

Local Plan

**Bolton's Allocations Plan
Additional Explanatory Statement
November 2013**

Shaping the future of Bolton

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1. Introduction

- 1.1 This document should be read in conjunction with the Allocations Plan Explanatory Statement (April 2013). It explains what modifications are proposed to the Published Allocations Plan. In particular it reiterates and clarifies the position on the Duty to Cooperate and how the Local Plan as a whole will be monitored and reviewed.
- 1.2 Overall, the Allocations Plan has been open for comments or representations on four occasions:
- The council requested a call for sites in February – March 2011. In practice this was extended until consultation started on the Draft Allocations Plan. The call for sites was an opportunity for landowners, developers, residents and other organisations to identify land that should be developed or protected from development.
 - The council consulted on the Draft Allocations Plan in November 2011 – January 2012. The Draft Allocations Plan was comprehensive draft plan including a written statement with policies and a proposals map.
 - The council consulted on modifications to the Draft Allocations Plan in September – December 2012. Comments were invited only on the proposed modifications.
 - The council invited representations on the published Allocations Plan from July 2013 – August 2013.

2. Policies Map

- 2.1 The Allocations Plan takes a comprehensive approach to reviewing the policies map that has been part of the development plan since the adoption of Bolton's Unitary Development Plan in 2005. The only exceptions to this are where the policies map has been updated since 2005. This has happened on three occasions:
- The adoption of the Core Strategy in 2011. The Core Strategy allocated the Horwich Loco Works site for a comprehensive mixed use development on the development plan policies map.
 - The adoption of the Greater Manchester Waste Plan in 2012. The Waste Plan allocates a number of waste sites in Bolton on the development plan policies map.
 - The adoption of the Greater Manchester Minerals Plan in 2013. The Minerals Plan shows minerals related designations on the development plan policies map.

- 2.2 The submitted Allocations Plan policies map does not change any designation from the Core Strategy, Waste Plan or Minerals Plan. The submitted map does not include any of these designations and shows only the changes proposed to the policies map. Nevertheless it should be borne in mind that the overall development plan proposals map includes these designations both before and after the adoption of the Allocations Plan.

3. Proposed modifications

- 3.1 The council can make changes to a published plan to take account of representations if it thinks it is necessary. In this case the council is proposing one minor change to the published plan to ensure that the Plan is sound. This is as follows;

Published Plan	Proposed Change	Reason
Para 2.2 The exception to this is for the strategic site at Horwich Loco Works which is predicted to require a new 2-form entry primary school	Para 2.2 The exception to this is for the strategic site at Horwich Loco Works where the Core Strategy states that any new or expanded education services must be provided to cater for the educational needs arising from the development	To reflect the wording in the Core Strategy

4. The Duty to Cooperate

- 4.1 Some representations have been made on the grounds that in preparing the Allocations Plan, the council has not fulfilled its Duty to Cooperate with other organisations under Section 33 of the Localism Act. The council's approach to the Duty in preparing the Allocations Plan is set out in the April 2013 Explanatory Statement. The Duty applies to strategic issues. By its nature the adopted Core Strategy has already dealt with most strategic issues in Bolton's Local Plan. The strategic issues in the Allocations Plan are limited in nature and consist of the following:

- The allocation on the policies map of the Cutacre strategic employment site and the resultant changes to Green Belt boundaries
- Strategic green infrastructure in the Croal Irwell Valley and the West Pennine Moors

- Strategic transport infrastructure in so far as the transport implications of allocated sites have effects on other districts

4.2 The adopted Core Strategy, by its nature, addresses a wider range of strategic issues, including those of requirements for housing and employment land. But the adopted Core Strategy is not subject to examination.

5. Plan Viability

5.1 The April 2013 Explanatory Statement set out the council's evidence on plan viability. Subsequently in May and June 2013 the council carried out consultation on its Draft Charging Schedule. Alongside the charging schedule itself the council published further evidence on both residential and non-residential viability to support its approach to the Community Infrastructure Levy.

5.2 This additional work on residential viability is contained in the Community Infrastructure Levy Residential Viability Addendum April 2013 and the Community Infrastructure Levy Background Document April 2013. The first of these presents refined evidence on residential viability, reflecting comments received at the earlier stage. It provides an explanation of the updated assumptions in the modelling process together with a revised set of detailed appraisals for 6 development typologies which include for the first time older living and town centre apartments.

5.3 The Community Infrastructure Levy Background Document April 2013 contains background information on additional infrastructure and viability evidence, considers anticipated development rates of residential and non-residential development and provides details of potential income from CIL and the implementation of CIL.

5.4 Subsequently the council has carried out further modelling work and specific appraisals for a typical previously developed site and greenfield site have been produced. These can be found in Appendix 3.

5.5 Peter Brett Associates (formerly Roger Tym & Partners) has also been commissioned to provide two additional reports. The first Non-Residential Addendum Report was produced in March 2013. This was prepared to reflect emerging best practice, Government updates to the guidance on CIL, amendments to the regulations and comments received on the PDCS. The findings presented within the addendum report are being used to support the rates in the Draft Charging Schedule.

- 5.6 A further post DCS Addendum Report was completed by Peter Brett Associates in November 2013. This has been commissioned to examine further through sensitivity analysis the extent of market changes or the impact of pre-lets on the development viability of non-residential uses. It also clarifies retail definitions as well as setting out an additional viability assessment of hypothetical supermarket scheme. The report also provides additional research findings on land values to inform assumptions on residential viability, considering existing /alternative use values and prevailing residential development land values. Heat mapping has also been carried out using Land Registry residential sales values to inform discussions around differential CIL rates.

6. Monitoring and review

- 6.1 The Allocations Plan is a means of implementing the adopted Core Strategy and it is consistent with the Core Strategy, as required by Regulation 8(4) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 6.2 In due course it will be necessary to review the policies in the Core Strategy to ensure that it remains up to date. Greater Manchester's local planning authorities are currently cooperating through the Association of Greater Manchester Authorities in preparing a Position on Growth, which will set out how the authorities will meet their collective ambitions for growth. It is expected that a first draft of the Position for Growth will be completed in the first half of 2014, and will come to an agreed approach on the distribution of housing across Greater Manchester for the period up to 2032. This is very likely to necessitate a review of some elements of the Core Strategy and at that stage, the council will set out a timetable in its Local Development Scheme. In the meantime the overall approach of the Core Strategy reflects the cooperative approach of Greater Manchester, which in turn is reflected in other adopted and emerging Core Strategies. The Allocations Plan is a significant means of implementing the Core Strategy to boost the housing land supply.

7. Housing and employment land

- 7.1 The council has monitored the development of housing and employment land for the year ending on 31st March 2013. Appendices 1 and 2 set out the position for housing and employment land respectively

Appendix 1

Bolton Housing Land Requirements and Supply Briefing Note 2012/2013

1. Introduction

This briefing note updates the housing land position 1st April 2012 to 31st March 2013 including new planning permissions, dwellings completions and potential development land in the borough.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the need for Local Planning Authorities to boost significantly the supply of housing. In doing so the LPA is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

There is also a requirement to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. The Allocations Development Plan Document will identify further sites to satisfy this longer term supply.

The National Planning Policy Framework does also allow an allowance to be made for windfall sites in the five-year supply where there is compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. At this time Bolton's five year supply does not rely on the inclusion of a windfall allowance. However in an urban area like Bolton windfalls have historically played a significant part in the delivery of housing and their contribution will continue to be monitored.

2. Five Year Housing Supply 2013-18

In this monitoring year the five year housing supply 2013-18 has been calculated against the Core Strategy requirement of 12492 additional dwellings between 2008 and 2026. This provides the housing target for Bolton following adoption of the Core Strategy in March 2011.

The Core Strategy sets a net annual dwelling requirement of 694 dwellings between 2008 and 2026. Table 1 translates this into a 5 year rolling residual dwelling requirement for 2013-2017/18 of 4075 dwellings taking account of 2008-2012/13 net completions and a clearance allowance of 20 dwellings per annum.

Table 2 shows the projected supply for 2013-2018 of 4298 dwellings. In line with advice in NPPF this includes the majority of sites with permission including those on small sites. Several Bolton town centre apartment led schemes have been excluded since viability concerns at the present time would suggest doubts over delivery in the short term. This largely explains the capacity differences between Table 2 and Table 4. The supply of 4298 dwellings is set against the residual requirement of 4075 giving an over-supply of 223 dwellings. This equates to a 105% supply of ready to develop housing.

Table 1. Core Strategy Requirement	
Core Strategy (CS) Requirement 2008-2026=694x18	12492
less net completions 2008-12/13	2155
Residual CS requirement 2013 - 2026	10337
Annualised requirement	795
5 year CS requirement at 31/03/2013	3975
Clearance Allowance 2013-2017/18	100
Gross 5 year residual requirement at 31/3/2013	4075

Table 2. 5 Year Supply 2013-2017/18	
Large Site (over 0.25ha) Supply 2013-2017/18	3463
Small Site Supply 2013-2016/17	835
Projected 5 year supply at 31/3/2013	4298
less residual Core Strategy requirement	4075
Projected over-supply at 31/3/2013	223
Supply of ready to develop housing 31/3/13 (%)	105

Table 3 sets out the identified sites over 0.25 ha for the 5 year supply period 2013-2017/18 that have been drawn from sites under-construction, with planning permission at 31st March 2013 or from the published Allocations Plan. Current market conditions have resulted in a number of planning permissions having expired, a reduced number of applications and completions to previous applications, contributing to a lower level of supply than normal for the borough. A contribution to supply has been included from the published Allocations Plan due to the level of certainty around delivery as there are a number of Transforming Estates sites that are at an advanced preparatory stage of planning, more recent site planning history supporting housing or council ownership. In addition to Table 3, the five year supply also includes the majority of small sites with permission and under construction which are listed in Appendix 1.

Table 3	5 Year Supply 2013-2017/18 on sites over 0.25 hectares		
Site Ref	Location	Supply	Area (Ha)
1217	HEATON GRANGE 2	6	0.80
1657	LOSTOCK JUNCTION GOODS YARD	16	0.27
1735	HAMPSONS FARM	1	1.59
1769	LAND OFF CROMPTON WAY	85	7.32
1784	LAND OFF JETHRO ST	7	1.98
1792	LAND AT WATERSMEETING RD/EAGLEY BROOK	54	4.55
1823	ZEST AT THE PLACE, OFF WATERSMEETING RD, THE VALLEY	2	1.84
1824	NUFFIELD HOUSE, LOWNDES ST	74	3.66
1826	MARYLAWNS REST HOME, 1 FOSTER LANE, BOLTON, BL2 5HW	19	0.48
1838	KERSHAW MILL, KERSHAW ST/BALDWIN ST	13	0.67
1846	LAND AT MOORSIDE AND THE MARKLANDS, 99-101 MARKLAND HILL LANE, BOLTON, GREATER MANCHESTER, BL1 5NH	12	0.4
1859	LAND BETWEEN STONYHURST AVE & SWEET LOVES LANE	9	0.31
1874	HOLDEN MILL, BLACKBURN RD	226	1.80
1897	LAND AT DINSDALE DRIVE	14	0.77
1906	FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to Clevelands)	32	0.42
1937	LEVER HOUSE, GREENMOUNT LANE	1	0.32
1956	LAND AT TEMPLE ROAD	46	3.70
1961	BRYNMOOR, HARPERS LANE	1	0.52
1994	CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON.	120	3.02
2010	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	1	0.74
2014	HOLY TRINITY CHURCH, TRINITY STREET, BOLTON, GREATER MANCHESTER, BL3 6DD	38	0.31
2018	MORTFIELD LANE, BOLTON.	24	0.50
2025	ATLAS MILL, BENTINCK STREET, BOLTON.	7	0.38
2044	SITE OF UNION MILL, VERNON STREET, BOLTON, GREATER MANCHESTER, BL1 2PP	100	0.79
2105	13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ	2	0.27
2121	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF	30	0.6
2153	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	1	2.3

2154	T SUTCLIFFE AND CO LTD, WESTON STREET, BOLTON, BL3 2AL	36	0.68
2157	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	1	0.8
2169	TONGE FOLD HEALTH CENTRE, HILTON STREET, BOLTON, BL2 6DY	18	0.39
2184	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	23	1.02
2191	547 CHORLEY NEW ROAD, BOLTON, BL1 5DP	1	0.26
2205	LAND AT FLETCHER STREET, BOLTON	12	0.3
2206	OLD LINKS GOLF CLUB LTD, CHORLEY OLD ROAD, BOLTON, BL1 5SU	13	0.39
2207	ESKRICK STREET	19	0.47
2208	GILNOW GARDENS	51	1.58
2209	ST CATHERINES ACADEMY	32	0.7
2228	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET, BOLTON, BL1 3DE	14	0.37
2240	500 CHORLEY NEW ROAD, BOLTON, BL1 5DR	1	0.52
2245	LAND AT 231- 235 GREENMOUNT LANE, BOLTON, BL1 5JB	3	0.31
2260	LAND AT WAVERLEY ROAD, BOLTON	22	0.65
2261	549 CHORLEY NEW ROAD, BOLTON, BL1 5DP	1	0.269
2262	LAND AT GREENROYD AVENUE, BOLTON	22	0.649
2263	TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL	24	0.7
2264	SMITHILLS COACHING HOUSE, SMITHILLS DEAN ROAD, BOLTON, BL1 7NX	29	1.26
2266	FORMER GALEBROOK NURSING HOME, LONGWORTH LANE, EGERTON	3	0.55
2276	LAND AT MILNTHORPE ROAD, BOLTON	44	1.38
2277	DEAN CONSERVATIVE CLUB, RAVEN ROAD, BL3 4QL	12	0.46
2278	LAND AT WAGGON ROAD/WINCHESTER WAY/MOBBERLEY ROAD, BOLTON	70	1.98
3116	LAND OFF HEATON AVE	43	0.51
3118	LAND OFF MINERVA RD	45	0.71
3136	LAND AT GEORGE STREET	24	0.64
3140	LAND AT HARROWBY STREET	23	0.40
3181	DEAN CLOSE	28	1.03
3182	HIGHFIELD ROAD	14	0.37
3183	BLINDSILL ROAD	94	2.53
3187	LAND AT CAMPBELL STREET, FARNWORTH, BOLTON, BL4 7HH	35	0.85
4049	STONECLOUGH MILL, RINGLEY RD	92	5.54
4055	HIGHER HEAPS FARM, RINGLEY RD WEST	1	4.26

4062	CAUSEWAY MILL, TOPP ST / LONGCAUSEWAY	6	1.34
4064	LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BOLTON, BL4 9DB	49	1.11
4078	RYDERS FARM, MANCHESTER ROAD	1	0.68
4081	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	64	0.42
4091	OLD CORPORATION YARD, EDITH STREET, FARNWORTH, BOLTON	1	0.4
4101	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	1	0.28
4105	LAND OFF HULME ROAD, KEARSLEY, BOLTON	48	1.03
4109	RANCH COTTAGE, SANDHOLE ROAD, KEARSLEY, BOLTON, BL4 8QN	1	0.5
4110	43 BAKER STREET, KEARSLEY, BOLTON, BL4 8QT	1	2.35
4123	LAND AT MATHER STREET, KEARSLEY, BOLTON, BL4 8AT	14	0.32
5069	LAND AT HAMILTON COURT, LITTLE LEVER, BOLTON	6	0.28
5077	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	95	1.48
6099	BOLTON SPORTS VILLAGE (aka The Meadows & site has been merged with adjacent Chortex site by TL)	150	17.83
6136	LOW WOOD, HIGH BANK LANE	1	0.80
6161	WALLSUCHES BLEACHWORKS	33	3.39
6187	LAND AT MOSS LANE	7	0.54
6195	LAND AT STAR LANE, HORWICH	18	1.55
6225	PORTMAN MILL, TELFORD ST	19	0.30
6237	LAND AT HOLMES HOUSE, BLUNDELL LANE	1	0.30
6251	SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HN	42	0.42
6260	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	150	6.52
6277	WILDERSWOOD COTTAGE, OLD RAKE, HORWICH, BOLTON, BL6 6SJ	1	2.92
6281	LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON.	7	0.28
6285	LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON.	1	0.81
6299	71 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LN	1	0.4
6308	IVY MODEL FARM, SHEPHERDS DRIVE, HORWICH, BOLTON, BL6 6PU	2	0.36
7112	BROOK SAW MILLS	22	0.49
7143	DEAKINS BUSINESS PARK	7	2.47
7161	NEWFIELD GRANGE RD	5	0.65

7178	LAND AT HEYHEAD HOUSE, BOWSTONE HILL RD	1	1.76
7192	TOP O'TH KNOTTS FARM AND OUTBUILDINGS, TOTTINGTON ROAD	1	0.66
7229	86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE	14	0.65
7231	HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	1	0.92
7238	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET	14	0.25
7241	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	1	0.5
7245	LAND TO EAST OF HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	1	1.1
7252	BOLTON OPEN GOLF CLUB, LONGSIGHT LANE, BOLTON, BL2 4JY	6	0.26
7253	THE OLD VICARAGE, BOLTON ROAD, BRADSHAW, BOLTON, BL2 3EU	21	0.41
7255	THE HOLLINS, LAND EAST OF HARRY FOLD FARM, SLACK LANE, BOLTON, BL2 4JS	1	1.1
7256	BIRTENSHAW FARM, DARWEN ROAD, BROMLEY CROSS	3	0.34
8333.01	FORMER METAL BOX WORKS, CHEW MOOR LANE	1	8.88
8356	TIMBER YARD, MARSH ST	10	0.26
8360	682 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3SS	18	0.40
8374	LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON, BOLTON.	1	2.22
8375	MORRIS FARM, POCKET NOOK RD	4	0.37
8392	LAND OFF HUDSON ROAD, BOLTON	27	0.99
8406	LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN	14	0.35
8416	BALDWINS FARM, OLD FOLD ROAD, WESTHOUGHTON, BOLTON, BL5 2BY	1	0.59
8427	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	14	0.32
8429	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	4	0.28
8432	LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BOLTON, BL5 3NR	1	17.81
8453	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	7	0.65
8466	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AZ	4	0.3
8473	OLD SIRS FARM, 14 OLD SIRS, WESTHOUGHTON, BOLTON, BL5 2ED	1	0.44

8478	EDGES FARM, LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JX	15	0.56
8486	RED LION HOTEL, 4 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 3RJ	1	0.75
8487	ALDREDS FARM, JACKS LANE, WESTHOUGHTON, BOLTON, BL5 2DJ	1	0.355
8489	CROWS NEST FARM, JACKS LANE, WESTHOUGHTON	8	0.63
8491	CORGES COTTAGE, DOBB LANE, WESTHOUGHTON BL5 3NT	1	1
1SC	WESTBROOK, MANCHESTER ROAD	100	3.06
10SC	RUSHLAKE DRIVE	46	0.7
22SC	DINSDALE DRIVE	25	0.77
23SC	GARNET FOLD FARM	117	3.9
27SC	BACK MINORCA STREET	23	0.59
75SC	RADCLIFFE ROAD	8	0.5
77SC	PARK ROAD	8	0.72
78SC	VICTORY ROAD	18	0.48
83SC	HOLCOMBE CLOSE	12	0.52
96SC	CENTURY LODGE	8	0.7
108SC	JAMES STREET	21	0.76
111SC	ROSCOES'S FARM	150	3.73
121SC	BERNE AVENUE	21	0.46
131SC	OLDHAM'S PRIMARY SCHOOL	43	0.79
132SC	HORWICH COLLEGE	76	1.86
133SC	SINGLETON AVENUE	18	1.17
134SC	THE WOODLANDS, GREEN LANE	27	0.61
1657	LOSTOCK JUNCTION GOODS YARD	16	0.27
		3463	189.5

3. Housing Trajectory

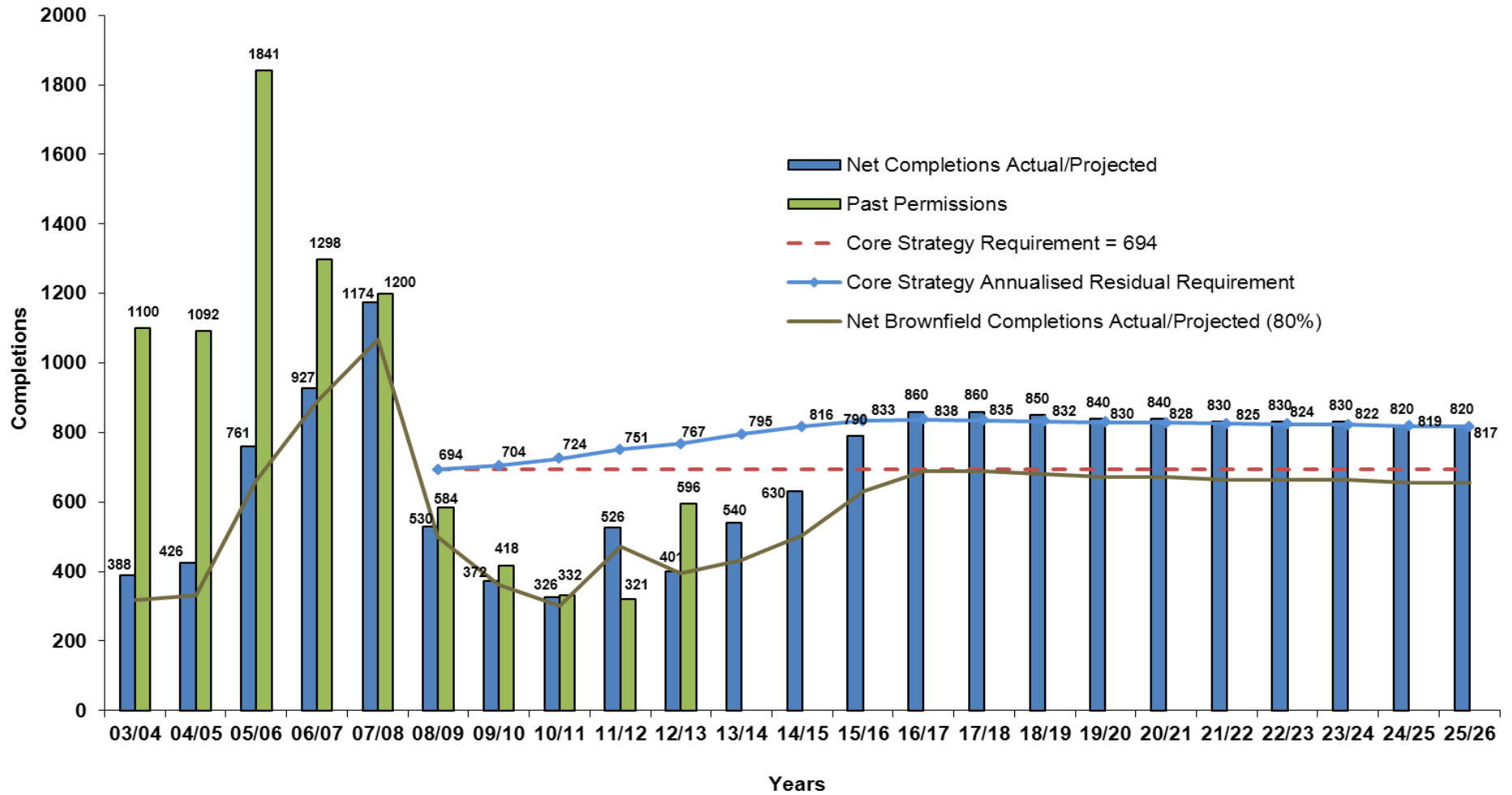
The actual net completions figure for 12/13 was 401 in line with the level anticipated in the 2011/12 trajectory, and a 125 unit decrease on the previous year. This dip in completions does reflect the continued effects of the downturn in the housing market and economy generally. However in part the fall may be exaggerated due to the over inflated level of completions in 2011/12 for technical reasons discussed in last year's report.

The 12/13 housing trajectory graph (Figure 1) shows the level of permissions granted and net additional dwellings (NAD) from 2003/4 to 2012/13. It is encouraging to note that the number of houses granted permission has almost doubled in the last year and well above the totals granted in the previous 3 years. The anticipated NAD for 2008 to 2026 is based on the Core Strategy annual completion rate of 694 dwellings per annum. This matches the total Core Strategy dwelling requirement of 12492 dwellings from 2008 to 2026.

Through taking into account the dwelling completions that have been delivered within the plan period to date, it is possible to provide an average annual residual requirement. This provides a trajectory of the NADs required in order to fulfil total dwelling requirement by the end of the plan period in 2026. This is illustrated on the trajectory graph in Figure 1.

While completions are anticipated to rise in the next couple of years, boosted in the short term by significant social housing schemes recently approved and which will progress swiftly, given general economic conditions it is anticipated that completions over the next 2-3 years will remain below Core Strategy requirements. However in time it is anticipated that the commencement of major development schemes at Horwich Loco Works will contribute to higher completion rates from 2015 dependent on market conditions.

Housing Trajectory - Bolton



4. Deliverable Sites for Housing

Table 4 - Summary of housing land supply (number of dwellings)

Supply	Published Allocation	With Outline PP	With Full PP	On Sites Under-construction	Total supply
Large sites greater than 0.25 hectares at April 2013	1143	507	727	2059	4436
Small sites below 0.25 hectares with planning permission for housing at April 2013	0	153	514	282	949
Total	1143	660	1241	2341	5385

Table 4 and 5 show the current housing land supply as 5385 dwellings, notably, with 43% on sites currently under-construction and 23% with full planning permission respectively.

Table 5 – Housing Land Supply Summary by Planning Status & Developer Type

Category	Private Sector	Registered Social Landlords	Total Supply
On Sites Under Construction	2259	82	2341
Full Planning Permission	1071	170	1241
Outline Planning Permission	656	4	660
Published Allocation	557	586	1143
Totals	4543	842	5385

Table 6 shows there is an outstanding supply of 3581 dwellings (66% of the total commitment) on sites with full planning permission or under construction. Of these 58% are for flats and 45% are for 2 bedrooms (all dwelling types). House type information is not consistently available for sites with outline planning permission.

Table 6 - Outstanding Capacity on sites with Full Planning Permission or Under-construction by house type and bedrooms

Bedrooms	Detached	Semi	Terraced	Flat	Total
4+	348	131	197	11	687 (19%)
3	104	175	325	41	645 (18%)
2	32	42	154	1397	1627 (45%)
1	3	1	3	615	622 (17%)
Total	487 (14%)	349 (10%)	681 (19%)	2064 (58%)	3581

Table 7 expresses the outstanding housing land commitment in each ward as a proportion of the Borough total. This commitment consists of land with planning permission and outstanding capacity, or draft allocations with a realistic prospect of delivery. The proportion of land commitment is greatest in Crompton, Halliwell and Horwich & Blackrod. The lowest percentage of contributions to housing commitment occurs in the following wards: Bradshaw, Bromley Cross, Harper Green and Westhoughton South.

Table 7 - Housing commitment by ward

Ward	% Outstanding supply (including units under construction)
Astley Bridge	6%
Bradshaw	1%
Breightmet	4%
Bromley Cross	1%
Crompton	9%
Farnworth	7%
Great Lever	6%
Halliwell	17%
Harper Green	1%
Heaton & Lostock	2%
Horwich & Blackrod	9%
Horwich North East	5%
Hulton	3%
Kearsley	7%
Little Lever & Darcy Lever	5%
Rumworth	3%
Smithills	3%
Tonge & the Haulgh	4%
Westhoughton North	5%
Westhoughton South	1%

5. Sites under Construction

At the end of March 2013 there were 1179 dwellings under construction representing 22% of the total commitment. The wards with the highest level of construction activity are Astley Bridge, Crompton, Horwich and Blackrod, Horwich North East and Kearsley. The lowest level of construction activity is in Harper Green, Little Lever and Darcy Lever and Rumworth.

Table 8 - Commencement of construction on significant large sites (over 0.25 ha) April 2012 to March 2013

Reference	Site Name	Capacity
2245	LAND AT 231-235 GREENMOUNT LANE, BOLTON, BL1 5JB	3
2184	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	23
2010	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	1

6. New Permissions

Planning permission has been granted on 93 sites in the past year with a combined capacity for 596 dwellings. This represents 11% of the total commitment. 413 of these are on large sites (above 0.25ha).

Table 9 New large sites gaining planning permission

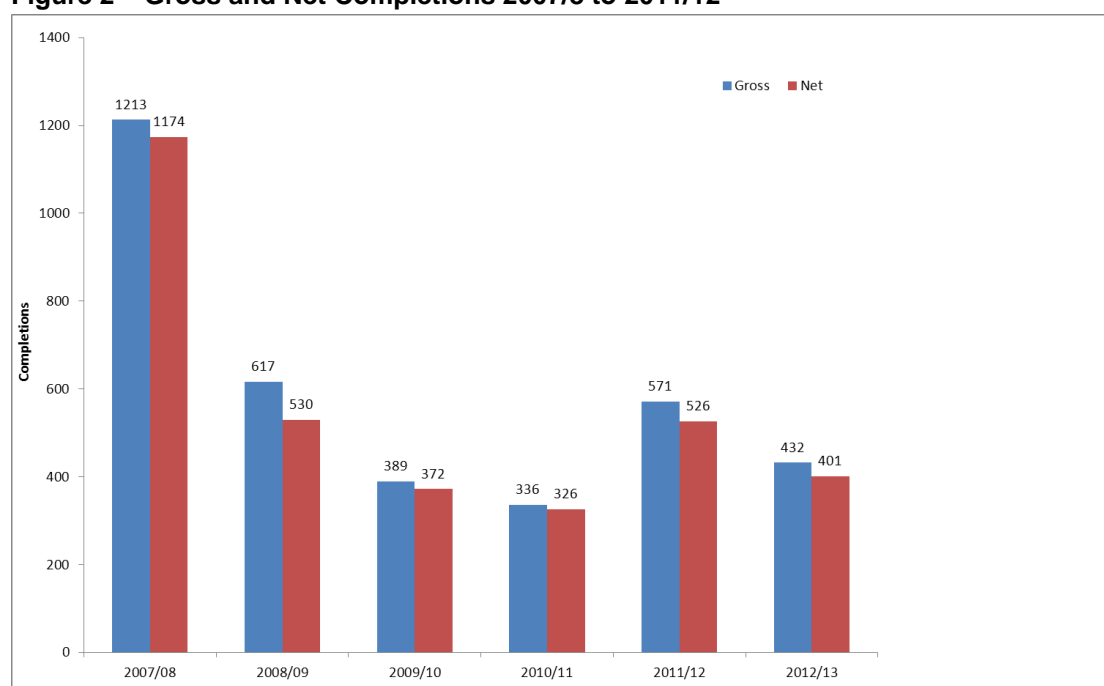
Reference	Site name	Land type	Permission type	Capacity
2240	500 CHORLEY NEW ROAD, BOLTON, BL1 5DR	PDL	Full	1
2245	LAND AT 231- 235 GREENMOUNT LANE, BOLTON, BL1 5JB	PDL	Under-construction	3
2260	LAND AT WAVERLEY ROAD, BOLTON	G	Outline	22
2261	549 CHORLEY NEW ROAD, BOLTON, BL1 5DP	PDL	Full	1
2262	LAND AT GREENROYD AVENUE, BOLTON	PDL	Full	21
2263	TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL	PDL	Full	24
2264	SMITHILLS COACHING HOUSE, SMITHILLS DEAN ROAD, BOLTON, BL1 7NX	G	Full	29
2266	FORMER GALEBROOK NURSING HOME, LONGWORTH LANE, EGERTON	PDL	Full	3
2276	LAND AT MILNTHORPE ROAD, BOLTON	G	Full	44
2277	DEAN CONSERVATIVE CLUB, RAVEN ROAD, BL3 4QL	PDL	Full	12
2278	LAND AT WAGGON ROAD/WINCHESTER WAY/MOBBERLEY ROAD, BOLTON	G	Full	70
3187	LAND AT CAMPBELL STREET, FARNWORTH, BOLTON, BL4 7HH	PDL	Outline	35
4123	LAND AT MATHER STREET, KEARSLEY, BOLTON, BL4 8AT	PDL	Outline	14
5077	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	PDL	Full	95
6308	IVY MODEL FARM, SHEPHERDS DRIVE, HORWICH, BOLTON, BL6 6PU	G	Full	2
7253	THE OLD VICARAGE, BOLTON ROAD, BRADSHAW, BOLTON, BL2 3EU	PDL	Under-construction	23
7255	THE HOLLINS, LAND EAST OF HARRY FOLD FARM, SLACK LANE, BOLTON, BL2 4JS	G	Full	1
7256	BIRTENSHAW FARM, DARWEN ROAD, BROMLEY CROSS	G	Full	3
8486	RED LION HOTEL, 4 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 3RJ	PDL	Full	1
8487	ALDREDS FARM, JACKS LANE, WESTHOUGHTON, BOLTON, BL5 2DJ	G	Full	1
8489	CROWS NEST FARM, JACKS LANE, WESTHOUGHTON	G	Full	8
	PDL = Previously developed land, G = Greenfield land		TOTAL	413

7. Housing Completions (Figure 2)

In 2008/9, there were a total of 530 housing completions, followed by a decline to 326 in 2010/11, before experiencing a rise to 526 in 2011/12. As mentioned previously it should be noted that the 2011/12 figure was artificially high due to backdated completions being included. In 2012/13, there were 401 housing completions, showing a decline from the previous year but higher than the lowest levels during 2009-2011. These average out at 431 net additional dwellings per annum over the past five years which is 38% below the current Core Strategy annual housing requirement of 694 dwellings per year.

A total of 34 sites were fully completed in the period April 2012 to March 2013, on which the total number of dwellings completed over a period of years was 347. The average density achieved on these fully completed sites was 44 dwellings per hectare, which is above the 30 dwelling per hectare guideline set out by the Core Strategy. This, however, masks a range of densities across different sites.

Figure 2 – Gross and Net Completions 2007/8 to 2011/12



8. Completions by House Type

Figure 3 shows the pattern of gross completions by house-type over the last 8 years. Whilst completions of detached, semi-detached and terraced units have remained relatively consistent, completions of flats show dramatic change. Flat completions rose significantly to high levels in 2006/7 and 2007/8, before experiencing a sharp decline in completions to 2010/11. There was a slight upturn in flat completions in 2011/2012 and this has continued throughout the last year reflecting interest particularly in Town Centre self-contained student accommodation.

Figure 3 - Completions by house type 2005 to 2013

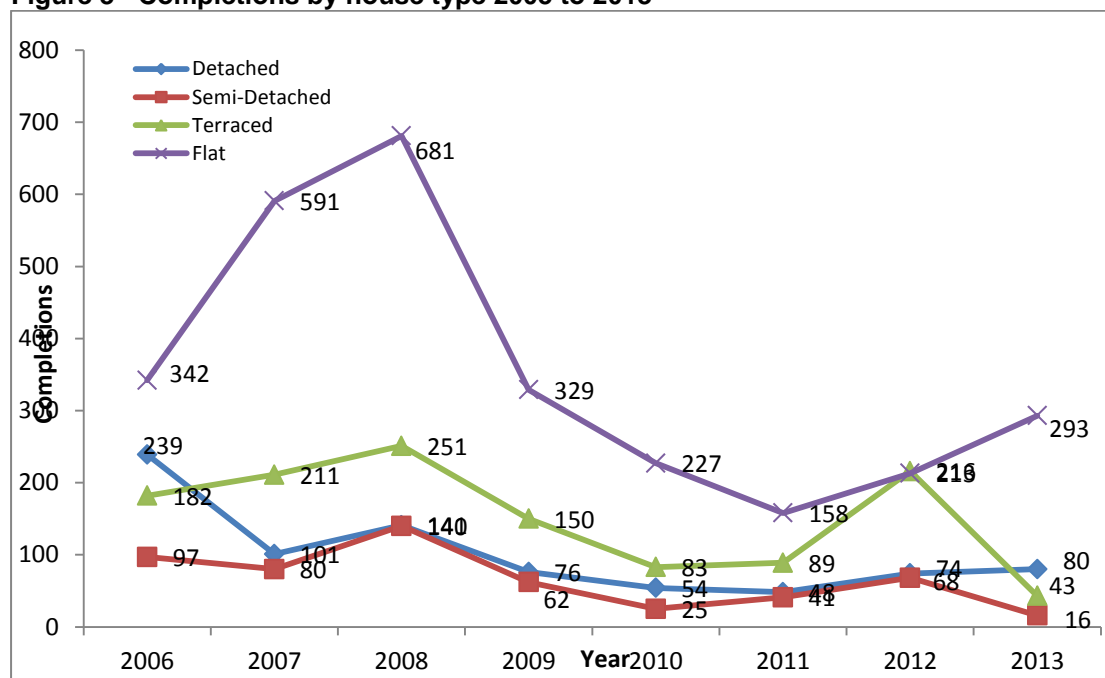


Table 10 shows that during the monitoring year 2012-13, the greatest proportion of completions were of flats and apartments 68%. This was significantly higher than the 2011/12 figure of 37%. In terms of the number of bedrooms, 39% of all completions were 1 bedroom units. This represents a significant rise in the proportion of 1 bed properties being completed up from only 6% in 2011/12. There have been significant falls in the proportion of completions being of 2 or 3 bed properties.

Table 10 - Completions by house type & number of bedrooms

	Detached	Semi-detached	Terraced	Flat	Total	%
4+	65	11	3	9	88	20%
3	12	5	29	0	46	11%
2	3	0	10	118	131	30%
1	0	0	1	166	167	39%
Total	80	16	43	293	432	
% of completions	19%	4%	10%	68%		

Table 11- Completions by house type

House type	Gross number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large sites	Small sites	All
Detached	65	15	80	18%	21%	19%
Semi-detached	12	4	16	3%	6%	4%
Terraced/mews house	32	11	43	9%	15%	10%
Flat	252	41	293	70%	58%	68%
Total	361	71	432	100%	100%	100%

Table 12- Completions by number of bedrooms on large & small sites

Number of bedrooms	Gross number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large sites	Small sites	All
4+	74	14	88	20%	20%	20%
3	33	13	46	9%	18%	11%
2	110	21	131	30%	30%	30%
1	144	23	167	40%	32%	39%
Total	361	71	432	100%	100%	100%

9. RSL Developments

There is a need for housing to satisfy the requirements of all households in the Borough, whether this is for owner-occupation, rented or affordable housing. During the year April 2012 to March 2013, only 2 dwellings were completed by registered social landlords (RSL), which represents 0.5% of the gross completions. However given approvals on large sites at Milnthorpe Road, Waggon Road and Greenroyd Avenue levels will increase markedly over the coming year. An examination of the current commitment indicates that 842 dwellings (16% of the commitment) are likely to be developed by RSLs.

10. Previously Developed Land

The underlying themes of Core Strategy include urban regeneration and concentration. Policy SC1 Bolton's Core Strategy requires least 80% of new dwellings built over the plan period to be developed on previously developed land. It is therefore necessary to monitor progress towards achieving this requirement.

During the year April 2012 to March 2013, 98% of the 432 gross completions were built on previously developed land, 18% over the Core Strategy requirement. The current commitment is 5385 dwellings of which 4076 dwellings (76%) are on previously developed land with the remaining 24% on greenfield sites. There is

capacity for 1220 dwellings on greenfield sites over 0.25ha in the current commitment.

Since 1st April 2012 93 new sites have been added to the Borough's housing land commitment, with a combined capacity of 596 dwellings, the majority (66%) of which are on previously developed sites. The recycling of this land will make a positive contribution to the regeneration of the Borough, and is in line with the Core Strategy approach.

11. Housing Distribution

The Core Strategy aims to guide the location of new housing to reflect the overall spatial option of concentrating development in Bolton town centre, renewal areas, and at Horwich Loco Works with some development continuing in the outer areas. Table 13 illustrates the distribution of completions during 2012/13 and commitments at March 2013. Completions do not yet reflect Core Strategy distribution targets, due in part to Horwich Loco Works being in the early planning stages and it not being included in either completion or commitment figures. In time the inclusion of Horwich Loco works and additional sites within the emerging Allocations Plan will bring the distribution of both land supply and completions closer to that set out in the Core Strategy.

Table 13 – Dwelling completions and commitments by Core Strategy area

Location	Core Strategy Distribution to 2026	Net Additional Dwellings 2012/13	Total Commitment at March 2013
Town Centre	10-20%	25%	18%
Renewal Areas	35-45%	12%	37%
Horwich Loco Works	10-15%	0%	0%
Outer Areas	20-30%	63%	45%

12. Conclusion

- There is an identified 5-year supply of deliverable housing sites with the additional 5% buffer required by the National Planning Policy Framework.
- The annual number of net additional dwellings nearly doubled between 2005/2006 and 2007/2008 but reduced to a trough in 2010/11. Following a higher level of completions during 2011/12, total completions again fell back during this monitoring year but significantly more completions took place than in 2009/10 and 10/11.
- Flats continue to represent a significant proportion of the overall supply, and almost 70% of completions in the last year were of one and two bedroom dwellings, predominantly flats.

Appendix 1: Detailed Schedule of Sites Remaining in the Supply

Small sites with outline planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1855	79096	EMBLEM WORKS, EMBLEM ST	RUMWORTH	24
1999	74203	ST EDMUND STREET / BLUNDELL STREET / KING STREET, BOLTON, BL1 2JR	HALLIWELL	90
2064	77987	LAND ADJACENT WORDSWORTH PRIMARY SUBSTATION, WORDSWORTH STREET, BOLTON	CROMPTON	2
2095	80274	LAND AT BAILEY LANE, BREIGHTMET HILL, BOLTON	BREIGHTMET	3
2163	83929	GARDEN TO REAR OF 22 RUSHFORD GROVE, BOLTON, BL1 8TD	ASTLEY BRIDGE	1
2200	85735	LAND ADJACENT 534 WIGAN ROAD, BOLTON, BL3 4QW	HEATON & LOSTOCK	1
2202	86261	LAND AT MASON CLOUGH (REAR OF 16-28 WHITEGATE DRIVE), BOLTON	ASTLEY BRIDGE	3
3178	85819	3 & 5 SLACK FOLD LANE, BOLTON, BL3 3HZ	HARPER GREEN	4
4122	87139	LARK HILL, FARNWORTH, BOLTON, BL4 9LH	KEARSLEY	12
5078	86916	LAND ADJACENT TO NO. 11 FEARNEY SIDE, LITTLE LEVER, BOLTON	LITTLE LEVER & DARCY LEVER	1
5079	88301	LAND ADJACENT 511A RADCLIFFE ROAD, BOLTON, BL3 1SX	LITTLE LEVER & DARCY LEVER	4
6279	82067	LAND ADJ. TO MAKINSONS VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR	HORWICH & BLACKROD	1
7199	77318	12 HIGHLAND ROAD, BROMLEY CROSS, BOLTON, BL7 9NL	BROMLEY CROSS	1
7220	81472	598 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9RY	BROMLEY CROSS	4
7233	82701	63 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NB	BROMLEY CROSS	1
7235	83485	WOODLANDS, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9TS	BROMLEY CROSS	1

Small Sites with full planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1711	80691	GILDED HOLLINS, SALFORD ROAD, BOLTON, BL5 1BZ	HULTON	3
1930	74520	513 HALLIWELL RD	CROMPTON	1
2033	77647	LAND AT FORRESTER HILL AVENUE, BOLTON.	GREAT LEVER	4
2056	86703	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE	HALLIWELL	4
2065	77433	LAND AT BACK HOLLY STREET, BOLTON, GREATER MANCHESTER, BL1 8QR	ASTLEY BRIDGE	2
2098	79833	LOWER HOUSE FARM, 565 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4JU	HEATON & LOSTOCK	2
2100	81936	241 TONGE MOOR ROAD, BOLTON, BL2 2HR	TONGE WITH THE HAULGH	1
2102	81953	19 PARK STREET, BOLTON, BL1 4BD	HALLIWELL	1
2104	81835	BROWNLOW WAY/ TOPPING STREET	HALLIWELL	5

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2108	81970	36 HALLIWELL ROAD, BOLTON, BL1 3QS	CROMPTON	1
2109	81891	LAND AT SITE OF NUMBER 42, VICTORIA GROVE, BOLTON	HALLIWELL	1
2112	82276	389-391 HALLIWELL ROAD, BOLTON, BL1 8DE	CROMPTON	2
2115	82184	LAND ADJACENT TO 313-319 DERBY STREET, BOLTON.	RUMWORTH	5
2116	82169	THE SCHOOL HOUSE, STITCH MI LANE, BOLTON, BL2 4HR	BREIGHTMET	1
2117	82133	LAND AT 59 TONGE FOLD ROAD, BOLTON, BL2 6AN	TONGE WITH THE HAULGH	1
2118	82110	YEW TREE FARM, YEW TREE LANE, BOLTON, BL1 8TZ	ASTLEY BRIDGE	1
2120	79545	ST. PETERS METHODIST CHURCH, ST. HELENS ROAD, BOLTON.	RUMWORTH	24
2122	82545	72 KESWICK STREET, BOLTON, BL1 8LX	CROMPTON	1
2123	82445	5A ALBERT ROAD, BOLTON, BL1 5HE	HEATON & LOSTOCK	1
2124	82435	GIBRALTAR ROCK, 244 DEANE ROAD, BOLTON, BL3 5HP	RUMWORTH	5
2125	82772	302 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	2
2126	82737	1042 BURY ROAD, BOLTON, BL2 6PZ	BREIGHTMET	1
2129	82476	LAND AT DRUMMOND STREET, BOLTON	ASTLEY BRIDGE	2
2131	82329	LAND ADJACENT TO BRIDGE COTTAGE, OAKENBOTTOM ROAD, BOLTON, BL2 6DQ	BREIGHTMET	2
2135	82836	YATE FOLD FARM, CHORLEY OLD ROAD, HORWICH, BOLTON, BL6 6QA	SMITHILLS	2
2137	82762	295 BLACKBURN ROAD, BOLTON, BL1 8HB	CROMPTON	1
2138	82677	80 CLARENCE STREET, BOLTON, BL1 2DQ	HALLIWELL	8
2140	83424	8 ENTWISTLE STREET, BOLTON, BL2 2ER	TONGE WITH THE HAULGH	1
2141	83400	35 GREAT MOOR STREET/ 58-60 NEWPORT STREET, BOLTON, BL1 1SW	GREAT LEVER	1
2142	83317	218 HALLIWELL ROAD, BOLTON, BL1 3QJ	CROMPTON	2
2143	83148	LAND AT ELDON STREET, BOLTON.	TONGE WITH THE HAULGH	14
2144	82973	LAND ADJACENT 12 DRAYCOTT STREET, BOLTON, BL1 3QW	CROMPTON	1
2145	84222	SEYMOUR HOUSE, SEYMOUR ROAD, BOLTON, BL1 8PU	CROMPTON	2
2146	84135	269 DERBY STREET, BOLTON, BL3 6LA	GREAT LEVER	1
2147	84098	ORIENT MILL, BRANDWOOD STREET, BOLTON	RUMWORTH	6
2149	83918	111 TONGE MOOR ROAD, BOLTON, BL2 2DL	TONGE WITH THE HAULGH	1
2150	83825	PINE STREET, BOLTON, BL1 8JY	CROMPTON	9
2156	84575	GREYHOUND HOTEL, 564-566 MANCHESTER ROAD, BOLTON, BL3 2PJ	GREAT LEVER	1
2158	84487	346 DEANE ROAD, BOLTON, BL3 5HJ	RUMWORTH	3
2161	84316	403 CHORLEY OLD ROAD, BOLTON, BL1 6AH	SMITHILLS	1
2162	84105	LAND ADJACENT TO 19 HIGH BANK STREET, BOLTON, BL2 6BP	TONGE WITH THE HAULGH	1
2164	83711	285 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 5BR	HEATON & LOSTOCK	1
2170	85005	SEYMOUR HOUSE, SEYMOUR ROAD, BOLTON, BL1 8PU	CROMPTON	1
2171	84979	PARK HOUSE COTTAGE, LAUREL STREET, BOLTON, BL1 4RB	HALLIWELL	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2172	84925	LAND AT PINE STREET, BOLTON, BL1 8JY	CROMPTON	5
2173	84883	65 MANCHESTER ROAD, BOLTON, BL2 1ES	GREAT LEVER	1
2174	84841	LAND ADJ 1 NEW EAGLEY MILLS COTTAGES, ASHWORTH LANE, BOLTON, BL1 8RT	ASTLEY BRIDGE	1
2175	84827	18 CHADWICK STREET, BOLTON, BL2 1JN	TONGE WITH THE HAULGH	2
2176	84773	101-103 BLENHEIM ROAD, BOLTON, BL2 6EL	BREIGHTMET	1
2177	84746	LAND ADJACENT 235 MANCHESTER ROAD, BOLTON, BL3 2QP	GREAT LEVER	3
2182	85651	82 MORNINGTON ROAD, BOLTON, BL1 4EF	HALLIWELL	1
2183	85470	42 HIGHER BRIDGE STREET, BOLTON, BL1 2HA	CROMPTON	1
2185	85425	82 MORNINGTON ROAD, BOLTON, BL1 4EF	HALLIWELL	1
2186	85418	51 AUBURN STREET, BOLTON, BL3 6UE	RUMWORTH	1
2187	85381	138-140 BLACKBURN ROAD, BOLTON, BL1 8DR	CROMPTON	3
2189	85206	FLAT ABOVE 274-276 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	1
2192	86061	557 CHORLEY OLD ROAD, BOLTON, BL1 6AE	HEATON & LOSTOCK	1
2195	85950	304 BLACKBURN ROAD, BOLTON, BL1 8DU	CROMPTON	1
2196	85940	PARK HOUSE, LAUREL STREET, BOLTON, BL1 4RB	HALLIWELL	1
2197	85883	7 CLOUGH MEADOW, BOLTON, BL1 5XB	HEATON & LOSTOCK	1
2198	85875	674 BLACKBURN ROAD, BOLTON, BL1 7AJ	ASTLEY BRIDGE	1
2199	85863	530-532 WIGAN ROAD, BOLTON, BL3 4QW	HEATON & LOSTOCK	12
2201	85365	HEYWOOD PARK LODGE, RECREATION STREET, BOLTON, BL3 6SN	GREAT LEVER	2
2203	86223	21 & 23 LENORA STREET, BOLTON, BL3 4EZ	RUMWORTH	2
2204	86204	REAR OF 60 NEW HALL LANE, BOLTON, BL1 5LG	HEATON & LOSTOCK	1
2211	87044	HOLLYWOOD LODGE, 560 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4LA	HEATON & LOSTOCK	2
2214	86943	LAND AT REAR OF 1 BRYANTS FIELD, BOLTON, BL1 5XH	HEATON & LOSTOCK	1
2215	86825	FORMER ROBIN HOOD PUBLIC HOUSE, 370-374 HALLIWELL ROAD, BOLTON, BL1 8AP	CROMPTON	1
2216	86822	629 TONGE MOOR ROAD, BOLTON, BL2 3BW	CROMPTON	1
2217	86812	117-121 CHORLEY OLD ROAD, BOLTON, BL1 3BD	HALLIWELL	3
2218	86711	BARROW BRIDGE CHIMNEY, BARROW BRIDGE ROAD, BOLTON	SMITHILLS	1
2219	87563	113 HILL COT ROAD, BOLTON, BL1 8RW	ASTLEY BRIDGE	1
2220	87523	504 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 5DR	HEATON & LOSTOCK	2
2221	87478	JOLLY PLOUGHMAN, 2 DOFFCOCKER LANE, BOLTON, BL1 5RG	SMITHILLS	1
2222	87401	107 ST GEORGES ROAD, BOLTON, BL1 2BY	HALLIWELL	2
2223	87352	YEW TREE FARM, YEW TREE LANE, BOLTON, BL1 8TZ	ASTLEY BRIDGE	1
2224	87302	SOUTHLANDS RESIDENTIAL HOME, WITHINS LANE, BOLTON, BL2 5DZ	BREIGHTMET	1
2226	87241	4 BRACKLEY VILLAS, BRACKLEY LANE, BOLTON, BL5 1DQ	HULTON	3
2227	87134	76 UNION ROAD, BOLTON, BL2 2DR	TONGE WITH THE HAULGH	2

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2230	86287	100 CASTLE STREET, BOLTON, BL2 1JL	TONGE WITH THE HAULGH	10
2232	87977	FORMER M & S BUILDING, GILNOW LANE, BOLTON, BL3 5EN	RUMWORTH	7
2233	87971	512 BLACKBURN ROAD, BOLTON, BL1 8NW	CROMPTON	1
2234	87941	18 CHURCH ROAD, BOLTON, BL1 6HE	SMITHILLS	1
2235	87808	54 BROMWICH STREET, BOLTON, BL2 1JE	TONGE WITH THE HAULGH	2
2236	87806	2 DEVON STREET, BOLTON, BL2 1AJ	TONGE WITH THE HAULGH	1
2237	87736	BREIGHTMET METHODIST CHURCH, BURY ROAD, BOLTON, BL2 6PY	BREIGHTMET	1
2239	87701	BROOMFIELD HOTEL, 33-35 WIGAN ROAD, BOLTON, BL3 5PX	RUMWORTH	1
2241	87693	41 SEYMOUR ROAD, BOLTON, BL1 8PG	CROMPTON	1
2243	87648	5 MOOR LANE, BOLTON, BL1 4TA	HALLIWELL	4
2246	87606	105 ST GEORGES ROAD, BOLTON, BL1 2BY	HALLIWELL	5
2247	83859	LAND ADJ. LIGHTBOUNDS, CINDER LANE, BOLTON, BL1 7LZ	SMITHILLS	1
2248	88306	120 RISHTON LANE, BOLTON, BL3 6QG	GREAT LEVER	1
2249	88254	SITE OF 77-81 RAWSTHORNE STREET, BOLTON, BL1 3QQ	CROMPTON	3
2250	88216	15 SILVERWELL STREET, BOLTON, BL1 1PP	GREAT LEVER	1
2251	88589	LAND ADJACENT 25 BRIEF STREET, BOLTON, BL2 2LY	TONGE WITH THE HAULGH	1
2254	88535	SITE OF 137 QUEBEC STREET, BOLTON, BL3 5LX	RUMWORTH	1
2255	88534	LAND AT 161 QUEBEC STREET, BOLTON, BL3 5LX	RUMWORTH	1
2256	88456	YATE FOLD FARM, CHORLEY OLD ROAD, HORWICH, BOLTON, BL6 6QA	SMITHILLS	2
2260	88100	3A BACK CHEAPSIDE, BOLTON, BL1 1LT	CROMPTON	1
2265	88446	73 HARPERS LANE, BOLTON	SMITHILLS	1
2267	88569	42 ROSCOW AVENUE, BOLTON, BL2 6HU	BREIGHTMET	1
2269	88730	LAND FORMERLY NO 21 BROMWICH STREET	TONGE WITH THE HAULGH	1
2270	88748	LAND ADJACENT 31 STANSFIELD CLOSE	TONGE WITH THE HAULGH	1
2271	88841	LAND ADJACENT TO 24, CAPTAINS CLOUGH ROAD, BOLTON	SMITHILLS	1
2272	88863	LAND AT REAR OF 20 AND 22 RUSHFORD GROVE	ASTLEY BRIDGE	1
2273	88873	30 MAWDSLEY STREET, BOLTON, BL1 1LF	GREAT LEVER	8
2274	88939	60-74 PENTLAND TERRACE, BOLTON,	HALLIWELL	8
2275	89081	33-35 ST PHILIPS AVENUE, BOLTON, BL3 3AD	GREAT LEVER	1
2279	89145	103 ESKRICK STREET BL1 3EN	CROMPTON	1
2280	89160	17-21 OXFORD STREET BL1 1RD	HALLIWELL	9
2281	89244	311 HALLIWELL ROAD BL1 3PF	CROMPTON	1
2282	89361	FORMER NEW GLOBE PUBLIC HOUSE, 10 DUKE STREET BL1 2LU	HALLIWELL	1
2284	88643	NEVADA MOTORS, WHITE LION BROW, BOLTON, BL1 4AD	HALLIWELL	11
3130	88000	ROYAL HOTEL, 142 ALBERT ROAD, FARNWORTH, BOLTON, BL4 9HE	FARNWORTH	4
3161	80760	LAND TO REAR OF 94/96 ELLESMERE ROAD, BOLTON, BL3 3JP	HARPER GREEN	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
3162	82058	42-44 EGERTON STREET, FARNWORTH, BOLTON, BL4 7LE	FARNWORTH	2
3163	82177	122 - 124 MARKET STREET, FARNWORTH, BOLTON, BL4 7PD	FARNWORTH	6
3165	83160	2 RAWSON AVENUE, FARNWORTH, BOLTON, BL4 7RW	FARNWORTH	2
3166	83419	206-208 HIGHFIELD ROAD, FARNWORTH, BOLTON, BL4 9RY	HARPER GREEN	2
3169	83980	87 GLYNNE STREET, FARNWORTH, BOLTON, BL4 7DH	FARNWORTH	1
3172	83640	LAND ADJACENT TO 57 TRAFFORD STREET, FARNWORTH, BOLTON, BL4 7PQ	FARNWORTH	1
3174	84516	1-3 ALFRED STREET, FARNWORTH, BOLTON, BL4 7JT	FARNWORTH	2
3177	86026	69 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 8HQ	KEARSLEY	1
3184	87174	61/63 GLYNNE STREET, FARNWORTH, BOLTON, BL4 7DN	FARNWORTH	1
3185	88039	18 ROWENA STREET, BOLTON, BL3 2PW	FARNWORTH	4
3186	87532	LAND AT REAR OF ROYAL HOTEL, 142 ALBERT ROAD, FARNWORTH, BOLTON, BL4 9HE	FARNWORTH	4
3188	88722	12 BOLTON ROAD, FARNWORTH, BOLTON, BL4 7JW	FARNWORTH	1
3189	88519	SITE OF FORMER ALBION MILL, FARNWORTH, BOLTON, BL4 9LF	FARNWORTH	16
4090	81011	LAND OFF CROMPTON ROAD, STONECLOUGH, BOLTON	KEARSLEY	4
4093	80698	202 SPRINGFIELD ROAD, KEARSLEY, BOLTON, BL4 8LZ	KEARSLEY	2
4097	82600	36-38 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 9AJ	KEARSLEY	2
4098	83120	LAND OFF THOMAS MORE CLOSE, KEARSLEY, BOLTON, BL4 8ND	KEARSLEY	2
4100	83898	121A MARKET STREET, FARNWORTH, BOLTON, BL4 8EZ	KEARSLEY	2
4102	85067	12 RIVERSIDE DRIVE, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1HU	KEARSLEY	2
4104	85407	LAND AT PRESTOLEE ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1EF	KEARSLEY	1
4106	86156	61 BOLTON ROAD, KEARSLEY, BOLTON, BL4 8DB	KEARSLEY	3
4107	86141	2 RINGLEY OLD BROW, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FR	KEARSLEY	1
4108	85961	358 BOLTON ROAD, KEARSLEY, BOLTON, BL4 8NJ	KEARSLEY	1
4111	86452	200 CHURCH ROAD, KEARSLEY, BOLTON, BL4 8BT	KEARSLEY	2
4112	88064	123 LORD STREET, KEARSLEY, BOLTON, BL4 8AR	KEARSLEY	1
4114	87874	219 MANCHESTER ROAD, KEARSLEY, BOLTON, BL4 8QX	KEARSLEY	1
4115	87761	THE YARD, NORRIS STREET FARNWORTH, BOLTON, BL4 9HG	KEARSLEY	3
4116	87580	131 MARKET STREET, FARNWORTH, BOLTON, BL4 8EX	KEARSLEY	5
4119	87384	LAND AT SIDE OF 5 JAMES STREET, KEARSLEY, BOLTON, BL4 8BY	KEARSLEY	1
4120	87290	LAND AND BUILDINGS TO NORTH EAST OF 372 RINGLEY ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FW	KEARSLEY	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
5050	77341	WELLFIELD HOUSE, BOSCOW ROAD	LITTLE LEVER & DARCY LEVER	1
5066	82041	95-97 MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH	LITTLE LEVER & DARCY LEVER	2
5067	82306	2, 4, 6 CHURCH STREET AND 2 LEVER STREET, LITTLE LEVER	LITTLE LEVER & DARCY LEVER	4
5068	82135	WORKSHOP AT DOVE BANK BUNGALOW, RADCLIFFE ROAD, BOLTON, BL3 1AJ	LITTLE LEVER & DARCY LEVER	1
5070	83507	LAND ADJACENT TO 17 SETTLE STREET, LITTLE LEVER, BOLTON, BL3 1LF	LITTLE LEVER & DARCY LEVER	1
5072	83609	LAND ADJACENT BACK LEVER STREET NORTH, LITTLE LEVER, BOLTON	LITTLE LEVER & DARCY LEVER	24
5075	84055	LAND TO SIDE OF 45 ASHTON STREET, LITTLE LEVER, BOLTON, BL3 1LT	LITTLE LEVER & DARCY LEVER	2
5076	85573	2 FOURTH AVENUE, LITTLE LEVER, BOLTON, BL3 1DN	LITTLE LEVER & DARCY LEVER	1
5080	87728	7-9 LEVER STREET, LITTLE LEVER, BOLTON, BL3 1BA	LITTLE LEVER & DARCY LEVER	4
6245	82918	28 LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LG	HORWICH NORTH EAST	1
6258	78353	LAND AT DRAYCOTT, CHORLEY OLD ROAD, HORWICH, BOLTON, GREATER MANCHESTER. BL6 6QB	HORWICH NORTH EAST	1
6273	81901	LAND AT 1 ESSEX STREET, HORWICH, BOLTON, BL6 6ET	HORWICH & BLACKROD	1
6274	81857	16-18 MILL LANE, HORWICH, BOLTON, BL6 6AT	HORWICH NORTH EAST	2
6280	82461	LAND ADJACENT 4 CRAVEN STREET EAST, HORWICH, BOLTON	HORWICH NORTH EAST	1
6283	82755	LEE LANE CHURCH, LEE LANE, HORWICH, BOLTON	HORWICH NORTH EAST	1
6289	84687	24 LONGWORTH ROAD, HORWICH, BOLTON, BL6 7BE	HORWICH NORTH EAST	1
6290	84180	SUNNYDALE, GRIMEFORD LANE, BLACKROD, BOLTON, BL6 5LD	HORWICH & BLACKROD	1
6291	84131	64A LEE LANE, HORWICH, BOLTON, BL6 7AE	HORWICH & BLACKROD	1
6295	84923	26 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LW	HORWICH & BLACKROD	1
6296	84921	270 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5NY	HORWICH & BLACKROD	1
6301	85741	SCOT LANE END C OF E PRIMARY SCHOOL, MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5SN	HORWICH & BLACKROD	5
6303	86076	18 HILL LANE AND LAND ADJ ON AINSE ROAD, BLACKROD, BOLTON, BL6 5JQ	HORWICH & BLACKROD	1
6304	87339	LAND PREVIOUSLY 28, LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LG	HORWICH NORTH EAST	2
6305	87267	BARRISTERS OF BLACKROD, 359 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5BL	HORWICH & BLACKROD	7
6307	87984	LAND ADJACENT 1 ESSEX STREET, HORWICH, BOLTON, BL6 6ET	HORWICH & BLACKROD	1
6309	88367	HIGHER WILSON FOLD FARM, HIGH RID LANE, LOSTOCK, BOLTON, BL6 4LH	HORWICH NORTH EAST	1
6310	88985	Land Adjacent to Draycott, Chorley Old Road, Horwich, Bolton BL6 6QB	HORWICH NORTH EAST	1
6311	89224	192 BROWNLOW ROAD, HORWICH, BL6 7ER	HORWICH NORTH EAST	2
7225	81929	ASMUS FARM, BROOKFOLD LANE, BOLTON, BL2 4LT	BRADSHAW	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
7232	82792	LAND ADJACENT TO 90 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BQ	BROMLEY CROSS	2
7234	83559	269 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS	BROMLEY CROSS	1
7236	83835	BLUE GINGER TAPAS BAR, 643 BRADSHAW ROAD, BOLTON, BL2 4JR	BRADSHAW	1
7237	83565	LAND ADJACENT DELPH LODGE, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9TS	BROMLEY CROSS	1
7242	87425	TIBRO HUS, CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9AT	BROMLEY CROSS	2
7243	85967	LAND ADJACENT 141 BRADSHAW ROAD, BOLTON, BL2 3EN	BRADSHAW	1
7244	85792	LAND ADJACENT 10 BRADSHAW BROW, BOLTON, BL2 3DD	BROMLEY CROSS	1
7246	85164	HIGHER CRITCHLEY FOLD FARM, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9PU	BROMLEY CROSS	1
7247	86467	THE FORGE, 15B COX GREEN ROAD, EGERTON, BOLTON, BL7 9HF	BROMLEY CROSS	2
7248	86912	149 LEA GATE, BOLTON, BL2 4BQ	BRADSHAW	1
7250	87515	BARWOOD HOUSE, BRADSHAW BROW, BOLTON, BL2 3DD	BROMLEY CROSS	1
7251	88527	THIRLSTON, BLACKBURN ROAD, EGERTON, BOLTON, BL7 9RZ	BROMLEY CROSS	3
7254	87694	30 BRADSHAW BROW, BOLTON, BL2 3DH	BROMLEY CROSS	1
7257	88843	LAND ADJACENT 10 BRADSHAW BROW, BOLTON, BL2 3DD	BROMLEY CROSS	1
7258	89290	12-14 MONKS LANE, BL2 5BW	BRADSHAW	2
8380	86085	LAND AT 42 CHEW MOOR LANE	WESTHOUGHTON NORTH & CHEW MOOR	4
8407	78686	WINGATES MOTORS, CAR SALES, CHURCH LANE, WESTHOUGHTON. BOLTON. BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	5
8436	81948	18 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3DG	WESTHOUGHTON NORTH & CHEW MOOR	1
8438	81828	24 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	1
8439	82073	124 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3SF	WESTHOUGHTON NORTH & CHEW MOOR	1
8441	82252	622A MANCHESTER ROAD, WESTHOUGHTON, BOLTON, BL5 3JD	WESTHOUGHTON NORTH & CHEW MOOR	2
8444	82426	LAND ADJACENT TO 669 SALFORD ROAD, BOLTON, BL5 1BY	HULTON	1
8445	83176	617 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8447	82659	HARTLEYS FARM, 54 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	3
8449	83364	LAND ADJ. 45 COVERDALE ROAD, WESTHOUGHTON, BOLTON, BL5 3RG	WESTHOUGHTON SOUTH	1
8457	85291	71 MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AA	WESTHOUGHTON SOUTH	1
8458	85252	VALE HOUSE, MILL LANE, WESTHOUGHTON, BOLTON, BL5 2DN	WESTHOUGHTON SOUTH	1
8459	85237	LAND AT JOHVAL LODGE, WINGATES SQUARE, WESTHOUGHTON, BOLTON, BL5 3PS	WESTHOUGHTON NORTH & CHEW MOOR	1
8461	85159	LAND BETWEEN 116-118 OLD LANE AND 134-138 OLD LANE, WESTHOUGHTON, BOLTON., BL5 2BA	WESTHOUGHTON SOUTH	2

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
8463	84977	ESKAMARA, POCKET NOOK ROAD, LOSTOCK, BOLTON, BL6 4HW	WESTHOUGHTON NORTH & CHEW MOOR	1
8464	84779	MARK FORREST AND CO, 560 MANCHESTER ROAD, WESTHOUGHTON, BOLTON, BL5 3JP	WESTHOUGHTON NORTH & CHEW MOOR	1
8465	84771	MILLERS NOOK RIDING SCHOOL, LOSTOCK LANE, LOSTOCK, BOLTON, BL5 3LX	WESTHOUGHTON NORTH & CHEW MOOR	1
8470	85837	23 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AY	WESTHOUGHTON SOUTH	1
8471	85073	TITHE BARN COTTAGE / 4 BARN HILL, WESTHOUGHTON, BOLTON, BL5 3TD	WESTHOUGHTON SOUTH	2
8472	86634	FINE HOSKERS, LOWER LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2EH	WESTHOUGHTON SOUTH	1
8474	86888	FORMER HART COMMON HOTEL, 490 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BX	WESTHOUGHTON SOUTH	1
8477	86289	LAND TO REAR 639 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8479	87379	223 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3SW	WESTHOUGHTON SOUTH	2
8480	84320	LAND TO SIDE OF RED LION HOTEL, 4 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 3RJ	WESTHOUGHTON SOUTH	6
8481	87939	LAND AT SIDE OF 2 HILLCREST, ATHERTON, BOLTON, MANCHESTER, M46 9GY	HULTON	1
8482	88475	360 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BH	WESTHOUGHTON SOUTH	1
8483	88466	LAND REAR OF 116-118 OLD LANE, DOBB BROW, WESTHOUGHTON, BOLTON, BL5 2BA	WESTHOUGHTON SOUTH	1
8484	88358	GARDEN TO REAR OF 364 TEMPEST ROAD, LOSTOCK, BOLTON, BL6 4HS	WESTHOUGHTON NORTH & CHEW MOOR	2
8485	87891	LAND ADJACENT 50 DAISY HALL DRIVE, WESTHOUGHTON, BOLTON, BL5 2SA	WESTHOUGHTON SOUTH	1
8488	88388	LAND AT REAR OF 671 SALFORD ROAD, BL5 1BY	HULTON	1
8490	89144	BARN B BALDWINS FARM OLD FOLD ROAD, BL5 2BY	WESTHOUGHTON SOUTH	1

Small Sites under construction

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1304.01	70818	ELLESMERE GARDENS, PLOT 2=79132	GREAT LEVER	4
1304.01	70818	ELLESMERE GARDENS, PLOT 2=79132	GREAT LEVER	4
1521	68848	3 BEATRICE RD	HALLIWELL	1
1699	68313	ADJ 10 BESSY BROOK CLOSE	HEATON & LOSTOCK	2
1729	66824	132-136 HALLIWELL RD	CROMPTON	2
1799	65063	LAND AT REAR OF GILDED HOLLINS	HULTON	1
1802	79186	BRADFORD ARMS, 107 BRADFORD STREET, BOLTON, GREATER MANCHESTER, BL2 1JX	TONGE WITH THE HAULGH	4
1836	65903	LAND ADJ 1 BACK FAIRHAVEN RD	CROMPTON	1
1878	71451	655-657 CHORLEY OLD RD	SMITHILLS	2
1889	71368	LAND AT CORNER CASTLE ST/CHADWICK ST	TONGE WITH THE HAULGH	6

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1898	73067	FORMER ANCIENT SHEPHERD, 11 BOLD ST	GREAT LEVER	6
1902	73299	6 ST. GEORGES ST	CROMPTON	1
1913	73950	120 ST. GEORGES RD	HALLIWELL	7
1921	74105	65 TONGE MOOR RD	TONGE WITH THE HAULGH	1
1936	74714	24 BOWGREAVE AVE	BREIGHTMET	1
1939	74911	168A PAULHAN ST	GREAT LEVER	1
1949	75475	LAND TO REAR OF OAKENBOTTOM ROAD	BREIGHTMET	2
1971	69790	PLOT 1, LAND ADJACENT TO ELLESMERE GARDENS	GREAT LEVER	4
1974	76280	20 GREGORY AVENUE	BREIGHTMET	2
1976	76046	86 REGENT STREET	HEATON & LOSTOCK	1
1982	77007	LAND AT 1-3 EASEDALE ROAD, BOLTON, BL1 5LL	HEATON & LOSTOCK	4
1987	76370	LAND ADJACENT 8 WHINS CREST, BOLTON.	HEATON & LOSTOCK	2
1988	76553	3 ALBERT ROAD, BOLTON	HEATON & LOSTOCK	1
1990	76813	359 MOSS BANK WAY (SIDE GARDEN), BOLTON, BL1 3LR	SMITHILLS	2
1996	76671	14-16 MOSS LEA, BOLTON, BL1 6PL	ASTLEY BRIDGE	1
2001	76461	33 DERBY STREET, BOLTON, BL3 6HE	GREAT LEVER	3
2002	78348	LAND AT HOWCROFT WORKS, REAR OF TAVISTOCK ROAD,	HALLIWELL	9
2007	77669	30 UNION ROAD, BOLTON, GREATER MANCHESTER, BL2 2DR	TONGE WITH THE HAULGH	1
2016	78483	363-365 BLACKBURN ROAD, BOLTON.	CROMPTON	2
2019	78059	LAND ADJ, 45 WILMOT STREET, BOLTON, GREATER MANCHESTER, BL1 3LL	CROMPTON	1
2020	78270	NO.7 & LAND AT REAR OF NO.9 OLD KILN LANE, BOLTON, GREATER MANCHESTER, BL1 5PD	HEATON & LOSTOCK	4
2030	78402	759 CHORLEY OLD ROAD, BL1 5SH	SMITHILLS	2
2042	79093	LAND ADJACENT, 116 RADCLIFFE ROAD, BOLTON, GREATER MANCHESTER, BL2 1NY	TONGE WITH THE HAULGH	1
2052	79856	LAND TO SIDE OF 40 FORTON AVENUE, BOLTON, BL2 6JF	BREIGHTMET	1
2054	79336	75 & 83 RAWSTHORNE STREET, BOLTON, GREATER MANCHESTER, BL1 3QQ	CROMPTON	1
2057	80302	130 TONGE MOOR ROAD, BOLTON, BL2 2DP	TONGE WITH THE HAULGH	2
2079	81625	114 & 116 PARK ROAD, BOLTON, BL1 4RG	HALLIWELL	2
2097	80001	LAND ADJACENT 190 AINSWORTH LANE, BOLTON, BL2 2PY	TONGE WITH THE HAULGH	1
2099	79724	652 CROMPTON WAY, BOLTON, BL1 8TJ	ASTLEY BRIDGE	1
2103	83074	22 & 24 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DJ	HEATON & LOSTOCK	2
2107	82070	LAND AT END OF VERMONT STREET, VERMONT STREET, BOLTON	HALLIWELL	3
2114	82230	34 THORN STREET, BOLTON, BL1 8LA	CROMPTON	3
2119	82050	9 ALBERT ROAD, BOLTON, BL1 5HE	HEATON & LOSTOCK	2
2127	82562	LAND AT 34 CAMBRIA STREET, BOLTON, BL3 4DE	RUMWORTH	2
2130	82340	128 MARKLAND HILL LANE, BOLTON, BL1 5NZ	SMITHILLS	1
2148	84031	23 PALACE STREET, BOLTON, BL1 2DR	HALLIWELL	1
2159	84465	100 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1	HALLIWELL	7

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
		4DH		
2165	76653	186 TONGE MOOR ROAD, BOLTON, BL2 2HN	TONGE WITH THE HAULGH	4
2166	71827	HOLLIN HEY BARN, ROMNEY ROAD, BOLTON, BL1 5UB	SMITHILLS	2
2167	85330	HIGHCROFT, SWEETLOVES LANE, BOLTON, BL1 7ET	ASTLEY BRIDGE	1
2168	85054	582 BURY ROAD, BOLTON, BL2 6JA	BREIGHTMET	1
2179	84569	126 NEWPORT STREET, BOLTON, BL3 6AB	GREAT LEVER	2
2180	85174	148-150 CHORLEY OLD ROAD, BOLTON, BL1 3AT	HALLIWELL	2
2190	84519	LAND AT ROSSINI STREET, BOLTON	CROMPTON	1
2193	86047	CREGNEISH, 49 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DG	HEATON & LOSTOCK	1
2238	87724	HIGHCROFT, SWEETLOVES LANE, BOLTON, BL1 7ET	ASTLEY BRIDGE	1
2257	88454	134 DERBY STREET, BOLTON, BL3 6HG	RUMWORTH	2
2259	88298	THE HOWCROFT INN, 36 POOL STREET, BOLTON, BL1 2JU	HALLIWELL	3
2283	87126	49-51 ARUNDEL STREET BL1 6RR	ASTLEY BRIDGE	2
3120	76181	LAND ADJ 31 DARLEY GROVE	FARNWORTH	1
3121	69460	GLADYS ST	FARNWORTH	4
3128	72553	LAND ADJ 24 FYLDE ST	FARNWORTH	3
3148	74915	FORMER BAPTIST CHURCH, MARKET STREET, FARNWORTH, BOLTON, BL4 7PD	FARNWORTH	12
3150	76936	LAND OFF WORSLEY ROAD, FARNWORTH, BOLTON.	FARNWORTH	3
3153	84317	ALL SAINTS CHURCH, DEVON STREET, FARNWORTH, BOLTON.	FARNWORTH	7
3156	79692	LAND ADJACENT TO 44 MARSH LANE, FARNWORTH, BOLTON.	FARNWORTH	2
3170	83953	65 LEVER EDGE LANE, BOLTON, BL3 3HU	HARPER GREEN	1
3175	84317	FORMER ALL SAINTS CHURCH, DEVON STREET, FARNWORTH, BOLTON, BL4 7PY	FARNWORTH	1
4074	74653	LAND ADJ WELLS HOUSE, RINGLEY RD	KEARSLEY	1
4077	75457	GARDEN OF 19 PRINCESS AVENUE	KEARSLEY	1
4095	82034	KEARSLEY COMMUNITY CENTRE, THOMAS MORE CLOSE, KEARSLEY, BOLTON, BL4 8ND	KEARSLEY	6
4121	86834	LAND ADJACENT TO 72 CLIFTON STREET, KEARSLEY, BOLTON, BL4 8DL	KEARSLEY	3
5049	74758	28 BENTLEY ST.	LITTLE LEVER & DARCY LEVER	2
5060	87305	LITTLE LEVER AREA OFFICE, MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH	LITTLE LEVER & DARCY LEVER	8
6091	76180	ADJ 15 ESSEX ST	HORWICH & BLACKROD	2
6165	63994	60 REGENT RD	HEATON & LOSTOCK	1
6191	75669	HIGHER MAKINSON FARM, SANDRINGHAM RD	HORWICH NORTH EAST	1
6199	72144	LAND AT JUNCTION OF ARKWRIGHT ST/THIRLMERE AVE	HORWICH NORTH EAST	1
6214	69791	HIGHER WILSON FOLD FARM, HIGH RID LANE	HORWICH NORTH EAST	1
6215	68987	CLAYPOOL FARM BARN, NEW CHAPEL LANE	HORWICH NORTH EAST	1
6217	73727	26 LITTLE SCOTLAND	HORWICH & BLACKROD	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
6218	73235	GOODMAN FOLD FARM	HORWICH & BLACKROD	1
6219	73016	GORTON FOLD, CHURCH ST	HORWICH & BLACKROD	4
6230	75406	LAND ADJ. 565 MANCHESTER ROAD	HORWICH & BLACKROD	1
6234	75888	8 - 10 LITTLE SCOTLAND, BLACKROD	HORWICH & BLACKROD	2
6238	66528	518 BLACKBURN RD	HORWICH & BLACKROD	1
6246	76268	2 EDGE HILL, BRIDGE STREET, HORWICH, BOLTON, BL6 6RX	HORWICH NORTH EAST	2
6247	76785	FORMER CONGREGATIONAL CHURCH, LEE LANE, HORWICH.	HORWICH NORTH EAST	10
6257	78850	78 CHORLEY NEW ROAD, HORWICH, GREATER MANCHESTER, BL6 4AL	HORWICH & BLACKROD	1
6264	79730	BRIDGE FOOT FORGE, BRIDGE STREET, HORWICH, BOLTON, BL6 7BT	HORWICH NORTH EAST	4
6267	79460	1 VALE COPPICE, HORWICH, BOLTON BL6 5RP	HORWICH & BLACKROD	2
6276	81451	14 AND 14A DALE STREET EAST, HORWICH, BOLTON, BL6 6JY	HORWICH NORTH EAST	2
6278	86806	573 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5RU	HORWICH & BLACKROD	2
6297	85456	LAND AT TO THE REAR OF MAKINSON VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR	HORWICH & BLACKROD	1
6302	86434	465 MANCHESTER ROAD, BLACKROD, BL6 5SR	HORWICH & BLACKROD	1
6306	86844	LAND AT 221 CHORLEY ROAD, BLACKROD, BOLTON, BL6 5LJ	HORWICH & BLACKROD	1
6312	76129	MARSH VILLA, JUNCTION RD	HEATON & LOSTOCK	1
7169	72070	ASMUS FARM, BROOKFIELD LANE	BRADSHAW	2
7179	73514	273 BLACKBURN RD	BROMLEY CROSS	1
7180	73730	59 CHAPELTOWN RD	BROMLEY CROSS	1
7183	76105	GARDEN AT 85 HARDY MILL RD	BRADSHAW	1
7186	75121	7 OAKS LANE	BROMLEY CROSS	1
7188	75531	191 BLACKBURN ROAD, EGERTON	BROMLEY CROSS	2
7193	68357	6 HOUGH LANE	BROMLEY CROSS	2
7209	78892	123 DARWEN ROAD, TURTON, BOLTON, GREATER MANCHESTER, BL7 9BG	BROMLEY CROSS	2
7214	79339	OLD NEDS COTTAGE, TOTTINGTON ROAD, BOLTON, BOLTON, BL2 4LR	BRADSHAW	1
7215	79317	HIGHER CRITCHLEY FOLD FARM, LONGWORTH ROAD, TURTON, BOLTON, GREATER MANCHESTER, BL7 9PU	BROMLEY CROSS	2
8219	74689	CHEQUERBEND YARD, ADJ 331 PARK RD	WESTHOUGHTON NORTH & CHEW MOOR	1
8336	78472	LAND AT CENTRAL DRIVE, WESTHOUGHTON, BOLTON.	WESTHOUGHTON NORTH & CHEW MOOR	1
8347	71959	31 SOUTHOVER	WESTHOUGHTON SOUTH	1
8369	75689	FORMER HAULAGE YARD, DIXON ST	WESTHOUGHTON NORTH & CHEW MOOR	2
8376	75035	BALDWINS FARM, OLD FOLD RD	WESTHOUGHTON SOUTH	1
8385	74169	335 WIGAN ROAD	HULTON	1
8393	77008	SIDE GARDEN 313 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EL	WESTHOUGHTON NORTH & CHEW MOOR	1
8396	79338	CHULSEY GATE KENNELS, CHULSEY GATE LANE, BOLTON, BL6 4EY	WESTHOUGHTON NORTH & CHEW MOOR	1

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8410	79097	LAND AT 56 BEEHIVE GREEN, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3HS	WESTHOUGHTON NORTH & CHEW MOOR	1
8411	78959	HEATONS FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8422	76432	MERLIN FILLING STATION, 254 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EF	WESTHOUGHTON NORTH & CHEW MOOR	20
8428	81151	CHADWICKS FARM, LOSTOCK LANE, LOSTOCK, BOLTON, BL5 3LX	WESTHOUGHTON NORTH & CHEW MOOR	1
8431	80736	6 NEW TEMPEST ROAD, LOSTOCK, BOLTON, BL6 4ER	WESTHOUGHTON NORTH & CHEW MOOR	1
8433	80535	BEECH HOUSE, TOP O'TH SLACK, SLACK LANE, WESTHOUGHTON, BOLTON, BL5 3LH	WESTHOUGHTON NORTH & CHEW MOOR	1
8455	84196	BRINSOP HOUSE FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NH	WESTHOUGHTON NORTH & CHEW MOOR	1

Large sites with outline planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1994	76638	CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON.	TONGE WITH THE HAULGH	120
2063	79736	CHURCH WHARF	CROMPTON	234
2154	82633	T SUTCLIFFE AND CO LTD, WESTON STREET, BOLTON, BL3 2AL	GREAT LEVER	36
2169	85037	TONGE FOLD HEALTH CENTRE, HILTON STREET, BOLTON, BL2 6DY	TONGE WITH THE HAULGH	18
2206	82389	OLD LINKS GOLF CLUB LTD, CHORLEY OLD ROAD, BOLTON, BL1 5SU	SMITHILLS	13
2260	88206	LAND AT WAVERLEY ROAD, BOLTON	ASTLEY BRIDGE	22
3187	87415	LAND AT CAMPBELL STREET, FARNWORTH, BOLTON, BL4 7HH	FARNWORTH	35
4123	89082	LAND AT MATHER STREET, KEARSLEY, BOLTON, BL4 8AT	KEARSLEY	14
8478	86179	EDGES FARM, LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JX	WESTHOUGHTON SOUTH	15

Large sites with full planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1846	77707	LAND AT MOORSIDE AND THE MARKLANDS, 99-101 MARKLAND HILL LANE, BOLTON, GREATER MANCHESTER, BL1 5NH	HEATON & LOSTOCK	12
2010	77765	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	HEATON & LOSTOCK	1
2014	77908	HOLY TRINITY CHURCH, TRINITY STREET, BOLTON, GREATER MANCHESTER, BL3 6DD	GREAT LEVER	38
2018	78110	MORTFIELD LANE, BOLTON.	HALLIWELL	24
2044	79211	SITE OF UNION MILL, VERNON STREET, BOLTON, GREATER MANCHESTER, BL1 2PP	HALLIWELL	141
2105	81758	13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ	HEATON & LOSTOCK	2
2121	78757	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF	BREIGHTMET	30
2153	83628	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	ASTLEY BRIDGE	1
2191	86072	547 CHORLEY NEW ROAD, BOLTON, BL1 5DP	HEATON & LOSTOCK	1
2205	85970	LAND AT FLETCHER STREET, BOLTON	GREAT LEVER	12
2228	86325	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET, BOLTON, BL1 3DE	HALLIWELL	14
2240	87700	500 CHORLEY NEW ROAD, BOLTON, BL1 5DR	HEATON & LOSTOCK	1
2261	88564	549 CHORLEY NEW ROAD, BOLTON, BL1 5DP	HEATON AND LOSTOCK	1
2262	88542	LAND AT GREENROYD AVENUE, BOLTON	BREIGHTMET	22
2263	87809	TONGE FOLD MILL, CLEGG STREET, BOLTON, BL2 6BL	TONGE WITH THE HAULGH	24
2264	88290	SMITHILLS COACHING HOUSE, SMITHILLS DEAN ROAD, BOLTON, BL1 7NX	SMITHILLS	29
2266	88549	FORMER GALEBROOK NURSING HOME, LONGWORTH LANE, EGERTON	ASTLEY BRIDGE	3
2276	89109	LAND AT MILNTHORPE ROAD, BOLTON	BREIGHTMET	44
2277	89115	DEAN CONSERVATIVE CLUB, RAVEN ROAD, BL3 4QL	HEATON AND LOSTOCK	12
2278	89116	LAND AT WAGGON ROAD/WINCHESTER WAY/MOBBERLEY ROAD, BOLTON	BREIGHTMET	70
4081	77085	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	KEARSLEY	64
4101	84115	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	KEARSLEY	1
5077	83863	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	LITTLE LEVER & DARCY LEVER	95
6281	82296	LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON.	HORWICH & BLACKROD	7
6285	83616	LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON.	HORWICH NORTH EAST	1
6299	85301	71 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LN	HORWICH & BLACKROD	1
6308	87741	IVY MODEL FARM, SHEPHERDS DRIVE, HORWICH, BOLTON, BL6 6PU	HORWICH NORTH EAST	2
7229	81876	86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE	BROMLEY CROSS	14
7238	83774	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET	BRADSHAW	14

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
7241	85469	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	BRADSHAW	1
7245	85408	LAND TO EAST OF HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	BRADSHAW	1
7252	85729	BOLTON OPEN GOLF CLUB, LONGSIGHT LANE, BOLTON, BL2 4JY	BRADSHAW	6
7255	88451	THE HOLLINS, LAND EAST OF HARRY FOLD FARM, SLACK LANE, BOLTON, BL2 4JS	BRADSHAW	1
7256	88743	BIRTENSHAW FARM, DARWEN ROAD, BROMLEY CROSS	BROMLEY CROSS	3
8427	81303	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	WESTHOUGHTON NORTH & CHEW MOOR	14
8429	87052	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	WESTHOUGHTON SOUTH	4
8432	80568	LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BOLTON, BL5 3NR	WESTHOUGHTON NORTH & CHEW MOOR	1
8466	84451	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AZ	WESTHOUGHTON SOUTH	4
8473	86268	OLD SIRRS FARM, 14 OLD SIRRS, WESTHOUGHTON, BOLTON, BL5 2ED	WESTHOUGHTON SOUTH	1
8486	87609	RED LION HOTEL, 4 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 3RJ	WESTHOUGHTON SOUTH	1
8487	88690	ALDREDS FARM, JACKS LANE, WESTHOUGHTON, BOLTON, BL5 2DJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8489	88509	CROWS NEST FARM, JACKS LANE, WESTHOUGHTON	WESTHOUGHTON SOUTH	8

Large sites under construction

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1217	74217	HEATON GRANGE 2	HEATON & LOSTOCK	6
1657	60156	LOSTOCK JUNCTION GOODS YARD	HEATON & LOSTOCK	16
1735	62939	HAMPSONS FARM	SMITHILLS	1
1769	66975	LAND OFF CROMPTON WAY	CROMPTON	85
1784	74998	LAND OFF JETHRO ST	TONGE WITH THE HAULGH	7
1792	70243	LAND AT WATERSMEETING RD/EAGLEY BROOK	CROMPTON	54
1823	72898	ZEST AT THE PLACE, OFF WATERSMEETING RD, THE VALLEY	CROMPTON	2
1824	86567	NUFFIELD HOUSE, LOWNDES ST	SMITHILLS	74
1826	75230	MARYLAWNS REST HOME, 1 FOSTER LANE, BOLTON, BL2 5HW	BREIGHTMET	19
1838	73560	KERSHAW MILL, KERSHAW ST/BALDWIN ST	RUMWORTH	13
1859	76457	LAND BETWEEN STONYHURST AVE & SWEET LOVES LANE	ASTLEY BRIDGE	9
1874	74472	HOLDEN MILL, BLACKBURN RD	ASTLEY BRIDGE	226
1892	72118	IGW GARAGE & 241-245 BELMONT RD	ASTLEY BRIDGE	36
1897	72855	LAND AT DINSDALE DRIVE	RUMWORTH	14

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1906	73272	FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to Clevelands)	HEATON & LOSTOCK	32
1919	74966	LAND AT MOOR LANE/HANOVER ST/GARSDIE ST	HALLIWELL	289
1937	77241	LEVER HOUSE, GREENMOUNT LANE	HEATON & LOSTOCK	1
1956	74821	LAND AT TEMPLE ROAD	CROMPTON	46
1961	75637	BRYNMOOR, HARPERS LANE	SMITHILLS	1
2006	77237	CENTRAL POST OFFICE AND SORTING DEPOT, DEANSGATE, BOLTON, BL1 1AD	HALLIWELL	132
2025	79122	ATLAS MILL, BENTINCK STREET, BOLTON.	SMITHILLS	7
2157	84494	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	ASTLEY BRIDGE	1
2184	85455	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	GREAT LEVER	23
2245	87641	LAND AT 231- 235 GREENMOUNT LANE, BOLTON, BL1 5JB	HEATON & LOSTOCK	3
3116	69193	LAND OFF HEATON AVE	FARNWORTH	43
3118	72716	LAND OFF MINERVA RD	HARPER GREEN	45
3140	72123	LAND AT HARROWBY STREET	FARNWORTH	23
4049	67496	STONECLOUGH MILL, RINGLEY RD	KEARSLEY	92
4055	63335	HIGHER HEAPS FARM, RINGLEY RD WEST	KEARSLEY	1
4062	73923	CAUSEWAY MILL, TOPP ST / LONGCAUSEWAY	KEARSLEY	6
4064	75033	LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BOLTON, BL4 9DB	KEARSLEY	49
4078	74022	RYDERS FARM, MANCHESTER ROAD	KEARSLEY	1
4091	80957	OLD CORPORATION YARD, EDITH STREET, FARNWORTH, BOLTON	KEARSLEY	1
4105	81939	LAND OFF HULME ROAD, KEARSLEY, BOLTON	KEARSLEY	48
4109	86588	RANCH COTTAGE, SANDHOLE ROAD, KEARSLEY, BOLTON, BL4 8QN	KEARSLEY	1
4110	86457	43 BAKER STREET, KEARSLEY, BOLTON, BL4 8QT	KEARSLEY	1
5069	82998	LAND AT HAMILTON COURT, LITTLE LEVER, BOLTON	LITTLE LEVER & DARCY LEVER	6
6099	63283	BOLTON SPORTS VILLAGE (aka The Meadows & site has been merged with adjacent Chortex site by TL)	HORWICH & BLACKROD	150
6136	62268	LOW WOOD, HIGH BANK LANE	HORWICH NORTH EAST	1
6161	57008	WALLSUCHES BLEACHWORKS	HORWICH NORTH EAST	33
6187	76204	LAND AT MOSS LANE	HORWICH & BLACKROD	7
6195	74048	LAND AT STAR LANE, HORWICH	HORWICH & BLACKROD	18
6225	84716	PORTMAN MILL, TELFORD ST	HORWICH NORTH EAST	19
6237	68060	LAND AT HOLMES HOUSE, BLUNDELL LANE	HORWICH & BLACKROD	1
6251	73431	SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HN	HORWICH NORTH EAST	42
6260	75979	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	HORWICH & BLACKROD	253
6277	82147	WILDERSWOOD COTTAGE, OLD RAKE, HORWICH, BOLTON, BL6 6SJ	HORWICH NORTH EAST	1
7143	66103	DEAKINS BUSINESS PARK	BROMLEY CROSS	7

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
7161	74142	NEWFIELD GRANGE RD	BROMLEY CROSS	5
7178	74664	LAND AT HEYHEAD HOUSE, BOWSTONE HILL RD	BRADSHAW	1
7192	68743	TOP O' TH KNOTTS FARM AND OUTBUILDINGS, TOTTINGTON ROAD	BRADSHAW	1
7231	82171	HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	BRADSHAW	1
7253	87501	THE OLD VICARAGE, BOLTON ROAD, BRADSHAW, BOLTON, BL2 3EU	BRADSHAW	21
8333.01	67335	FORMER METAL BOX WORKS, CHEW MOOR LANE	WESTHOUGHTON NORTH & CHEW MOOR	1
8356	73471	TIMBER YARD, MARSH ST	WESTHOUGHTON SOUTH	10
8360	78191	682 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3SS	HULTON	18
8374	77913	LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON, BOLTON.	WESTHOUGHTON SOUTH	1
8375	74278	MORRIS FARM, POCKET NOOK RD	WESTHOUGHTON NORTH & CHEW MOOR	4
8392	77289	LAND OFF HUDSON ROAD, BOLTON	HULTON	27
8406	78287	LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN	WESTHOUGHTON NORTH & CHEW MOOR	14
8416	79517	BALDWINS FARM, OLD FOLD ROAD, WESTHOUGHTON, BOLTON, BL5 2BY	WESTHOUGHTON SOUTH	1
8453	86445	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	WESTHOUGHTON NORTH & CHEW MOOR	7
8491	87327	CORGES COTTAGE, DOBB LANE, WESTHOUGHTON BL5 3NT	WESTHOUGHTON NORTH & CHEW MOOR	1

Allocated Large sites

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2207	11SC	ESKRICK STREET	HALLIWELL	19
2208	21SC	GILNOW GARDENS	HALLIWELL	51
2209	70SC	ST CATHERINES ACADEMY	BREIGHTMET	32
3136	95SC	LAND AT GEORGE STREET	FARNWORTH	24
3181	93SC	DEAN CLOSE	FARNWORTH	28
3182	92SC	HIGHFIELD ROAD	HARPER GREEN	14
3183	94SC	BLINDSILL ROAD	FARNWORTH	94
7112	51SC	BROOK SAW MILLS	BRADSHAW	22
1SC		WESTBROOK, MANCHESTER ROAD	GREAT LEVER	100
10SC		RUSHLAKE DRIVE	HALLIWELL	46
22SC		DINSDALE DRIVE	RUMWORTH	35
23SC		GARNET FOLD FARM	HULTON	117
27SC		BACK MINORCA STREET	GREAT LEVER	23

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
75SC		RADCLIFFE ROAD	LITTLE LEVER & DARCY LEVER	22
77SC		PARK ROAD	LITTLE LEVER & DARCY LEVER	39
78SC		VICTORY ROAD	LITTLE LEVER & DARCY LEVER	26
83SC		HOLCOMBE CLOSE	KEARSLEY	23
96SC		CENTURY LODGE	FARNWORTH	32
108SC		JAMES STREET	WESTHOUGHTON NORTH & CHEW MOOR	21
111SC		ROSCOES'S FARM	WESTHOUGHTON NORTH & CHEW MOOR	170
121SC		BERNE AVENUE	HORWICH and BLACKROD	17
131SC		OLDHAM'S PRIMARY SCHOOL	ASTLEY BRIDGE	32
132SC		HORWICH COLLEGE	HORWICH NORTH EAST	76
133SC		SINGLETON AVENUE	HORWICH NORTH EAST	53
134SC		THE WOODLANDS, GREEN LANE	GREAT LEVER	27

Appendix 2

2013 Employment Land Update

1. Introduction:

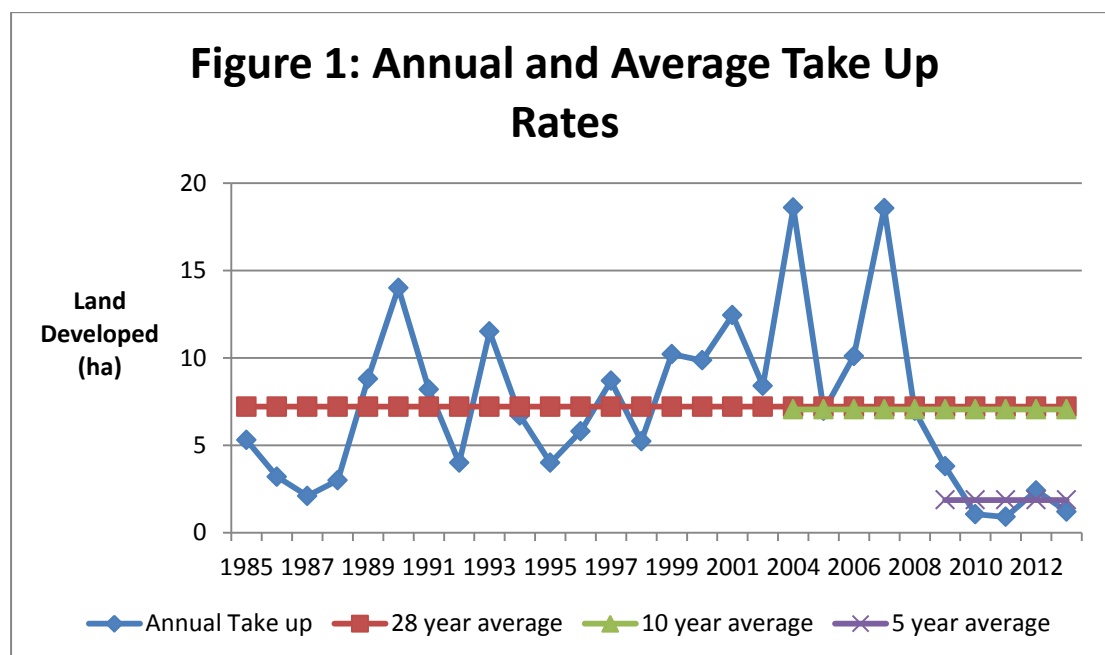
The 2013 Employment Land Update has the following objectives:

- To monitor the supply, availability and development rates of employment land across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1st April 2012 to the 31st March 2013;
- To form part of Bolton Council’s Local Plan Evidence Base; and
- To help ensure that Bolton has a portfolio of high quality, flexible employment sites that is capable of adapting to changing conditions and that meet the needs of both its own residents and the wider area.

It is important to recognise that although this report relates only to use classes B1, B2 and B8 the council recognises the importance of other types of employment, for example, retail in the creation of a prosperous Bolton.

2. Historic Employment Land Completions

Figure 1 illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough in the 28 years between 1985 and 2013. It can be seen that over the last ten years, the take up of land for employment use has averaged 7.1 hectares per year. This is slightly lower than the 28 year average, of 7.21 hectares a year, but higher than the average for the last 5 years of 1.9 hectares a year.



There are two periods where employment land completions were particularly high – 1990 to 1993 and 2004 to 2007. This is a result of two factors. First, these are both periods of economic growth. Second, the availability of good quality employment land. During these periods there was significant take up of employment land at attractive sites along the M61 Corridor, for example, Middlebrook and Wingates Industrial Estate and also at The Valley. There is currently only a small supply of sites allocated for employment which are considered to be attractive to the market. This is being addressed through the Allocations Plan.

A planning application has been received for a significant employment scheme comprising up to 102 hectares of storage and distribution use (use class B8), industrial use (use class B2) and ancillary uses including B1. This is located in the broad vicinity of Cutacre tip, in line with Core Strategy policy M3. The planning application includes 7000 M² of B1(a) floorspace, 20,000 M² of B2 floorspace and 340,000 M² of B8 floorspace and is being branded as Logistics North.

This planning application was received outside the monitoring period covered by this report and is therefore not considered elsewhere within it. Subject to approval, this application will provide a significant supply of high quality employment land that is attractive to the market. This will help achieve an increase in the rate of employment land development in the borough. In fact Aldi Stores LTD have already submitted a planning application within the Logistics North site for a regional distribution centre (Use Class B8). The Aldi Stores LTD application is for 55,226 M² of floorspace on a 16 hectare site.

3. Employment Land Completions April 2012 – March 2013.

This section analyses employment land completions across the borough, including an analysis of completions on Employment Land Resource sites, completions on previously developed land, B1 (office) completions in town centres and completions by Core Strategy area.

A. Completions on sites listed in the 2012 Employment Land Resource

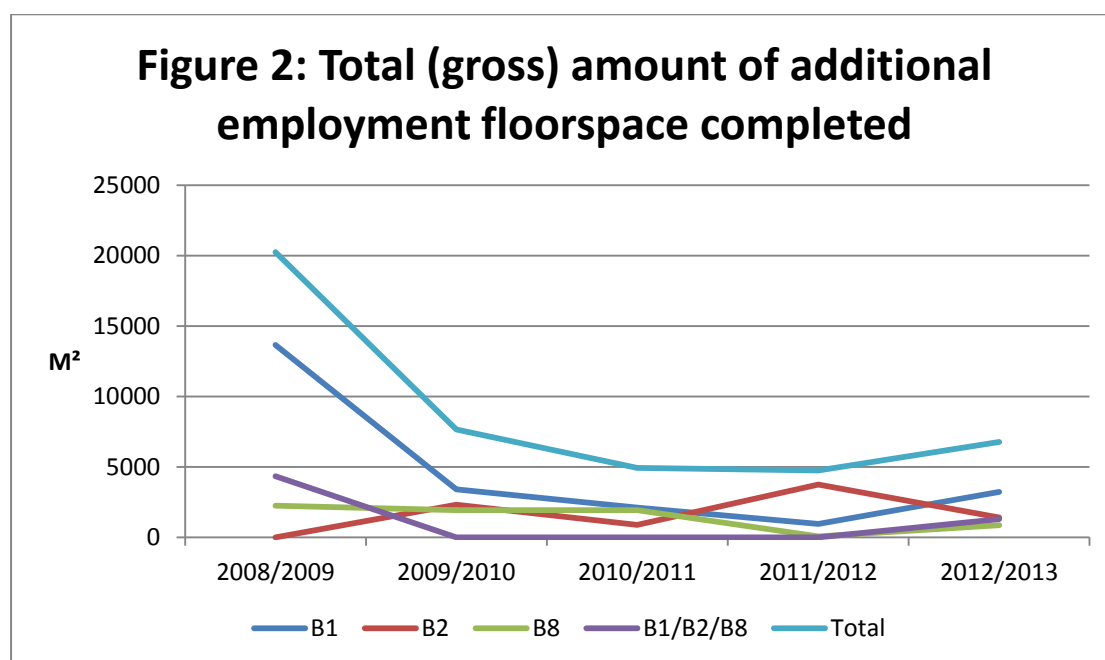
The 2012 Employment Land Resource identified 77.75 hectares of land consisting of 23 sites. There has been no development on these sites in the 12 months up to 31 March 2013. Further details about these sites are available in appendix 2.

B. All completions

Tables 3/4 and figures 2/3 summarise employment completions for the period 1st April 2008 to 31st March 2013. Completions are split into B1, B2 and B8 use class, and completions involving a combination of these use classes. Tables 3A, 3B and figure 2 illustrate completions over time in floor space (metres squared) whereas table 4 and figure 3 illustrate take up of employment land over time in hectares. Full details of employment completions are available in appendix 1.

Table 3A: Total (gross) amount of additional employment floor space completed (M²)

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
B1	13653	3404	2104	949	3228
B2	Nil	2322	888	3741	1397
B8	2252	1931	1934	60	850
B1/B2/B8	4349	Nil	Nil	Nil	1291
Total	20254	7657	4926	4750	6766



Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. The total amount of gross floor space developed for employment use, in the 12 months up to 31st March 2013 has increased for the first time since 2008/2009. There was also an increase in the amount of floorspace developed for B1 and B8 use.

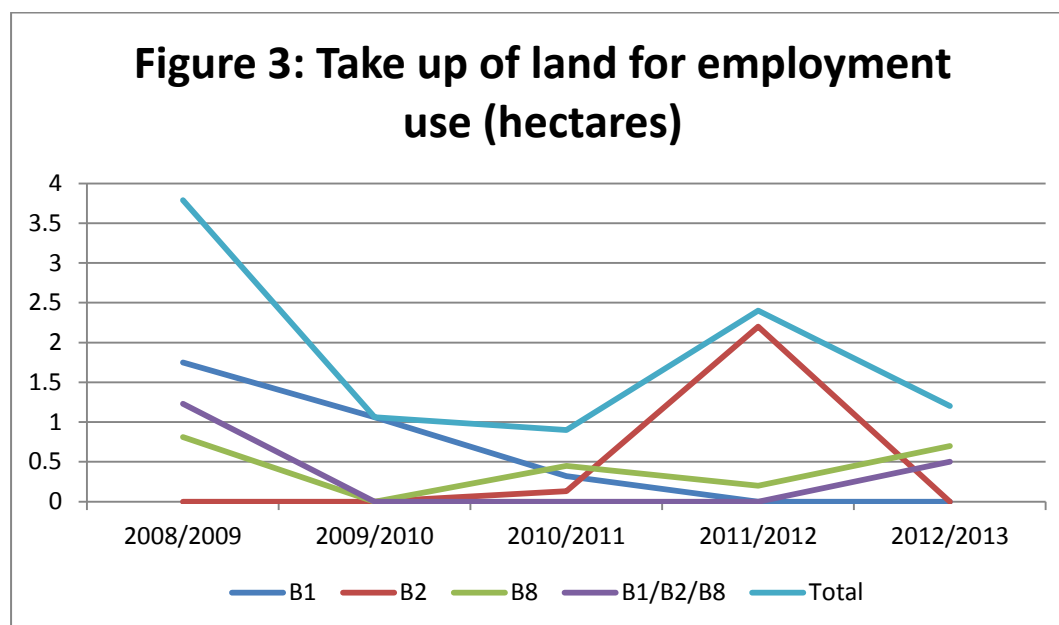
Table 3B: Total (Net) amount of additional employment floor space completed 2012-2013 (M²)

	Gross additional floorspace (M²)	Losses through demolitions, change of use and conversion (M²)	Net additional floorspace (M²)
B1	3228	708	2520
B2	1397	5092	-3695
B8	850	0	850
B1/B2/B8	1291	464	827
Total	6766	6264	502

Table 4: Take up of land for employment use (hectares)

Table 4 illustrates the take up of new employment land and does not include extensions, change of use or conversions.

	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
B1	1.75	1.06	0.32	Nil	Nil
B2	Nil	Nil	0.13	2.2	Nil
B8	0.81	Nil	0.45	0.2	0.7
B1/B2/B8	1.23	Nil	Nil	Nil	0.5
Total	3.79	1.06	0.9	2.4	1.2



2 hectares of land was developed for new employment use in the 12 months up to 31st March 2013. As in 2012 there were no new B1 completions. There was an increase in the amount of land developed for B8 use and the land developed for a mix of use classes.

C. Completions on Previously Developed Land (2012/2013)

Table 5 illustrates, for Use Classes B1, B2 and B8, the total amount of completed floor space across the borough as well as the amount of that floor space on previously developed land.

Table 5: Completions on Previously Developed Land (2012/2013)

	B1	B2	B8	Mix of B1/B2 /B8	Total
Total amount of additional employment floor space completed by type (m²)	3228	1397	850	1291	6766
Total amount of additional employment floor space completed on previously developed land by type (m²)	3228	1397	850	1291	6766
% of additional employment floor space completed on previously developed land by type	100	100	100	100	100

As in 2011/2012 all of employment completions were on previously developed land, in line with the aims of the Core Strategy and one of the core planning principles of the National Planning Policy Framework.

D. B1 (office) schemes in town centres

Table 6 illustrates the total amount of B1 (office) floor space completed across the local authority area as well as the amount of that floor space in town centres.

Table 6: B1 (office) schemes in town centres

	2009/2010	2010/2011	2011/2012	2012/2013
Total amount of B1 (office) floor space developed within the borough (m²)	3044	2104	875	2746
Total amount of B1 (office) floor space developed within town centres (m²)	172	0	0	535
% of floor space developed within town centres	6	0	0	19%

In the 12 month period up to 31st March 2013, 19 per cent of new B1 (office) floorspace was developed within town centres. This was made up of three schemes:

- 86879/11: Extension to existing B1 floorspace in Astley Bridge District Centre
- 88167/12: Change of use of part of the ground floor of the Wellsprings (Bolton town centre) from bank (Class A2) to offices (Class B1).
- 87875/12: Change of use of shop with bakery within Bolton town centre, to charity office (B1 Use)

This is a significant improvement on the amount of B1 (office) floorspace developed within town centres in previous years. The need to attract good quality B1 (office) development to the borough, and to focus more B1 (office) development in town centres are addressed by the Core Strategy and the emerging Allocations Development Plan Document.

E. Completions by Core Strategy area

The Core Strategy focuses employment development in Bolton town centre, the three renewal areas and the M61 corridor. The actual distribution of the employment land completed in the 12 months leading up to 31st March 2013 is illustrated in table 7. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

Table 7: Completions by Core Strategy Area

Core Strategy Area	Core Strategy Indicator	Core Strategy Target	Land Developed (ha)
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	0
Renewal Areas	Amount of employment land developed in the renewal areas	N/A	1.2
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works.	An average of 1ha annually after 2013	N/A until 2014
M61 Corridor: Broad location for employment development	Amount of employment land developed at the broad location for employment development	N/A until target developed	N/A until target developed
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites.	An average of 2ha annually until 2015	0
Bolton Borough	Amount of employment land developed	An average of 8 hectares annually	1.2

The 1.2 hectares of employment land that has been developed across the borough in the 12 month period leading up to 31st March 2013 does not meet the core strategy target of 8 hectares annually. This, however, reflects the slow recovery from the recession. In terms of the spatial distribution of the 1.2 ha developed, it has all been developed in renewal areas, which is in line with the Core Strategy.

4. Loss of Employment Land to other uses

Between 1st April 2012 and 31st March 2013 both existing employment floorspace and employment land supply was lost to other uses. This is summarised below in tables 8A and 8B:

Table 8A: Employment losses on land allocated for employment on the proposals map

Application Number	Development	Location	Allocation	Floorspace lost (M²)	Employment land lost (ha)
84729/10	CHANGE OF USE FROM EXISTING INDUSTRIAL UNIT AND EXTERNAL YARD AREA INTO A WASTE MANAGEMENT FACILITY FOR THE RECEPTION AND PROCESSING OF COMMERCIAL, INDUSTRIAL AND HOUSEHOLD WASTES	UNIT 2, FARNWORTH INDUSTRIAL ESTATE, GOWER STREET, FARNWORTH, BOLTON, BL4 7HA	Protected employment land	742	0.15
87582/12	CHANGE OF USE OF CAR PARK TO HOUSEHOLD WASTE RECYCLING CENTRE. ERECTION OF A TRANSFER LOADING STATION, SITE OFFICE AND FORMATION OF NEW VEHICULAR ACCESS	FORMER CMP EXIDE BATTERIES SITE, SALFORD ROAD, BOLTON.	Protected employment land	0	1.9
				742	2.05

Table 8B: Employment losses on other land

Application Number	Development	Location	Floorspace lost (M²)	Employment land lost (ha)
87639/12	CHANGE OF USE AT GROUND FLOOR FROM B1 OFFICES TO A1 USE SHOP TOGETHER WITH NEW SHOP FRONT ENTRANCE AND MOBILITY RAMP WITH HANDRAIL.	109 NEW STREET, BLACKROD, BOLTON, BL6 5AG	90	0.01
87949/12	CHANGE OF USE FROM OFFICES (CLASS B1) TO A PHYSIOTHERAPY CLINIC (CLASS D1).	22A CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 4AP	504	0
87968/12	CHANGE OF USE FROM INDUSTRIAL (CLASS B1/B2/B8) TO RETAIL (CLASS A1)	UNITS 1A & 1B, CAMBRIAN BUSINESS PARK, DERBY STREET, BOLTON, BL3 6JF	464	0.1
86445/11	ERECTION OF 18 DWELLINGS	FORMER ARMOR HOLDINGS FACTORY, OFF BOLTON ROAD, WESTHOUGHTON	4350	0.65
			5522	0.77

It can be seen from tables 8A and 8B that 2.82 hectares of employment land was lost to other uses between 1st April 2012 and 31st March 2013, with 2.05 of this being on land allocated for employment use on the proposals map. The average annual loss of employment land to other uses (allocated land and other land) between 2001 and 2013 is 5.3 hectares.

5. Employment Land Supply

A. Sites added to and removed from Employment Land Resource (2012/2013)

There have been no sites added to or removed from the Employment Land Resource.

B. Summary of April 2013 Position:

Table 9 illustrates the changes to the employment land resource between 1st April 2012 and 31st March 2013.

Table 9: Changes to Employment Land Resource (1st April 2012 – 31st March 2013)

	Area in Hectares	Total Number of Sites
ELR Land available at end of March 2012	77.75	23
ELR sites completed	0	23
ELR sites partially completed	0	23
ELR sites lost to other uses	0	23
ELR sites partially lost to other uses	0	23
ELR sites under construction	0	23
Sites removed from ELR	0	23
Sites added to ELR	0	23
Site boundary amendments	0	23
ELR Land Available at the end of March 2013	77.75	23
Non ELR sites under construction	3.72	3
Permission not implemented on non ELR sites	0.825	2
Total Land Available at the end of March 2013	82.3	28
Core Strategy target employment land supply	50	N/A

The employment land resource now consists of 23 sites making up 77.75 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2013, can be found in Appendix Two. In addition there are 3 sites under construction and 2 sites which have been granted planning permission but have not yet been implemented. These sites total 4.5 hectares and are listed in Appendices Three and Four.

The Core Strategy sets a target of 50 hectares of employment land being available at any one time. Table 9 illustrates that this target is currently being exceeded.

Appendix One: All Employment Completions across the borough April 2012 - March 2013:

A. New Employment Land Completions on UDP (2005) Employment Land

Application Number	Development Description	Address	Use Class	Gross Floor Space (m ²)	Area (ha)	Type of Employment Land
89014/12	ERECTION OF INDUSTRIAL UNIT (USE CLASS B1/B2/B8)	LAND AT MEADOW BUSINESS PARK, MEADOW LANE, BOLTON, BL2 6PT	B1/B2 /B8	306	0.2	PROTECTED EMPLOYMENT LAND
89052/12	ERECTION OF AN INDUSTRIAL UNIT B2/B8 WITH ASSOCIATED SERVICE YARD AND STAFF CAR PARK	LAND AT WATERSMEETING BUSINESS PARK, BRITANNIA WAY. BOLTON. BL2 2HP	B2/B8	985	0.3	PROTECTED EMPLOYMENT LAND
89384/13	ERECTION OF NEW WAREHOUSE	BURGESS BROTHERS , WESTON STREET, BOLTON, BL3 2SB	B8	465	0.7	PROTECTED EMPLOYMENT LAND
				1756	1.2	

B. New Employment Land Completions on land identified within the 2012 Annual Employment Land Resource

There were no new employment land completions on land identified in the Annual Employment Land Resource.

C. New Employment Land Completions on other land

There were no new employment land completions on other land.

D. Completed changes of use, extensions, and schemes involving demolition of employment land to be replaced with employment land

	Applicati on Number	Development Description	Address	Use Clas s	Floor space (M²)	Comments
Change of use	82747/09	CHANGE OF USE OF LOFT SPACE INTO OFFICE SPACE (B1) TOGETHER WITH THE INSTALLATION OF DORMER WINDOWS TO FRONT AND TO REAR.	76 CHURCH STREET, HORWICH, BOLTON, BL6 6AB	B1	80	
	84997/10	CHANGE OF USE TO OFFICES	4A NEW HALL LANE, BOLTON, BL1 5LN	B1	40	
	85434/10	CHANGE OF USE FROM CAR SHOWROOM TO OFFICES TOGETHER WITH REPLACEMENT OF ROOF.	578 ST HELENS ROAD, BOLTON, BL3 3SJ	B1	1540	
	88167/12	CHANGE OF USE OF PART GROUND FLOOR FROM BANK (CLASS A2) TO OFFICES (CLASS B1)	THE WELLSPRINGS, VICTORIA SQUARE, BOLTON, BL1 1US	B1	438	
	88055/12	CHANGE OF USE FROM A3 TO B1 OFFICE AND D1 USE. ERECTION OF PITCHED ROOF OVER EXISTING REAR YARD AREA.	5 MASON STREET, HORWICH, BOLTON, BL6 5QP	B1	85	
	88249/12	CHANGE OF USE FROM JOINERY WORKSHOP/DEPO T TO B1 USE (EMBROIDERY OF CLOTHING). PROPOSED ALTERATIONS EXTERNALLY TO REPLACE SLIDING FOLDING DOOR AT FRONT WITH A 'CURTAIN WALL', TOGETHER WITH INTERNAL ALTERATIONS.	27 CHURCH ROAD, BOLTON, BL1 6HE	B1©	350	

	88338/12	CHANGE OF USE FROM FORMER MORTUARY (SUI GENERIS) TO STORAGE AND DISTRIBUTION (USE CLASS B8).	24a LONGWORTH ROAD, HORWICH, BOLTON, BL6 7BE	B8	250	
	87875/12	CHANGE OF USE OF SHOP WITH BAKERY TO CHARITY OFFICE (B1 USE)	100 NEWPORT STREET, BOLTON, BL3 6AB	B1	82	
	87615/12	CHANGE OF USE CLASS TO EITHER/OR A2, B1 OR D1.	BETA HOUSE, ENTERPRISE PARK, HORWICH, BOLTON, BL6 6PE	B1	187	
Extensions	81578/09	ERECTION OF TWO STOREY BUILDING TO PROVIDE OFFICE ACCOMMODATION	UNIT 1, SUMMERFIELD ROAD, BOLTON, BL3 2NQ	B1/B8	89	
	83456/09	ERECTION OF EXTENSION TO EXISTING STORE.	WARBURTONS LIMITED, HEREFORD STREET, BOLTON, BL1 8JB	B2	578	
	86635/11	ERECTION OF EXTENSION TO BUILDING F, INCLUDING MEZZANINE STORE, AND A ROOF OVER EXISTING EXTERNAL STORAGE AREAS	MBDA UK LTD, LOSTOCK LANE, LOSTOCK, BOLTON, BL6 4BR	B1 (c)	95	PROTECTED EMPLOYMENT AREA
	86781/11	PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING INDUSTRIAL UNIT	UNIT 14, LODGE BANK, HORWICH, BOLTON, BL6 5HY	B2	819	PROTECTED EMPLOYMENT AREA
	86817/11	EXTENSION TO PREMISES	AALCO METALS LTD, EXPRESS TRADING ESTATE, STONE HILL ROAD, FARNWORTH, BOLTON, BL4 9NN	B8	100	PROTECTED EMPLOYMENT AREA

	86879/11	ERECTION OF TWO STOREY REAR EXTENSION TOGETHER WITH STOREROOM CONVERSION.	113-117 HOLLAND STREET, BOLTON, BL1 8NX	B1	15	
	88329/12	EXTENSION AND ALTERATIONS TO EXISTING INDUSTRIAL UNIT.	RIVERSIDE WORKS, UNITS 24-25 TONGE BRIDGE WAY, TONGE BRIDGE INDUSTRIAL ESTATE, BOLTON, BL2 6BD	B1 (c)	37	PROTECTED EMPLOYMENT AREA
	88323/12	INSTALLATION OF ROLLER SHUTTER AND 4No WINDOWS TOGETHER WITH INTERNAL ALTERATIONS TO CREATE ADDITIONAL OFFICE SPACE	UNIT 6, LOSTOCK PARK INDUSTRIAL ESTATE, CRANFIELD ROAD, LOSTOCK, BOLTON, BL6 4SB	B1	225	PROTECTED EMPLOYMENT AREA
Schemes involving demolition	None	None	None	None	None	

E. Summary of completions

	Gross floor (m²)	Area (ha)
On UDP (2005) employment land	1756	1.2
On land identified within the 2012 Annual Employment Land Resource Update	0	0
On other land	0	0
Changes of use	3052	N/A
Extensions	1958	N/A
Schemes involving demolition	0	N/A
Total	6766	1.2

Appendix Two: Annual Employment Land Resource Sites – April 2013

Site Name	Site Reference	Remaining capacity 2012 (hectares)
Barr's Fold Close, Wingates	01E	0.47
Long Lane/Lancaster Way	07E	0.39
Horwich LocoWorks	CSM1	17.5
Crompton Way	18E	0.8
St. Peters Business Park A	19E	0.94
Watermead	22E	3.79
Mill Street	24E	0.53
Mill Street/Mule Street (or Back Broom Street)	25E	0.74
Nelson Street	28E	0.36
Campbell Street	29E	0.14
Stone Hill Road	32E	0.6
Express Industrial Estate C	33E	0.19
Express Industrial Estate B	34E	0.77
Salford Road (Cutacre)	38E	16.7*
British Aerospace	41E	8.3
Westpoint	4MU	2.89
Clarence Street	7MU	0.84
Merchant's Quarter	10MU	5.91
Trinity Gateway	16MU	5.29
Knowledge Campus	19MU	1.5
Cultural Quarter	21MU	3.01
King Street	22MU	0.22
Church Wharf	SO2	5.87
Total	23	77.75

*The 16.7ha relates to the employment allocation identified at Cutacre in the 2005 UDP. This will be amended when a boundary for the employment allocation at Cutacre is established through the Allocations Plan or planning permission.

Appendix 3A: Non ELR Sites currently under construction (31st March 2013)

Application Number	Development description	Address	Use Class	Area (ha)	Comments
76159/06	Erection of two five storey office buildings with associated parking, landscaping and access	Plot 5 Cranfield Road Horwich	B1	1.46	Unit 5a is now complete and advertised as fully occupied; unit 5b is now under construction.
				1.46	

Appendix 3B: Non ELR Sites currently where construction has started but there is no current construction activity (31st March 2013)

Application Number	Development description	Address	Use Class	Area (ha)	Comments
72378/05	Erection of eleven units for B1 B2 and B8 use, offices, light industrial wholesale warehouse	Land at Breightmet Industrial Estate, Breightmet, Bolton	B1/B2/B8	1.86	
78145/07	Erection of 3 No. Industrial Buildings.	Land at Star Lane, Horwich	B8	0.4	The shell of one unit has been constructed for a number of years. Construction has stopped and the site is being used for skip storage.
				2.26	

Appendix Four: Permissions for new employment development not implemented on non ELR sites (31st March 2013)

Application Number	Development Description	Address	Use Class	Area (ha)
84313/10	ERECTION OF SINGLE STOREY INDUSTRIAL BUILDING WITH TWO STOREY OFFICE BLOCK AND ASSOCIATED PARKING AND LANDSCAPING	LAND AT LORNE STREET, FARNWORTH, BOLTON	B1/B2	0.7
85405/10	ERECTION OF BUILDING FOR BUSINESS/EMPLOYMENT USE (CLASS B1(c)) TOGETHER WITH NEW ACCESS AND ASSOCIATED CAR PARKING SPACES	LAND AT 24-26 GOWER STREET, FARNWORTH, BOLTON, BL4 7EY	B1c	0.125
				0.825

Appendix Five: Annual and Average Take Up Rates 1985 – March 2013

	Year	Completions	Year	10 yr Completions	Year	5 yr Completions
	1985	5.3				
	1986	3.2				
	1987	2.1				
	1988	3				
	1989	8.8				
	1990	14				
	1991	8.2				
	1992	4				
	1993	11.5				
	1994	6.7				
	1995	4				
	1996	5.8				
	1997	8.68				
	1998	5.23				
	1999	10.21				
	2000	9.86				
	2001	12.45				
	2002	8.4				
	March 2004	18.59	March 2004	18.59		
	March 2005	6.97	March 2005	6.97		
	March 2006	10.10	March 2006	10.10		
	March 2007	18.56	March 2007	18.56		
	March 2008	6.97	March 2008	6.97		
	March 2009	3.79	March 2009	3.79	March 2009	3.79
	March 2010	1.06	March 2010	1.06	March 2010	1.06
	March 2011	0.9	March 2011	0.9	March 2011	0.9
	March 2012	2.4	March 2012	2.4	March 2012	2.4
	March 2013	1.2	March 2013	1.2	March 2013	1.2
TOTAL		201.97		70.54		9.35
AVERAGE		7.21		7.05		1.87

Appendix 3

Additional Viability Information

PREVIOUSLY DEVELOPED APPRAISAL DR1				Site size	3.50	Hectares
				Total units	105	
				Housing density	30	per hectare
				Affordable provision	15%	
Affordable provision based on:				Affordable housing target	16	units
75% social rented discounted to	40%	of OMV		OMH target	89	units
25% shared equity discounted to	70%	of OMV				

REVENUE						
	Units	Average size sqm	Floor space		Value per sqm	Revenue
Dwelling type 1 (Open Market)	60	110	6,600	sqm @	2200	£ 14,520,000
Dwelling type 1 (Social Rented)	0	110	0	sqm @	880	£ -
Dwelling type 1 (Shared Equity)	0	110	0	sqm @	1540	£ -
Dwelling type 2 (Open Market)	20	90	1,800	sqm @	2200	£ 3,960,000
Dwelling type 2 (Social Rented)	0	90	0	sqm @	880	£ -
Dwelling type 2 (Shared Equity)	0	90	0	sqm @	1540	£ -
Dwelling type 3 (Open Market)	9	75	675	sqm @	2200	£ 1,485,000
Dwelling type 3 (Social Rented)	6	75	450	sqm @	880	£ 396,000
Dwelling type 3 (Shared Equity)	7	75	525	sqm @	1540	£ 808,500
Dwelling type 4 (Open Market)	0	50	0	sqm @	2200	£ -
Dwelling type 4 (Social Rented)	0	50	0	sqm @	880	£ -
Dwelling type 4 (Shared Equity)	3	50	150	sqm @	1540	£ 231,000
SCHEME TOTAL						
Affordable housing	16		1,125	sqm		£ 1,435,500
Open market housing	89		9,075	sqm		£ 19,965,000
Overall housing	105		10,200	sqm		£ 21,400,500

% Affordable modelled 15.24 **REVENUE** **£21,400,500**

COSTS			
Build cost (1,2)	£720	per sqm	£ 6,048,000
Build cost (3,4)	£810	per sqm	£ 1,676,700
External works	10%	of build costs	£ 772,470
Residual planning req's (onsite art, sustainable transport)	1%	of build costs	£ 77,247
On site secondary infrastructure	£150,000	per hectare	£ 525,000
Professional fees	10.0%	of build costs	£ 772,470.00
Other construction costs (e.g. CfSH)	5.0%	of build costs	£ 386,235
Contingency	5.0%	of build costs	£ 386,235
NHBC	£650	per unit	£ 68,250

COSTS **£ 10,712,607**

FEES & LAND			
Land cost	£1,000,000	per hectare	£ 3,500,000
Agents & legal fees (land)	1.5%	of land cost	£ 52,500
Stamp duty (land)	4%	of land cost	£ 140,000
Legal Fees (sales)	£500	per unit	£ 52,500
Agents & Marketing (sales)	3.0%	of revenue	£ 642,015

FEES & LAND **£ 4,387,015**

INTEREST			
	at	7.0%	over
	over	40	months

INTEREST **£ 1,761,623**

DEVELOPER'S PROFIT			
Affordable housing	6.0%	AH revenue	£ 86,130
Open market housing	20.0%	OMH revenue	£ 3,993,000

PROFIT **£ 4,079,130**

CIL POTENTIAL			
Potential amount of levy		REVENUE - (COSTS + FEES & LAND + INTEREST + PROFIT)	£ 460,125

PER SQM ON OMH **£ 51**

GREENFIELD APPRAISAL					
AGR1					
			Site size	3.00	Hectares
			Total units	92	
			Housing density	31	per hectare
			Affordable provision	35%	
Affordable provision based on:			Affordable housing target	32	units
75% social rented discounted to	40%	of OMV	OMH target	60	units
25% shared equity discounted to	70%	of OMV			

REVENUE						
	Units	Average size sqm	Floor space		Value per sqm	Revenue
Dwelling type 1 (Open Market)	40	110	4,400	sqm @	2100	£ 9,240,000
Dwelling type 1 (Social Rented)	0	110	0	sqm @	840	£ -
Dwelling type 1 (Shared Equity)	0	110	0	sqm @	1470	£ -
Dwelling type 2 (Open Market)	14	90	1,260	sqm @	2100	£ 2,646,000
Dwelling type 2 (Social Rented)	8	90	720	sqm @	840	£ 604,800
Dwelling type 2 (Shared Equity)	2	90	180	sqm @	1470	£ 264,600
Dwelling type 3 (Open Market)	2	75	150	sqm @	2100	£ 315,000
Dwelling type 3 (Social Rented)	13	75	975	sqm @	840	£ 819,000
Dwelling type 3 (Shared Equity)	5	75	375	sqm @	1470	£ 551,250
Dwelling type 4 (Open Market)	4	50	200	sqm @	2100	£ 420,000
Dwelling type 4 (Social Rented)	3	50	150	sqm @	840	£ 126,000
Dwelling type 4 (Shared Equity)	1	50	50	sqm @	1470	£ 73,500
SCHEME TOTAL						
Affordable housing	32		2,450	sqm		£ 2,439,150
Open market housing	60		6,010	sqm		£ 12,621,000
Overall housing	92		8,460	sqm		£ 15,060,150

REVENUE £15,060,150

COSTS			
Build cost (1,2)	£720	per sqm	£ 4,723,200
Build cost (3,4)	£810	per sqm	£ 1,769,850
External works	10%	of build costs	£ 649,305
Residual planning req's (onsite art, sustainable transport)	1%	of build costs	£ 64,931
On site secondary infrastructure	£250,000	per hectare	£ 750,000
Professional fees	10.0%	of build costs	£ 649,305
Other construction costs (e.g. CfSH)	5.0%	of build costs	£ 324,653
Contingency	5.0%	of build costs	£ 324,653
NHBC	£650	per unit	£ 59,800

COSTS £ 9,315,696

FEES & LAND			
Land cost	£260,000	per hectare	£ 780,000
Agents & legal fees (land)	1.5%	of land cost	£ 11,700
Stamp duty (land)	4%	of land cost	£ 31,200
Legal Fees (sales)	£500	per unit	£ 46,000
Agents & Marketing (sales)	3.0%	of revenue	£ 451,805

FEES & LAND £ 1,320,705

INTEREST			
	at	7.0%	over
	over	36	months

INTEREST £ 1,116,822

DEVELOPER'S PROFIT			
Affordable housing	6.0%	AH revenue	£ 146,349
Open market housing	20.0%	OMH revenue	£ 2,524,200

PROFIT £ 2,670,549

CIL POTENTIAL			
Potential amount of levy		REVENUE - (COSTS + FEES & LAND + INTEREST + PROFIT)	£ 636,379

PER SQM ON OMH £ 106