

# Local Development Framework

Bolton's Authority Monitoring  
Report 2016/2017: Volume 3  
Employment Land Update

**Shaping the future of Bolton**

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**Bolton**  
**Council**

## **2017 Employment Land Update**

### **1. Introduction:**

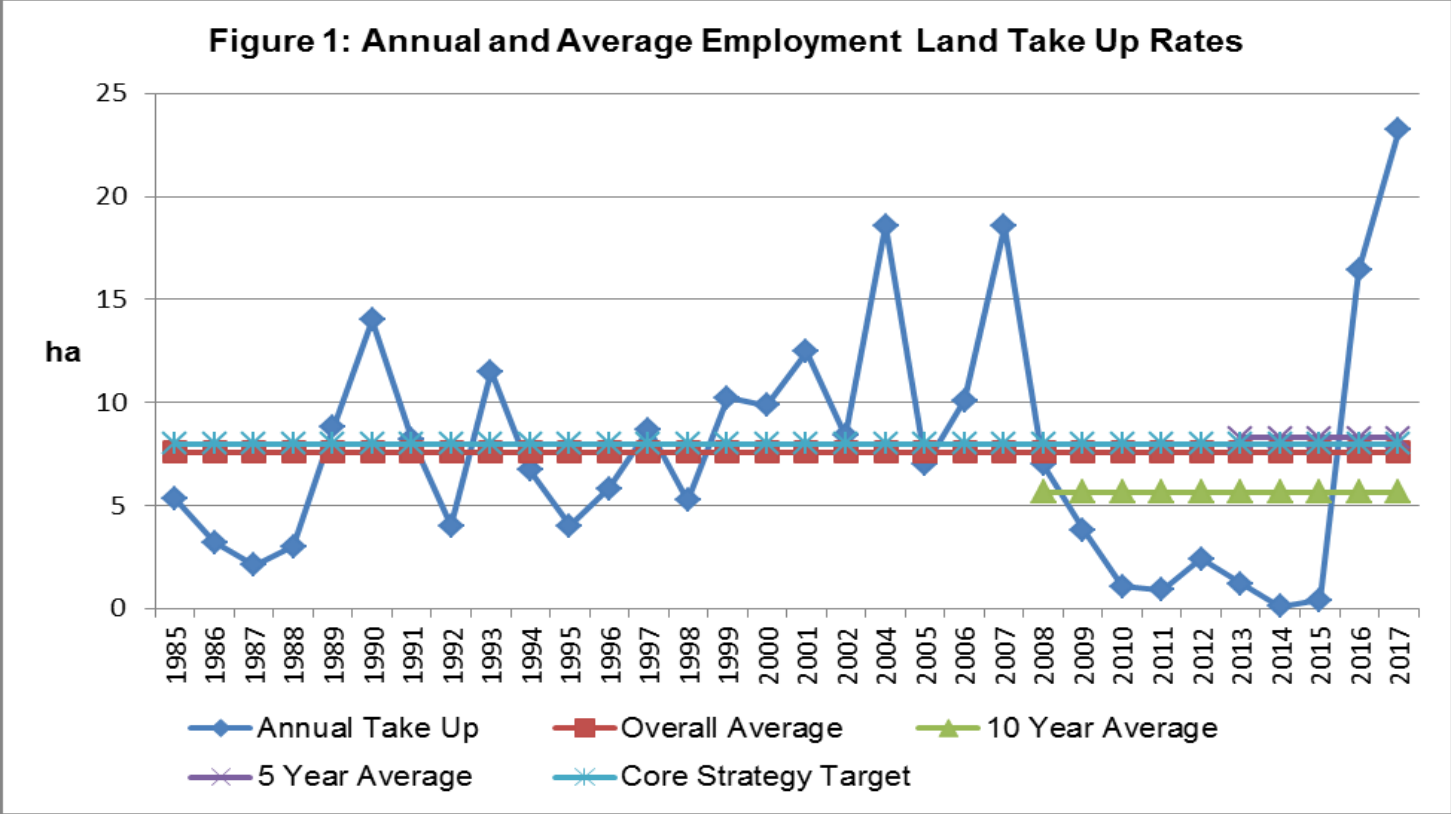
The 2017 Employment Land Update has the following objectives:

- 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 1<sup>st</sup> April 2016 to the 31<sup>st</sup> March 2017;
- 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 32 years between 1985 and 2017. During the monitoring period 23.24 hectares of land was developed for new employment use, the highest figure recorded in Bolton and continuing the recent upward trend. The majority of this is a result of completions at Logistics North/Cutacre (Employment Allocation 5P1.1). The 5 year average of 8.28 ha now slightly 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 now 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.

### **3. Employment Completions April 2016 – March 2017.**

#### **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 several completions of new employment land at Employment Allocation 5P1.1 Logistics North (Cutacre) during the monitoring period:

- 93656/15: This involves a 8281m<sup>2</sup> unit on a 2.04 hectare site. The unit is occupied by mining solutions provider Joy global. This £10m purpose built production and testing facility features several elements to allow for the testing of heavy equipment and machinery used for mining (Place North West, 2015).
- 94417/15: This involves two units totalling 37172m<sup>2</sup> on a 8.68 hectare site. These units are now occupied by Whistl.
- 93774/15: This involves a 12501m<sup>2</sup> unit on a 3.34 hectare site. This unit is occupied by MBDA, a company specialising in the development and manufacture of missiles.
- 94999/15: This involves a 33231m<sup>2</sup> unit on a 7.4 hectare site. The unit is currently being extended and amended (planning application 97730/16) before being occupied by Amazon.

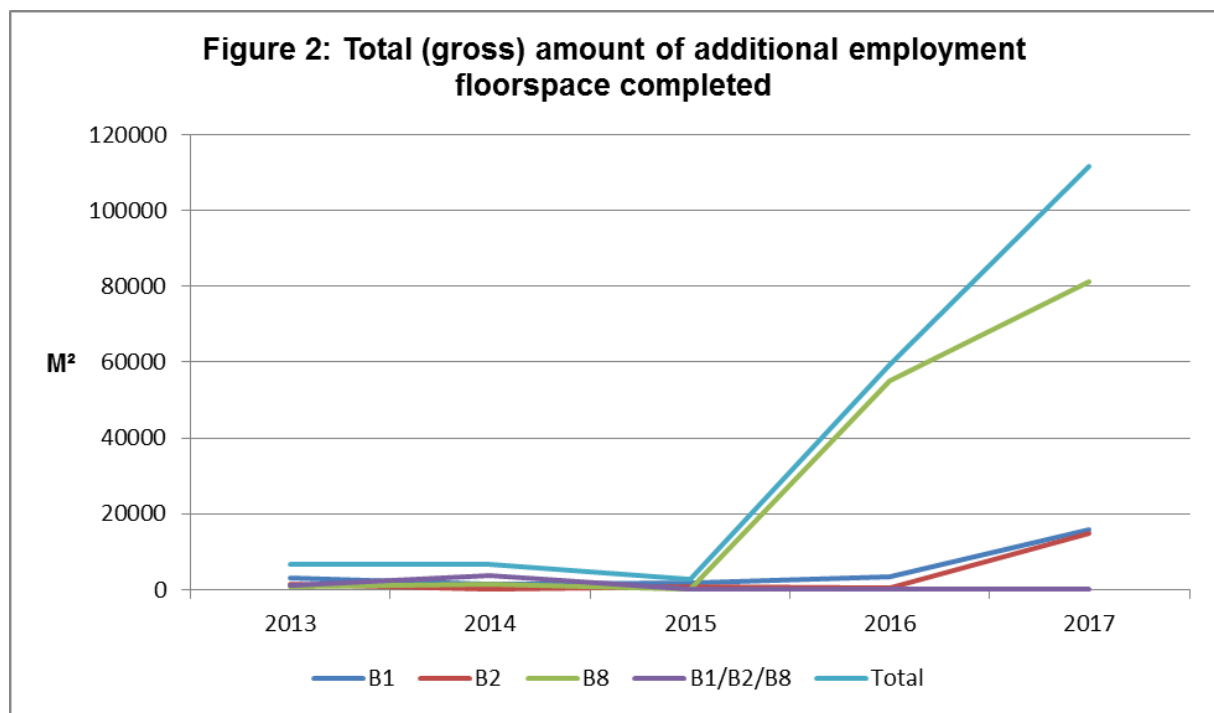
In addition, planning approval 93235/14 was completed in Bolton town centre. This involved the construction of an office building adjacent to the new public transport interchange. However, this office building has changed use to use class D1 and is now occupied by The University of Bolton.

#### **B. All completions**

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

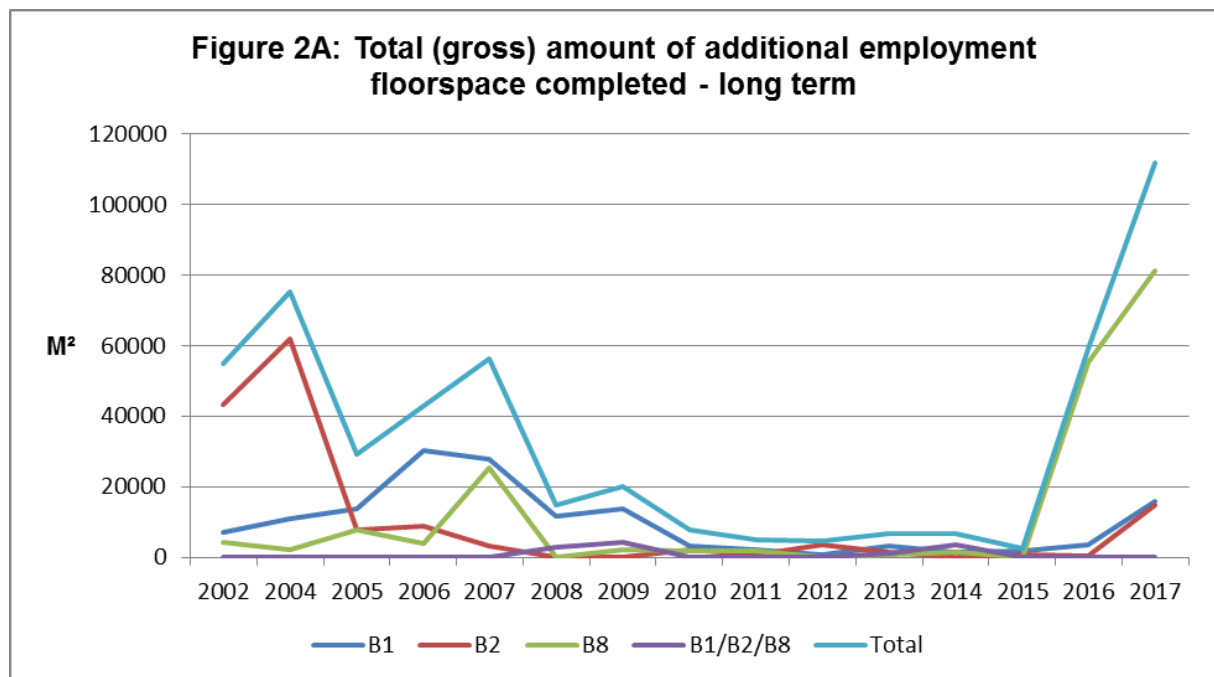
Table 1: Total (gross) amount of additional employment floorspace completed (M<sup>2</sup>)

	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>
<b>B1</b>	3228	1375	1754	3579	15927
<b>B2</b>	1397	109	880	606	14767
<b>B8</b>	850	1607	Nil	55040	81074
<b>B1/B2/B8</b>	1291	3634	Nil	Nil	Nil
<b>Total</b>	6766	6725	2634	59225	111768



Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. In the last 24 months there has been a significant increase in the 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. 2017 saw another substantial increase in the amount of employment floorspace completed.



**Table 2: Total (Net) amount of additional employment floorspace completed 2016-2017 (M<sup>2</sup>)**

Net additional employment floorspace is calculated as new gross floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions. During the monitoring period 27932m<sup>2</sup> of employment floorspace was lost, meaning that overall the amount of employment floorspace in the borough increased by 83,836m<sup>2</sup>.

	<b>Gross additional floorspace (M<sup>2</sup>)</b>	<b>Losses through demolitions, change of use and conversion (M<sup>2</sup>)</b>	<b>Net additional floorspace (M<sup>2</sup>)</b>
<b>B1</b>	15927	10975	4952
<b>B2</b>	14767	16855	-2088
<b>B8</b>	81074	102	80972
<b>Total</b>	111768	27932	83836

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 3.

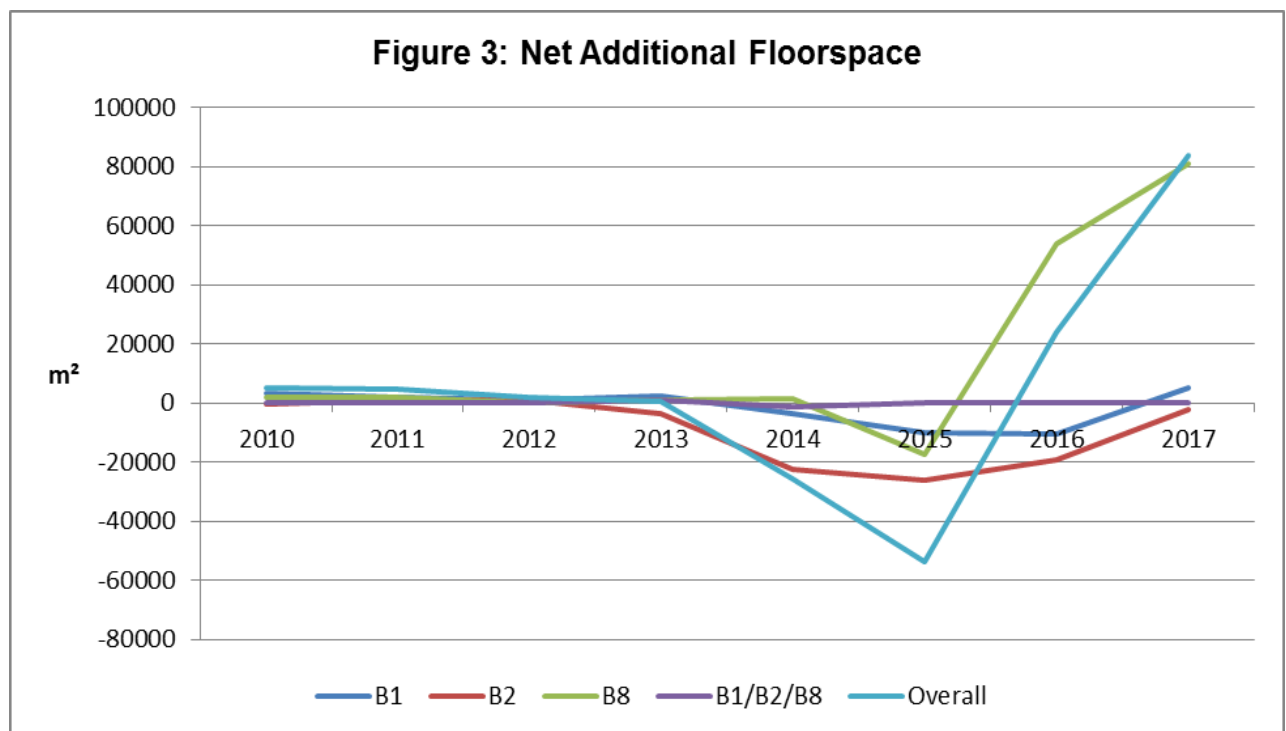
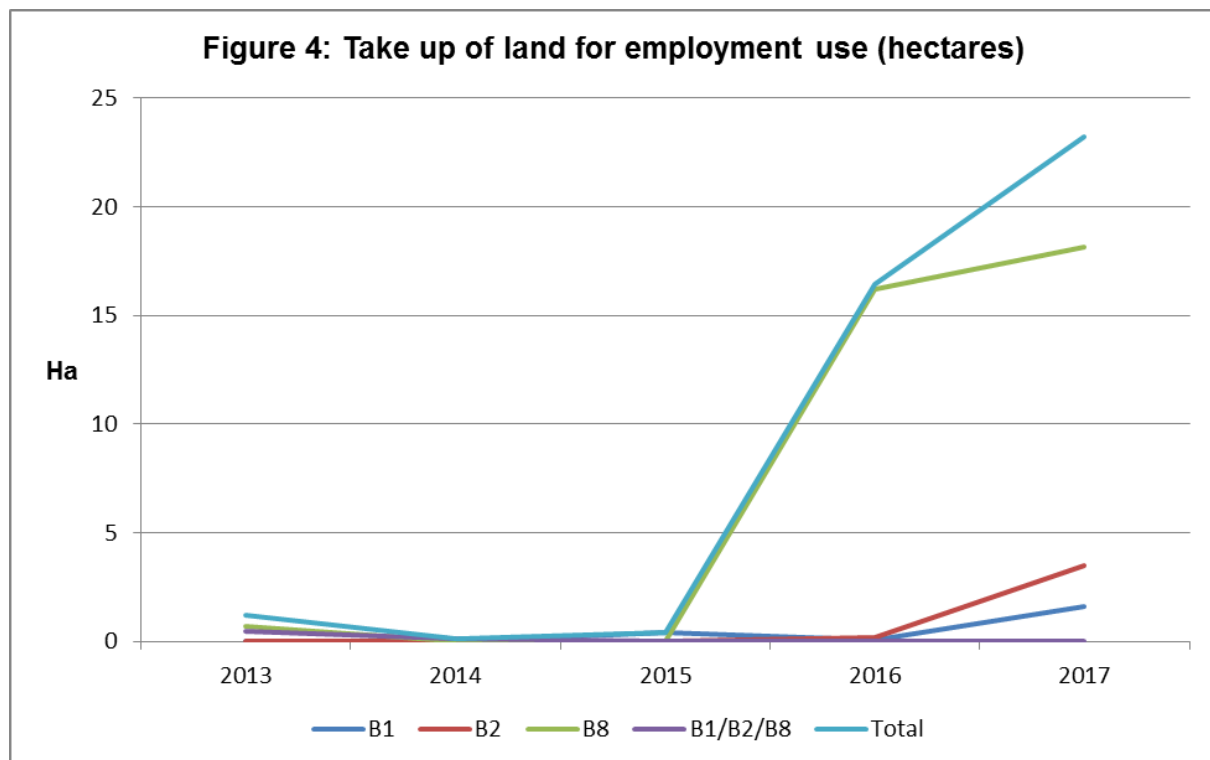


Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

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

	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
B1	Nil	Nil	0.4	0.07	1.62
B2	Nil	Nil	Nil	0.17	3.5
B8	0.7	0.0049	Nil	16.2	18.12
B1/B2/B8	0.5	0.13	Nil	Nil	Nil
Total	1.2	0.1349	0.4	16.44	23.24



23.24 hectares of land was developed for new employment use in the 12 months up to 31<sup>st</sup> March 2017, the highest figure recorded in Bolton and continuing the upward trend. In comparison to the previous monitoring period there was an increase in land developed for all use classes. 21.46 hectares of this is a result of the completions at Logistics North/Cutacre (Employment Allocation 5P1.1).

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 the coming years. However, if the current rate of development at Logistics North continues there will be no remaining developable capacity within the next few years.

### C. Completions on Previously Developed Land (2016/2017)

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 (2016/2017)**

	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Total amount of additional employment floorspace completed by type (m <sup>2</sup> )	15927	14767	81074	111768
Total amount of additional employment floorspace completed on previously developed land by type (m <sup>2</sup> )	15927	14767	81074	111768
% 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**

	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>2016/2017</b>
<b>Total amount of B1 (office) floorspace developed within the borough (m<sup>2</sup>)</b>	2746	1375.25	539	707	15927
<b>Total amount of B1 (office) floorspace developed within Bolton town centre (m<sup>2</sup>)</b>	520	640.81	0	0	3793
<b>% of floorspace developed within Bolton town centre</b>	19	47	0	0	24

In the 12 month period up to 31<sup>st</sup> March 2017, 3793m<sup>2</sup> of new B1 (office) floorspace was developed within Bolton town centre. This consists of two schemes:

- 92325/14: a 3213m<sup>2</sup> office building adjacent to the new transport interchange. However, the use class of this building has changed to D1 and it is now occupied by the University of Bolton.
- 90346/13: change of use of a unit at 8 St. Andrews Court to B1 use.

The majority of new out of centre office floorspace involved two five storey office buildings 11495m<sup>2</sup> at Plot 5, Parklands (96159/06).

#### **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 31<sup>st</sup> March 2017 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**

<b>Core Strategy Area</b>	<b>Core Strategy Indicator</b>	<b>Core Strategy Target</b>	<b>Land Developed (ha)</b>
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	0.16
Renewal Areas	Amount of employment land developed in the renewal areas	N/A	0
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	21.46
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites	An average of 2ha annually until 2015	1.46
Other areas	N/A	N/A	0.16
<b>Bolton Borough</b>	<b>Amount of employment land developed</b>	<b>An average of 8 hectares annually</b>	<b>23.24</b>

23.24 hectares of land was developed for new employment use during the monitoring period. This exceeds the Core Strategy target of 8 hectares a year. The vast 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).

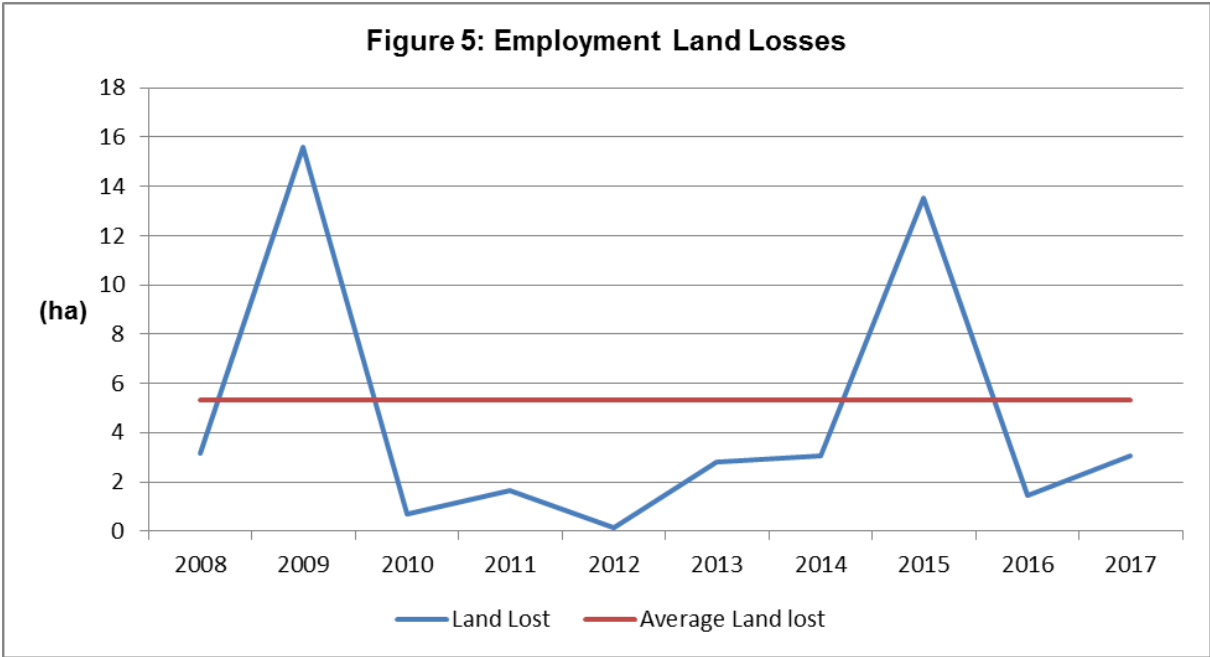
#### 4. Loss of Employment Land to other uses

Between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017 3.07 hectares of employment land was lost to other uses. Details are provided below.

Table 7a: Employment land losses

<b>Application Number</b>	<b>Development</b>	<b>Location</b>	<b>Allocation</b>	<b>Employment land lost (ha)</b>
95190/15	Erection of retail store incorporating garden centre and cafe with associated storage, car parking, landscaping, access and servicing.	Land at the Linkway and Aspinall Way, Horwich, Bolton	6P1.1 The Linkway	1.28
98025/16	Erection of car dealership comprising showroom, workshop, MOT testing facilities, offices and storage together with associated parking and landscaping	54-56 Higher Bridge Street, Bolton, BL1 2HQ	N/A	1.2
96244/16	Outline application for the erection of 3no. residential dwellings with detached garages (access, layout and scale details only)	10 Grimeford Lane, Blackrod, Bolton, BL6 5LD	N/A	0.48
00066/17	Erection of 6no. residential semi-detached houses together with landscaping, highway works and boundary treatment.	Land at Bridge Street, Horwich, Bolton, BL6 7BT	N/A	0.11
				3.07

Figure 5 shows annual losses of employment land since 2008.



27,932m<sup>2</sup> of employment floorspace was lost to other uses during the monitoring period. This is detailed in appendix 7.

## 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 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 (1<sup>st</sup> April 2016 – 31<sup>st</sup> March 2017)

	<b>Area in Hectares</b>	<b>Total Number of Sites</b>
<b>Employment Allocations available at end of March 2016</b>	<b>113.39 – 128.39</b>	<b>12</b>
Allocations completed	0	0
Allocations partially completed	Bolton town centre: 0.16 Logistics North (Cutacre): 21.46	2
Allocations lost to other uses	The Linkway, Middlebrook: 0.94	1
Allocations partially lost to other uses	0	0
<b>Employment Allocations available at 31 March 2017</b>	<b>90.83-105.83</b>	<b>11</b>
Mixed use sites under construction	0	0
Permissions not implemented on mixed use sites	4.53	3
Unallocated sites under construction	0.17	2
Permission not implemented on unallocated sites	0.64	4
<b>Total Land Available at the end of March 2017</b>	<b>96.17-111.17</b>	<b>20</b>
<b>Core Strategy target employment land supply</b>	<b>50</b>	<b>N/A</b>

The employment land resource now consists of 11 sites making up 90.83-105.83 hectares of employment land. 13.16ha of this land is currently being developed for employment use at Cutacre/Logistics North (5P1.1). A full list of all the sites in the Employment Land Resource, as of April 2017, can be found in Appendix Two.

In addition there are three unimplemented planning permissions on mixed use allocations, four unimplemented planning permissions on unallocated land and two schemes under construction on unallocated land. These sites total 5.34 ha, bringing the total supply to 96.17-111.17 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.

**Appendix 1: All Employment Completions across the borough April 2016 - March 2017:**

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**

<b>Application Number</b>	<b>Development Description</b>	<b>Address</b>	<b>Site</b>	<b>Use Class</b>	<b>Gross Floorspace (m<sup>2</sup>)</b>	<b>Area (ha)</b>
93656/15	Reserved matters application for the siting, appearance and scale of a warehouse and office facility with associated servicing, car parking and external storage	Former Cutacre opencast mining site, land to the south of the A6 (Salford Road/Manchester Road West)	5P1.1:Cutacre /Logistics North	B8	8281	2.04
94417/15	Reserved matters planning application pursuant to outline planning permission 90539/13 - access, appearance, landscaping, layout and scale for two buildings (use class B2 / B8) with ancillary office development	Plot A6, Logistics North, Cutacre.	5P1.1:Cutacre /Logistics North	B8	37172	8.68
93774/15	Amendment to permission 91459/14 - development of plot b1 as a manufacturing facility with ancillary offices and outbuildings (class b2)	Plot B1, Logistics North, Cutacre, Over Hulton, Bolton, BL5 1BS	5P1.1:Cutacre /Logistics North	B2	12501	3.34
94999/15	Approval of reserved matters (access, appearance, landscaping, layout & scale) pursuant to 90539/13 for the erection of a storage and distribution unit (use class B8), including ancillary office and other accommodation, and associated works	Plot E1, Logistics North, Cutacre, Little Hulton, Bolton	5P1.1:Cutacre /Logistics North	B8	33231	7.4

	including site profiling, formation of access, car and HGV car parking and landscaping.					
					91185	21.46

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

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
76159/06	Erection of two five storey office buildings with associated parking, landscaping and access	Plot 5 Cranfield Road Horwich / Plot 5, Parklands	2P1.2: Lostock Industrial Estate (Lostock Lane)	B1	11495	1.46
					11495	1.46

**Appendix 1C: New Employment Land Completions in Bolton town centre**

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
93235/14	Erection of part three storey and part five storey office building including a central courtyard with landscaping, cycle storage, roof terraces and solar panels	Vacant land, corner of Great Moor Street/Newport Street, Bolton, BL1 1SW	1P1.1: Bolton Town centre, Bolton Innovation Zone	B1	3213	0.16
					3213	0.16

**Appendix 1D: New Employment Land Completions on other unallocated land**

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
91932/14	Erection of mixed use development comprising garage accommodation at lower ground floor, 2no self-contained offices (class B1 (a)) at ground floor and 2 self-contained flats at first floor.	295-295a Darwen Road, Bromley Cross, Bolton, BL7 9BT	N/A	B1	113	0.16
92782/14	Erection of workshop for vehicle repairs and maintenance (class B2)	Units 15c and 16c, Blackrod Industrial Estate, Scot Lane, Blackrod, Bolton, BL6 5SL	N/A	B2	80	0
					193	0.16

There were no new employment land completions on mixed use allocations.

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. These are outlined below:

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

	<b>Application Number</b>	<b>Development Description</b>	<b>Address</b>	<b>Site</b>	<b>Use Class</b>	<b>Floorspace (m<sup>2</sup>)</b>
<b>Extensions</b>	92327/14	Erection of additional second floor office accommodation (class use B1(a)) with 64 additional car parking spaces, including raising of parapet to warehouse.	Land at Former Cutacre Mining Site, Located South of the A6 (Salford Road), Bolton	5P1.1: Cutacre/ Logistics North	B8	2011
	94677/15	Erection of an extension for MOT use	92-94 Shaw Street, Bolton, BL3 6HU	Not allocated for employment	B2	80
	96009/16	Erection of single storey extension incorporating new main entrance.	Town Talk Polish Co LTD, Slater Lane, Bolton, BL1 2TQ	Not allocated for employment	B2	32
	93188/14	Certificate of proposed lawful development for chill store extension to existing factory	Stateside Foods Limited, Great Bank Road, Westhoughton, Bolton, BL5 3SL	3P1.2: Wingates Industrial Estate	B2	441
	95752/16	Conversion of warehouse to chill store and erection of cold store extension with new parking area.	Stateside Foods Limited, Great Bank Road, Westhoughton, Bolton, BL5 3SL	3P1.2 Wingates Industrial Estate	B2	1454



<b>Change of Use</b>	97610/16	Change of use of former car wash building to freezer storage together with car park adaptations	Carrs Pasties Ltd, 450-454 Manchester Road, Bolton, BL3 2NU	22P1.2 Mayfield Avenue Employment Area	B2	179
	90346/13	Change of use from A1 retail to B1 office use	St. Andrews House, 8 St. Andrews Court, Chancery Lane, Bolton, BL1 1LD	1P1.1: Bolton Town Centre, Civic and Retail Core	B1	580
	95664/16	Change of use of former pub to restaurant (class A3) on ground floor and from bed and breakfast to offices (class B1) on first and second floors	Church Hotel, 172 Crook Street, Bolton, BL3 6AS	Not allocated for employment	B1	464
	97131/16	Change of use from vacant residential use to offices at ground floor with a self contained flat including rear dormer at first and second floor	518 Blackburn Road, Bolton, BL1 8NW	Not allocated for employment	B1	24
	95641/16	Change of use from retail (class A1) to business (class B1).	1 Turton Road, Bolton, BL2 3DX	Not allocated for employment	B1	38

	97513/16	Change of use from children’s play centre to class B8 warehouse with ancillary showroom together with alterations to elevations to form new window openings and re-siting of existing roller shutter in new opening	5-9 Vernon Street, Bolton, BL1 2PP	Not allocated for employment	B8	379
						5682

**Appendix 1F: Summary of completions**

	Gross floor space (m <sup>2</sup> )	Area (ha)
<b>On Allocated Employment Land</b>	91185	21.46
<b>On protected employment land</b>	11495	1.46
<b>On mixed use allocations</b>	0	0
<b>In Bolton town centre</b>	3213	0.16
<b>On other unallocated land</b>	193	0.16
<b>Changes of use</b>	4018	N/A
<b>Extensions</b>	1664	N/A
<b>Schemes involving demolition</b>	0	N/A
<b>Total</b>	<b>111768</b>	<b>23.24</b>

**Appendix 2: Allocations Plan Employment Sites 2017**

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

Site name/ref	Site size (ha)	Remaining developable capacity March 2016	New employment land completions (ha)	Land lost to other uses (ha)	Remaining Developable Capacity March 2017	New employment land under construction (ha)	Permission for new employment land (ha)	Permission for loss of employment land (ha)	New employment land under consideration (ha)	Loss of employment land under consideration (ha)
Bolton town centre (1P1.1)	25-35	25-35	0.16 (93235/14)	0.16 (00099/17)*	24.84-34.84	-	-	0.47 (00090/17) 0.13 (96365/16)	-	-
Barr's Fold Close (2P1.1)	0.47	0.47	-	-	0.47	-	-	-	-	-
Horwich Loco Works (3P1.1)	15-20	15-20	-	-	15-20	-	-	-	-	-
Logistics North (Cutacre) (net development area) (5P1.1)	80	63.8	2.04 (93656/15) 8.68 (94417/15) 3.34 (93774/15) 7.4 (94999/15)	-	42.34	7.29 (96590/16) 2.17 (97463/16) 3.7 (97567/16)	-	-	-	-
The Linkway, Middlebrook (6P1.1)	0.94	0.94	-	0.94	0	-	-	-	-	-
St. Peter's Business Park A (7P1.1)	0.94	0.94	-	-	0.94	-	-	-	-	-
Watermead (8P1.1)	3.79	3.79	-	-	3.79	-	-	-	-	-
Mill Street (9P1.1)	0.53	0.53	-	-	0.53	-	-	-	-	-
Mill Street/Mule Street (10P1.1)	0.74	0.74	-	-	0.74	-	-	-	-	-
Stone Hill Road (11P1.1)	0.60	0.60	-	-	0.60	-	-	-	-	-
Express Industrial Estate B (12P1.1)	0.77	0.77	-	-	0.77	-	-	-	-	-
Undershore Works (13P1.1)	0.81	0.81	-	-	0.81	-	-	-	-	-
<b>Total</b>	<b>129.59-144.59</b>	<b>113.39-128.39</b>	<b>21.62</b>	<b>0.94</b>	<b>90.83-105.83</b>	<b>13.16</b>	<b>-</b>	<b>0.6</b>	<b>-</b>	<b>-</b>

\*Not deducted from developable area because this would result in double counting with 93235/14

**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 (31<sup>st</sup> March 2017)**

Application Number	Development description	Address	Site	Use Class	Area (ha)
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
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/B8	2.17
97567/16	Reserved matters planning application pursuant to outline planning permission 90539/13 access, appearance, landscaping,	Logistics North, plots F1a F2a and F2b	5P1.1 Cutacre /Logistics North	B2/B8	3.7

	layout and scale for three buildings (use class B2/B8) with ancillary office space (B1a)				
					13.16

**Appendix 3B: New employment land currently under construction on protected employment land (31<sup>st</sup> March 2017)**

Application Number	Development description	Address	Site	Use Class	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/B8	0.38
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	B1/B2/B8	1.86
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	0.84

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	4P1.2: The Valley	B1, B2, B8	4.6
					7.68

\*92342/14 has been excluded because it would result in double counting with 72378/05

\*\*00017/17 has been excluded because it would result in double counting with 91080/13

**Appendix 3C: New employment land currently under construction on mixed use allocations (31<sup>st</sup> March 2017)**

As at 31<sup>st</sup> March 2017 there were no schemes involving the take up of new employment land under construction on the mixed use allocations.

**Appendix 3D: New employment land currently under construction in Bolton town centre (31<sup>st</sup> March 2017)**

As at 31<sup>st</sup> March 2017 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 (31<sup>st</sup> March 2017)**

<b>Application Number</b>	<b>Development description</b>	<b>Address</b>	<b>Use Class</b>	<b>Area (ha)</b>
95574/16	Removal of portable building and erection of 2no offices	Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ	B1	0.1
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 external works.	Cattle Market Hotel, 6-8 Orlando Street, Bolton, BL3 6DE	B1	0.071
				0.171

**Appendix 3F: New employment land currently under construction summary**

<b>Land Type</b>	<b>Employment land under construction (ha)</b>
Allocated Employment Land	13.16
Protected Employment Land	7.68
Mixed Use Allocations	0
Bolton Town Centre	0
Other land	0.171
<b>Total</b>	<b>21.01</b>

**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 (31<sup>st</sup> March 2017)**

As at 31<sup>st</sup> March 2017 there are no unimplemented planning permissions involving the take up of new employment land on allocated employment land.

**Appendix 4B: Permissions for new employment land development not implemented on protected employment land (31<sup>st</sup> March 2017)**

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	0.3
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 IBW	24P1.2 Salford Road, Over Hulton	B2	0.95
					1.99



**Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31<sup>st</sup> March 2017)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
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
00292/17	Proposed car repair & tyre replacement garage	169 St Helens Road, Bolton, BL3 3PS	3P6AP: Higher Swann Lane/Sunnyside	B2	0.02
91352/14	<p>Part A - full planning application for site access, demolition of some and change of use of core heritage buildings for A1 retail and D2 leisure (both up to 2,500 sqm) plus A2, A3, A4, A5, B1, C1 and D1 uses inc car parking, diversions to public rights of way, land remodelling / site remediation, together with related associated works.</p> <p>Part B - outline application for residential development (C3) up to 1,700 dwellings, A1 retail (up to 2,500sqm), employment zone of B1 and B2 uses and up to 2,700sqm of ancillary D1 uses, children's play area, recreational open space and landscaping together with ecological mitigation areas, attenuation features and new cycle/pedestrian connections, (means of access details only) outline</p>	Land at former Horwich Loco Works, Horwich, Bolton	3P1.1 Horwich Loco Works	B1/B2	4.38
					4.53

**Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31<sup>st</sup> March 2017)**

As at 31<sup>st</sup> March 2017, 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 (31<sup>st</sup> March 2017)**

Application Number	Development Description	Address	Use Class	Area (ha)
91945/14	Erection of two storey industrial unit (class B1a, B1c and B8), including other associated landscaping and car parking works	Units 1, 2, 3 and 4, Topping Street, Bolton, BL1 3XX	B1/B2	0.13
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
95354/15	Erection of single storey industrial building	Cambrian Business Park, Derby Street, Bolton, BL3 6JF	B2/B8	0.25
98049/16	Erection of two storey building comprising research and development centre, office and staff facilities together with associated landscaping	Warburton's Limited, Hereford Street, Bolton, BL1 8JB	B2	0.19
				0.64

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

Land Type	Unimplemented Permissions (ha)
Allocated Employment Land	0
Protected Employment Land	1.99
Mixed Use Allocations	4.53
Bolton Town Centre	0
Other land	0.64
Total	7.16

**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 31<sup>st</sup> March 2017.

As at 31<sup>st</sup> March 2017, there are no undetermined planning applications for the development of new employment land on protected employment sites, allocated employment sites or in Bolton town centre.

**Appendix 5A: Applications for new employment land yet to be determined on mixed use allocations (31<sup>st</sup> March 2017)**

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	B1	6.9
92214/14	Part A: full planning application for site access, demolition of some buildings and change of use of one building to a flexible mix of commercial and community uses (A1/D2/A2/A3/A4/5 and D1 uses including car parking), 28 apartments, and associated works. Part B: outline application for residential development (C3) for up to 130 dwellings, recreational open space and landscaping and new pedestrian and cycle routes.	Land at former Horwich Loco Works, Horwich, Bolton	3P1.1 Horwich Loco Works	B1	3.52
					10.42

**Appendix 5B: Applications for new employment land yet to be determined on other land (31<sup>st</sup> March 2017)**

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	Macron Stadium and Bolton Arena, Burnden Way, Horwich, Bolton, BL6 6JW	B1	1.7

**Appendix 5C: 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	10.42
Bolton Town Centre	0
Other land	1.7
Total	12.12

**Appendix 6: Annual and Average Take Up Rates 1985 – March 2017**

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 2005	6.97				
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 2010	1.06	March 2010	1.06		
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
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
<b>TOTAL</b>	<b>242.15</b>		<b>56.5</b>		<b>41.38</b>
<b>AVERAGE</b>	<b>7.57</b>		<b>5.65</b>		<b>8.28</b>

**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:

<b>Application Number</b>	<b>Development</b>	<b>Location</b>	<b>Site/allocation</b>	<b>Use Class Lost</b>	<b>Floorspace lost (M<sup>2</sup>)</b>	<b>Employment land lost (ha)</b>	<b>Under construction or complete?</b>
95190/15	Erection of retail store incorporating garden centre and cafe with associated storage, car parking, landscaping, access and servicing	Land at The Linkway And Aspinall Way, Horwich, Bolton	6P1.1 The Linkway	N/A	0	1.28	Under Construction
98025/16	Erection of car dealership comprising showroom, workshop, MOT testing facilities, offices and storage together with associated parking and landscaping	54-56 Higher Bridge Street, Bolton, BL1 2HQ	N/A	B2	1900	1.2	Under Construction
96244/16	Outline application for the erection of 3no. residential dwellings with detached garages (access, layout and scale details only)	10 Grimeford Lane, Blackrod, Bolton, BL6 5LD	N/A	B2	407	0.48	Under Construction
94645/15	Notification for prior approval for proposed change of use from office (class B1) to 16no self-contained flats (class C3).	57-61 Bradshawgate, Bolton, BL1 1DR	Bolton town centre	B1	858	N/A	Under Construction
00012/17	Conversion of building to form 124 apartments with	Globe Works, Lower Bridgeman Street,	Bolton town centre: 10MU,	B2	11722	N/A	Under Construction

	associated car parking	Bolton, BL2 1DG	Merchant's Quarter				
98038/16	Notification of prior approval for change of use from office (class B1) to 81 flats (class C3).	63 Bradshawgate, Bolton, BL1 1QD	Bolton town centre, St. Peters	B1	2600	N/A	Under Construction
00586/17	Change of use of existing offices at first & second floors to form 2no. residential apartments (class C3), with minor alterations to rear elevation to include new window layout and infilling of openings within front parapet wall to prevent water ingress	58-60 Deansgate, Bolton, Manchester, BL1 1BG	Bolton town centre: TC1, civic and retail core	B1	159	N/A	Under Construction
0066/17	Erection of 6no. residential semi-detached houses together with landscaping, highway works and boundary treatment	Land at Bridge Street, Horwich, Bolton, BL6 7BT	N/A	B2	289	0.11	Under construction
89948/13	Change of use to form internal storage facility, motor vehicle showroom and forecourt together with alterations to elevations	CG House, Express Trading Estate, Stone Hill Road, Farnworth, Bolton, BL4 9TP	5P1.2 Express Industrial Estate	B2	130	N/A	Complete
94609/15	Demolition of existing employment & construction waste transfer premises and erection of 9no. new employment units (B1c / B2 / Bb8) and new construction	Edge Fold Industrial Estate, Plodder Lane, Bolton, BL4 OLW	14P1.2 Edge Fold	B2	1876	N/A	

	waste transfer unit (sui generis) along with associated parking and landscaping						
96188/16	Change of use of first floor from office to 2no self-contained flats	Lancaster House, Bentinck Street, Farnworth, Bolton, BL4 7EP	1P6AP: Moses Gate	B1	92	N/A	
00099/17	Change of use from office (class B1) to non-residential institution (class D1).	Corner of Great Moor Street And Newport Street, Bolton, BL1 1SW	Bolton town centre: Bolton Innovation Zone	B1	3213	N/A	
96747/16	Change of use from vacant offices to eye hospital including internal alterations, new ramp/step access at front and rear entrances, alterations to west elevation first floor windows and siting of 2 no. fan condenser units to roof	43 Churchgate, Bolton, BL1 1TH	Bolton town centre: TC3 St. Peters	B1	3180	N/A	
96565/16	Change of use from offices (class B1) to games rooms (class D2)	Delta House, 95-101 Bark Street, Bolton, BL1 2AX	Bolton town centre: TC2, St. Helena	B1	404	N/A	
93342/14	Change of use from office (class B1) to personal training facility (class D1)	Ground Floor, 22 Chorley New Road, Bolton, BL1 4AP	N/A	B1	55.8	N/A	
89660/13	Change of use of vacant industrial/storage unit to provide extension to existing licensed drinking area (class	Unit 12a, Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ	N/A	B2	115	N/A	



	D2) and changes to front elevation						
00047/17	Change of use from light industrial (B2) to retail (A1) together with new shop front and roller shutter	10 Elgin Street, Bolton, BL1 3ER	N/A	B2	225	N/A	
96781/16	Change of use of ground floor from office (class B1) to cafe (class A3) together with outdoor seating and erection of cold store	1a Springfield Court, Summerfield Road, Bolton, BL3 2NT	N/A	B1	190	N/A	
96767/16	Change of use from general industry (class B2) to day care centre for dogs (sui generis)	Unit 3, Pearlbrook Industrial Estate, Chorley New Road, Horwich, Bolton, BL6 5PX	N/A	B2	192	N/A	
00583/17	Notification of prior approval for change of use from office (class B1) to dwelling house (class C3).	77 Manchester Road, Bolton, BL2 1ES	N/A	B1	163	N/A	
00389/17	Change of use of first floor to 2no self-contained flats and installation of new shop front at ground floor	292-294 St Helens Road, Bolton, BL3 3RP	N/A	B1	60	N/A	
96547/16	Change of use from storage to one, two-bedroom flat.	First and Second Floors, 47 Lee Lane, Horwich, Bolton, BL6 7AX	N/A	B8	101.5	N/A	
					27932.30	3.07	