

# Local Development Framework

Bolton's Authority Monitoring Report  
2019/2020: Volume 3  
Employment Land Update

## Shaping the future of Bolton

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## **2020 Employment Land Update**

### **1. Introduction:**

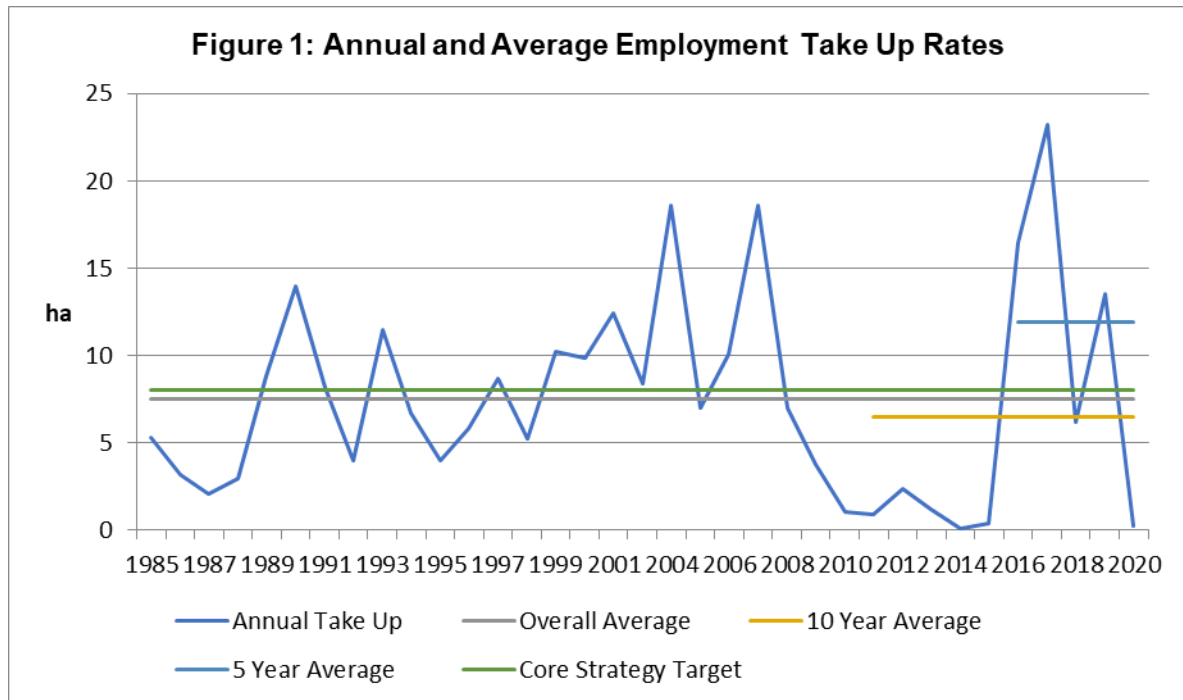
The 2020 Employment Land Update has the following objectives:

- To monitor the supply, availability and development rates of employment land and floorspace across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1<sup>st</sup> April 2019 to the 31<sup>st</sup> March 2020;
- 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 (GMSF).
- To support the draft GMSF's aim of boosting the competitiveness of the northern boroughs of Greater Manchester.

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 35 years between 1985 and 2020. During the monitoring period 0.25 hectares of land was developed for new employment use. The 5 year average of 11.9 ha exceeds the core strategy target of 8 hectares per year.



There have been three periods when employment land completions have been particularly high – 1990 to 1993, 2004 to 2007 and 2015 onwards. This is the result of two factors. First, these were 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), Middlebrook (2004-2007), Logistics North (2015 onwards) 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, it is expected that Logistics North (Cutacre) (site 5P1.1) will be fully committed by the early 2020s. The draft GMSF (2020) proposed to allocate significant new, high quality employment land in the M61 corridor. Following Stockport Council’s withdrawal from the GMSF, discussions about the way forward are taking place.

### 3. Employment Completions April 2019 – March 2020.

#### 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 no completions on this land during the monitoring period.

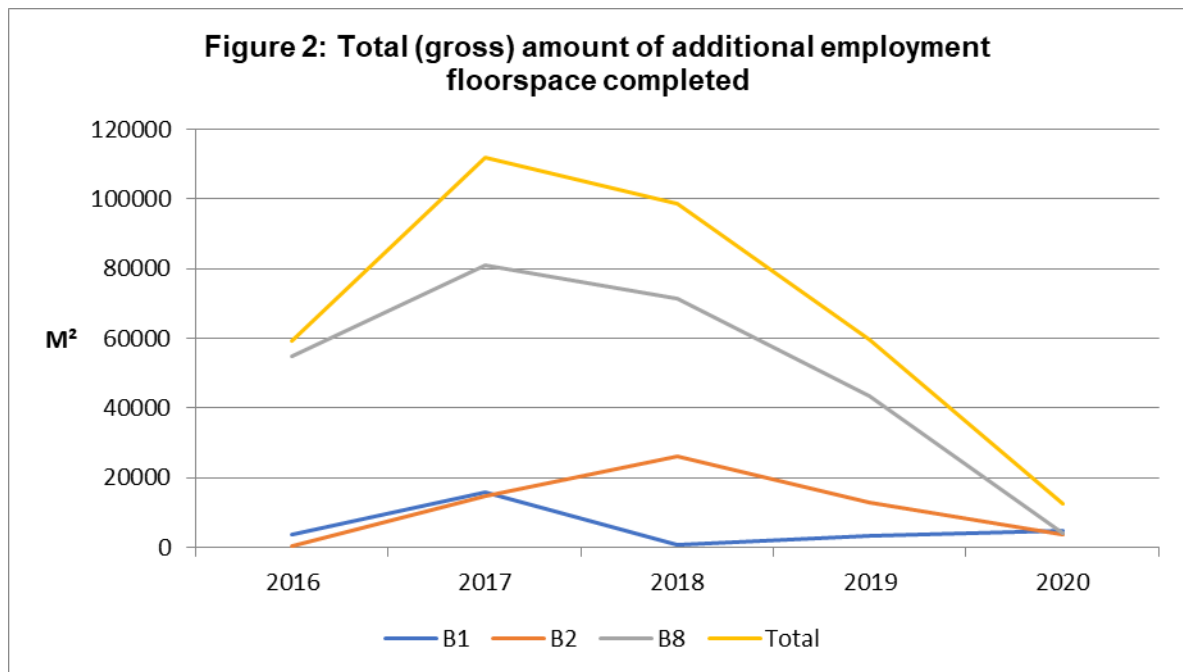
#### B. All completions

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>)

Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

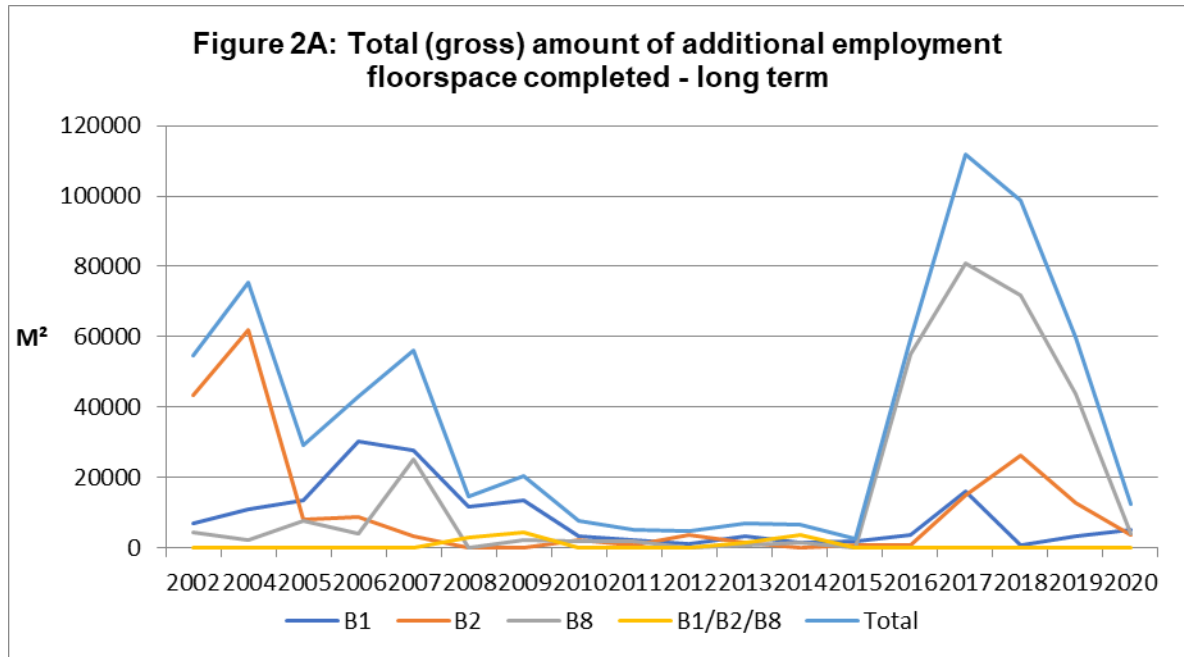
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
<b>B1</b>	3579	15927	739	3285	4915
<b>B2</b>	606	14767	26344	12861	3558
<b>B8</b>	55040	81074	71624	43559	3923
<b>Total</b>	59225	111768	98707	59705	12396



In the last 5 years there has been a significant amount of gross employment floorspace developed, with the majority falling within Use Class B8. This is primarily due to 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 North/Cutacre (5P1.1), can clearly be seen. There were, however, no completions at Logistics North/Cutacre (5P1.1) during the current monitoring period.



**Total (Net) amount of additional employment floorspace completed 2019-2020 (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. During this monitoring period 64,822m² of employment floorspace was lost, meaning that overall the amount of employment floorspace in the borough decreased by 52,426m². The majority of the loss of employment floorspace (48,196m²) was due to the demolition of Beehive Mill for housing. The planning permission reference for this scheme is 96907/16. Further analysis is provided below.

**Table 2: Total (Net) amount of additional employment floorspace completed 2019-2020 (M²)**

	<b>Gross additional floorspace (M²)</b>	<b>Losses through demolitions, change of use and conversion (M²)</b>	<b>Net additional floorspace (M²)</b>
<b>B1</b>	4915	518	4397
<b>B2</b>	3558	10967	-7409
<b>B8</b>	3923	53337	-49414
<b>Total</b>	12396	64822	-52426

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.

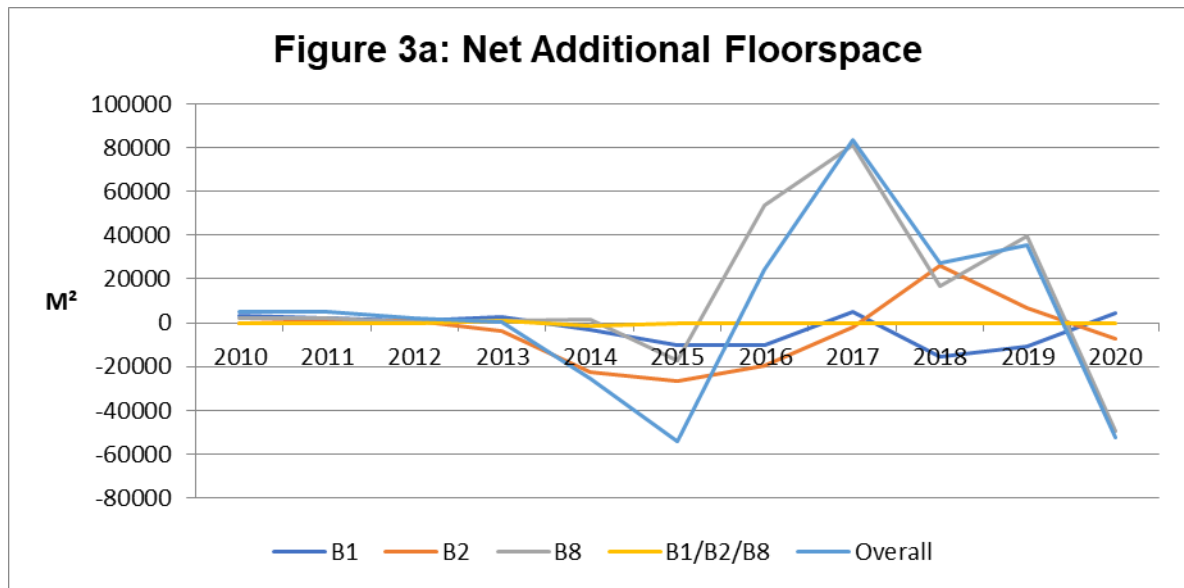
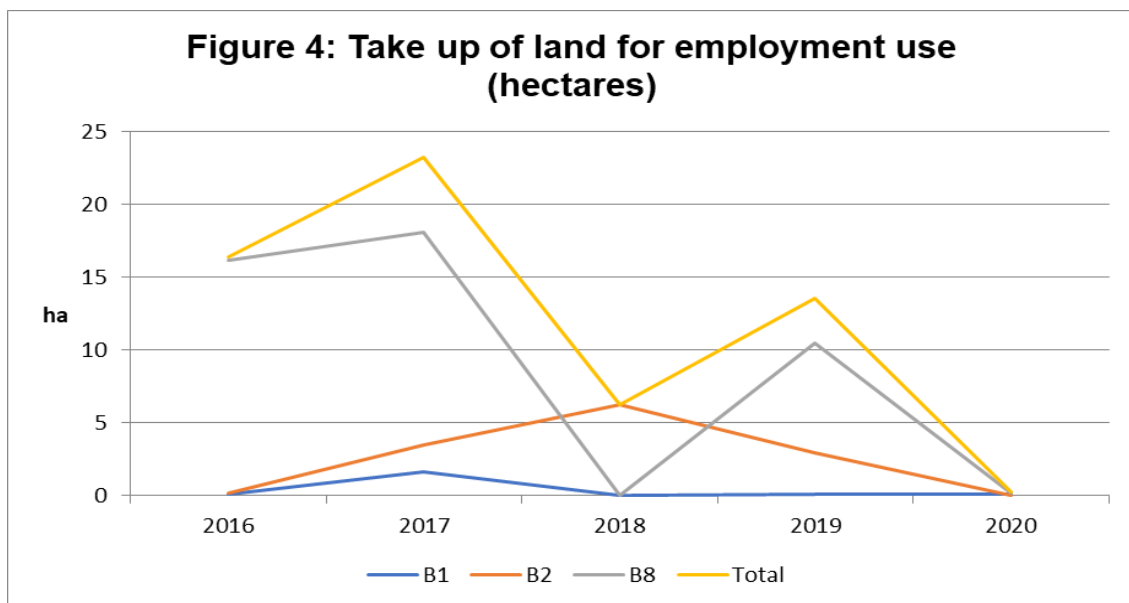


Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

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

	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
<b>B1</b>	0.07	1.62	0	0.07	0.1
<b>B2</b>	0.17	3.5	6.21	2.95	0.02
<b>B8</b>	16.2	18.12	0	10.5	0.13
<b>Total</b>	16.44	23.24	6.21	13.52	0.25



0.25 hectares of land was developed for new employment use in the 12 months up to 31<sup>st</sup> March 2020, a decrease in comparison to recent years. This is due to there being no completions at Logistics North/Cutacre (5P1.1) during the current monitoring period. 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, it is expected that Logistics North/Cutacre (5P1.1) will be fully committed within the next few years. The draft GMSF (2020) proposed to allocate significant new, high quality employment land in the M61 corridor. Following Stockport Council’s withdrawal from the GMSF, discussions about the way forward are taking place.

### C. Completions on Previously Developed Land (2019/2020)

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 (2019/2020)

	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
Total amount of additional employment floorspace completed (m <sup>2</sup> )	4915	3558	3923	12396
Total amount of additional employment floorspace completed on previously developed land (m <sup>2</sup> )	4915	3558	3923	12396
% of additional employment floorspace completed on previously developed land	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>2015/2016</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>2019/2020</b>
<b>Total amount of B1 (office) floorspace developed within the borough (m<sup>2</sup>)</b>	707	15927	661	1174	456
<b>Total amount of B1 (office) floorspace developed within Bolton town centre (m<sup>2</sup>)</b>	0	3793	386	500	199
<b>% of floorspace developed within Bolton town centre</b>	0	24	58	43	44

In the 12 month period up to 31<sup>st</sup> March 2020 456m<sup>2</sup> of new B1 office floorspace was completed, with 44% 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 31<sup>st</sup> March 2020 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
Renewal Areas	Amount of employment land developed in the renewal areas	N/A	0.02
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	0
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites	An average of 2ha annually until 2015	0.13
Other areas	N/A	N/A	0.1
<b>Bolton Borough</b>	<b>Amount of employment land developed</b>	<b>An average of 8 hectares annually</b>	<b>0.25</b>

0.25 hectares of land was developed for new employment use during the monitoring period, a decrease in comparison to recent years.



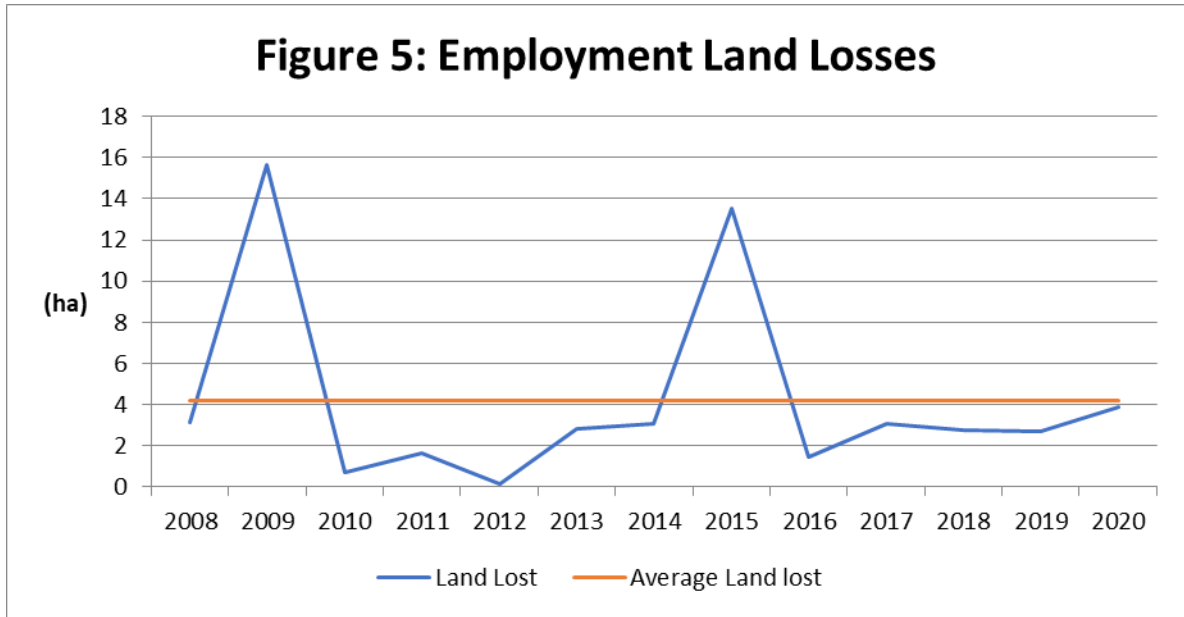
**Loss of Employment Land and floorspace to other uses**

Between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 3.89 hectares of employment land was lost to other uses. Details are provided below.

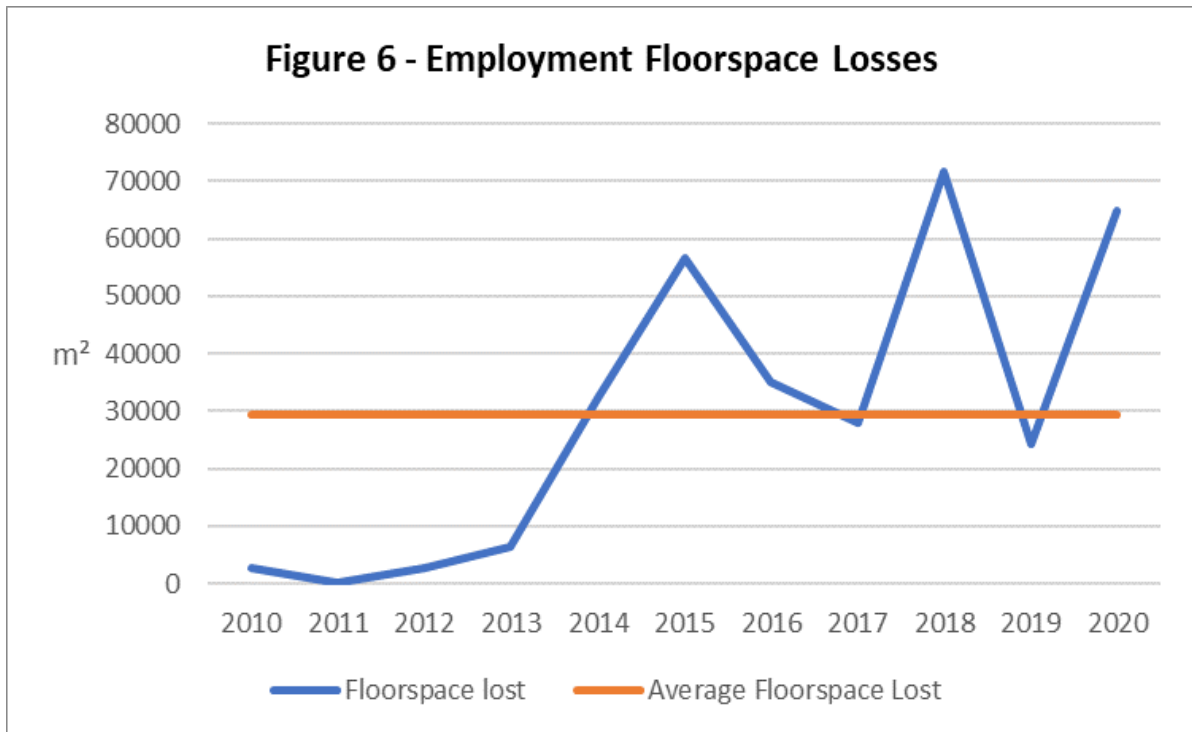
Table 7a: Employment land losses

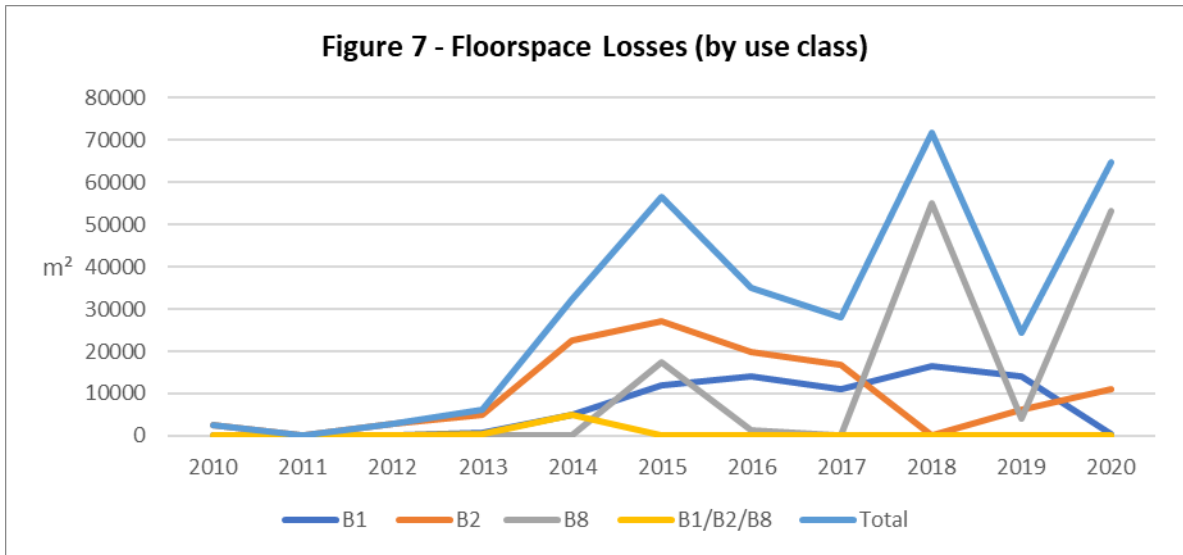
<b>Application Number</b>	<b>Development</b>	<b>Location</b>	<b>Allocation</b>	<b>Employment land lost (ha)</b>
06042/19	Erection of 4no. detached residential dwellings with associated access and landscaping details	Land at Adelaide Street & Bridgeman Street, Bolton	Mixed Use Development: Higher Swann Lane/Sunnyside	0.34
96907/16	Outline application for demolition of existing buildings and erection of up to 121 dwellings including new access and associated works (access details only)	Beehive Mills, Crescent Road, Bolton, BL3 2JT	N/A	3.55
				3.89

Figure 5 shows annual losses of employment land since 2008, the annual average is 4.2ha.



64,822m<sup>2</sup> of employment floorspace was lost to other uses during the monitoring period. This is illustrated in figures 6 and 7, and details are provided in Appendix 7.





#### 4. 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 (1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)

	<b>Area in Hectares</b>	<b>Total Number of Sites</b>
<b>Employment Allocations available at end of March 2019</b>	<b>72.31-87.31</b>	<b>11</b>
Allocations completed	-	-
Allocations partially completed	-	-
Allocations lost to other uses	-	-
Allocations partially lost to other uses	-	-
<b>Employment Allocations available at 31 March 2020</b>	<b>61.69-71.69*</b>	<b>11</b>
Mixed use sites under construction*	3.55	1
Permissions not implemented on mixed use sites	1.38	2
Sites under construction on protected employment land	2.881	3
Permissions not implemented on protected employment land	15.26	13
Unallocated sites under construction	0.03	1
Permission not implemented on unallocated sites	2.22	5
<b>Total Land Available at the end of March 2020</b>	<b>87.01 – 97.01</b>	<b>36</b>
<b>Core Strategy target employment land supply</b>	<b>50</b>	<b>N/A</b>

\*Change in total 'area in hectares' is due to the site size at Horwich Loco Works being reduced to 4.38ha to reflect planning permission 91352/14

The employment land resource now consists of 11 sites making up 61.69-71.69 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2020, can be found in Appendix Two.

The addition of under construction and unimplemented permissions, brings the total supply to 87.01 – 97.01 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 2019 - March 2020:**

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 Completions on protected employment land**

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
02889/18	Erection of 2no single storey buildings comprising 7no industrial units for class B1c & B8 use (light industry & storage) including new access from James Street, parking for 12 vehicles, 1.8m high railings and concrete slab and posts to boundary, CCTV and associated landscaping.	Absolute Concrete Limited, James Street, Westhoughton, Bolton, BL5 3QR	3P1.2 Wingates Industrial Estate	B8	627	0.13
					627	0.13

**Appendix 1B: New Employment Completions on Mixed Use Sites**

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
00292/17	Proposed car repair & tyre replacement garage.	169 St Helens Road, Bolton, BI3 3PS	3P6AP: Higher Swann Lane/Sunnyside	B2	164	0.02
					164	0.02

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

Application Number	Development Description	Address	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
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, BI1 8JB	B1b	2278	0
95574/16	Removal of portable building and erection of 2no offices	Dunscar Industrial Estate, Egerton, Bolton, BI7 9PQ	B1a	111	0.1
				2,389	0.1

There were no new employment land completions on allocated employment land or in Bolton town centre.

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

	Application Number	Development Description	Address	Site	Use Class	Floorspace
<b>Extensions</b>	04669/18	Erection of glazed extension at rear and access ramp at front.	46 Lower Bridgeman Street, Bolton, BI2 1DG	Bolton town centre	B1a	199
	05215/18	Erection of extension to link two buildings to create larger manufacturing area	Unit 7, Lodge Bank, Horwich, Bolton, BI6 5HY	16P1.2 Crown Lane/Lodge Bank, Horwich	B2	500
	06034/19	Erection of single storey extension	Unit 2004, Wingates Industrial Estate, Elland Close, Westhoughton, Bolton	3P1.2 Wingates Industrial Estate	B2	70

	06142/19	Change of use, conversion and first floor extension to public house to form offices on ground floor and 2no self-contained flats on first floor together with associated parking	96 High Street, Little Lever, Bolton, B13 1LR	None	B1a	146
	04512/18	Retention of second floor extension on eastern elevation, glazed edge protection and other alterations to external appearance	Bridgeman Place Works, Carlton Street/Salop Street, Bolton, B12 1dz	Bolton town centre	B8	221
	01079/17	Erection of a two storey extension to provide additional manufacturing space and staff welfare facilities and erection of a flour storage silo	Unit 31-32, Great Bank Road, Westhoughton, Bolton, B15 3XA	3P1.2 Wingates Industrial Estate	B2	2824
	00088/17	Construction of basement area to provide additional office space	Adjacent 265 Bolton Road, Westhoughton, Bolton, B15 3EF	None	B1b	108
<b>Change of use</b>	03549/18	Change of use from waste transfer facility (sui generis) to employment use (B1/B2/B8) along with single storey extension to western elevation.	Unit 10, Edge Fold Industrial Estate, Plodder Lane, Farnworth, Bolton, B14 0LR	14P1.2 Edge Fold	B1c	2073
	06323/19	Change of use of church hall to warehouse with ancillary offices (classes B1 & B8)	Unit 1, Boundary Industrial Estate, Millfield Road, Bolton, B12QY	10P1.2: Employment: Bury Road/Breight met Fold Lane	B8	665

	06860/19	Alteration and conversion of office/workshop/warehouse into smaller storage and distribution units (B8 class use) with ancillary offices and demolition of part ground and first floor together with associated car parking	The Yard, Dodd Lane, Westhoughton, Bolton, BI5 3NU	None	B8	1750
<b>Demolition</b>	06672/19	Retrospective application to demolish part and replace with an extension to the existing building and retention of the existing B1/B8 use for food processing (B1) and food distribution (B8)	T Sutcliffe And Co Ltd Weston Street, Bolton, BI3 2AL	None	B8	660



**Appendix 1E: Summary of completions**

	<b>Gross floor space (m<sup>2</sup>)</b>	<b>Area (ha)</b>
<b>On Allocated Employment Land</b>	0	0
<b>On protected employment land</b>	627	0.13
<b>On mixed use allocations</b>	164	0.02
<b>In Bolton town centre</b>	0	0
<b>On other unallocated land</b>	2389	0.1
<b>Changes of use</b>	4488	-
<b>Extensions</b>	4068	-
<b>Schemes involving demolition</b>	660	-
<b>Total</b>	<b>12396</b>	<b>0.25</b>

## **Appendix 2: Allocations Plan Employment Sites 2020**

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

Site name/ref	Site size (ha)	Remaining developable capacity March 2019	New employment land completions (ha)	Land lost to other uses (ha)	Remaining Developable Capacity March 2020	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	24.37-34.37	0	0	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	4.38*	0	0	0	0	0
Logistics North (Cutacre) (net development area) (5P1.1)	80	24.29	0	0	24.29	0	1.4 (00976/17) 17.76 (04904/18) 0.57 (07367/19) 2.59 (05408/19)	0	0.95 (07368/19)	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	0.94 (61422/02)	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	0.66 (07753/20)	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
<b>Total</b>	<b>129.59-144.59</b>	<b>72.31-87.31</b>	<b>0</b>	<b>0</b>	<b>61.69 – 71.69</b>	<b>0.94</b>	<b>22.98</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*This has been amended to 4.38ha to reflect planning permission 91352/14, rather than the mixed use allocation. The planning permission reflects updated circumstances at the site in relation to developable area for employment use.

**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 or changes of use.

**Appendix 3A: New employment land currently under construction on allocated employment land (31<sup>st</sup> March 2020)**

Application Number	Development description	Address	Site	Use Class	Area (ha)
90539/13 /01521/17*	Part a: outline application (access details only) for phased employment development scheme comprising up to 102ha of storage and distribution use (class B8), industrial use (class B2), associated/ancillary uses including business (class B1), hotel (class C1), shop, services and food & drink (class A1-A5) with associated access, utilities, ground works and sustainable drainage system.  Part b: full application for access and drainage infrastructure to serve initial phase(s) of development	Former Cutacre Opencast Mining Site, Land to The South Of The A6 (Salford Road/Manchester Road West)	5P1.1: Cutacre	B2/B8	22.26 (unimplemented permissions)
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
					23.2

**Appendix 3B: New employment land currently under construction on protected employment land (31<sup>st</sup> March 2020)**

Application Number	Development description	Address	Site	Use Class	Area (ha)
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, BI5 1BW	24P1.2 Salford Road, Over Hulton	B2	0.95
72378/05	Erection of eleven units for ( B1,B2,B8 use),offices,light industrial/wholesale warehouse.	Land At Breightmet Industrial Estate, Breightmet, Bolton.	10P1.2: Bury New Road/Breightmet 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 external works	Cattle Market Hotel, 6-8 Orlando Street, Bolton, BI3 6DE	8P1.2: Great Lever	B1	0.071
					2.881

**Appendix 3C: New employment land currently under construction on mixed use allocations (31<sup>st</sup> March 2020)**

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	3.55*
					3.55

\*This is the remaining developable capacity, not total site size

**Appendix 3D: New employment land currently under construction in Bolton town centre (31<sup>st</sup> March 2020)**

Application Number	Development description	Address	Use Class	Area (ha)
05744/19	Demolition of existing building and erection of a two storey warehouse with office on first floor.	Northern Geological Supplies, Gas Street, Bolton, BL1 4TQ	B8	0.03
				0.03

**Appendix 3E: New employment land currently under construction on other unallocated land (31<sup>st</sup> March 2020)**

<b>Application Number</b>	<b>Development description</b>	<b>Address</b>	<b>Use Class</b>	<b>Area (ha)</b>
02940/18	Alterations to front elevation of no 115. along with erection of two storey building comprising financial and professional services (class A2) and office use (class B1) together with car parking and associated works to Mulliner Street	115 and land adjacent, Blackburn Road, Bolton, B11 8HF	B1a	0.03
				0.03

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

<b>Land Type</b>	<b>Employment land under construction (ha)</b>
Allocated Employment Land	23.2
Protected Employment Land	2.881
Mixed Use Allocations	3.55
Bolton Town Centre	0.03
Other Unallocated land	0.03
Total	29.691

**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 or changes of use.

**Appendix 4A: Permissions for new employment land development not implemented on allocated employment land (31<sup>st</sup> March 2020)**

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 Bb2) 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
04904/18	Reserved matters approval for application 90539/13 the erection of a regional distribution centre use class B8 plus ancillary offices and associated outbuildings.	Unit G1 Logistics North , Bolton	5P1.1 Cutacre (Logistics North)	B8	17.76
07367/19	Outline application for the erection of a building (access details only) to be used for use classes A3/A5/B1/D1	Plot A4, Logistics North	5P1.1 Cutacre (Logistics North)	B1a	0.57
07753/20	Outline application for the erection of 4no. industrial/business/storage units (layout details only)	Land Adjacent to Moss Road/ Stone Hill Road, Farnworth, Bolton	11P1.1 Stone Hill Road	B1/B2/B8	0.66
05408/19	Reserved matters pursuant to outline planning permission 90539/13 for access, appearance, landscaping, layout and scale for an industrial unit (use class B1c/B2/B8)	Logistics North - Plot F Phase 3: Plot F2h	5P1.1 Cutacre (Logistics North)	B2/B8	2.59



	with ancillary office space (use class B1a)				
					22.98

**Appendix 4B: Permissions for new employment land development not implemented on protected employment land (31<sup>st</sup> March 2020)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
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	0*
01944/17	Erection of portal-framed storage building.	The Vanliners, Raikes Lane, Bolton, BL3 2RE	11P1.2 Raikes Lane Industrial Estate	B8	0*
05348/19	Erection of storage unit	Unit Y, Union Road, Bolton, BL2 2HF	4P1.2 The Valley	B8	0*
05533/19	Erection of industrial unit	Unit 4, Westhoughton Industrial Estate, James Street, Westhoughton, Bolton, BL5 3QR	3P1.2 Wingates Industrial Estate	B1c	0*
02217/17	Erection of warehouse and extension to existing industrial unit together with associated parking, delivery areas and landscaping.	Lynstock House, Lynstock Way, Lostock, Bolton, BL6 4SA	2P1.2 Lostock Industrial Estate (Lynstock Way)	B2/B8	1.5
06157/19	Erection of detached industrial unit	Stanley House, Crown Lane, Horwich, Bolton, BL6 5HY	16P1.2 Crown Lane/Lodge Bank, Horwich	B1c	0*
06877/19	Erection of 18 starter business units together with the change of use of former building to create 4 separate units together with the creation of 2 new entrances	Jewson LTD, Lever Street, Bolton, BL3 6NX	8P1.2 Great Lever Employment Area	B1c	0.45

07187/19	Erection of a single storey building to include a "hot oil" boiler house, dedicated fork-lift truck charging area and secure cycle storage room	Vil Resins Ltd, Union Road, Bolton, BL2 2DT	4P1.2 The Valley	B2	0*
07075/19	Erection of single storey warehouse	Land adjacent to Ventorex, Nelson Street, Bolton, BL3 2RW	8P1.2 Great Lever Employment Area	B2	0.21
02519/17	Erection of 1no. engineering unit and associated works.	Lynstock Office Park, Lynstock Way, Lostock, Bolton, BL6 4SG	2P1.2 Lostock Industrial Estate (Lynstock Way)	B2	0.08
08439/20	Hybrid planning application comprising:  Phase 1 : full planning application for the erection of two storage and distribution warehouses (use classes B2/B8), ancillary offices (use class B1), landscaping and associated infrastructure  Phase 2 : outline planning application for: part a: up to 5,000 sqm [GEA] of storage and distribution development (use classes B2/B8);or part b: additional car parking spaces, both scenarios incorporating the provision of landscaping and associated infrastructure	Land at Great Bank Road, Bolton	3P1.2 Wingates Industrial Estate	B2/B8	9.92
07088/19	Demolition of existing buildings and the erection of 4no. units for industrial uses (use class B1/B2/B8), together with access, landscaping, car parking and associated works	Platinum Business Park, Lostock, Bolton	2P1.2 Lostock Industrial Estate (Lynstock Way)	B2	2.3
07584/19	Demolition and replacement of storage building	Stainless Metalcraft (Chatteris) LTD, t/a Booth Industries, Nelson Street, Bolton, BL3 2RW	8P1.2 Great Lever Employment Area	B2	0.8
					15.26

\*Site size recorded as zero because the development is within the curtilage of an existing employment development.

**Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31<sup>st</sup> March 2020)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
02807/18	Outline application for erection of 2no. Storage units (access, landscape, and scale details only).	Majestic Self Drive, Henry Lee Street, Bolton, BL3 3PT	3P6AP Higher Swan Lane	B8	0*
91352/14**	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. 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	Land At Former Horwich Loco Works, Horwich, Bolton	3P1.1 Horwich Loco Works	B1/B2	4.38
78297/07	Approval of details of layout, appearance, scale and landscaping for a mixed-use development comprising 200 no. residential dwellings and 6,038 sqm (65,000 sq ft) of Bb1(c)/B8 employment development, along with associated car parking and infrastructure.	Hercules Business Park, Lostock Lane, Horwich, Bolton.	6P6AP: British Aerospace	B1c/B8	1.38
					5.76

\*Site size recorded as zero because the development is within the curtilage of an existing employment development.

\*\* In relation to planning application 91352/14 the housing development has commenced. A reserved matters application is expected to be submitted prior to employment development.

**Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31<sup>st</sup> March 2020)**

Application Number	Development Description	Address	Use Class	Area (ha)
07369/19	Mixed use development comprising one residential block of 8 and 20 storeys comprising 144 apartments (C3), one six storey office block (B1), multi storey car park with 509 spaces (sui generis) and 141 square metres of A1, A2 & A3 use at ground floor together with associated public open space, landscaping and access.	Land at the Junction of Bradshawgate / Manchester Road and Trinity Street	B1a	0.08
07954/20	Part A: full application for the demolition of Crompton Place Shopping Centre and all associated structures, 56 & 58 Bradshawgate and 33 Victoria Square. Part B: outline application (all matters reserved) for a mixed use development comprising of use class A1 (retail), use class A2 (professional services), use class A3 (food and beverage), use class A4 (drinking establishment), use class A5 (hot food takeaway), use class B1 (office), use class C1 (hotel, maximum 135 bedrooms), use class C3 (residential, maximum 200 dwellings), use class D1 (including clinic, creche, nursery, halls, day centres, art galleries) and use class D2 (assembly and leisure uses), together with associated car parking, servicing, access arrangements, public realm, landscaping and infrastructure.	Crompton Place Shopping Centre, Victoria Square, Bolton; and 56 & 58 Bradshawgate; and 33 Victoria Square	B1a	0.89

05572/19	<p>Part A: Outline application (all matters reserved) for a mixed-use development of new, improved, altered and replacement buildings, for residential use (class C3, maximum 352 dwellings), business/office use (class B1, maximum floorspace 7,500 sq.m nia), retail use (class A1, maximum 660 sq.m nia), professional services (class A2 maximum 1,500 sq.m nia), food and drink use (class A3, maximum 1,500 sq.m nia), drinking establishments (class A4 maximum 1,500 sq.m nia), hot food takeaway use (class A5, maximum floorspace 200 sq.m nia), hotel use (class C1 maximum 80 bedrooms), use for clinic, creche, nursery, day nurseries, art galleries and halls (class D1, maximum floorspace 750 sq.m nia), gym and indoor sport uses (class D2, maximum floorspace 1,000 sq.m nia), together with associated car parking, landscaping, ancillary uses and infrastructure.</p> <p>Part B: Full application for demolition, site clearance, highway and associated works including alterations to junction at Manor Street / Bank Street with Brown Street, internal road layout, new public space south of Well Street, public realm improvements and enhancements to the River Croal Corridor including new footbridge across the River Croal.</p>	Land at Church Wharf, Bolton	B1a	3.1
				4.07

**Appendix 4E: Permissions for new employment land development not implemented on other land (31<sup>st</sup> March 2020)**

Application Number	Development Description	Address	Use Class	Area (ha)
05484/19	Erection of 5no. commercial units (class B2/B8)	Chulsey Street Works, Chulsey Street, Bolton, BL3 4EH	B8	0.09
06267/19	Erection of six industrial units with associated landscaping.	Land South of Manchester Road, Former Meridian Court, Bolton, BL3QN	B2/B8	0.9
07082/19	Erection of 2no light industrial units (class B2) including access road to phase 2 area and erection of 3m high palisade boundary fence	Land Adjacent to London Street, High Street, Bolton	B2	0.6
07320/19	Erection of industrial units to ground floor, fitness and recreation facility above together with associated car parking	Topping Street, Bolton	B1c	0.15
07468/19	Demolition of existing factory and erection of industrial unit for manufacturing of animal foods	Garnet Fold Farm, 684 St Helens Road, Bolton, BL3 3SS	B2	0.48
				2.22

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

<b>Land Type</b>	<b>Unimplemented Permissions (ha)</b>
Allocated Employment Land	22.98
Protected Employment Land	15.26
Mixed Use Allocations	5.76
Bolton Town Centre	4.07
Other Unallocated land	2.22
Total	50.29

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

The table below shows applications for new employment land development that have not been determined on unallocated land. There are no such undetermined applications on allocated employment land, protected employment land, mixed use allocations or in Bolton town centre. This information does not include undetermined extensions or changes of use.

Application Number	Development Description	Address	Use Class	Area (ha)
04766/18	<p>Part A: Outline application for strategic employment development for industrial (Class B1c/B2), storage and distribution (class B8) and/or research and development (class B1b) uses each with ancillary office space (class B1A) parking and associated facilities, (class D1) ancillary food and drink (class A3/A4/A5) and associated roads and landscape works</p> <p>Part B: Full planning application for demolition of building/structures, upgrade to highway infrastructure, creation of new access to Wimberry Hill Road, formation of development platforms, boundary landscaping and ecological enhancement area</p>	Land West of Wingates Industrial Estate, Off Chorley Road, Westhoughton, Bolton, BL5 3LY	B1c/B2/B8	33.14



**Appendix 6: Annual and Average Take Up Rates 1985 – March 2020**

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 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 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
March 2019	13.52	March 2019	13.52	March 2019	13.52
March 2020	0.25	March 2020	0.25	March 2020	0.25
<b>TOTAL</b>	<b>262.13</b>		<b>64.66</b>		<b>59.66</b>
<b>AVERAGE</b>	<b>7.49</b>		<b>6.47</b>		<b>11.93</b>

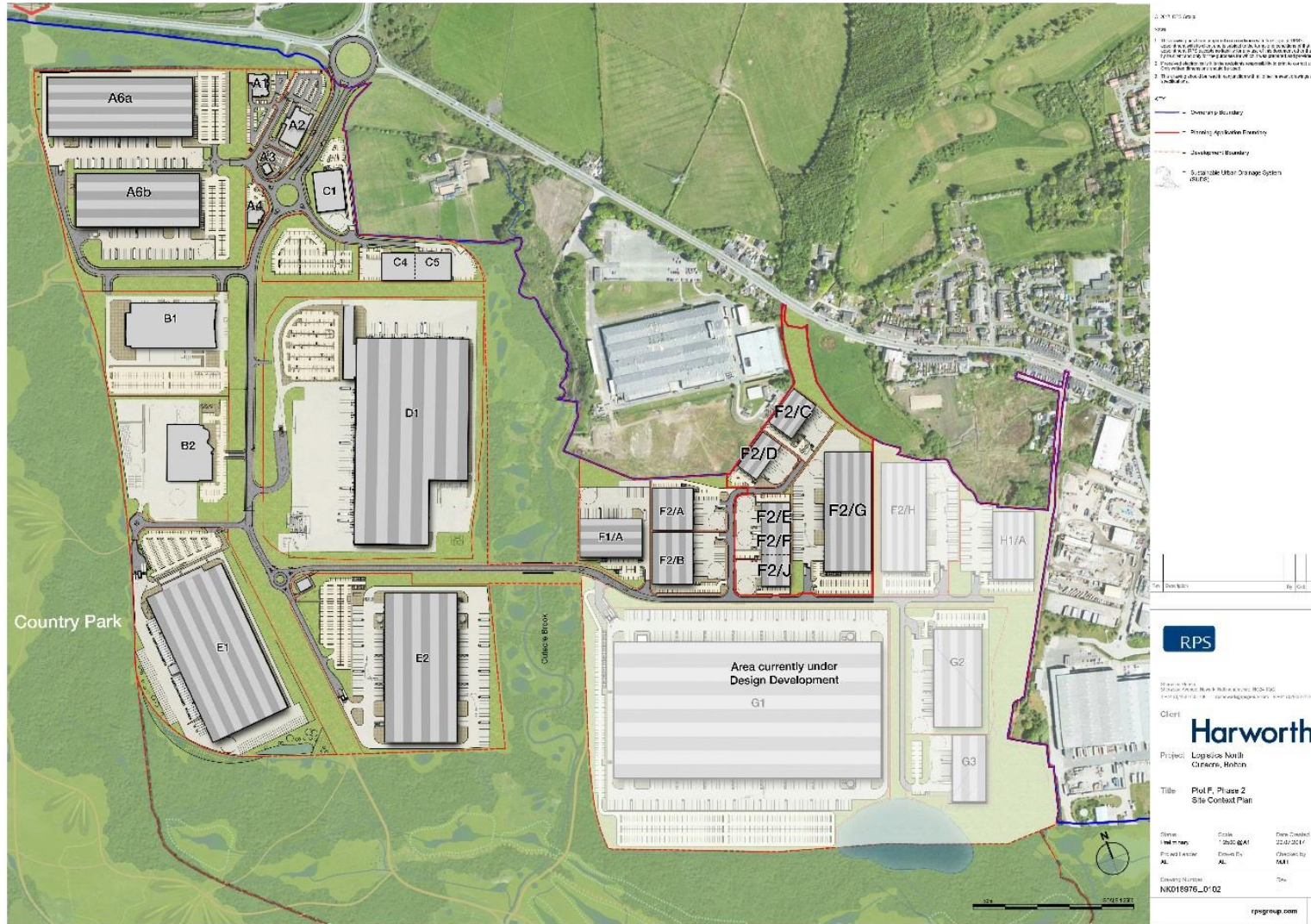
**Appendix 7: Losses of employment land and floorspace**

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>
07088/19	Demolition of existing buildings and the erection of 4no. units for industrial uses (use class B1/B2/B8), together with access, landscaping, car parking and associated works	Platinum Business Park Lostock, Bolton	Protected Employment: Lostock Industrial Estate (Lynstock Way)	B2	10796	0	Under construction
06042/19	Erection of 4no. detached residential dwellings with associated access and landscaping details	Land at Adelaide Street & Bridgeman Street, Bolton	Mixed Use Development: Higher Swann Lane/Sunnyside	B8	2646	0.34	Under construction
05744/19	Demolition of existing building and erection of a two storey warehouse with office on first floor. Demolition of existing building and erection of a two storey warehouse with office on first floor.	Northern Geological Supplies, Gas Street, Bolton, B11 4TQ	Bolton Town Centre	B8	146	N/A	Under construction
02587/17	Change of use of first floor from offices (B1) to 10no. unit house in multiple occupation (C4) along with external and internal alterations to ground and first floors, including altered access	135-137 Market Street, Farnworth, Bolton, B14 8EX	N/A	B1a	320.2	N/A	Under construction
96907/16	Outline application for demolition of existing buildings and erection of up to 121 dwellings including new access and associated works (access details only)	Beehive Mills, Crescent Road, Bolton, B13 2JT	N/A	B8	48196	3.55	Under construction

07988/20	Change of use from business use (class B1) to yoga studio (class D2)	Mill 3, Unit 24, Halliwell Industrial Estate, Rossini Street, Bolton, BL1 8DL	Mixed Use: Halliwell Mills	B1a	161	N/A	Complete
06860/19	Alteration and conversion of office/workshop/warehouse into smaller storage and distribution units (B8 class use) with ancillary offices and demolition of part ground and first floor together with associated car parking	The Yard, Dodd Lane, Westhoughton, Bolton, BL5 3NU	N/A	B8	1767	N/A	Complete
07244/19	Change of use of from office (class B1) to aesthetic clinic (class D1)	Unit 24, Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ	N/A	B1a	37	N/A	Complete
06402/19	Change of use from B2 (industrial) to D1 (education)	Unit 7b, St Pauls Mill, Barbara Street, Bolton, BL3 6UQ	N/A	B2	171	N/A	Complete
06672/19	Retrospective application to demolish part and replace with an extension to the existing building and retention of the existing B1/B8 use for food processing(B1) and food distribution (B8)	T Sutcliffe and Co Ltd Weston Street, Bolton, BL3 2AL	N/A	B8	582	N/A	Complete
					64822.2	3.89	

**Appendix 8a: Logistics North Site Plan**



**Appendix 8B: Logistics North Summary by Status**I. Uncommenced Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M <sup>2</sup>	Proposed Occupier
A4	07367/19	Erection of a building (access details only) to be used for use classes a3/a5/b1/d1	0.57	B1a	368	Unknown
C1	07368/19	Erection of Petrol Filling Station	0*	Non employment	0	Unknown
Land North of Unit D1	00976/17	Erection of an employment unit	1.4	B2	2574	Aldi
G1	04904/18	Erection of a Distribution Centre	17.7	B8	59389	Lidl
F2/H	05408/19	Erection of an Industrial Unit	2.59	B2/B8 (assume B8)	12202	Unknown
			22.26		74533	

\*permission is for a non-employment use, effectively a loss of employment land

II. Under Construction Schemes/Plots

There are no schemes currently under construction at Allocation 5P1.1 Logistics North (Cutacre), as at 31 March 2020.

III. Completed Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M <sup>2</sup>	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
E2	96590/16	Erection of an employment unit	7.29	B8	26650	TBC	2018/2019
F1a/F2a/F2b	97567/16	Erection of three employment buildings	4	B2	15746	TBC	2017/2018
F2c/F2d/F2e/F2f/F2g/F2j	01805/17	Erection of 6 employment buildings	5.67	B2/B8	B2: 11245  B8: 13861	F2c: Utility Warehouse  F2e: Rijo 42  Others TBC	2018/2019
			55.63		292715		

#### IV. Summary

	Land (ha)	Floorspace (m <sup>2</sup> )
<b>Uncommenced schemes</b>	22.26	74533
<b>Under construction schemes</b>	0	0
<b>Completed schemes</b>	55.63	292715
<b>Total</b>	<b>77.89</b>	<b>367248</b>

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 Coffee

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

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