

# Local Development Framework

Bolton's Authority Monitoring  
Report 2015/2016: Volume 3  
Employment Land Update

**Shaping the future of Bolton**

For more information contact:

Planning Strategy  
Department of Place  
Town Hall  
Bolton  
BL1 1RU  
Tel: 01204 333216  
Email [LDFconsultation@bolton.gov.uk](mailto:LDFconsultation@bolton.gov.uk)

## **2016 Employment Land Update**

### **1. Introduction:**

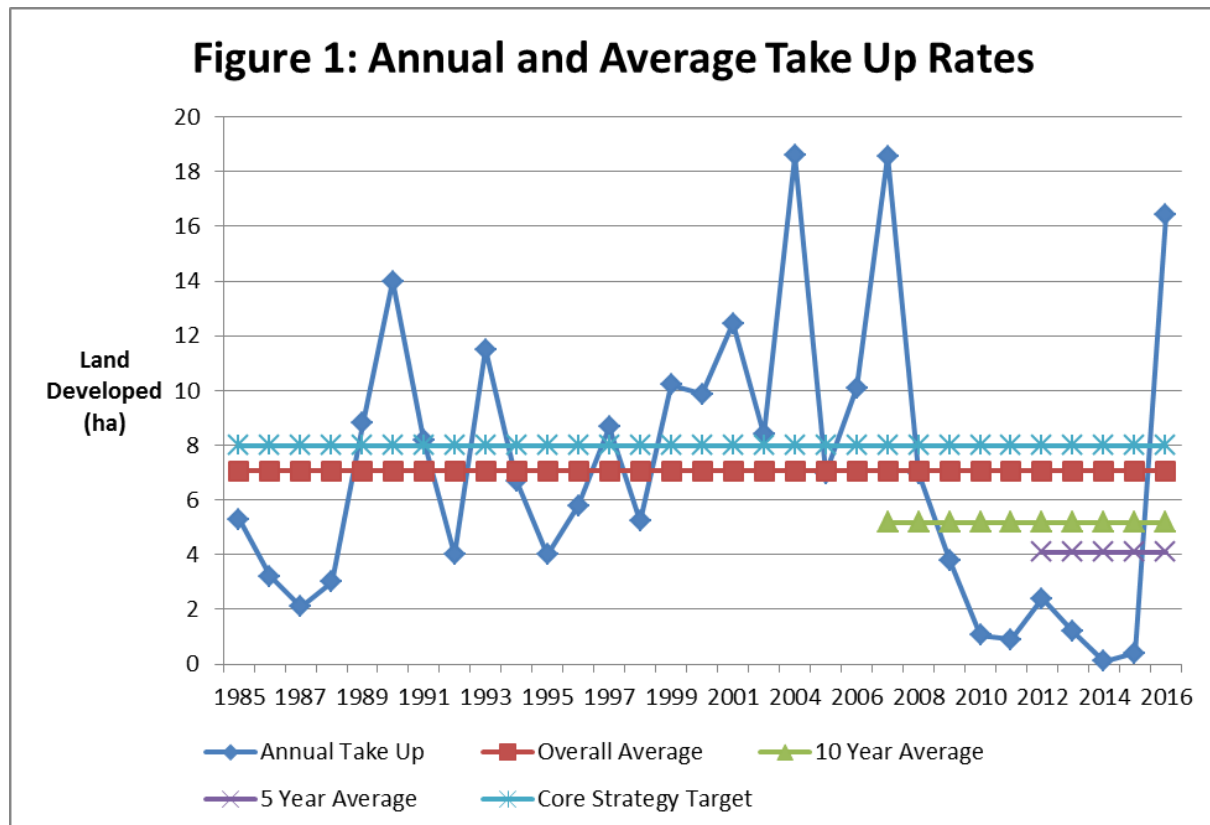
The 2016 Employment Land Update has the following objectives:

- 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 2015 to the 31<sup>st</sup> March 2016;
- 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 31 years between 1985 and 2016. During the monitoring period 16.44 hectares of land was developed for new employment use. This is a substantial increase in comparison to recent years and is the highest annual employment land completion figure since 2007. 16.2 hectares of this is a result of the completion of planning application 90543/13, which relates to the Aldi Regional Distribution Centre at Logistics North/Cutacre (Employment Allocation 5P1.1).



Until the current monitoring period there have been two periods where employment land completions have been particularly high – 1990 to 1993 and 2004 to 2007. This is 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).

There has been significant progress at Employment Allocation 5P1.1 Logistics North (Cutacre) during the monitoring period. Planning permission 90543/13 has been completed. This involves the completion of a 54,240m<sup>2</sup> Aldi regional distribution centre, on a 16.2 ha plot. In addition the following schemes at Employment Allocation 5P1.1 Logistics North (Cutacre) were all under construction at 1<sup>st</sup> April 2016:

- 93774/15: This planning permission involves the construction of a 12,501m<sup>2</sup> manufacturing facility for MBDA, a company specialising in the development and manufacture of missiles. The site size is 3.34 ha. Although outside the monitoring period this is now complete.
- 94999/15: This planning permission involves the construction of a 33,321m<sup>2</sup> storage and distribution unit, on a 7.4 ha site. The applicant, First Industrial, built the facility as a speculative development with no know end occupier but designed to meet or exceed industry standards for logistics facilities. Although submitted outside the monitoring period planning permission 97730/16 allows a number of modifications to the site and building to make it suitable for a prospective occupier.
- 94417/15: This planning permission involves the erection of 2 buildings, totalling 37,172m<sup>2</sup> of B8 floorspace on a 8.7 ha site. The proposed speculative development has been configured to meet institutional standards.
- 93656/15: This planning permission involves the construction of a 8,281m<sup>2</sup> warehouse and office facility on a 2 ha site. This £10m purpose built production and testing facility for mining solutions provider Joy Global, will feature several elements to allow for the testing of heavy equipment and machinery used for mining (Place North West, 2015). Although outside the monitoring period this is now complete.

The completion of such schemes will mean continued significant employment land completions.

### 3. Employment Completions April 2015 – March 2016.

#### A. Completions on Allocated Employment Land

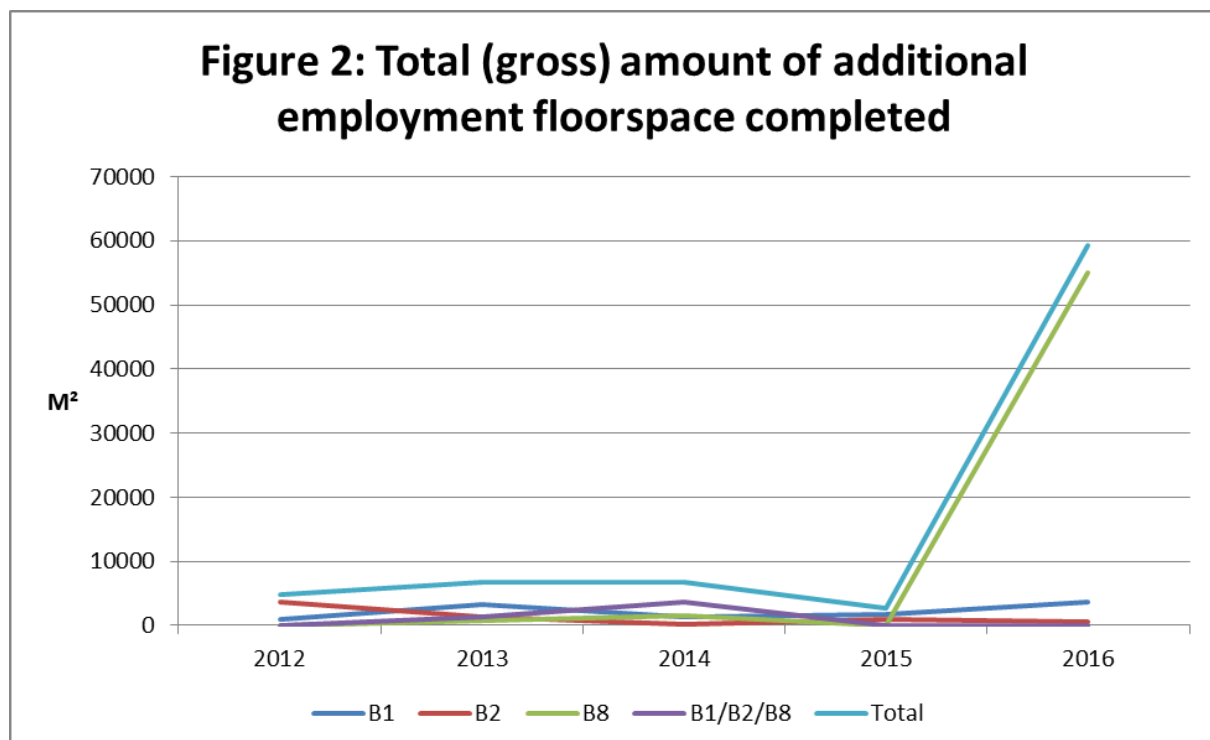
The Allocations Plan allocates 12 sites for employment development, consisting of between 130 and 145 hectares of land (Appendix 2). 16.2 hectares of land at Logistics North/Cutacre (Employment Allocation 5P1.1) has been developed as an Aldi Regional Distribution Centre. This relates to planning application 90543/13.

#### B. All completions

The following section provides an analysis of 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>)

|                 | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
|-----------------|-----------|-----------|-----------|-----------|-----------|
| <b>B1</b>       | 949       | 3228      | 1375      | 1754      | 3579      |
| <b>B2</b>       | 3741      | 1397      | 109       | 880       | 606       |
| <b>B8</b>       | 60        | 850       | 1607      | Nil       | 55040     |
| <b>B1/B2/B8</b> | Nil       | 1291      | 3634      | Nil       | N/A       |
| <b>Total</b>    | 4750      | 6766      | 6725      | 2634      | 59225     |



Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. In the last 12 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 completion of planning

application 90543/13, which relates to the Aldi Regional Distribution Centre at Logistics North/Cutacre (Employment Allocation 5P1.1). There has also been an increase in the amount of B1 floorspace developed.

Figure 2A illustrates the long term trend with regard to gross additional floorspace. Floorspace completions are at the highest level since 2004.

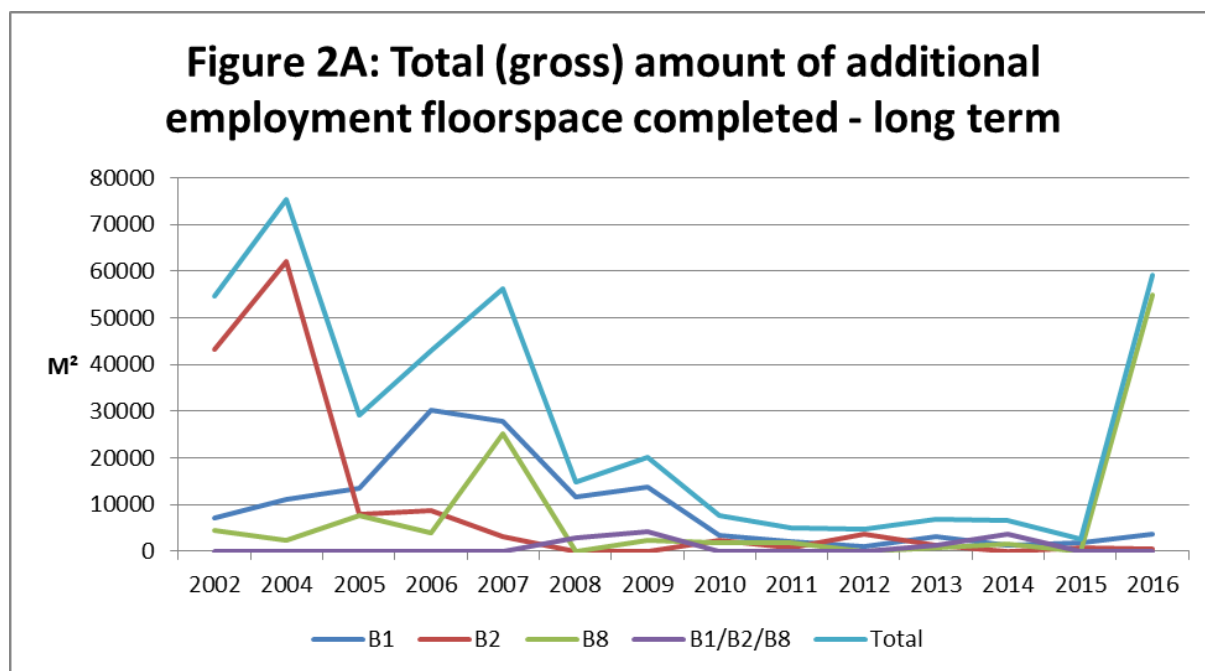


Table 2: Total (Net) amount of additional employment floorspace completed 2015-2016 (M²)

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 the monitoring period 35139m² of employment floorspace was lost, meaning that overall the amount of employment floorspace in the borough increased by 24086m².

|              | Gross additional floorspace (M²) | Losses through demolitions, change of use and conversion (M²) | Net additional floorspace (M²) |
|--------------|----------------------------------|---|--------------------------------|
| <b>B1</b>    | 3579                             | 13923   | -10344                         |
| <b>B2</b>    | 606                              | 19890   | -19284                         |
| <b>B8</b>    | 55040                            | 1326  | 53714                          |
| <b>Total</b> | 59225                            | 35139   | 24086                          |

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.

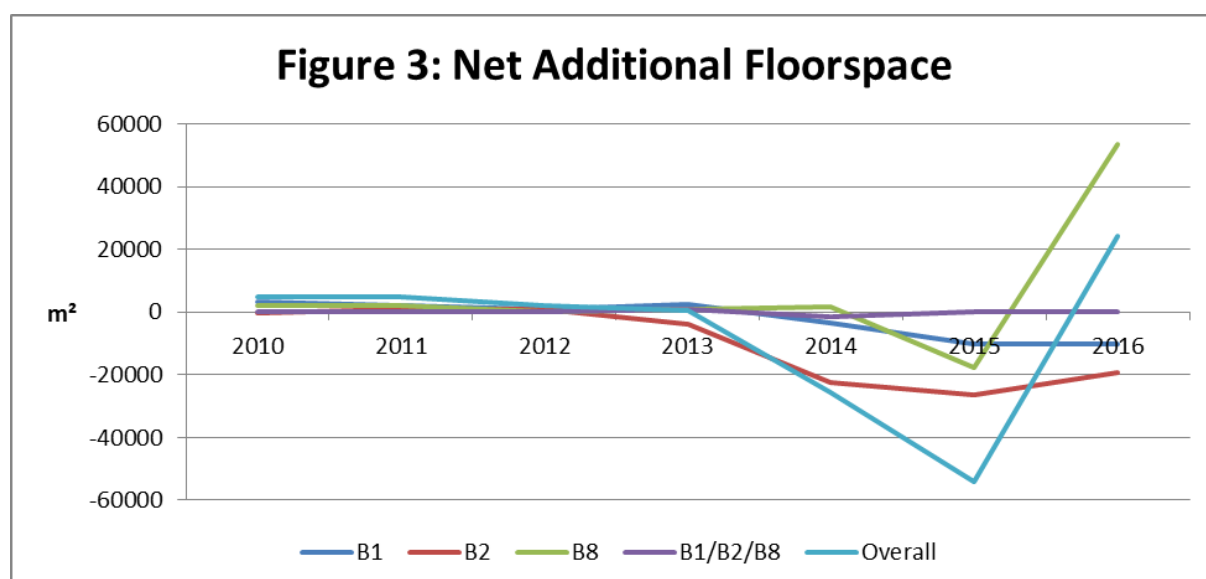
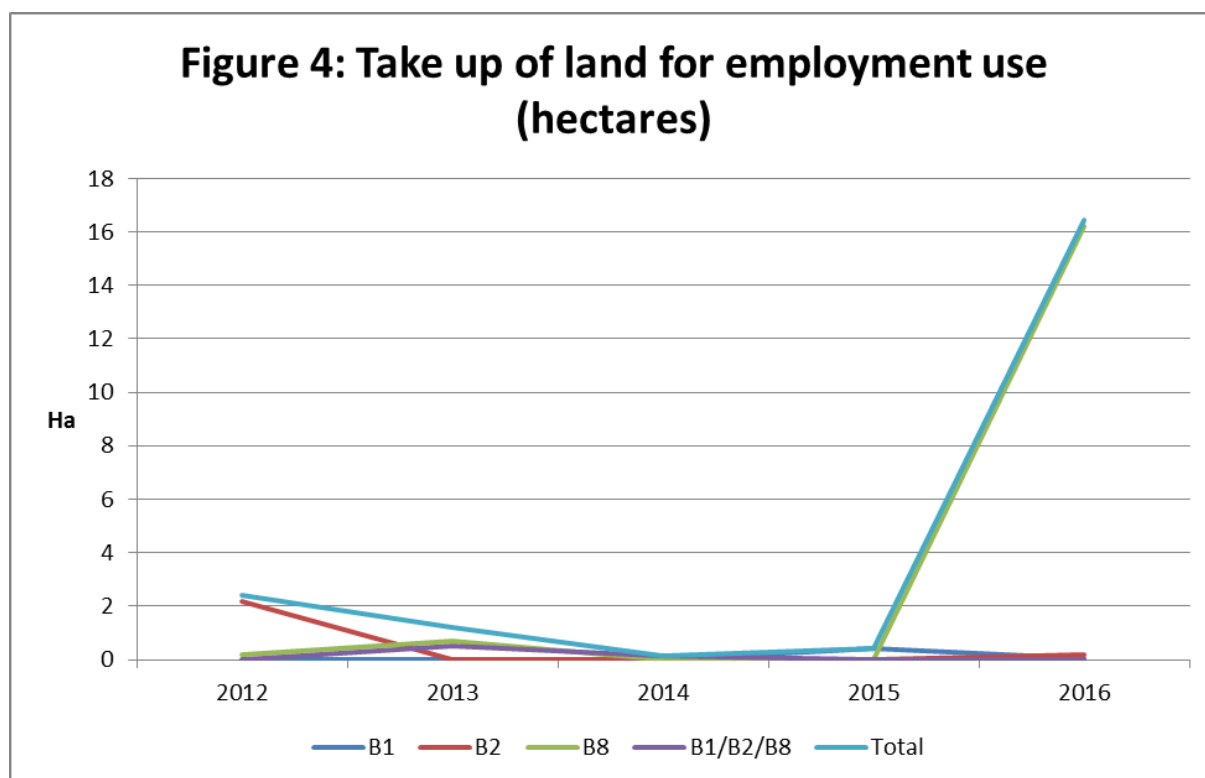


Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

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

|          | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
|----------|-----------|-----------|-----------|-----------|-----------|
| B1       | Nil       | Nil       | Nil       | 0.4       | 0.07      |
| B2       | 2.2       | Nil       | Nil       | Nil       | 0.17      |
| B8       | 0.2       | 0.7       | 0.0049    | Nil       | 16.2      |
| B1/B2/B8 | Nil       | 0.5       | 0.13      | Nil       | 0         |
| Total    | 2.4       | 1.2       | 0.1349    | 0.4       | 16.44     |



16.44 hectares of land was developed for new employment use in the 12 months up to 31<sup>st</sup> March 2016, a significant increase compared to recent years. 16.2 hectares of this is a result of the completion of planning application 90543/13, which relates to the Aldi Regional Distribution Centre 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.

### C. Completions on Previously Developed Land (2015/2016)

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 (2015/2016)

|   | B1   | B2  | B8    | Total |
|---|------|-----|-------|-------|
| Total amount of additional employment floorspace completed by type (m <sup>2</sup> )                              | 3579 | 606 | 55040 | 59225 |
| Total amount of additional employment floorspace completed on previously developed land by type (m <sup>2</sup> ) | 3579 | 606 | 55040 | 59225 |
| % 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

|   | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 |
|---|-----------|-----------|-----------|-----------|-----------|
| <b>Total amount of B1 (office) floorspace developed within the borough (m<sup>2</sup>)</b>        | 875       | 2746      | 1375.25   | 539       | 707       |
| <b>Total amount of B1 (office) floorspace developed within Bolton town centre (m<sup>2</sup>)</b> | 0         | 520       | 640.81    | 0         | 0         |
| <b>% of floorspace developed within Bolton town centre</b>  | 0         | 19        | 47        | 0         | 0         |

In the 12 month period up to 31<sup>st</sup> March 2016, no new B1 (office) floorspace was developed within Bolton town centre. The 707m<sup>2</sup> of new B1 (office) floorspace consisted of two schemes:

- 92067/14: A three storey B1 office building was completed at the site of the former Gross Guns Public House, on the edge of Westhoughton town centre.
- 93690/15: The conversion of the Victoria Inn in Farnworth town centre to B1 offices.

Although no B1 office schemes were completed in Bolton town centre all B1 office completions were within, or on the edge of other allocated town centres. It should also be noted that construction has started on planning permission 93235/14. This relates to a 3,213m<sup>2</sup> B1 office building on vacant land at the corner of Great Moor Street and Newport Street, within 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 2016 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                                      | 0.07                       |
| 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                                      | 16.2                       |
| 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                                      | 0.17                       |
| <b>Bolton Borough</b>                  | <b>Amount of employment land developed</b>                      | <b>An average of 8 hectares annually</b> | <b>16.44</b>               |

16.44 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).

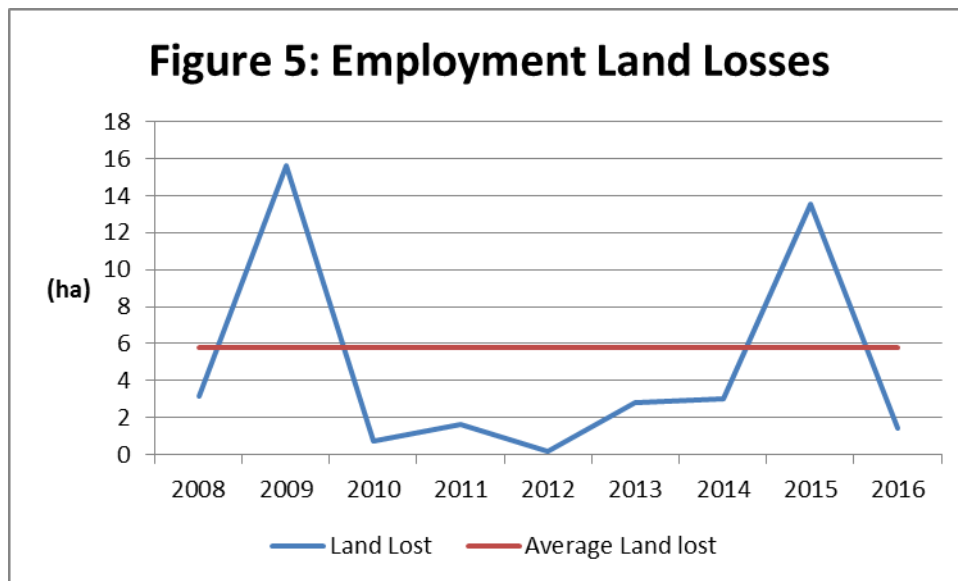
#### 4. Loss of Employment Land to other uses

Between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016 1.45 hectares of employment land was lost to other uses. Details are provided below and in Appendix 6.

Table 7a: Employment land losses on mixed use allocations

| Application Number | Development  | Location   | Site             | Employment land lost (ha) |
|--------------------|--|--|------------------|---------------------------|
| 93831/15           | Erection of 51 no detached and semi-detached 2, 3 and 4 bedroom dwellings together with associated works | Lorne Street Mills, Lorne Street, Farnworth, Bolton, BL4 7LW | 1P6AP Moses Gate | 1.45                      |

Figure 5 shows annual losses of employment land since 2008.



## 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 is 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 2015 – 31<sup>st</sup> March 2016)**

|  | <b>Area in Hectares</b>       | <b>Total Number of Sites</b> |
|--|-------------------------------|------------------------------|
| <b>Employment Allocations available at end of March 2015</b> | 129.59-144.59                 | <b>12</b>                    |
| Allocations completed  | 0                             | 0                            |
| Allocations partially completed                              | Logistics North/Cutacre: 16.2 | 1                            |
| Allocations lost to other uses                               | 0                             | 0                            |
| Allocations partially lost to other uses                     | 0                             | 0                            |
| <b>Employment Allocations available at 31 March 2016</b>     | <b>113.39 – 128.39</b>        | <b>12</b>                    |
| Mixed use sites under construction                           | 0                             | -                            |
| Permissions not implemented on mixed use sites               | 8.98                          | 2                            |
| Unallocated sites under construction                         | 0.16                          | 1                            |
| Permission not implemented on unallocated sites              | 1.74                          | 5                            |
| <b>Total Land Available at the end of March 2016</b>         | <b>124.27 – 139.27</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 12 sites making up 113.39-128.39 hectares of employment land. 30.36ha 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 2016, can be found in Appendix Two.

In addition there are two unimplemented planning permissions on mixed use allocations, 5 unimplemented planning permissions on unallocated land and 1 scheme under construction on unallocated land. These sites total 10.88 ha, bringing the total supply to 124.27-139.27 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 2015 - March 2016:**

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> |
|---------------------------|---|---|----------------------------------|------------------|---|------------------|
| 90543/13                  | Construction of regional distribution centre (use class B8) with ancillary office accommodation (use class B1 (a)) and associated access arrangements, gatehouse, service station, refuse and recycling area, car parking and landscaping | Land at former Cutacre mining site, located south of the A6 (Salford Road) Bolton | 5P1.1: Cutacre (Logistics North) | B8               | 54240                                   | 16.2             |
|                           |   |   |                                  |                  | 54240                                   | 16.2             |

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

| Application Number | Development Description   | Address  | Site                         | Use Class | Gross Floorspace (m <sup>2</sup> ) | Area (ha) |
|--------------------|---|--|------------------------------|-----------|------------------------------------|-----------|
| 92324/14           | Erection of detached building comprising 3no industrial units (class B1/B2/B8)                                  | Burnden Business Park, Burnden Road, Bolton, BL3 2RD             | Not allocated for employment | B2        | 330                                | 0.07      |
| 92067/14           | Erection of three storey office building together with car parking and boundary wall/railings to site perimeter | Former Cross Guns, 25 Bolton Road, Westhoughton, Bolton, BL5 3DG | Not allocated for employment | B1(a)     | 586                                | 0.07      |
| 92481/14           | Erection of four industrial units (B1/B2/B8 ) adaptations to car park and division of unit 16 into two units    | Dunscar Industrial Estate, Blackburn Road, Bolton, BL7 9PQ       | Not allocated for employment | B2        | 243                                | 0.1       |
|                    |   |  |                              |           | 1159                               | 0.24      |

There were no new employment land completions on protected employment land, mixed use allocations or in Bolton town centre.

There were a number of employment completions involving changes of use, extensions and schemes involving the demolition of existing employment floorspace replaced with a new employment development. These are outlined below:

**Appendix 1C: 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>    | 90620/13                  | Erection of single storey extension  | Kwik Fit Tyres and Exhausts, 2 Howard Street, Bolton, BL1 8HS                   | Not allocated for employment    | B2               | 33                                |
|                      | 94612/15                  | Construction of an 800m <sup>2</sup> extension to the freezer element of the distribution centre with associated access  | Land at former Cutacre mining site, located south of the A6 (Salford Rd) Bolton | 5P1.1 Cutacre (Logistics North) | B8               | 800                               |
| <b>Change of Use</b> | 93690/15                  | Subdivision of ground floor of former public house into 2no self contained offices and provision of an external access to proposed first floor flat and external alterations | Victoria Inn, 42 Market Street, Farnworth, Bolton, BL4 7NY                      | Not allocated for employment    | B1               | 121                               |
| <b>Demolition</b>    | 92875/14                  | Demolition of existing mill and erection of 15no industrial units (Class B1)   | Halliwell Industrial Estate, Rossini Street, Bolton, BL1 8DL                    | 2P6AP: Halliwell Mills          | B1(c)            | 2872                              |
|                      |                           |  |   |                                 |                  | 3826                              |

**Appendix 1D: Summary of completions**

|                                     | <b>Gross floor space<br/>(m<sup>2</sup>)</b> | <b>Area (ha)</b> |
|-------------------------------------|--|------------------|
| <b>On Allocated Employment Land</b> | 54240  | 16.2             |
| <b>On mixed use allocations</b>     | 0  | 0                |
| <b>On protected employment land</b> | 0  | 0                |
| <b>On other land</b>                | 1159   | 0.24             |
| <b>Changes of use</b>               | 121  | N/A              |
| <b>Extensions</b>                   | 833  | N/A              |
| <b>Schemes involving demolition</b> | 2872   | N/A              |
| <b>Total</b>                        | <b>59225</b>                                 | <b>16.44</b>     |



**Appendix 2: Allocations Plan Employment Sites 2016**

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

| Site name/ref  | Site size (ha) | New employment land completions (ha) | Land lost to other uses (ha) | Remaining Developable Capacity March 2014 (ha) | 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          | 0                                    | 0                            | 25-35  | 0.16 - 93235/14<br>0.53 - 91315/14*                                     | 0                                       | 0.13 – 91074/13                             | 0  | 0  |
| Barr's Fold Close (2P1.1)                                | 0.47           | 0                                    | 0                            | 0.47   | 0   | 0                                       | 0   | 0  | 0  |
| Horwich Loco Works (3P1.1)                               | 15-20          | 0                                    | 0                            | 15-20  | 0   | 0                                       | 0   | 0  | 0  |
| Logistics North (Cutacre) (net development area) (5P1.1) | 80             | 16.2 – 90543/13                      | 0                            | 63.8   | 3.34 – 93774/15<br>7.4 – 94999/15<br>8.68 – 94417/15<br>2.04 – 93656/15 | 8.9 - 96590/16                          | 0   | 0  | 0  |
| The Linkway, Middlebrook (6P1.1)                         | 0.94           | 0                                    | 0                            | 0.94   | 1.13 – 76160/06*<br>0.95 – 77798/07*                                    | 0                                       | 1.28 – 95190/15                             | 0  | 0  |
| St. Peter's Business Park A (7P1.1)                      | 0.94           | 0                                    | 0                            | 0.94   | 0   | 0                                       | 0   | 0  | 0  |
| Watermead (8P1.1)  | 3.79           | 0                                    | 0                            | 3.79   | 0   | 0                                       | 0   | 0  | 0  |
| Mill Street (9P1.1)                                      | 0.53           | 0                                    | 0                            | 0.53   | 0   | 0                                       | 0   | 0  | 0  |
| Mill Street/Mule Street                                  | 0.74           | 0                                    | 0                            | 0.74   | 0   | 0                                       | 0   | 0  | 0  |

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|                                      |                                     |             |          |                      |              |            |             |          |          |
|--------------------------------------|-------------------------------------|-------------|----------|----------------------|--------------|------------|-------------|----------|----------|
| (10P1.1)                             |                                     |             |          |                      |              |            |             |          |          |
| Stone Hill Road (11P1.1)             | 0.60                                | 0           | 0        | 0.60                 | 0            | 0          | 0           | 0        | 0        |
| Express Industrial Estate B (12P1.1) | 0.77                                | 0           | 0.81     | 0.77                 | 0            | 0          | 0           | 0        | 0        |
| Undershore Works (13P1.1)            | 0.81                                | 0           | 0        | 0.81                 | 0            | 0          | 0           | 0        | 0        |
| <b>Total</b>                         | <b>129.59</b><br>-<br><b>144.59</b> | <b>16.2</b> | <b>0</b> | <b>113.39-128.39</b> | <b>21.62</b> | <b>8.9</b> | <b>1.41</b> | <b>0</b> | <b>0</b> |

\*Material start only: not included in totals.

**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 protected employment land (31<sup>st</sup> March 2016)**

| Application Number | Development description  | Address   | Site  | Use Class | 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        | 1.46                                       |
| 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                | 10P.12: Bury New Road/Bright met Fold Lane      | B1/B2/B8  | N/A to avoid double counting with 72378/05 |
| 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.                         | 10P.12: Bury New Road/Bright met Fold Lane      | B1/B2/B8  | 1.86                                       |
|                    |  |   |   |           | 3.7  |

**Appendix 3B: New employment land currently under construction on allocated employment land (31<sup>st</sup> March 2016)**

| Application Number | Development description  | Address  | Site                             | Use Class | Area (ha) |
|--------------------|--|--|----------------------------------|-----------|-----------|
| 76160/06*          | Erection of a five storey office building and associated multi-storey car park, access and landscaping   | Land at junction of Aspinall Way and the Linkway, Horwich, Bolton, BL6 6JA | 6P1.1: (The Linkway, Midlebrook) | B1        | 1.13      |
| 77798/07*          | Renewal of permission (61984/02) for erection of four storey office building together with formation of 317 car parking spaces and vehicular access to the Linkway   | Land Adjacent to the Linkway, Horwich, Bolton.                             | 6P1.1: (The Linkway, Midlebrook) | B1        | 0.95**    |
| 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)                 | B2        | 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 including site profiling, formation of access, car and HGV car parking, landscaping | Plot E1, Logistics North, Cutacre, Little Hulton, Bolton                   | 5P1.1 (cutacre)                  | B8        | 7.4       |
| 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)                  | B8        | 8.68      |

|          |  |  |                  |    |       |
|----------|--|--|------------------|----|-------|
| 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) | B8 | 2.04  |
|          |  |  |                  |    | 22.59 |

\*Material start only – a material start has taken place so that the planning permission does not expire, no other construction activity has occurred. The full site could still be developed under another application so these schemes do not affect the totals in Appendix 2.

\*\*77798/07 has been omitted from the total because it would result in double counting with 76160/06

**Appendix 3C: New employment land currently under construction on mixed use allocations (31<sup>st</sup> March 2016)**

There are no schemes involving the development of new employment land currently under construction within any of the mixed use allocations.

**Appendix 3D: New employment land currently under construction in Bolton town centre (31<sup>st</sup> March 2016)**

| Application Number | Development description  | Address  | Use Class | 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 | B1        | 0.16      |

|           |  |   |    |      |
|-----------|--|---|----|------|
| 91315/14* | Erection of 5 no storey office building including cafe/restaurant on ground floor together with hard and soft landscaping to site, external bin store and cycle storage and formation of 54 no space car parking | Land adj. Topp Way / St. Peters Way, Bolton | B1 | 0.53 |
|           |  |   |    | 0.69 |

\*Construction has stalled on this scheme

**Appendix 3E: New employment land currently under construction on other land (31<sup>st</sup> March 2016)**

| <b>Application Number</b> | <b>Development description</b>  | <b>Address</b>                                       | <b>Use Class</b> | <b>Area (ha)</b> |
|---------------------------|---|--|------------------|------------------|
| 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 | B1(a)            | 0.16             |
|                           |   |  |                  | 0.16             |

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

| <b>Land Type</b>          | <b>Employment land under construction (ha)</b> |
|---------------------------|--|
| Protected Employment Land | 3.7  |
| Allocated Employment Land | 22.59  |
| Mixed Use Allocations     | 0  |
| Bolton Town Centre        | 0.69   |
| Other land                | 0.16   |
| Total                     | 27.14  |

**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 protected employment land (31<sup>st</sup> March 2016)**

| 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 (a)    | 0.30      |
| 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      |
|                    |   |  |   |           | 1.99      |



**Appendix 4B: Permissions for new employment land development not implemented on allocated employment land (31<sup>st</sup> March 2016)**

| 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 (Logistics North/Cutacre) | B2/B8 and B1 | 8.9       |

**Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31<sup>st</sup> March 2016)**

| 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      | B1, B2, B8 | 4.6   |
| 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 | Land at former Horwich Loco Works, Horwich, Bolton | 3P1.1 Horwich Loco Works | B1/B2      | 76.57 is the total site area, of which 4.38 is for employment |

|  |  |  |  |  |      |
|--|--|--|--|--|------|
|  | to 2,500sqm), employment zone of B1 and B2 uses and up to 2,700sqm of ancillary D1 uses, childrens 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 |  |  |  |      |
|  |  |  |  |  | 8.98 |

**Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31<sup>st</sup> March 2016)**

As at 31<sup>st</sup> March 2016, 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 2016)**

| 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(a) and B1(c) | 0.13      |
| 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 | B1(c)           | 1.19      |

|          |   |   |          |      |
|----------|---|---|----------|------|
| 93418/15 | Erection of light industrial building (Class B1) comprising 3no units together with parking for 6no vehicles. | 7 Lever Grove, Bolton, BL2 1EZ                        | B1 (c)   | 0.07 |
| 95354/15 | Erection of single storey industrial building   | Cambrian Business Park, Derby Street, Bolton, BL3 6JF | B2 or B8 | 0.25 |
| 95574/16 | removal of portable building and erection of 2no offices  | Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ   | B1(a)    | 0.1  |
|          |   |   |          | 1.74 |

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

| <b>Land Type</b>          | <b>Unimplemented Permissions (ha)</b> |
|---------------------------|---------------------------------------|
| Protected Employment Land | 1.99                                  |
| Allocated Employment Land | 8.9                                   |
| Mixed Use Allocations     | 8.98                                  |
| Bolton Town Centre        | 0                                     |
| Other land                | 1.74                                  |
| <b>Total</b>              | <b>21.61</b>                          |

**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, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development. This relates to planning applications submitted by 31<sup>st</sup> March 2016.

As at 31<sup>st</sup> March 2016, 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 2016)**

| 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/A5 and D1 uses including car parking), 28 apartments, and associated works.<br>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 2016)**

| 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 5C: Applications for new employment land development yet to be determined summary**

| Land Type                 | Undetermined Applications (ha) |
|---------------------------|--------------------------------|
| Protected Employment Land | 0                              |
| Allocated 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 2016**

| <b>Year</b>    | <b>Completions</b> | <b>Year</b> | <b>10 yr Completions</b> | <b>Year</b> | <b>5 yr Completions</b> |
|----------------|--------------------|-------------|--------------------------|-------------|-------------------------|
| 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                   |
| <b>TOTAL</b>   | <b>218.91</b>      |             | <b>51.82</b>             |             | <b>20.54</b>            |
| <b>AVERAGE</b> | <b>7.06</b>        |             | <b>5.18</b>              |             | <b>4.10</b>             |

**Appendix 7: Losses of employment land**

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 (M <sup>2</sup> ) | Employment land lost (ha) | Under construction or complete? |
|--------------------|--|---|-----------------------------------|----------------|-----------------------------------|---------------------------|---------------------------------|
| 95232/15           | Change of use of existing premises from general industrial and storage units to offices (A2) including alterations to existing elevations, erection of storage units at rear to create further parking & vehicle storage and erection of 2m high mesh fencing at front | 77 Bridgeman Street, Bolton, BL3 6BY  | 8P1.2 Great Lever                 | B2             | 327                               | N/A                       | Complete                        |
| 94032/15           | Change of use from a warehouse and distribution use (B8) to an assembly and leisure use (D2)   | Unit 1002, Wingates Industrial Estate, Great Bank Road, Westhoughton, Bolton, BL5 3XU | 3P.1 2 Wingates Industrial Estate | B8             | 1102                              | N/A                       | Complete                        |
| 92875/14           | Demolition of existing mill and erection of 15no industrial units (Class B1)   | Halliwel Industrial Estate, Rossini Street, Bolton, BL1 8DL                           | 2P6AP: Halliwel Mills             | B1©            | 6500                              | 0                         | Complete                        |
| 95400/15           | Change of use from vacant general/light industrial to a doggy day care facility (sui generis)  | Units 10/11, Halliwel Industrial Estate, Rossini Street, Bolton, BL1 8DL              | 2P6AP Halliwel Mills              | B2             | 560                               | N/A                       | Complete                        |
| 91451/14           | Change of use from offices (Class B1) to veterinary practice (sui generis) and associated works  | 44/46 Lower Bridgeman Street, Bolton, BL2 1DG   | 1P1.1 Bolton town centre          | B1             | 780                               | N/A                       | Complete                        |
| 93564/15           | Prior approval application for   | 138 Lee Lane, Horwich,  | Not allocated for                 | B1 (a)         | 72                                | N/A                       | Complete                        |

|          |  |   |                              |       |     |      |          |
|----------|--|---|------------------------------|-------|-----|------|----------|
|          | proposed change of use from office (Class B1) to dwelling (Class C3).  | Bolton, BL6 7AF   | employment                   |       |     |      |          |
| 94441/15 | Change of use from workshop, stores and office premises to dwelling including demolition of workshop and erection of detached garage and raised patio with verandah at rear and access ramp at front | 81 Lee Lane, Horwich, Bolton, BL6 7AU                               | Not allocated for employment | B1(a) | 125 | N/A  | Complete |
| 91146/13 | Outline application for proposed residential development (access only)   | Former Westhoughton Depot, Park Road, Westhoughton, Bolton, BL5 3DE | Not allocated for employment | B2    | 672 | 0.51 | Complete |
| 92992/14 | Change of use from industrial to car sales lot (sui generis), with the demolition of outbuildings  | 79 Manchester road, Westhoughton, Bolton, BL5 3QD                   | Not allocated for employment | B2    | 500 | N/A  | Complete |
| 93688/15 | Change of use of vacant warehouse/industrial unit to car & light commercial vehicle leasing and sales (sui-generis)  | Unit F, Lecturers Close, Bolton, BL3 6DG                            | Not allocated for employment | B2    | 489 | N/A  | Complete |
| 93543/15 | Change of use from B2 (manufacturing) to D2 (leisure)  | Unit 1, Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ         | Not allocated for employment | B2    | 235 | N/A  | Complete |
| 93808/15 | Change of use from office to retail  | Park House, 360 Park Road, Westhoughton, Bolton, BL5 3HJ            | Not allocated for employment | B1(a) | 147 | N/A  | Complete |
| 89366/13 | Change of use from B2 and B8 use to D2 use (gymnasium).  | Unit 2, Dunscar Industrial Estate, Egerton, Bolton, BL1 9PQ         | Not allocated for employment | B2    | 416 | N/A  | Complete |
| 95237/15 | Change of use, extension and alteration of garage and offices to 5no dwellings and office with   | BJ Motors, Jackson Street, Farnworth, Bolton, BL4 9HB               | Not allocated for employment | B2    | 145 | N/A  | Complete |



|          |  |   |                              |        |       |      |                    |
|----------|--|---|------------------------------|--------|-------|------|--------------------|
|          | associated parking.  |   |                              |        |       |      |                    |
| 95081/15 | Change of use from industrial unit to community and function space   | Units 1 and 3, st Paul's Mill, Barbara street, Bolton, BL3 6UQ        | Not allocated for employment | B2     | 858   | N/A  | Complete           |
| 95331/15 | Change of use and extension of workshop to provide three dwellings   | Workshop 3, Back Baythorpe Street, Bolton                             | Not allocated for employment | B1 (c) | 364   | N/A  | Complete           |
| 95299/15 | Change of use from warehouse with sales outlet to RSPCA headquarters incorporating charity shop (Class A1), offices and conference room (Class B1), veterinary clinic (sui generis) with ancillary storage | 21 Vernon Street, Bolton, BL1 2QB                                     | Not allocated for employment | B8     | 224   | N/A  | Complete           |
| 95054/15 | Change of use of former ice cream factory to a cultural centre incorporating prayer room, classrooms and meeting room  | Former ice cream factory, 25 Deane Church Lane, Bolton, BL3 4ED       | Not allocated for employment | B2     | 477   | N/A  | Complete           |
| 94263/15 | Change of use from waste transfer station (Class B2) to car breaker's yard (sui generis)   | Arches 57a, 58a & 59a, Plot 1, Back Darbshire Street, Bolton, BL1 2TN | Not allocated for employment | B2     | 1075  | N/A  | Complete           |
| 95714/16 | Change of use from engineering works to children's nursery with ancillary accommodation, community room and 15 parking spaces  | Longworth House, Bridge Street, Horwich, Bolton, BL6 7HE              | Not allocated for employment | B1 (c) | 240   | N/A  | Complete           |
| 95837/16 | Notification of prior approval for change of use from office (Class B1) to dwellinghouse (class c3)  | 437 Blackburn Road, Bolton, BL1 8NJ                                   | Not allocated for employment | B1(a)  | 127   | N/A  | Complete           |
| 93831/15 | Erection of 51 no detached and semi-detached 2, 3 and 4 bedroom dwellings together with associated works   | Lorne Street Mills, Lorne Street, Farnworth, Bolton, BL4 7LW          | 1P6AP Moses Gate             | B2     | 14808 | 1.45 | Under Construction |

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|          |   |   |                              |        |       |      |                    |
|----------|---|---|------------------------------|--------|-------|------|--------------------|
| 95262/15 | Change of use of ground, first, third and fourth floors from office (Use Class B1) to eye hospital (Use Class D1)                       | 43 Churchgate, Bolton, BL1 1TH                                    | 1P1.1 Bolton town centre     | B1(a)  | 1003  | N/A  | Under Construction |
| 95911/16 | Notification of prior approval for change of use from office (Class B1) to 40 no. self contained flats (Class C3)                       | Huntingdon House, Princess Street, Bolton, BL1 1EJ                | 1P1.1 Bolton town centre     | B1(a)  | 1560  | N/A  | Under Construction |
| 96565/16 | Change of use from offices (Class B1) to games rooms (Class D2)   | Delta House, 95-101 Bark Street, Bolton, BL1 2AX                  | 1P1.1 Bolton town centre     | B1(a)  | 404   | N/A  | Under Construction |
| 95540/15 | Change of use from (B1) business to out patients department bolton hospital (D1)  | Barnett House, Viking Street, Bolton, BL3 2RR                     | Not allocated for employment | B1     | 705   | N/A  | Under Construction |
| 94218/15 | Prior notification for change of use from office (Class B1) to dwelling (Class C3)  | 9 Rushey Fold Lane, Bolton, BL1 3JW                               | Not allocated for employment | B1     | 66    | N/A  | Under Construction |
| 94686/15 | Notification for prior approval for proposed change of use from office (Class B1) to 18no two-bed and 5no one-bed apartments (Class C3) | Brancker Buildings, Manchester Road, Over Hulton, Bolton, BL5 3JD | Not allocated for employment | B1 (a) | 1830  | N/A  | Under Construction |
|          |   |   |                              |        | 35811 | 1.96 |                    |