

Local Development Framework

Bolton's Authority Monitoring Report
2017/2018: Volume 3
Employment Land Update

Shaping the future of Bolton

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2018 Employment Land Update

1. Introduction:

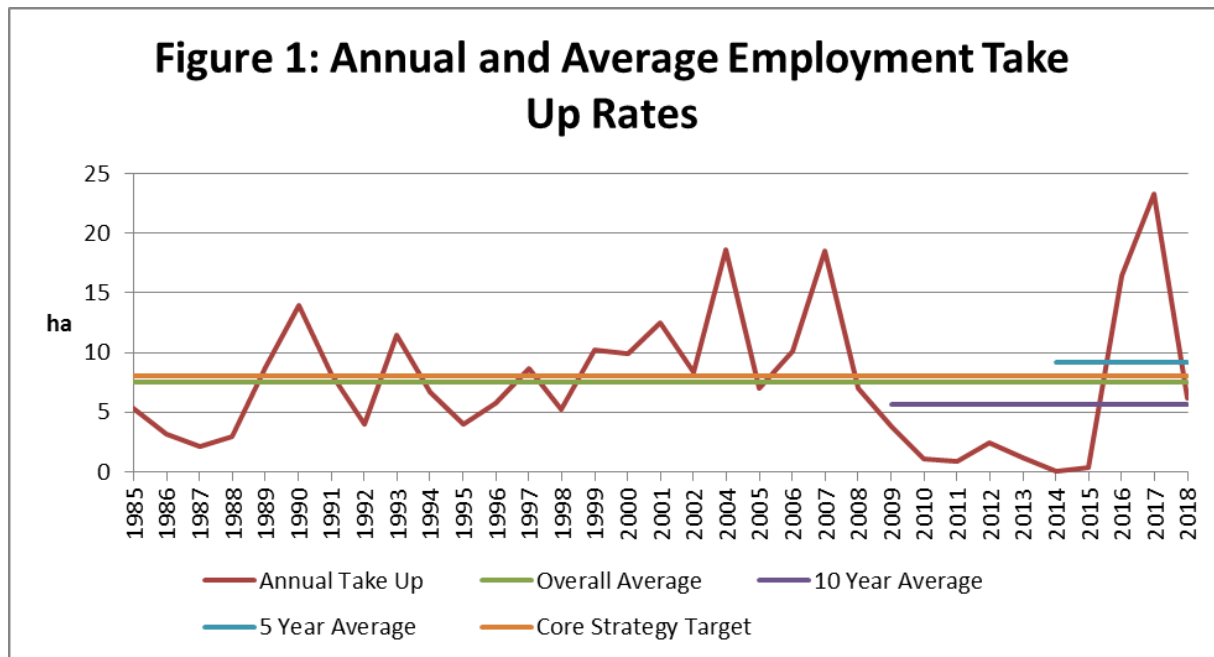
The 2018 Employment Land Update has the following objectives:

- 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 2017 to the 31st March 2018;
- To form part of Bolton Council's Local Plan Evidence Base;
- 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;
- To help ensure that Bolton takes advantage of the economic opportunities presented by Bolton town centre and the M61 corridor;
- To help create a transformed and vibrant Bolton town centre;
- To ensure that Bolton takes full economic advantage of its location in the Greater Manchester City Region;
- To ensure that Bolton fully contributes to and benefits from the development of the Greater Manchester Spatial Framework.

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 33 years between 1985 and 2018. During the monitoring period 6.21 hectares of land was developed for new employment use. The majority of this is a result of completions at Logistics North/Cutacre (Employment Allocation 5P1.1). The 5 year average of 9.2 ha exceeds the core strategy target of 8 hectares per year.



Prior to the 2015-2016 monitoring period there had been two periods where employment land completions were particularly high – 1990 to 1993 and 2004 to 2007. This was a result of two factors. First, these were 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, Wingates Industrial Estate (1990-1993) and Middlebrook (2004-2007) and also at The Valley (1990-1993).

The Allocations Plan ensures the availability of an attractive, flexible portfolio of employment sites through its employment allocations including the 80 hectare site in the M61 Corridor at Logistics North (Cutacre) (site 5P1.1). However, if current take up rates continue at Logistics North there will be no remaining developable capacity at this site within the next few years. The draft GMSF (2018) proposes to allocate significant new, high quality employment land in the M61 corridor.

3. Employment Completions April 2017 – March 2018.

A. Completions on Allocated Employment Land

The Allocations Plan allocates 12 sites for employment development, consisting of between 130 and 145 hectares of land (Appendix 2).

There were two completions of new employment land at Employment Allocation 5P1.1 Logistics North (Cutacre) during the monitoring period:

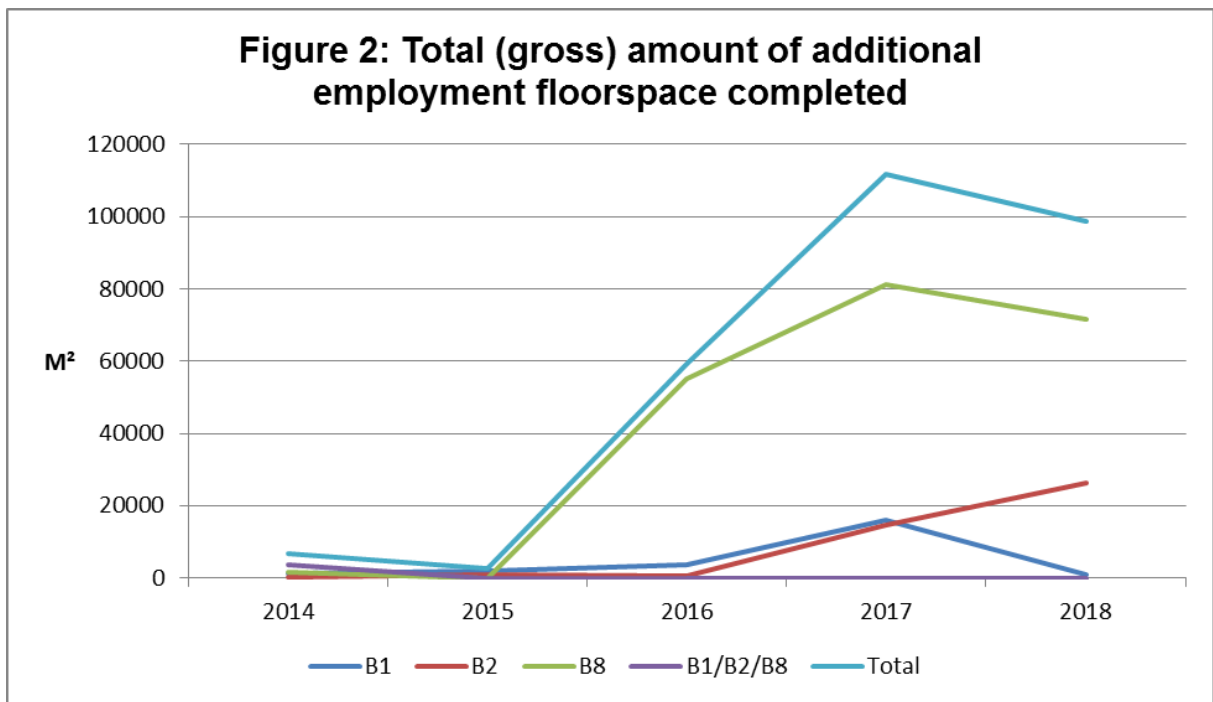
- 97463/16 (Plots C4/C5): This 1.09 ha plot was developed as two B2 units totalling 4,853m². These plots were built speculatively. Plot C4 consists of a 2,299m² unit occupied by Northern Building Plastics. Plot C5 consists of a 2,554m² unit occupied by Vaclensa (manufacturer of professional cleaning machines).
- 97567/16 (Plots F1A, F2A and F2B): This 4 ha plot was developed as three B2 units totalling 15,746m².

B. All completions

The following section provides an analysis of all new employment land completions and the amount of employment floorspace developed.

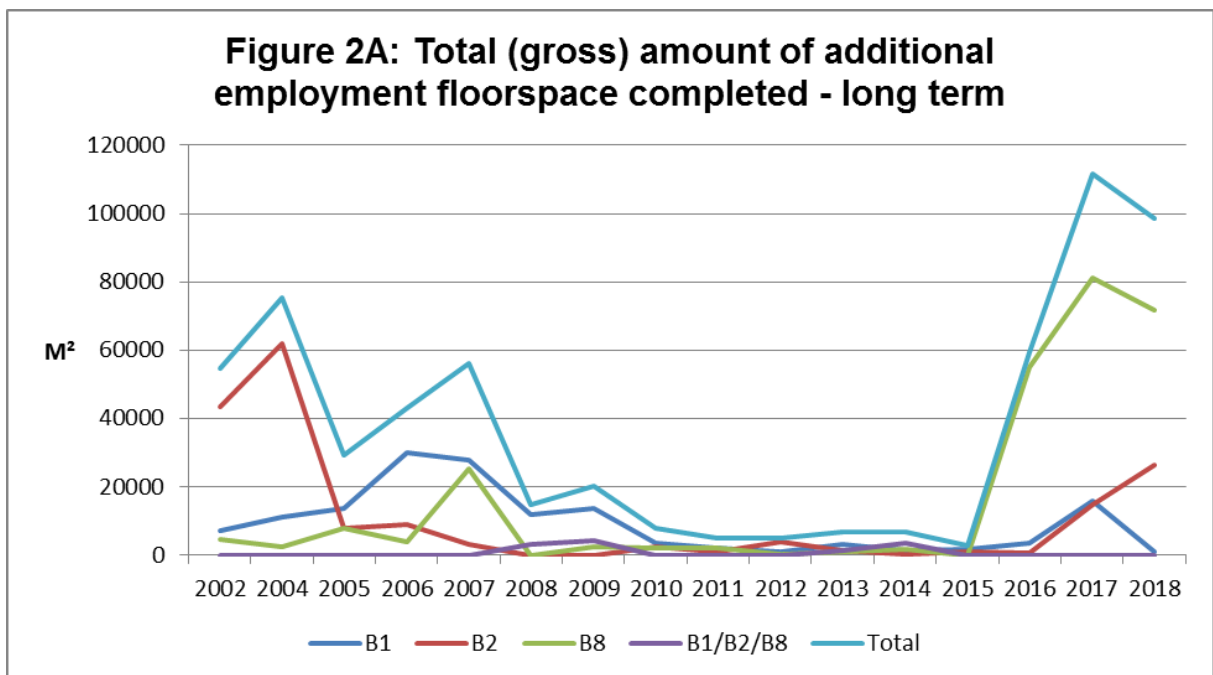
Table 1: Total (gross) amount of additional employment floorspace completed (M²)

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
B1	1375	1754	3579	15927	739
B2	109	880	606	14767	26344
B8	1607	Nil	55040	81074	71624
B1/B2/B8	3634	Nil	Nil	Nil	Nil
Total	6725	2634	59225	111768	98707



Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. In the last 3 years there has been a significant amount of gross employment floorspace developed, with the vast majority falling within Use Class B8. This is primarily due to the completions at Logistics North/Cutacre (Employment Allocation 5P1.1).

Figure 2A illustrates the long term trend with regard to gross additional floorspace. The significant increase in employment floorspace development since 2015, primarily due to the completions at Logistics Noth/Cutacre, can clearly be seen.



Total (Net) amount of additional employment floorspace completed 2017-2018 (M²)

Net additional employment floorspace is calculated as new gross floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions. This monitoring report includes 71,583m² of employment floorspace being lost to other uses, meaning that overall the amount of employment floorspace in the borough increased by 27,124m². This is illustrated further in the table below.

Table 2a: Total (Net) amount of additional employment floorspace completed 2017-2018 (M²)

	Gross additional floorspace (M²)	Losses through demolitions, change of use and conversion (M²)	Net additional floorspace (M²)
B1	739	16405	-15666
B2	26344	16	26328
B8	71624	55162	16462
Total	98707	71583	27124

However, this includes the loss of 51,610m² due to a fire at Wingates. Research suggests that the fire occurred in 2011. This hasn't been included as a loss of employment floorspace in previous monitoring reports and so has been included this year to correct this. Without the historic loss the net additional employment floorspace (2017-2018) is illustrated in the table below:

Table 2b: Total (Net) amount of additional employment floorspace completed 2017-2018 (M²) (excluding the historic loss)

	Gross additional floorspace (M²)	Losses through demolitions, change of use and conversion (M²)	Net additional floorspace (M²)
B1	739	16405	-15666
B2	26344	16	26328
B8	71624	3552	68072
Total	98707	19973	78734

Further discussion of employment losses can be found in section 4, with full details in Appendix 7.

Net additional floorspace completions since 2010 are illustrated in figure 3a and 3b.

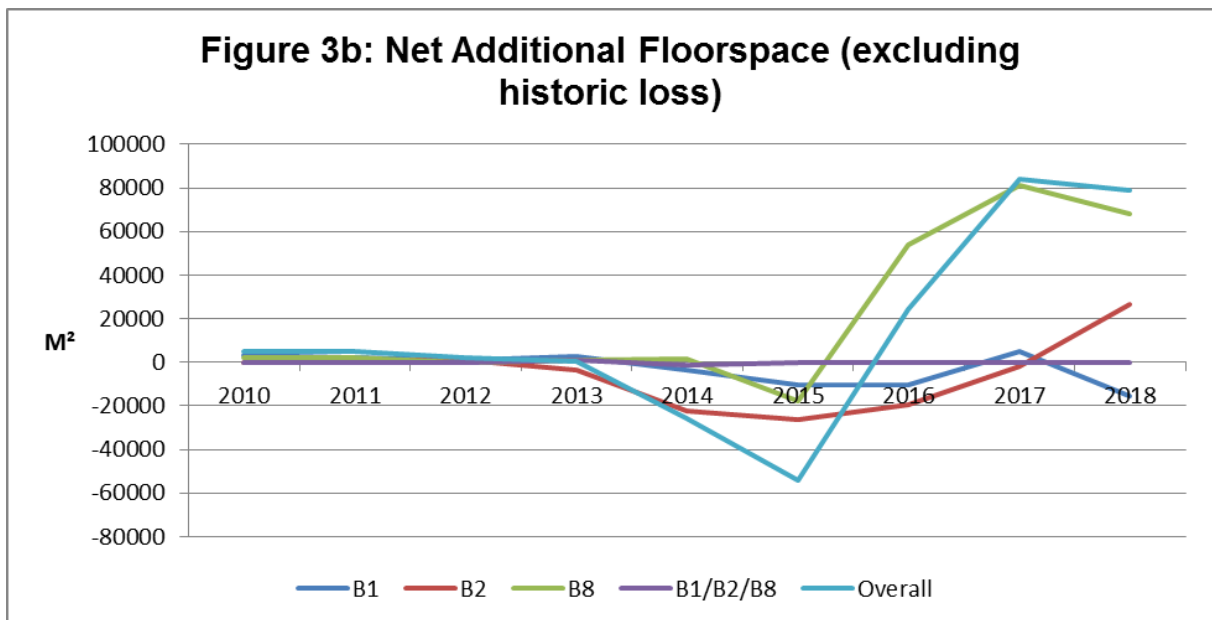
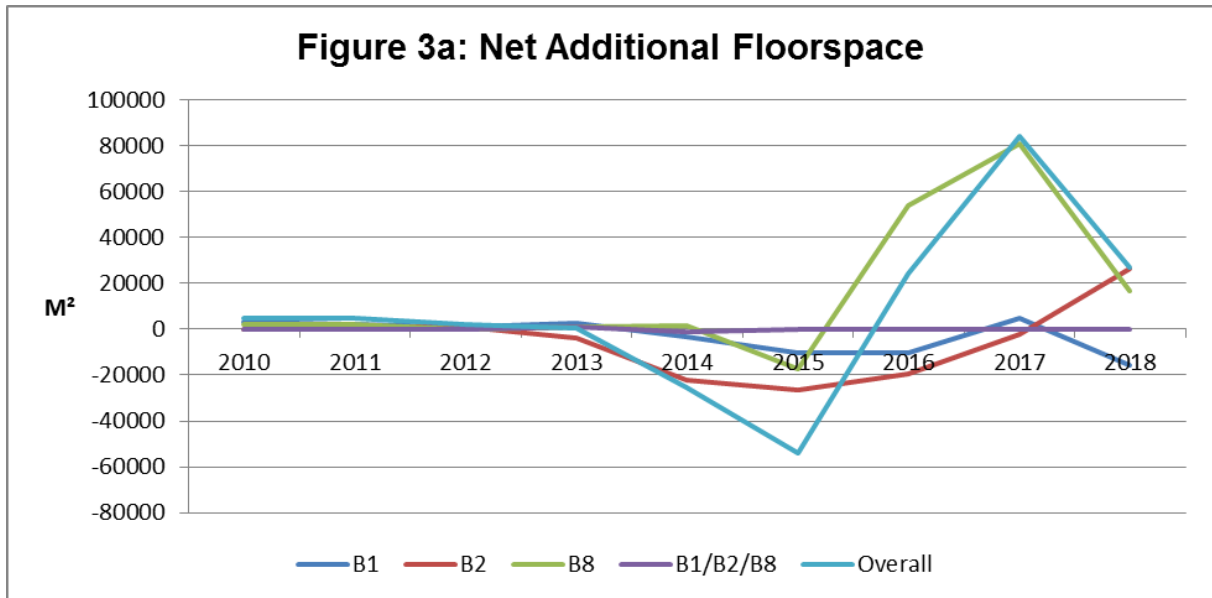
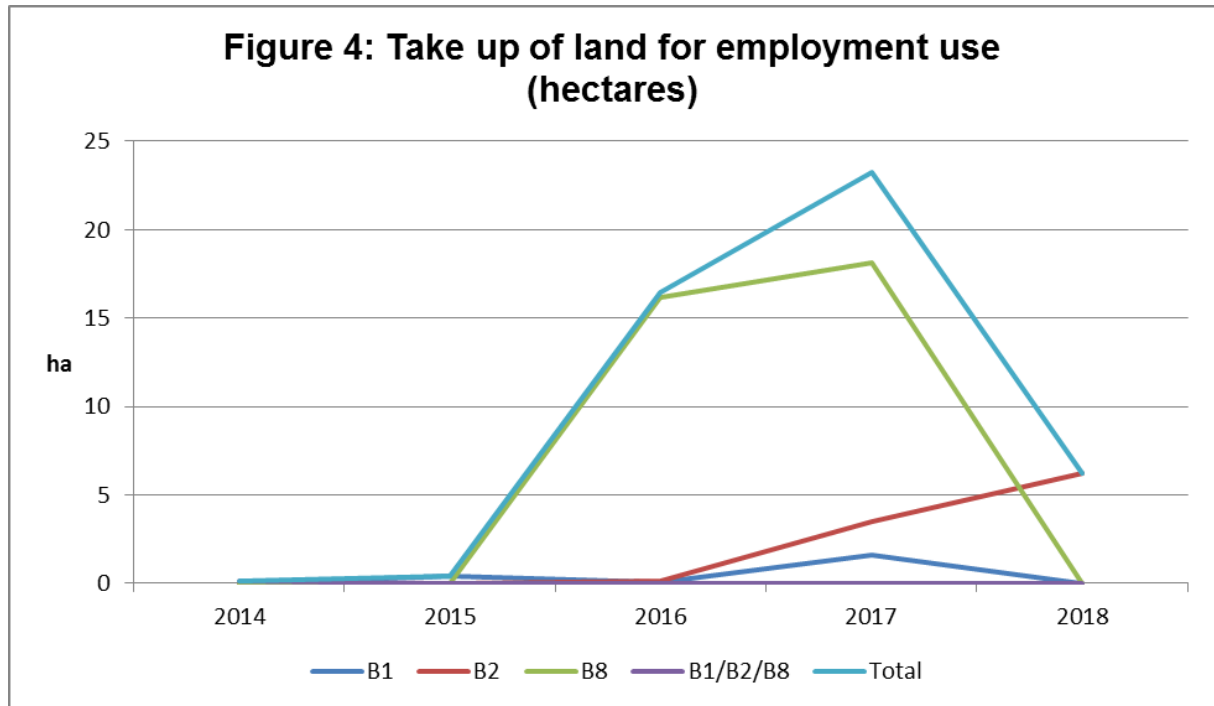


Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

Table 3: Take up of land for employment use (hectares)

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
B1	Nil	0.4	0.07	1.62	0
B2	Nil	Nil	0.17	3.5	6.21
B8	0.0049	Nil	16.2	18.12	0
B1/B2/B8	0.13	Nil	Nil	Nil	0
Total	0.1349	0.4	16.44	23.24	6.21



6.21 hectares of land was developed for new employment use in the 12 months up to 31st March 2018. This was all for B2 use, with the vast majority (5.09 ha) at Logistics North.

The continued availability of quality employment land at Logistics North/Cutacre (5P1.1), as well as other development, is expected to result in significant employment land completions in next few years. However, if the current rate of development at Logistics North continues there will be no remaining developable capacity within the next few years. The draft GMSF (2018) proposes to allocate significant new, high quality employment land in the M61 corridor.

C. Completions on Previously Developed Land (2017/2018)

Table 4 illustrates, for Use Classes B1, B2 and B8, the total amount of completed floorspace across the borough as well as the amount of that floorspace on previously developed land.

Table 4: Completions on Previously Developed Land (2017/2018)

	B1	B2	B8	Total
Total amount of additional employment floorspace completed by type (m²)	739	26344	71624	98707
Total amount of additional employment floorspace completed on previously developed land by type (m²)	739	26344	71624	98707
% of additional employment floorspace completed on previously developed land by type	100	100	100	100

Like in other recent years all 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 Bolton town centre

Table 5 illustrates the total amount of B1 (office) floorspace completed across the local authority area as well as the amount of that floorspace in Bolton town centre.

Table 5: B1 (office) schemes in Bolton town centre

	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Total amount of B1 (office) floorspace developed within the borough (m²)	1375	539	707	15927	661
Total amount of B1 (office) floorspace developed within Bolton town centre (m²)	641	0	0	3793	386
% of floorspace developed within Bolton town centre	47	0	0	24	58

In the 12 month period up to 31st March 2018, 661m² of new B1 office floorspace was completed. This all consisted of change of use schemes. The majority was located in Bolton town centre.

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 new employment land completed in the 12 months leading up to 31st March 2018 is illustrated in table 6. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

Table 6: 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	0.84
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works	An average of 1ha annually after 2013	0
M61 Corridor: Logistics North/Cutacre	Amount of employment land developed at Logistics North/Cutacre	N/A	5.09

M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites	An average of 2ha annually until 2015	0
Other areas	N/A	N/A	0.28
Bolton Borough	Amount of employment land developed	An average of 8 hectares annually	6.21

6.21 hectares of land was developed for new employment use during the monitoring period. The majority of this was within the M61 Corridor at employment allocation 5P1.1 Cutacre (Logistics North), in line with the Local Plan. Significant new employment land completions are expected to continue at employment allocation 5P1.1 Cutacre (Logistics North).

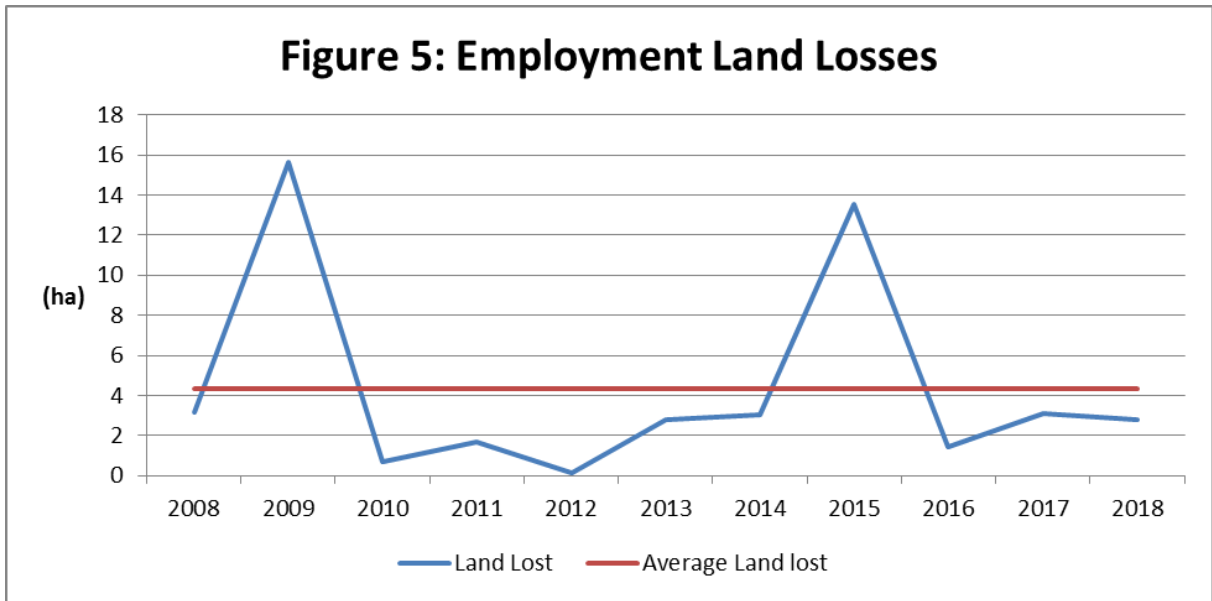
4. Loss of Employment Land to other uses

Between 1st April 2017 and 31st March 2018 2.76 hectares of employment land was lost to other uses. Details are provided below.

Table 7a: Employment land losses

Application Number	Development	Location	Allocation	Employment land lost (ha)
00090/17	Erection of car sales showroom, workshops and ancillary spaces together with customer parking, service parking and vehicle display and storage.	Land at St. Peters Way / Topp Way, Bolton	Bolton town centre	0.47
95263/15	Outline application for 8 town houses (access, layout and scale details only)	Albion Mill, Lark Hill, Farnworth, Bolton, BL4 9LH	N/A	0.14
02582/17	Demolition of all buildings on site and erection of 4 commercial units (drive thru restaurant, petrol garage, drive thru cafe and gymnasium), along with associated landscaping, parking and altered access from Manchester road.	Land bounded by Manchester Road, Kearsley Drive, Bradford Avenue and railway line	N/A	2.15
				2.76

Figure 5 shows annual losses of employment land since 2008.



71,583m² of employment floorspace was lost to other uses during the monitoring period. This is detailed in appendix 7. However, 51,610m² of this is due to a historic fire at Wingates.

5. Employment Land Supply

The Allocations Plan allocates 129.59-144.59ha of land for new employment development, details can be found in Appendix 2. Take up of this land for employment use and losses of this land to other uses during the current monitoring period are outlined in table 9. This table also illustrates the total supply i.e. allocations plus sites under construction and unimplemented planning permissions.

Table 9: Changes to Employment Land Resource (1st April 2017 – 31st March 2018)

	Area in Hectares	Total Number of Sites
Employment Allocations available at end of March 2017	90.83-105.83	11
Allocations completed	-	-
Allocations partially completed	Logistics North (Cutacre): 5.09	1
Allocations lost to other uses	-	-
Allocations partially lost to other uses	Bolton Town Centre: 0.47	1
Employment Allocations available at 31 March 2018	85.27-100.27	11
Mixed use sites under construction	4.62	2
Permissions not implemented on mixed use sites	7.03	2
Unallocated sites under construction	0.36	3
Permission not implemented on unallocated sites	0.61	4
Total Land Available at the end of March 2018	97.89-112.89	21
Core Strategy target employment land supply	50	N/A

The employment land resource now consists of 11 sites making up 85.27-100.27 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2018, can be found in Appendix Two.

The addition of under construction and unimplemented permissions, brings the total supply to 97.89-112.89 hectares. Further details can be seen in Appendices 3 and 4.

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.

The largest employment allocation is 5P1.1(Logistics North/Cutacre). In recent years 42.67ha of new employment land has been developed within this allocation. There are also 12.96ha of employment schemes under construction and 22.88ha of uncommenced employment permissions at this allocation.

Appendix 1: All Employment Completions across the borough April 2017 - March 2018:

The tables below show all new employment completions in the borough. This includes the development of new land for employment use, extensions to existing employment premises, changes of use to employment and schemes involving the demolition of existing employment premises being replaced by new employment development.

Appendix 1A: New Employment Land Completions on allocated employment land

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m ²)	Area (ha)
97463/16	Reserved matters pursuant to outline planning permission ref. 90539/13 for access, appearance, layout and scale for a building (use class B1c/B2/B8) with ancillary office development (use class B1a), associated access road and suds pond	Plots C4/C5 Logistics North, (Cutacre), Salford Road, Bolton, BL5 1DB	5P1.1 (Cutacre/ Logistics North)	B2	4,853	1.09
97567/16	Reserved matters planning application pursuant to outline planning permission 90539/13 access, appearance, landscaping, layout and scale for three buildings (use class B2/B8) with ancillary office space (B1a)	Logistics North, Plots F1a F2a and F2b	5P1.1 (Cutacre/ Logistics North)	B2	15,746	4
					20,599	5.09

Appendix 1B: New Employment Land Completions on protected employment land

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m ²)	Area (ha)
95277/15	Erection of an industrial building	Unit C, Wingates Industrial Estate, Elland Close, Westhoughton, Bolton, BL5 3XE	3P1.2 Wingates Industrial Estate	B2	282	0
97825/16	Site A : Construction of 2 no. B2 (light industrial) industrial units with associated car parking and service areas site B : construction of 2 B1/B2 (general industrial) hybrid buildings one single unit and one 3 units) with associated car parking and service areas.	Sites A and B, Waters Meeting Business Park, Britannia Way, Bolton, BL2 2HH	4P1.2 The Valley	B2	1,881	0.84
					2,163	0.84

Appendix 1C: New Employment Land Completions on other unallocated land

Application Number	Development Description	Address	Use Class	Gross Floorspace (m ²)	Area (ha)
02197/17	Erection of four industrial units (class B1/B2/B8) together with adaptations to car park	Dunscar Business Park, Egerton, Bolton, BL7 9PQ	B2	243	0.28
				243	0.28

There were no new employment land completions on mixed use allocations, or in Bolton town centre. There were no completions involving the demolition and replacement of existing employment land.

There were a number of employment completions involving changes of use and extensions.

Appendix 1D: Completed changes of use, extensions and schemes involving demolition of existing employment floorspace

	Application Number	Development Description	Address	Site	Use Class	Floorspace
Extensions	97598/16	Erection of extension at side to form covered storage	Unit 1 & 2, Meadow Business Park, Meadow Lane, Bolton, BL2 6PT	10P1.2 Bury Road/ Brightmet Fold Lane	B8	111
	02160/17	Erection of extension to industrial unit (class B1/B2)	Britannia Works, Folds Road, Bolton BL1 2SE	17P1.2 Mill Hill	B2	276
	94578/15	Proposed two storey extension, additional surface car parking deck, plus external escape stair (relates to 93774/15 MBDA)	Plot B1, Logistics North, Cutacre, Over Hulton, Bolton, BL5 1BS	5P1.1 Cutacre/ Logistics North	B2	3063
	97822/16	Certificate of lawful development for proposed alterations to create two additional levels of mezzanine floor space	360 @ Logistics North, (Plot E1), Cutacre, Bolton	5P1.1 Cutacre/ Logistics North	B8	63490
	97730/16	Erection of extensions to provide office/administration & welfare facilities, alterations to existing distribution warehouse to erect a multi storey car park, external staircase towers, car and	Plot E1, Hulton Heys Way, (Logistics North, Cutacre), Little Hulton	5P1.1 Cutacre/ Logistics North	B8	5571

		HGV parking together with landscaping and associated works				
	98138/16 (01128/17)	Erection of cold store warehouse extension to existing warehouse	Stateside Foods Limited, Great Bank Road, Westhoughton, Bolton, BL5 3SL	3P1.2 Wingates Industrial Estate	B8	2452
Change of use	02004/17	Change of use of premises from training centre (D1) to security service offices (B1).	Unit 2, 68 Chorley Street, Bolton, BL1 4A:	Not allocated for employment	B1	150
	02693/18	Change of use from A1 to mixed classes A1/B1/D1 (Sui Generis) and installation of a wall mounted condensing and ventilation unit.	Unit 3, SMS Retail Park, 417 Crompton Way, Bolton, BL2 3AE	Not allocated for employment	B1c (light industrial)	78
	03190/18	Change of use from vacant residential dwelling (class C3) to offices (class B1)	St Peters Vicarage, 93 Bradford Street, Farnworth, Bolton, BL4 9JY	Not allocated for employment	B1	140
	90206/13	Change of use from funeral directors' premises (use class A1) to office (use class B1) including erection of fence and gates	562 Manchester Road, Bolton, BL3 2PJ	Not allocated for employment	B1	135
	94425/15	Change of use from vacant school (class D1) to offices (B1)	Tymark house, 47 Brightmet Street, Bolton, BL2 1BR	Bolton town centre	B1	236

Appendix 1E: Summary of completions

	Gross floor space (m²)	Area (ha)
On Allocated Employment Land	20,599	5.09
On protected employment land	2,163	0.84
On mixed use allocations	0	0
In Bolton town centre	0	0
On other unallocated land	243	0.28
Changes of use	739	N/A
Extensions	74,963	N/A
Schemes involving demolition	0	N/A
Total		

Appendix 2: Allocations Plan Employment Sites 2018

The below table illustrates the current status of the employment allocations.

Site name/ref	Site size (ha)	Remaining developable capacity March 2017	New employment land completions (ha)	Land lost to other uses (ha)	Remaining Developable Capacity March 2018	New employment land under construction (ha)	Permission for new employment land (ha)	New employment land under consideration (ha)	Permission for loss of employment land (ha)	Loss of employment land under consideration (ha)
Bolton town centre (1P1.1)	25-35	24.84-34.84	0	0.47 (00090/17)	24.37-34.37	0	0	0	0	0
Barr's Fold Close (2P1.1)	0.47	0.47	0	0	0.47	0	0	0	0	0
Horwich Loco Works (3P1.1)	15-20	15-20	0	0	15-20	0	0	0	0	0
Logistics North (Cutacre) (net development area) (5P1.1)	80	42.34	1.09 (97463/16) 4 (97567/16)	0	37.25	5.67 (01805/17) 7.29 (96590/16)	1.4 (00976/17) 17.7 (02558/17)	0	0	0
The Linkway, Middlebrook (6P1.1)	0.94	0	0	0	0	0	0	0	0	0
St. Peter's Business Park A (7P1.1)	0.94	0.94	0	0	0.94	0	0	0	0	0
Watermead (8P1.1)	3.79	3.79	0	0	3.79	0	0	0	0	0
Mill Street (9P1.1)	0.53	0.53	0	0	0.53	0	0	0	0	0
Mill Street/Mule Street (10P1.1)	0.74	0.74	0	0	0.74	0	0	0	0	0
Stone Hill Road (11P1.1)	0.60	0.60	0	0	0.60	0	0	0	0	0
Express Industrial Estate B (12P1.1)	0.77	0.77	0	0	0.77	0	0	0	0	0
Undershore Works (13P1.1)	0.81	0.81	0	0	0.81	0	0	0	0	0
Total	129.59-144.59	90.83-105.83	5.09	0.47	85.27-100.27	12.96	19.1	0	0	0

Appendix 3: New employment land currently under construction

The tables below show schemes under construction involving the development of new employment land on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

Appendix 3A: New employment land currently under construction on allocated employment land (31st March 2018)

Application Number	Development description	Address	Site	Use Class	Area (ha)
01805/17	Reserved matters application pursuant to outline planning permission 90539/13 access, appearance, landscaping, layout and scale for six buildings (use class B1c/B2/B8) with ancillary offices (use class B1a) at plots F2c, F2d, F2e, F2f, F2g and F2j.	Plots F2c/d/e/f/g & j Logistics North, Cutacre, Bolton	5P1.1 Cutacre/ Logistics North	B2/B8	5.67
96590/16	Reserved matters application pursuant to outline planning permission 90539/13 - access, appearance, landscaping, layout and scale for a building (use class B2/B8) with ancillary office development (B1a)	Plot E2, Logistics North, South of A6 (Salford Road/Manchester Road West), Bolton	5P1.1 Cutacre/ Logistics North	B2/B8	7.29
					12.96

Appendix 3B: New employment land currently under construction on protected employment land (31st March 2018)

Application Number	Development description	Address	Site	Use Class	Area (ha)
89812/13	Erection of production storage building with associated service/hardstanding areas	Vil Resins LTD, Union Road, Bolton, BL2 2DT	4P1.2 The Valley	B8	0
94923/15	Erection of an industrial building, including four vehicle bays, storage area, offices, new access, vehicle test facility and HGV and staff parking areas	Land off Salford Road, Bolton, BL5 1BW	24P1.2 Salford Road, Over Hulton	B2	0.95
92342/14	Erection of 2no industrial units in lieu of previously approved scheme (72378/05)	Unit 16 & 17, Meadow Business Park, Meadow Lane, Bolton, BL2 6PT	10P1.2 Bury New Road/ Brightmet Fold Lane	B2/B8	N/A (avoiding duplication with 72378/05)
72378/05	Erection of eleven units for (B1,B2,B8 use),offices, light industrial/wholesale warehouse.	Land at Brightmet Industrial Estate, Brightmet, Bolton.	10P1.2 Bury New Road/ Brightmet Fold Lane	B2/b8	1.86
91788/14	Demolition of existing public house/hotel (class A4) and erection of six storey building (including mezzanine floor), comprising offices (class B1), restaurant/ cafe (class A3), and ground floor office (A2), retail (A1) and cafe/restaurant use (A3), together with car parking and	Cattle Market Hotel, 6-8 Orlando Street, Bolton, BL3 6DE	8P1.2 Great Lever	B1	0.07

	external works				
61422/02	Erection of three storey office building and associated car parking	Calvin Street, The Valley, Bolton	7P1.1 St. Peter's Business Park A	B1	0.94
					3.8

Appendix 3C: New employment land currently under construction on mixed use allocations (31st March 2018)

Application Number	Development description	Address	Site	Use Class	Area (ha)
91080/13	Outline application (all matters reserved) for the erection of employment units (class B1/B2/B8) and associated works	Land north of Britannia Way, Bolton	7P6AP Crompton Way	B2, B8	4.6
00292/17	Proposed car repair & tyre replacement garage	169 St Helens Road, Bolton, BL3 3PS	3P6AP Higher Swan Lane/Sunnyside	B2	0.02
					4.62

Appendix 3D: New employment land currently under construction in Bolton town centre (31st March 2018)

As at 31st March 2018 there were no schemes involving the take up of new employment land under construction in Bolton town centre.

Appendix 3E: New employment land currently under construction on other unallocated land (31st March 2018)

Application Number	Development description	Address	Use Class	Area (ha)
93418/15	Erection of light industrial building (class B1) comprising 3no units together with parking for 6no vehicles.	7 Lever Grove, Bolton, BL2 1EZ	B2	0.07
98049/16	Erection of two storey building comprising research and development centre, office and staff facilities together with associated landscaping	Warburtons Limited, Hereford Street, Bolton, BL1 8JB	B1b	0.19
95574/16	Removal of portable building and erection of 2no offices	Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ	B1	0.1
				0.36

Appendix 3F: New employment land currently under construction summary

Land Type	Employment land under construction (ha)
Allocated Employment Land	12.96
Protected Employment Land	3.8
Mixed Use Allocations	4.62
Bolton Town Centre	0
Other Unallocated land	0.36
Total	21.74

Appendix 4: Permissions for new employment land development not implemented

The tables below show permissions for new employment land development that have not been implemented on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include unimplemented extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

Appendix 4A: Permissions for new employment land development not implemented on allocated employment land (31st March 2018)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
00976/17	Planning application pursuant to outline planning permission 90539/13 access, appearance, landscaping, layout and scale for the erection of an employment unit (class B2) with ancillary offices (class B1a) and car park together with associated vehicular access, servicing area, and hard and soft landscaping.	Land north of unit D1, Logistics North, Cutacre, Bolton	5P1.1 Cutacre/Logistics North	B2	1.4
02558/17	Reserved matters application for plot G1 pursuant to outline approval 90539/13 - erection of distribution centre with ancillary office space (class B8) and associated work (access, appearance, landscaping, layout and scale details).	Plot G1, Logistics North, Cutacre, Bolton	5P1.1 Cutacre/Logistics North	B8	17.7
					19.1

Appendix 4B: Permissions for new employment land development not implemented on protected employment land (31st March 2018)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
95143/15	Erection of industrial building (class B2) comprising 5no units together with associated parking.	Land at Europa Way, Stoneclough, Radcliffe, M26 9HE	6P1.2 Europa Industrial Estate	B2	0.74
94116/15	Erection of five storey office development together with associated parking and landscaping.	DRA Offices, Paragon Business Park, Chorley New Road, Horwich, Bolton, BL6 6HG	2P1.2 Lostock Industrial Estate (Mansell Way)	B1	0.30
01757/17	Erection of unit for light industrial (class B1) or general industrial (class B2) uses with associated parking and service area.	Site D, Waters Meeting Business Park, Britannia Way, Bolton	4P1.2 The Valley	B1c/B2	0.21
01656/17	Erection of 5no single storey buildings comprising 17no industrial units together (B1c/light industrial use) with new access, parking and landscaping.	Furniture in Fashion Limited Causeway Mill, Express Trading Estate, 14 Stone Hill Road, Farnworth, Bolton, BL4 9TP	5P1.2 Express Industrial Estate	B1c	1.35
01944/17	Erection of portal-framed storage building.	The Vanliners, Raikes Lane, Bolton, BL3 2RE	11P1.2 Raikes Lane Industrial Estate	B8	0.34

02889/18	Erection of 6no. industrial units for class B1c & B8 use (light industry & storage) together with new access and car parking	Vacant land at James street, Westhoughton, Bolton	3P1.2 Wingates Industrial Estate	B1c/B8	0.15
87058/11	Outline application for the redevelopment of an existing industrial site to provide B2 and B8 uses with ancillary b1 offices use only	Great Bank Road, Westhoughton, Bolton, BL5 3XU	3P1.2 Wingates Industrial Estate	B2/B8	N/A – available due to fire already historically included already)
					3.09

Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31st March 2018)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
78297/07	Approval of details of layout, appearance, scale and landscaping for refurbishment of existing office building and erection of 7 office buildings comprising 19, 365 sq m floorspace and erection of 72 No apartments in 6 buildings	Hercules Business Park, Lostock Lane, Horwich, Bolton.	6P6AP British Aerospace	B1c/B8	6.90
97211/16	Erection of 2no. industrial units together with car parking and landscaping	Land at Phoenix Street, Bolton, BL1 2SY	1P6AP Moses Gate	B2	0.13
					7.03

Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31st March 2018)

As at 31st March 2018, there are no unimplemented planning permissions for the development of new employment land within Bolton town centre.

Appendix 4E: Permissions for new employment land development not implemented on other land (31st March 2018)

Application Number	Development Description	Address	Use Class	Area (ha)
93442/15	Erection of storage/distribution warehouse including installation of gates at 1.93m high and 5m wide (matching existing fence)	Chamberlain Doors Ltd, Scot Lane, Blackrod, Bolton, BL6 5SG	B2/B8	N/A
95354/15	Erection of single storey industrial building	Cambrian Business Park, Derby Street, Bolton, BL3 6JF	B2/B8	0.25
01935/17	Siting of 48 self storage units (use class b8) with associated access, landscaping and erection of boundary fence	Land adj. Iceland Frozen Foods PLC, Mason Street, Horwich, Bolton, BL6 5QH	B8	0.28
02519/17	Erection of 1no. engineering unit and associated works.	Lynstock Office Park, Lynstock Way, Lostock, Bolton, BL6 4SG	B2	0.08
				0.61

Appendix 4F: Permissions for new employment land development not implemented summary

Land Type	Unimplemented Permissions (ha)
Allocated Employment Land	19.1
Protected Employment Land	3.09
Mixed Use Allocations	7.03
Bolton Town Centre	0
Other Unallocated land	0.61
Total	29.83

Appendix 5: Applications for new employment land yet to be determined

The tables below show applications for new employment land development that have not yet been determined on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions or changes of use. This relates to planning applications submitted by 31st March 2018.

As at 31st March 2018, there are no undetermined planning applications for the development of new employment land on protected employment sites, allocated employment sites, mixed use allocations or in Bolton town centre.

Appendix 5A: Applications for new employment land yet to be determined on other land (31st March 2018)

Application Number	Development Description	Address	Use Class	Area (ha)
89159/12	Development of improved sports and education facilities; mixed use development of residential and hotel buildings with ancillary retail, restaurant/cafe, office, and assembly/leisure uses; car parking; and associated works	Reebok Stadium and Bolton Arena, Burnden Way, Horwich, Bolton, BL6 6JW	B1	1.7

Appendix 5B: Applications for new employment land development yet to be determined summary

Land Type	Undetermined Applications (ha)
Allocated Employment Land	0
Protected Employment Land	0
Mixed Use Allocations	0
Bolton Town Centre	0
Other Unallocated land	1.7
Total	1.7

Appendix 6: Annual and Average Take Up Rates 1985 – March 2018

Year	Completions (ha)	Year	10 yr Completions (ha)	Year	5 yr Completions (ha)
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 2005	6.97				
March 2006	10.10				
March 2007	18.56				
March 2008	6.97				
March 2009	3.79	March 2009	3.79		
March 2010	1.06	March 2010	1.06		
March 2011	0.9	March 2011	0.9		
March 2012	2.4	March 2012	2.4		
March 2013	1.2	March 2013	1.2		
March 2014	0.1	March 2014	0.1	March 2014	0.1
March 2015	0.4	March 2015	0.4	March 2015	0.4
March 2016	16.44	March 2016	16.44	March 2016	16.44
March 2017	23.24	March 2017	23.24	March 2017	23.24
March 2018	6.21	March 2018	6.21	March 2018	6.21
TOTAL	248.36		55.74		46.39
AVERAGE	7.5		5.6		9.2

Appendix 7: Losses of employment land and floorspace

There were employment losses in Bolton town centre, on protected employment land, mixed use allocations and other land. These are outlined below:

Application Number	Development	Location	Site/allocation	Use Class Lost	Floorspace lost (M²)	Employment land lost (ha)	Under construction or complete?
03177/18	Change of use of land and buildings to bus/coach depot including erection of acoustic fence and retention of bunded fuel tank (including installation of associated drainage infrastructure).	Land east of Bloomfield Road, Farnworth, Bolton	5P1.2 Express Industrial Estate	B8	1595	N/A	Complete
87058/11	Outline application for the redevelopment of an existing industrial site to provide B2 and B8 uses with ancillary B1 offices use only	Great Bank Road, Westhoughton, Bolton, BL5 3XU	3P1.2 Wingates Industrial Estate	B8	51610	N/A	Complete
03276/18	Retention of change of use of haulage depot (B8) to car sales (sui generis) including siting of site office cabin to north east boundary.	167 St Helens Road, Bolton, BL3 3PA	3P6AP Higher Swan Lane/Sunnyside	B2	16	N/A	Complete
00090/17	Erection of car sales showroom, workshops and ancillary spaces together with customer parking, service parking and vehicle display and storage	Land at St. Peters Way / Topp Way, Bolton	Bolton town centre	N/A	0	0.47	Complete
02486/17	Change of use from offices (class B1) to use for the provision of substance misuse healthcare services (class D1).	St Andrews House, 8 St Andrews Court, Chancery Lane, Bolton, BL1 1LD	Bolton Town Centre	B1	580	N/A	Complete

94781/15	Notification for prior approval for proposed change of use of first and second floor from offices (class B1) to 9 no self contained apartments	86 Lee Lane, Horwich, Bolton, BL6 7AE	N/A	B1	535	N/A	Complete
95442/15	Prior notification of proposed demolition of single storey maintenance building	Warburtons Limited, Hereford Street, Bolton, BL1 8JBb	N/A	B8	557	0	Complete
97470/16	Change of use from offices (class B1) to games rooms (class D2).	First floor, Highmead House, 105 Halliwell Road, Bolton, BL1 3NE	N/A	B1	240	N/A	Complete
00820/17	Change of use from offices (class B1) to therapy centre (class D1)	23-25 All Saints Street, Bolton, BL1 2EJ	N/A	B1	100	N/A	Complete
01173/17	Change of use from class B1 to A1 (retail)	41 Chorley New Road, Bolton, BL1 4QR	N/A	B1	295	N/A	Complete
01574/17	Change of use of the ground floor from business (class B1) to retail (A1) with ancillary A3 use (café)	Ground floor, 382 Wigan Road, Bolton, BL3 4QH	N/A	B1	34	N/A	Complete
02572/17	Change of use from warehouse with ancillary office space to indoor sports training facility (class D2).	Site of T Sutcliffe and Co LTD, Weston Street, Bolton, BL3 2AL	N/A	B1c	2720	N/A	Complete
01858/17	Change of use of B1 (office) to D1 (medical centre).	2-4 Moor Lane, Bolton, BL1 4TH	Bolton Town Centre	B1	458	N/A	Under Construction
02772/18	Change of use of first and second floors from offices (B1) to 4no. dwelling apartments (C3).	43-47 Market Street, Bolton, BL1 1BQ	Bolton Town Centre	B1	336	N/A	Under Construction
95263/15	Outline application for 8 town houses (access, layout and scale details only)	Albion Mill, Lark Hill, Farnworth, Bolton, BL4 9LH	N/A	B8	1400	0.14	Under Construction
02582/17	Demolition of all buildings on site and erection of 4	Land bounded by Manchester Road,	N/A	B1	11107.2	2.15	Under Construction

	commercial units (drive thru restaurant, petrol garage, drive thru cafe and gymnasium), along with associated landscaping, parking and altered access from Manchester road.	Kearsley Drive, Bradford Avenue and Railway Line					
					71,583	2.76	

Appendix 8B: Logistics North Summary by StatusI. Uncommenced Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Proposed Occupier
A4	No application	No application	0.3	B2/B8 (assume B2)	503	Unknown
C1	No application	No application	0.89	B2/B8 (assume B2)	2916	Unknown
Land North of Unit D1	00976/17	Erection of an employment unit	1.4	B2	2574	Aldi
F2/H	No application	No application	2.59	B2/B8 (assume B8)	12202	Unknown
G1	02558/17	Erection of a Distribution Centre	17.70	B8	69677	Lidl
			22.88		87872	

II. Under Construction Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Proposed Occupier
E2	96590/16	Erection of an employment unit	7.29	B2/B8 (assume B8)	26650	Unknown
F2c/F2d/F2e/ F2f/F2g/F2j	01805/17	Erection of 6 employment buildings	5.67	B2/B8: -Assume B2 for F2c/d/e/f/j -Assume B8 for F2g	24882	Unknown
			12.96		51532	

III. Completed Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Occupier	Year Complete
A6	94417/15	Erection of two employment buildings	8.6	B8	37172	Unit a – Whistl Unit b - vacant	2016/2017
B1	93774/15	Erection of a manufacturing building	3.34	B2	12501	MBDA	2016/2017

	94578/15	Two storey extension	N/A	B2	3063	MBDA	2017/2018
B2	93656/15	Erection of a warehouse building	2.04	B8	8281	Komatsu (Joy Global)	2016/2017
C4/C5	97463/16	Erection of two employment buildings	1.09	B2	4853	C4: Northern Building Plastics C5: Vaclensa	2017/2018
D1	90543/13	Construction of Regional Distribution Centre	16.2	B8	54240	Aldi	2015/2016
	92327/14	Erection of additional second floor	N/A	B8	2011	Aldi	2015/2016
	94612/15	Erection of extension	N/A	B8	800	Aldi	2016/2017
E1	94999/15	Erection of storage and distribution unit	7.4	B8	33231	Amazon	2016/2017
	97730/16	Extensions and alterations	N/A	B8	5571	Amazon	2016/2017
	97822/16	Two levels of mezzanine floorspace	N/A	B8	63490	Amazon	2017/2018
F1a/F2a/F2b	97567/16	Erection of three employment buildings	4	B2	15746	TBC	2017/2018
			42.67		240959		

IV. Summary

	Land (ha)	Floorspace (m ²)
Uncommenced schemes	22.88	87872
Under construction schemes	12.96	51532
Completed schemes	42.67	240959
Total	78.51	380363

The following plots relate to non B1/B2/B8 uses and have therefore not been considered as part of this report:

Plot	Use Class	Occupier
A1	A3/A4	Greene King
A2	A1	Aldi Store
A3	A3	Costa

The following plots are within Salford and therefore have not been considered as part of this report:

Plot	Use Class	Floorspace M ²
G2	B8	41818
H1a	B2/B8 (assume B2)	6825