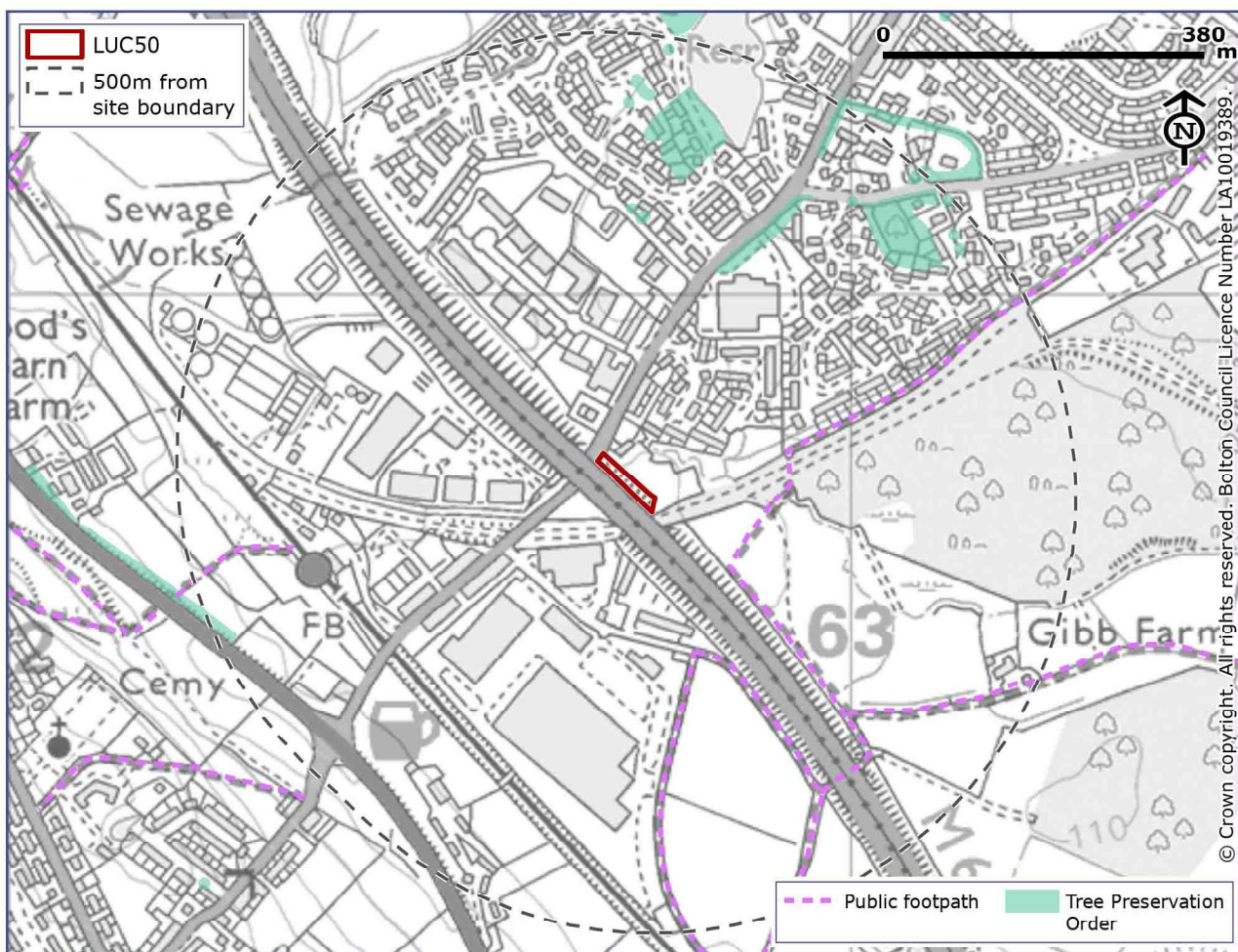
Figure 5.136 Ecology: LUC50

## Landscape

Description of location, setting and scale	This is a very small plot to the north of the M61, forming part of the embankment and the properties on Crown Lane. It is an area of approximately 10m by 80m occupied by trees.
Description of boundaries and relationship to adjacent areas and townscapes	This small area is part of the embankment between the motorway and a property fence. To the north lies a small works yard and a ditch with residential properties beyond.
Description of land use, features, condition and character	Landscape character area: urban Scrub woodland
Description of views and landmarks	This area is currently enclosed, with views of the site only from Crown Lane.
Perceptual qualities	This area is currently overgrown with vegetation
Potential sensitivities to development	None, but steep ground is likely to be an issue
Summary of potential effects on landscape and visual amenity	Low sensitivity
Mitigation	Mitigation for potential development should include retaining more mature trees where possible.
Assessment location/access	Assessed from Crown Lane

## Public Recreation and Tree Preservation Orders

Recreational assets within site	There are no recreational assets located within the site boundaries.
Nearby recreational assets	There are Public Rights of Way located in all directions around the site, however there is no specific access to it.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.

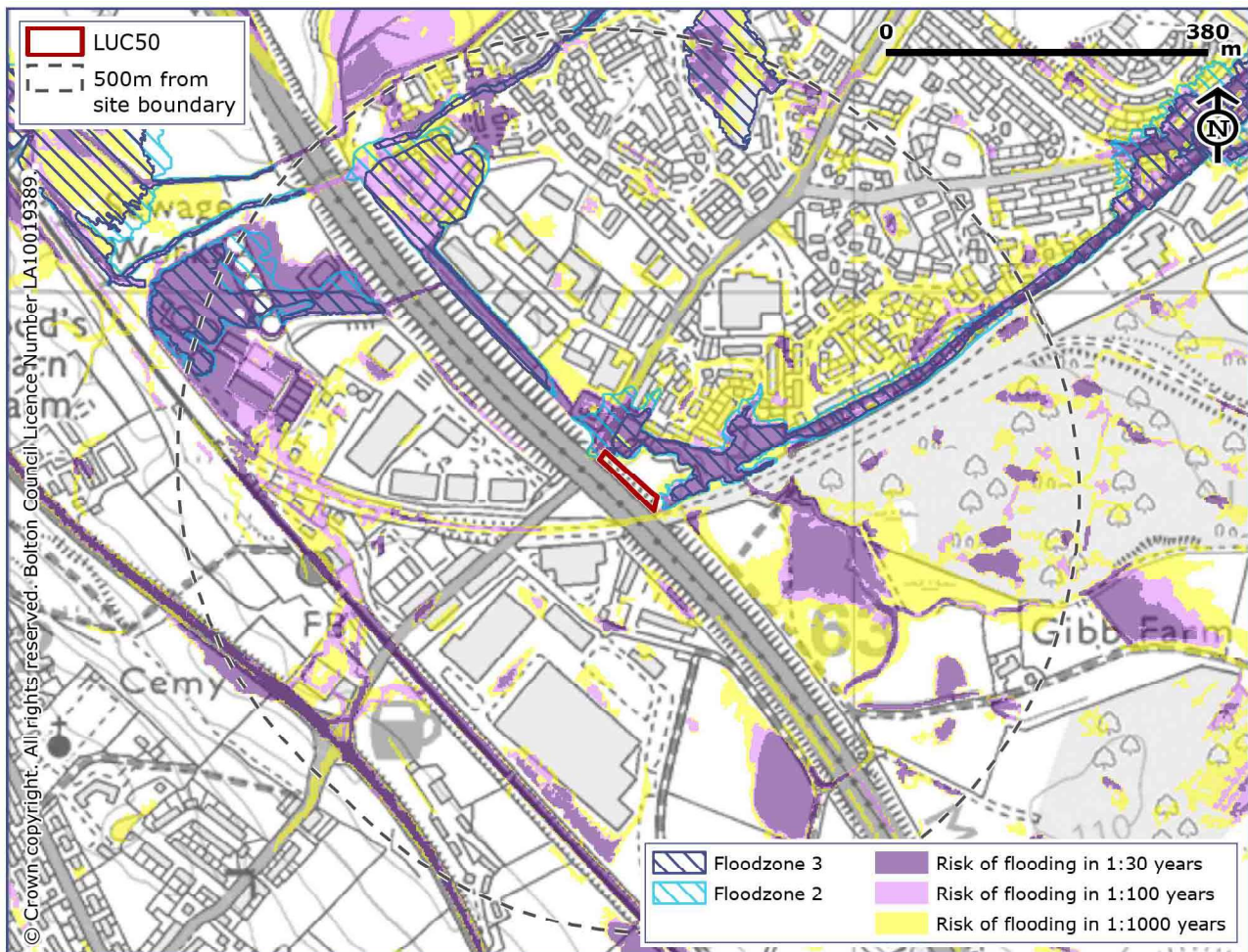


**Figure 5.137 Public Recreation and TPOs: LUC50**

**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 four sewer flood incidents in the DG5 record.
Sequential/exceptions test required?	No test required.





**Figure 5.138 Flooding: LUC50**

### Site Summary

LUC59 is a very small site located in the west of Horwich. There is no planning history on the site itself however to the immediate northeast is the Horwich Loco development, which includes up to 1,700 dwellings, up to 2,500 square metres of retail and up to 2,500 square metres of retail / leisure uses and up to 2,700 square metres of ancillary D1 uses. The site forms an embankment of the M61 which means it is unlikely to be feasible to develop.

There are no designated heritage assets within the site or wider area that are susceptible to change as a result of development. Historic maps indicate that part of the former Blackrod junction railway line may pass through the site. If this survives archaeologically the remains would be highly susceptible to physical change, however as part of a larger structure their loss would result in less than substantial harm: a low-medium effect on heritage assets is anticipated.

No statutory or non-statutory ecological sites are present within the land parcel. However the parcel is deemed as having high ecological sensitivity, given it is largely comprised of priority woodland habitat. This habitat supports protected species and within the wider environment is an important wildlife corridor. 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.

The site is considered to be of low landscape sensitivity.

No Public Rights of Way or flood risk is identified within this site.

## LUC51: Carlisle Close

LUC51 / Carlisle Close
<b>Area</b> 2.20Ha
<b>Parcel description</b> The parcels are located at the southwest of Little Lever. Land within the parcels slopes down to the southwest and comprises predominantly amenity grassland and woodland, which is owned by the Council. The parcels are crossed by footpaths. There are no buildings present within the parcels but the parcels are surrounded on three sides by residential properties. The area is known locally as ginger fold.
<b>Site history</b> Planning application 64852/03 has been approved allowing the construction of a control kiosk, access road and replacement fencing to existing compound.

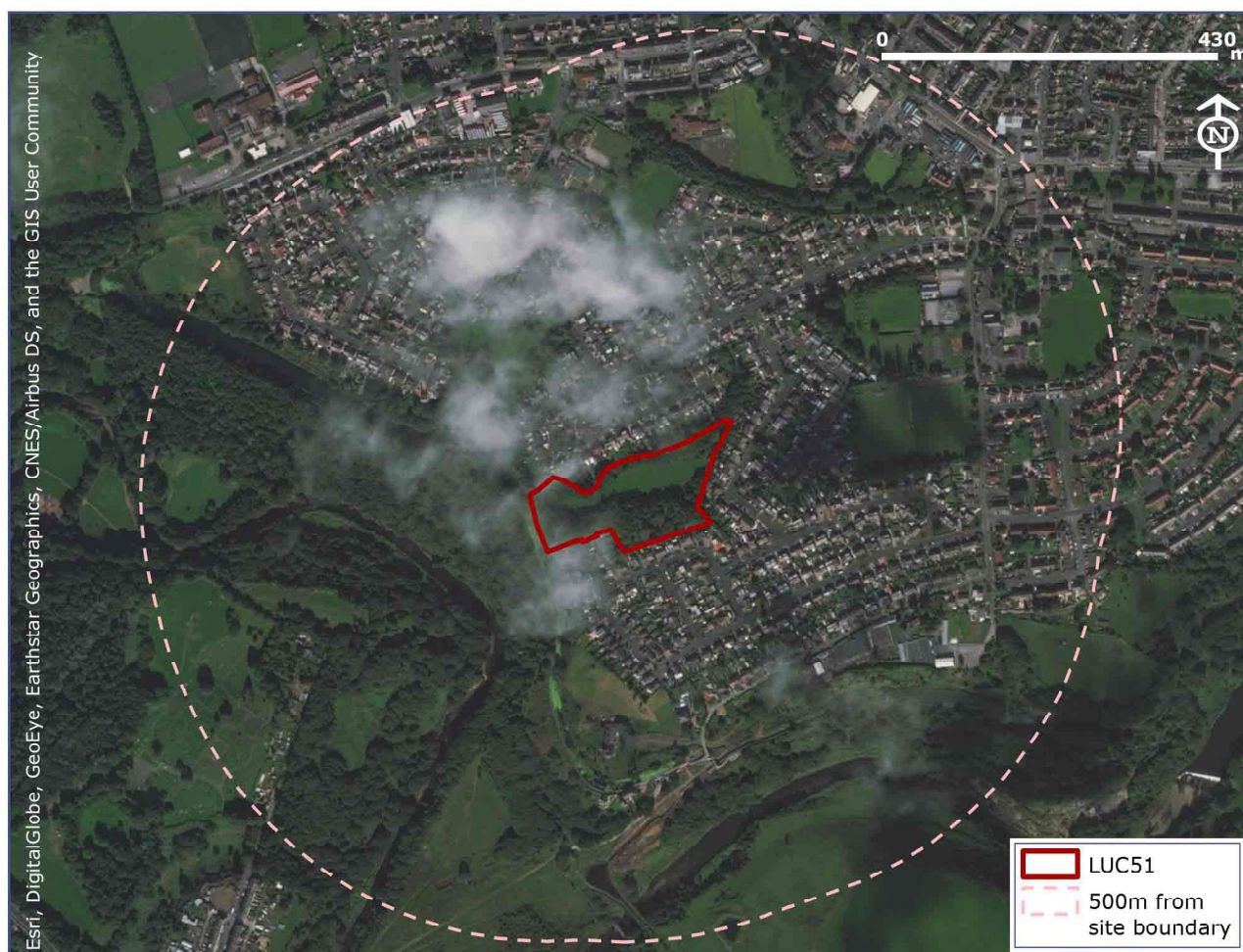


Figure 5.139 Aerial view: LUC51

### Adjoining land uses and compatibility

#### Adjoining uses

To the north, east and south of the site is urban development which is predominantly residential in character, with some amenities. There are primary schools located to the north and north east of the site and a secondary school located to the north west. To the immediate west of the site is a canal and the River Croal.

### Compatibility with residential development

The site is in close proximity to amenities and schools.

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

Approximately 25% of the site is tree cover. This is likely to restrict development of the site in full.

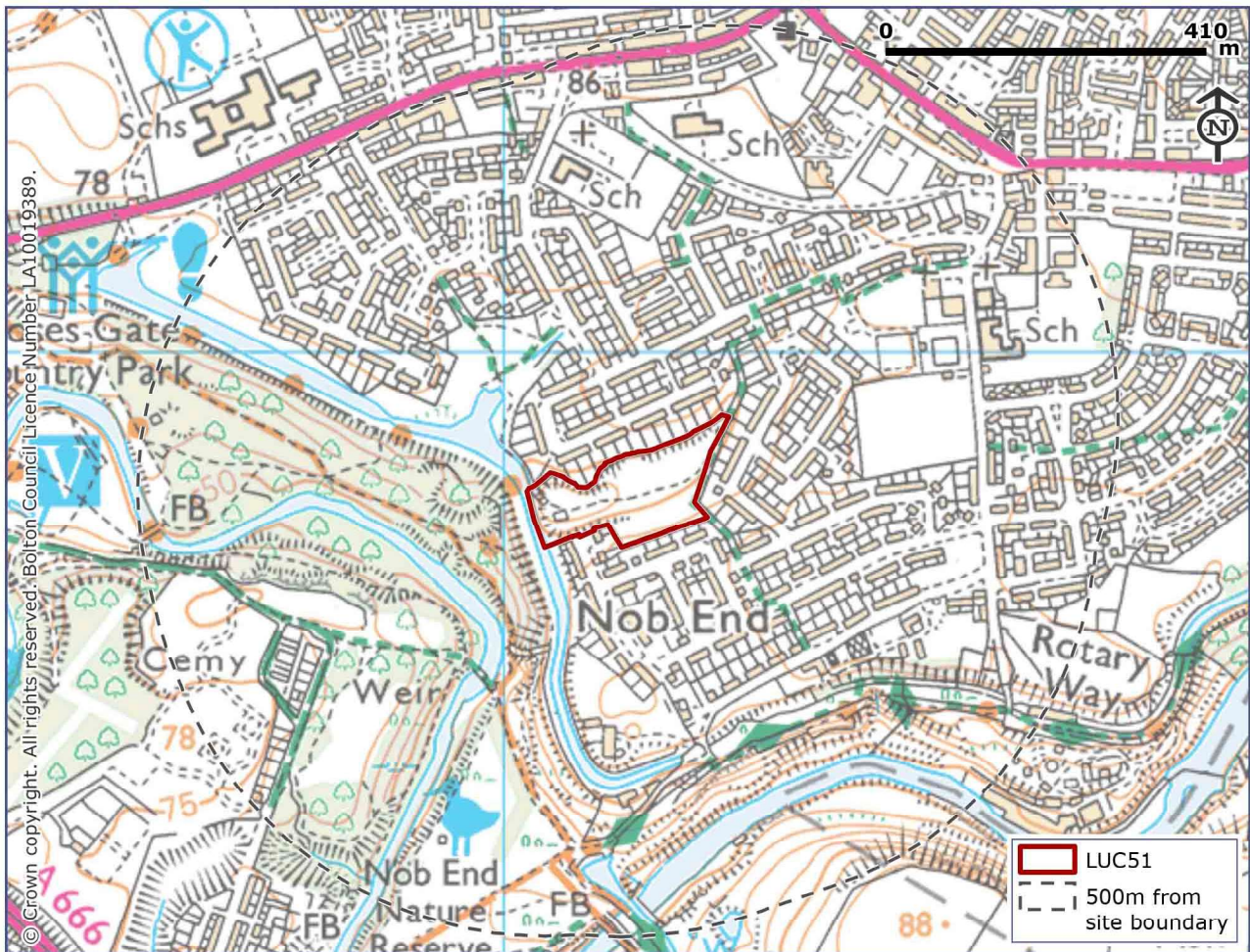


Figure 5.140 OS base map: LUC51

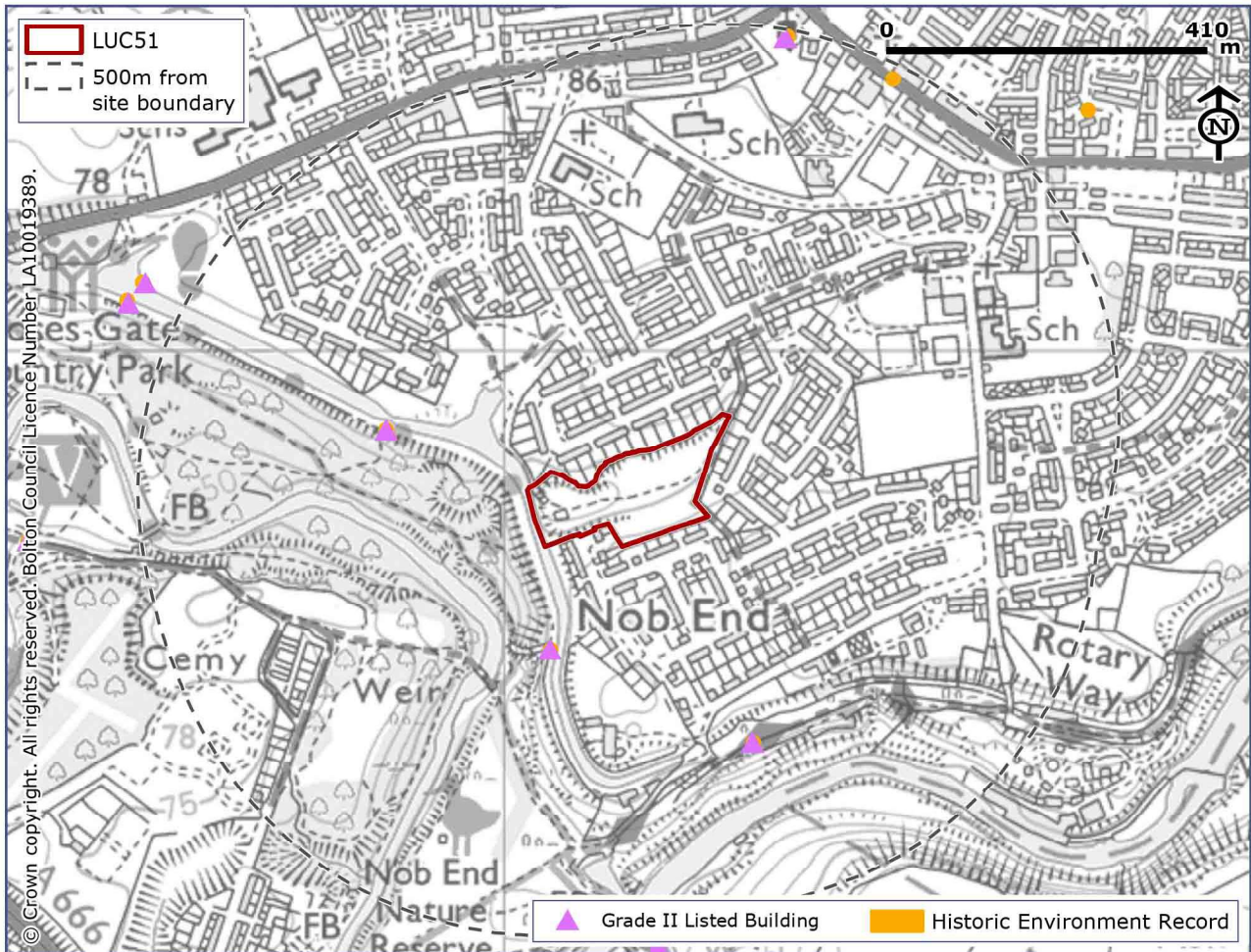
### Heritage

#### Designated assets

There are no designated assets within the site, but there are a number of Grade II listed structures in the area that relate to the Manchester, Bolton and Bury Canal and the River Irwell. This historical and functional relationship should not be affected by development within the site.

Rock Hall (1309778) a Grade II listed 19<sup>th</sup> century house, now an information centre, also lies within 500m of the site. This asset does not appear to have any kind of relationship with the site that contributes to its heritage significance. Nor does there appear to be any intervisibility between the site and the asset. As such, it is unlikely to experience any meaningful setting change.

Non-designated assets	Historic maps show that a post-medieval culvert ran the length of the site and that later the Little Lever Sewage Works were located in its northern half. Subsequently, virtually the entire site has been used as landfill meaning that any potential archaeological remains – known or otherwise - will have either been entirely removed or badly truncated. Meaning that any effect from development will be low.
Summary of potential effects on heritage assets	Low
Potential mitigation	N/A



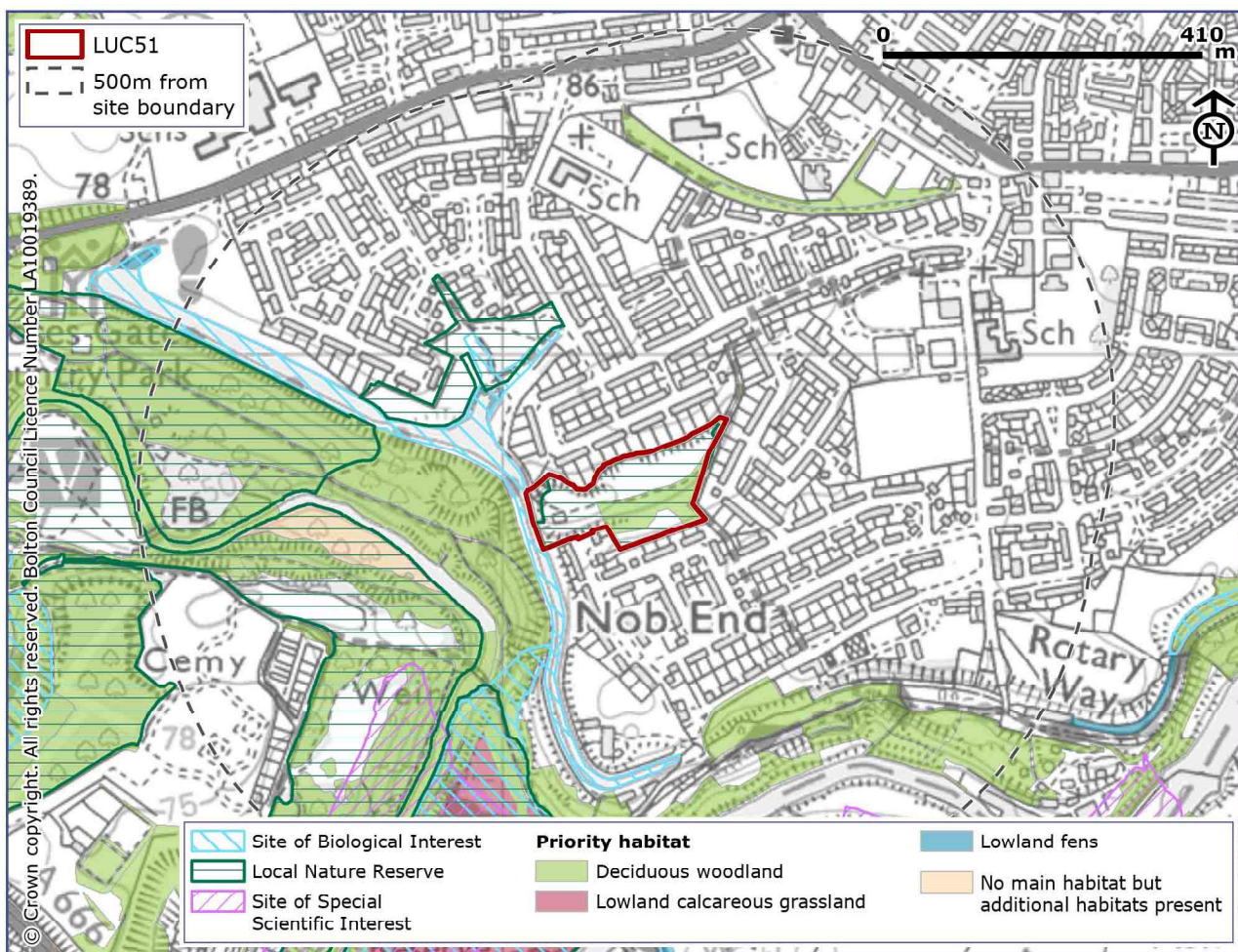
**Figure 5.141 Heritage: LUC51**

**Ecology**

Overview of ecological features	<p>Residential housing surrounds the land parcel, and bordering the west of the site is a disused section of the Manchester, Bolton and Bury canal. The majority of the parcel is comprised of short amenity grassland, with woodland around the perimeter.</p> <p>Moses Gate LNR forms the majority of the land parcel, apart from a small section of woodland on the northwest corner.</p>
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	Priority habitat of deciduous woodland is within the land parcel, along the south boundary. Invasive species of Himalayan balsam can be found along the water's edge of the canal.
Protected sites	Moses Gate LNR forms the majority of the land parcel, apart from a small section of woodland on the northwest corner.  Ashclough SSSI, Nob End SSSI and Nob End LNR are all within 1km of the land parcel boundary. Ashclough and Nob End SSSI are both located to the south, whereby Nob End LNR is located to the west of the land parcel.
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"> <li>• Moses Gate; Pond &amp; Small lodges and Birds</li> <li>• Nob End; Calcareous Grassland and Scrub</li> <li>• Manchester Bolton &amp; Bury Canal (West); Canal</li> </ul> No AWI within the land parcel or within 1km of the land parcel boundary.
Habitats of Principal Importance requiring consideration	Woodland
Other notable habitat/features	Mature/Veteran trees
Potential for protected and notable species (further survey and/or consideration may be required)	Bats, Hedgehog, Common Toad, Nesting birds, Reptile
Summary of biological records for protected and notable species	No records within the land parcel boundary.
	Records within 1km of the land parcel boundary; European Protected species: <ul style="list-style-type: none"> <li>• Bats: <ul style="list-style-type: none"> <li>- Roosts: Pipistrelle species and unidentified bat species records located to the south and northeast.</li> <li>- Other records: Pipistrelle species including Common and Soprano Pipistrelle, Daubentons, Noctule and unidentified bat species.</li> </ul> </li> </ul> Protected and/or Notable species: <ul style="list-style-type: none"> <li>• Badgers: Sett to the south and a record of presence to the southwest.</li> <li>• Brown Hare</li> <li>• Hedgehog</li> <li>• Brown Trout (Sea Trout)</li> <li>• Cinnabar</li> <li>• Common Toad</li> <li>• Grass Snake</li> <li>• Kingfisher</li> <li>• Little Ringed Plover</li> <li>• Scaup</li> <li>• Bullfinch</li> <li>• Curlew</li> <li>• Dunnock</li> </ul>

	<ul style="list-style-type: none"> <li>• Herring Gull</li> <li>• House Sparrow</li> <li>• Lapwing</li> <li>• Lesser Redpoll</li> <li>• Linnet</li> <li>• Reed Bunting</li> <li>• Song Thrush</li> <li>• Starling</li> <li>• Twite</li> <li>• Willow Tit</li> </ul>
Invasive species requiring consideration	<p>Mink, Himalayan Balsam along the water edge of the canal.</p> <p>There is potential for other invasive species to occur within the site, and a detailed ecological appraisal of the site will be required to confirm.</p>
Ponds within 500m (Potential for presence of GCN)	No ponds present within the land parcel boundary or within 500m of the land parcel boundary.
Features requiring consideration for bat roost potential?	Woodland/Trees: around the perimeter of the land parcel boundary, 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 into the site from the surrounding residential houses.
Summary of potential effects on ecological assets	<p>The ecological sensitivity of the parcel is deemed high due to the presence of Moses Gate LNR within the parcel and priority woodland habitat.</p> <p>The parcel is formed of an LNR and so will be highly constrained. Any future proposals for housing at the site would need to be carefully informed by detailed ecological assessment supported by protected species surveys as appropriate, and would need to consider wider indirect effects such as recreational pressure, and lighting.</p>
Potential mitigation	<p>Any potential future housing scheme should seek opportunities to strengthen and complement the LNR. Woodland and shrub to the south should be retained, to ensure habitat remains for nesting birds and protected species such as hedgehog and species of bat.</p> <p>Opportunities to incorporate areas of wildflower meadow and native shrub planting in any future housing proposals should be taken. Mature trees along the north boundary should be retained. The west area of the parcel should be kept free from development given the water proximity, and neighbouring SBI.</p> <p>Enhancements should include the management and removal of invasive species, potentially increasing biodiversity within the riparian environment.</p> <p>General opportunities for ecological enhancement would depend upon the nature of any proposals but should include wildflower grasslands, 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 5.142 Ecology: LUC51**

**Landscape**

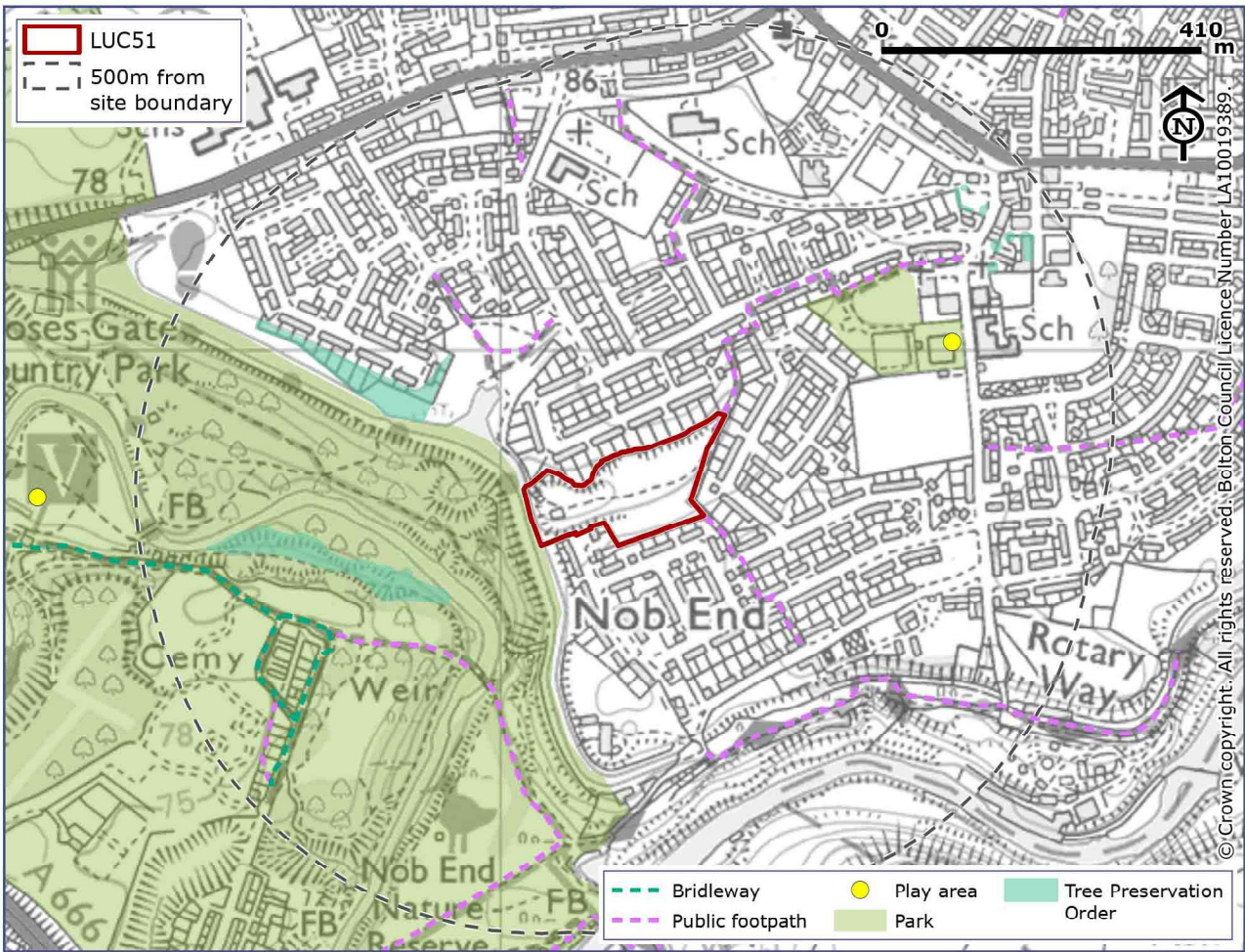
Description of location, setting and scale	This is a small area located to the east of the Manchester Bolton and Bury Canal (disused), between Carlisle Close and Aintree Road. It is a small scale area set below the residential developments either side, with an urban greenspace within it.
Description of boundaries and relationship to adjacent areas and townscapes	The boundaries of this POL area are the rear garden fences, but they are largely screened from within the site by woodland on the banks to the north and south of the interior open space. At the north-eastern edge properties have views into the open interior. The southwestern edge is a wooded bank up to the canal.
Description of land use, features, condition and character	Landscape character area: Urban Valleys This is an area of rough mown amenity grassland surrounded by wooded banks with mixed deciduous trees. A path runs from Lincoln Avenue across the site to the canal.
Description of views and landmarks	Views are contained by the trees around the edges of the site, and only a few houses on Lincoln Avenue have views into the site.
Perceptual qualities	This area is perceived as an enclosed space that is relatively secluded.

Potential sensitivities to development	There are no notable landscape and visual issues for this site, although the wooded banks are valued as green corridors
Summary of potential effects on landscape and visual amenity	This site is considered to be of low sensitivity to development.
Mitigation	If this site is to be developed, it is recommended that wooded banks that form green corridors around the site should be retained and managed within a masterplan.
Assessment location/access	Accessed and assessed from footpaths from Lincoln Avenue.

### Public Recreation and Tree Preservation Orders

Recreational assets within site	The LIL047 Public Right of Way passes along the site boundaries.
Nearby recreational assets	There is a large park immediately to the west of the site. There is continuation of Public Rights of Way to the north, east and south of the site.
Open Space Assessment results for area (surplus/deficiencies)	Not applicable.
Tree Preservation Orders	None.

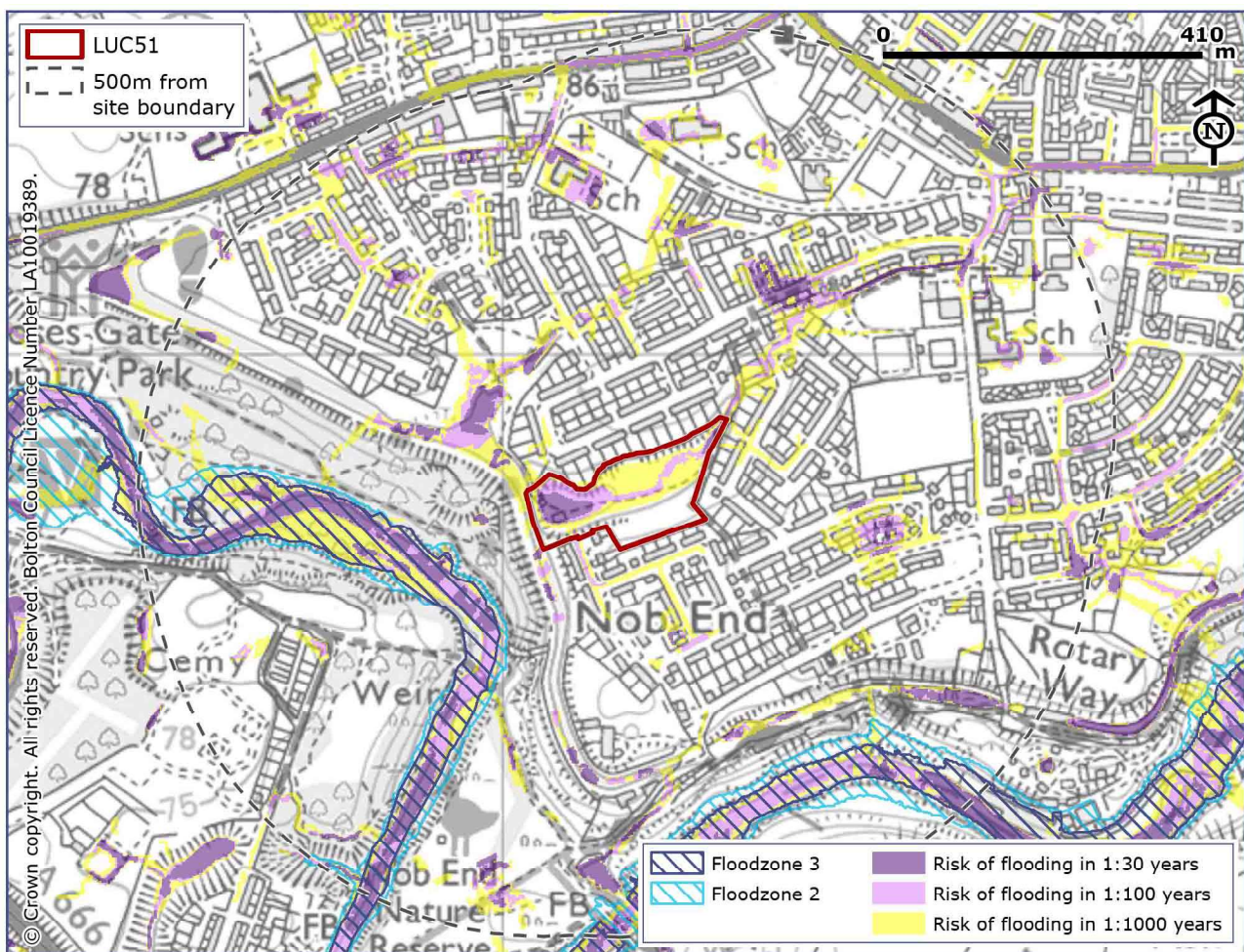




**Figure 5.143 Public Recreation and TPOs: LUC51**

**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 flooding within the site boundaries. There are mostly areas of low risk from pluvial flooding within the site boundaries with a high risk area located in the western part of the site. The site is located within a postcode where there has been one sewer flood incident in the DG5 record.
Sequential/exceptions test required?	No test required.



**Figure 5.144 Flooding: LUC51**

### Site Summary

LUC51 is a small site located to the southwest of Little Lever. Land within the parcels slopes down to the southwest and comprises predominantly amenity grassland and woodland, which is owned by the Council. Permission for non-major development has been approved on the site. To the north, east and south of the site is urban development which is predominantly residential in character, with some amenities. There are primary schools located to the north and north east of the site and a secondary school located to the north west. To the immediate west of the site is a canal and the River Croal. Approximately 25% of the site is tree cover. This is likely to restrict development of the site in full.

There are no designated heritage assets within the site, but there are a number of Grade II listed structures in the area that relate to the Manchester, Bolton and Bury Canal and the River Irwell. Historic maps show that a post-medieval culvert ran the length of the site and that later the Little Lever Sewage Works were located in its northern half. Subsequently, virtually the entire site has been used as landfill meaning that any potential archaeological remains – known or otherwise - will have either been entirely removed or badly truncated. As a result potential effects to heritage assets are judged to be low.

Moses Gate LNR forms the majority of the land parcel, plus two SSSI and one additional LNR are within 1km of the site. There are no SBI within the site, but three within 1km. The ecological sensitivity of the parcel is deemed high due to the presence of Moses Gate LNR within the parcel and priority woodland habitat. The parcel is formed of an LNR and so will be highly constrained. Any future proposals for housing at the site would need to be carefully informed by detailed ecological assessment supported by protected species surveys as appropriate, and would need to consider wider indirect effects such as recreational pressure, and lighting.

Views are contained by the trees around the edges of the site, and only a few houses on Lincoln Avenue have views into the site. There are no notable landscape and visual issues for this site, although the wooded banks are valued as green corridors. This site is therefore considered to be of low sensitivity to development.

There are no Public Rights of Way within the site. Areas of high surface water flood risk are present within the site.