

Local Development Framework

Bolton's Authority Monitoring
Report 2011/2012

Shaping the future of Bolton

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1. Executive Summary

1.1. This is the eighth Monitoring Report (AMR) prepared by Bolton Council and covers the period 1 April 2011 to 31 March 2012. The AMR contains information about the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in the Development Plan are being achieved.

1.2. The AMR contains information on four key monitoring tasks:

- To review progress on the implementation of the Local Development Scheme (LDS)
- Where policies are not being implemented to explain why and set out review actions
- Reporting on the number of net additional dwellings
- Reporting on the Duty to Cooperate

The AMR also explains the transition from the UDP to the Core Strategy and Allocations Plan, and the role of the Infrastructure Delivery Plan.

Economic conditions

1.3. The continuing difficult international and national economic context in 2011/12 has had a significant effect on the local development situation. Rates of housebuilding and new economic development in Bolton and elsewhere are at a very low level.

Population, Households and Housing

1.4. In mid-2011, Bolton had a population of 277,300 people living predominantly in the main urban areas of Bolton, Farnworth, Kearsley, Horwich, Westhoughton and Turton¹.

1.5. The age profile of Bolton's population is very similar to the national profile, although the borough has a slightly higher proportion of children and a slightly lower proportion of working age than England & Wales. Just over 1 in 5 of the population in Bolton is a dependent child (aged 0-15), and around 1 in 6 is of pensionable age (aged 60+ for women, and 65+ for men)².

1.6. Bolton's population is projected to increase by around 20% in the next twenty-five years, from 269,900 in 2010, to 323,900 in 2035, according to the 2011 based subnational population projections. This is a total increase of 54,000 people, with an average gain of 2,160 people per year. Although this is significantly higher than previous estimates (which put Bolton's increase at around 7%), it is in line with regional and national increases. Bolton's age structure is also due for significant change in the next twenty-five years. For instance the population aged 65 and above is set to increase from 42,300 in 2010 to 66,700 in 2035, an increase of over 50%. It should be noted that these projections are due to be updated in line with the 2011 Census in the near future³.

¹ Mid-2011 Population Estimates: Selected age groups for local authorities in England and Wales; estimated resident population (based on the 2011 Census), Office for National Statistics, Crown Copyright.

² Ibid.

³ 2010-based subnational population projections for England, Office for National Statistics, Crown Copyright.

- 1.7. 2008-based household projections show that the number of households in Bolton is set to increase by 15%, from 111,000 in 2008 to 128,000 in 2033. This is a total increase of 17,000 or 680 households per year. We have no new information on household projections following the 2011 Census.
- 1.8. The Core Strategy plans for an average of 694 additional dwellings per annum between 2008 and 2026, an overall total of 12,492 dwellings. The distribution of dwellings will be in accordance with the table below.

Location	Percentage of new dwellings to 2026
Bolton Town Centre	10 – 20%
Renewal Areas	35 – 45%
Horwich Loco Works	10 – 15%
Outer Areas	20 – 30%

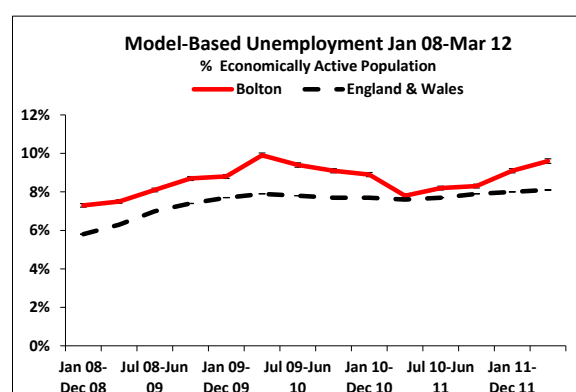
- 1.9. In 2011/12, 526 net additional dwellings were completed in Bolton, up from 326 in the previous year.

Education

- 1.10. 14% of Bolton’s working age population stated they had no qualifications in Jan 11 – Dec 11, a figure that is higher than the national average (11%). Slightly more people were qualified to levels 2 & 3, however only 26% of residents had a degree-level qualification or above, compared to 33% in England & Wales⁴.

Employment

- 1.11. Unemployment in Bolton slightly increased during the period 2011-12, and remains above the national and regional rate. During April 11-Mar 12 9.6% of the economically active population in Bolton was unemployed, compared to 8.1% in England & Wales. Previous unemployment rates are shown in the chart to the right.



Source: Model-Based Estimates of Unemployment, Office for National Statistics, Crown Copyright.

⁴ Annual Population Survey, Jan11-Dec11, Office for National Statistics, Crown Copyright.

1.12. The Core Strategy proposes to provide for between 145ha and 165ha of employment land between 2007 and 2026. The proposed distribution of land is shown in the table to the right.

Location	Quantity of employment land to 2026 / ha
M61 Corridor	105-110
Bolton Town Centre	25-35
Renewal Areas	15-20

2. Introduction

Background

- 2.1. This is the eighth Monitoring Report prepared by Bolton Council. The Council is required to produce an AMR under Section 35 of the Planning and Compulsory Purchase Act 2004.
- 2.2. Authorities' Monitoring Reports (AMR) must be made available to the public and must be in respect of a period which the authority considers appropriate in the interests of transparency, which begins with the end of the period covered by the authorities most recent report and which is not longer than 12 months or such period prescribed.
- 2.3. The Monitoring Report contains information about the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in the Local Plan are being achieved.
- 2.4. In the context of the new planning system, with its focus on the delivery of sustainable development, monitoring takes on an important role in assessing whether policy aims and objectives are being achieved.
- 2.5. Although the AMR covers the period 1 April 2011 to 31 March 2012 for indicator monitoring, information about significant changes up until December 2012 is also included for information.

Bolton's Sustainable Community Strategy

- 2.6. This strategy sets out the vision for Bolton, the two main aims and key themes. Our vision for Bolton in 2017 is for it to be a place where everyone has an improved quality of life and the confidence to achieve their ambitions.
- 2.7. The two main aims are to narrow the gap between the most and least well off and to ensure economic prosperity.
- 2.8. To support the achievement of these two main aims six priority themes have been identified:
 - Healthy
 - Achieving
 - Prosperous
 - Safe
 - Cleaner and Greener
 - Strong and Confident
- 2.9. The Sustainable Community Strategy is currently being updated.

The Monitoring Approach

- 2.10. This AMR monitors the key themes listed above using indicator bundles based on six themes.
- 2.11. The key themes are those established in the council's Sustainable Community Strategy (SCS), and which form the basic structure for the Core Strategy and draft Allocations Development Plan. Links have been made between the six priority themes in the SCS and the Local Plan, and the saved policies in the Bolton UDP 2005. Policies and indicators are described and monitored within thematic sections. Now the Core Strategy has been adopted, Core Strategy indicators and targets will be reported on.
- 2.12. Instead of being linked to the traditional sections on demographic, economic, socio-cultural or environmental topics, indicators are now linked to the six priority themes.
- 2.13. This AMR also uses bundles of indicators to measure and monitor the Key Themes. These include:
- Core Strategy indicators and targets which monitor the success of Core Strategy policies in achieving their objectives.
 - Contextual indicators which measure the wider social, economic and environmental background.
 - Local indicators chosen by Bolton Council to reflect local circumstances.

Significant Effect Indicators

- 2.14. Sustainability Appraisal (SA) is an assessment of the economic, social and environmental impacts of policies. A SA contains objectives and indicators known as significant effects indicators (SEI), which are used to measure and monitor the impact of the policies on sustainability and lead to more informed decision-making. The SA process requires that the significant sustainability effects are identified and monitored.
- 2.15. The indicators in the Bolton LDF SA scoping report have been taken into account in the preparation of this AMR. Most of the indicators are already covered in the core output indicators or local indicators. The following significant effects indicators are particularly useful to ensure a robust assessment of policy implementation:
- CO2 emissions within the scope of influence of Bolton Council;
 - Changes in areas and populations of biodiversity importance;
 - Proportion of new residential development within 30 minutes public transport time of areas of employment.

Monitoring the Local Development Scheme (LDS)

- 2.16. The AMR also reports on whether the milestones or targets in the LDS have been met and progress being made towards producing the Local Plan . Where there is delay, the reasons are explained.

Reporting Process

- 2.17. The AMR will be reported to Environmental Services Scrutiny Committee in January 2013.

Moving from the UDP to the Core Strategy and Allocations Plan

- 2.18. Bolton Council adopted its Core Strategy on 2nd March 2011. It forms part of the development plan for Bolton and replaces the 2005 Unitary Development Plan as Bolton’s main planning document. Some of the UDP policies have, however, been saved. These are listed in the next section on the Local Development Scheme.
- 2.19. A Monitoring Report is produced at the end of each year, and reports on the previous financial year. As the Core Strategy was adopted during the last monitoring period this AMR reports on both the UDP and Core Strategy.
- 2.20. At the time of writing the council is carrying out informal consultation on changes to its draft Allocations Plan. The proposed timetable leading to the adoption of the Allocations Plan is set out in the next section on the Local Development Scheme.

National Planning Update

- 2.21. The Government published the National Planning Policy Framework in March 2012, replacing a range of previously existing planning guidance. It also published planning guidance on traveller sites. New regulations for Local Planning were also published in March 2012.

Regional Planning Update

- 2.22. The revocation of the North West Regional Spatial Strategy was followed by a successful High Court Challenge by CALA Homes against the Secretary of State’s actions, reinstating RSS. Although RSS is once again a consideration for the determination of planning applications, the government still intends to remove this regional level of policy.

Local Planning Update

- 2.23. The Core Strategy, adopted in March 2011, sets out the council’s vision and spatial strategy for future development to 2026 and includes Development Management policies, a Key Diagram and an allocation for major development. The Greater Manchester Waste Plan, adopted in April 2012, is also part of the development plan for Bolton. A number of saved policies from the 2005 Unitary Development Plan remain in force until they are replaced by the relevant Development Plan Document. The UDP Proposals Map remains in force, except where it has been amended by the Core Strategy and the GM Waste Plan.

- 2.24. The council is currently preparing its Allocations Development Plan Document. This will implement the Core Strategy by setting out land allocations for a range of relevant future uses which will include housing, employment, mixed use, retail development and community facilities. It will also identify areas of protection from development such as Green Belt and Conservation Areas.
- 2.25. The council is working with other local authorities on the Greater Manchester Minerals Plan; this is expected to be adopted in April 2013, when it will become part of the development plan.
- 2.26. The council adopted Supplementary Planning Documents for Horwich Loco Works in March 2012 and for house extensions in August 2012.

3. The Local Development Scheme

July 2011 Local Development Scheme

- 3.1. The Local Development Scheme (LDS) is a programme document for the Local Plan. It sets out the plans that the council intends to prepare over a three year timescale with milestones. The council published Bolton’s first Local Development Scheme in March 2005 and has revised it several times since.
- 3.2. The council published the current Local Development Scheme in November 2012. A significant milestone has been reached in the adoption of the Core Strategy. The LDS sets out a programme for preparing three Development Plan Documents. The Development Plan Documents currently being prepared are the Allocations Plan, the Greater Manchester Joint Minerals Plan and the Travellers Development Plan Document.

Core Strategy

- 3.3. The Council adopted its Core Strategy in March 2011, in line with the Local Development Scheme.

Allocations Development Plan Document

- 3.4. At the time of writing the council is currently carrying out informal consultation on its draft Allocations Plan. The timetable for 2012 and 2013 is shown below, with changes to the timetable since the November 2009 LDS. Delays in the production of the Allocations Plan have been due to uncertainty around the provisions of the Localism Bill and the National Planning Policy Framework.

Milestone	November 2009 LDS	July 2011 LDS
Regulation 25 Consultation	April 2009 – Jan 2011	April 2009 – Jan 2012
Publication	April 2011	July 2012
Submission to Secretary of State	July 2011	Dec 2012
Pre-examination meeting	Sep 2011	Feb 2013
Commencement of examination	Nov 2011	April 2013
Receipt of Inspectors Report	March 2012	July 2013
Adoption	May 2012	Sep 2013

Greater Manchester Joint Waste Development Plan Document

3.5. On 4th November 2011 the Greater Manchester Authorities received the Binding Report into the Greater Manchester Joint Waste Development Plan Document from the Planning Inspector. The submitted plan has been found sound. The plan now needs to be formally adopted by each of the Greater Manchester Local Authorities, through approval by each Full Council. The timetable, together with changes from the November 2009 LDS, is set out below:

Milestone	November 2009 LDS	July 2011 LDS
Submission	Feb 2011	Feb 2011
Pre-hearing meeting	April 2011	April 2011
Hearings commencement	June 2011	June 2011
Inspector's report	October 2011	November 2011
Adoption	Jan 2012	March 2012

3.6. The slight delay in receiving the Binding Report means that the Joint Waste Plan is timetabled to be adopted in March 2012 rather than Jan 2012.

Greater Manchester Joint Minerals Development Plan Document

3.7. Consultation on the draft proposed submission Joint Minerals DPD took place between August and October 2011. The proposed DPD was submitted to the Secretary of State in Dec 2011.

3.8. There have been no changes to the timetable since the November 2009 LDS. The timetable is as follows:

1. Publication – August 2011
2. Submission – December 2011
3. Pre-hearings meeting – February 2012
4. Hearings commencement – April 2012
5. Inspector's report – August 2012
6. Adoption – October 2012

Supplementary Planning Documents

3.9. Supplementary Planning Documents no longer need to be included in the Local Development Scheme. The July 2011 LDS, however, reports on progress on four SPD's. The table below summarises the timetable for these, but there have been delays in their actual production:

SPD	Draft preparation & Sustainability Appraisal Report	Public Participation	Consideration of representations	Adoption and publication
Sustainable design and construction (review)	Sep 2011	Feb – March 2012	May 2012	June 2012
Transport	Sep 2011	Feb – March 2012	May 2012	June 2012
House Extension	Aug/Sep 2011	Nov – Dec 2011	Jan – Feb 2012	March 2012
Roller Shutters	Nov 2011	Feb – March 2012	May 2012	June 2012

Statement of Community Involvement

3.10. The most recent SCI was brought into use in February 2011. The SCI does not need to be included within the Local Development Scheme.

Saved policies

3.11. Bolton's current development plan consists of the North West Regional Spatial Strategy, the recently adopted Core Strategy and saved policies from the Unitary Development Plan. In 2008 the policies in Bolton's UDP were saved in their entirety; this means that they remain part of the development plan for Bolton until they are replaced by development plan documents in the Local Development Framework.

3.12. Each development plan document must specify which saved policies it will replace. The Core Strategy has replaced many UDP policies. The development plan at a local level now consists of a mixture of Core Strategy and saved UDP policies. The UDP Proposals Map remains in force, except at the former Horwich Loco Works, where it has been replaced by the Proposals Map contained in the Core Strategy. The rest of the UDP policies and Proposals Map will in due course be replaced by the Allocations Plan, and to a lesser extent the Waste and Minerals Plans.

UDP policies that are being taken forward

3.13. The following are a list of UDP policies that have not been replaced by the Core Strategy, but will be replaced by the Allocations Plan, the Greater Manchester Joint Minerals Plan or the Greater Manchester Joint Waste Plan upon adoption.

	Saved Policy	Incorporation Local Development Framework
R2	Protected Open Land	Allocations Plan
R3	Diversification in the Countryside	Allocations Plan
G2	Control of Development in the Green Belt	Allocations Plan
G3	Re-use of Buildings in the Green Belt	Allocations Plan
G4	Infilling in the Green Belt	Allocations Plan
G5	Infilling at major development sites in the Green Belt	Allocations Plan
G6	Wallsuches Bleachworks, Horwich: A major developed site in the Green Belt	Allocations Plan
N8	Trees in Conservation Areas and TPO	Allocations Plan
EM5	Derelict Land & Buildings	Allocations Plan
EM9	Hazardous Installations	Allocations Plan
D4	Advertisements	Allocations Plan
O6	Development at Waterside Locations	Allocations Plan
O7	Public Rights of Way	Allocations Plan
A14	Park and Ride Facilities	Allocations Plan
A15	Protection of Former Railway Lines	Allocations Plan
A18	The Road Network	Allocations Plan
A19	Road Schemes and Improvements	Allocations Plan
E6	Improvement of Existing Industrial Areas and Premises	Allocations Plan
TC3	Evening Economy Zone	Allocations Plan
TC4	Protection of Core Shopping Areas	Allocations Plan
M4	Conditions to be applied/Legal Agreements	Greater Manchester Joint Minerals DPD
W3	Conditions to be applied/Legal Agreements	Greater Manchester Joint Waste DPD

3.14. The use of these policies will continue to be reported on, until usage of them is officially revoked or superseded by other policies.

4. The Infrastructure Delivery Plan

- 4.1. An Infrastructure Delivery Plan (IDP) is necessary to support the delivery of the Core Strategy; it identifies what is required, when it is needed, who is responsible for its provision and how it will be funded. It draws on, and influences, the investment plans of the local authority and other organisations. The IDP 2010 was used as evidence to support the examination of the Core Strategy. It was updated in 2011 to reflect the latest information, particularly regarding sources of funding.
- 4.2. Since then, the Council has been gathering additional information tailored to support the development of a Community Infrastructure Levy (CIL) for Bolton; much of this work builds upon the previously conducted infrastructure planning.
- 4.3. The Community Infrastructure Levy (CIL) is a new mechanism introduced by the Government in 2010; it allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
- 4.4. The main document that outlines the Levy for an area is known as the Charging Schedule. Consultation on Bolton's Preliminary Draft Charging Schedule concluded on 2 November 2012. This is the first stage of work in developing a Community Infrastructure Levy for Bolton, and sets out the initial proposed levy that will apply to the development of new floorspace for a variety of uses across Bolton. There will be another stage of public consultation, prior to examination by an independent inspector and adoption at full council.
- 4.5. The preliminary stage of work has been underpinned by the Infrastructure Schedule 2012, which was published to support CIL. It summarises current infrastructure requirements and funding gaps that are relevant to CIL under 4 key topics: school places; transport; green infrastructure; and watercourses, flood risk and drainage. The total funding gap is £247,048,250. Much of this requirement arises from needing to support the growth of the school-age population and transport projects identified as a result of the LDF Transport Modelling work.
- 4.6. Government regulations require that the information on what CIL will be spent on should be contained within a document often referred to as the 'regulation 123 list'. This document will be amended on an annual basis to reflect changing priorities in the delivery of essential infrastructure or funding sources. The monies gathered and spent via the CIL mechanism must be reported on an annual basis; once a CIL for Bolton is in place, updates will be provided in subsequent publications of the AMR.

5. Duty to cooperate

- 5.1. The Localism Act 2011 introduced a new duty for local planning authorities to cooperate with other organisations on strategic matters when they are preparing local plans. Regulations specify which organisations these are, and they include other planning authorities and national bodies such as the Environment Agency and the Homes and Community Agency. The regulations also state that the authority's monitoring report must give details of what actions they have taken on the duty to cooperate. The National Planning Policy Framework provides further guidance on what matters are strategic and how local planning authorities should implement the Duty.
- 5.2. In the period between 1st April 2011 and 31st March 2012, Bolton Council contributed to the preparation of three development plan documents; the Greater Manchester Waste Plan, the Greater Manchester Minerals Plan, and Bolton's Allocations Plan. The Minerals and Waste plan were both submitted to the Secretary of State before the Duty to Cooperate was brought into force, and so they were not subject to the Duty.
- 5.3. The council consulted on the Draft Allocations Plan from November 2011 to January 2012. Although the Duty to Cooperate didn't come into force until part way through the consultation, the relevant bodies were consulted. The following bodies responded to the consultation
- Wigan Council
 - Natural England
 - Environment Agency
 - English Heritage
 - Transport for Greater Manchester
 - Highways Agency
- 5.4. Strategic matters are primarily addressed in the adopted Core Strategy and the nature of the Allocations Plan means that it covers only the following strategic matters;
- The boundary of the Cutacre strategic development site
 - The transport implications of site allocations
 - Strategic green infrastructure
 - The Green Belt

The boundary of the Cutacre strategic development site

- 5.5. There has been joint work with Salford City Council since the site is partly in Salford. The Association of Greater Manchester Authorities has identified Cutacre as a strategic employment site in the draft Greater Manchester Spatial Investment Framework (July 2012).

The transport implications of site allocations

- 5.6. The council has worked with TfGM, the Highways Agency and the prospective developers of the strategic sites at Horwich Loco Works and Cutacre to produce a second stage of work to forecast the transport implications of the development proposed in the Published Allocations Plan. The results show where transport mitigation measures will be most necessary.
- 5.7. TfGM, Bolton Council and the other nine district councils in Greater Manchester have jointly prepared the Local Transport Plan, and this provides background evidence for the Allocations Plan.

Strategic green infrastructure

- 5.8. The Association of Greater Manchester Authorities approved the Green Infrastructure Framework in 2011. It identifies the Croal, Irwell and Roch Valleys, and the West Pennine Moors as natural and landscape heritage core areas, and these have been reflected, where relevant, in the Draft Allocations Plan.

The Green Belt

- 5.9. The Association of Greater Manchester Authorities has identified Cutacre as a strategic employment site in the draft Greater Manchester Spatial Investment Framework (July 2012), and effectively gives support to the changes in Green Belt boundaries proposed at Cutacre.

Consultation from other local planning authorities on their development plans

- 5.10. In the course of the year, adjoining local authorities have consulted Bolton Council in the production of their development plan documents.
- Bury Council consulted on their Draft Publication Core Strategy from November 2011 to January 2012.
 - Salford City Council consulted on their Core Strategy pre-publication changes from June 2011 to August 2011, and on the Publication Core Strategy from February 2012 to April 2012.
 - Chorley Council consulted on their Allocations Plan Preferred Option consultation from September 2011 to October 2011.
 - Lancashire County Council consulted on major changes to their Minerals and Waste Development Framework Site Allocations and Development Management Policies Development Plan Document from January 2012 to March 2012.

Other considerations

- 5.11. Although the duty to cooperate does not apply to the Community Infrastructure Levy Charging Schedule, relevant organisations have been contacted as part of the consultation process on the Preliminary Draft Charging Schedule, including neighbouring authorities and other Greater Manchester Authorities. The monies gathered through the levy may be spent on infrastructure of a strategic nature across Greater Manchester, so it is important to liaise with those organisations who may be stakeholders in future projects.

6. Healthy Bolton

Policies

6.1. The relevant development plan policy is Core Strategy policy H1.

Development

6.2. A new leisure facility on Moor Lane, known as Bolton One, opened in February and is a partnership between the council, NHS Bolton and the University of Bolton. The leisure centre contains a state-of-the-art fitness suite, a community gym, dance and workout studio along with a competition standard, eight-lane, 25-metre swimming pool.

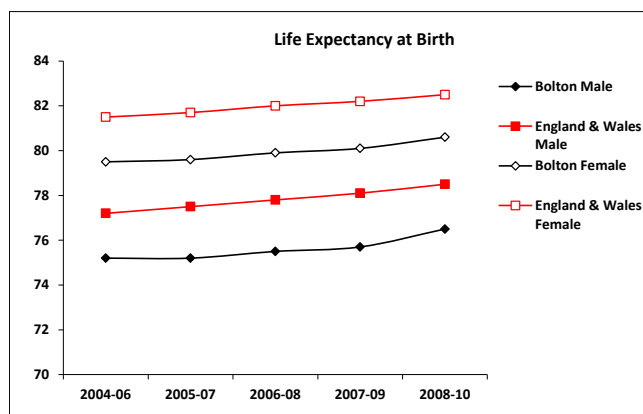
Core Strategy Indicators

Policy	Indicator	Target	2012
H1	Number of new health centres opened	Three new health centres completed between 09-12	1

Life Expectancy

6.3. Life expectancy in Bolton is lower than the national figure for both males and females. Male life expectancy in Bolton in 2008-10 is currently 76.5 compared to 78.5 nationally, and female life expectancy in Bolton is 80.6 compared to 82.5 nationally.

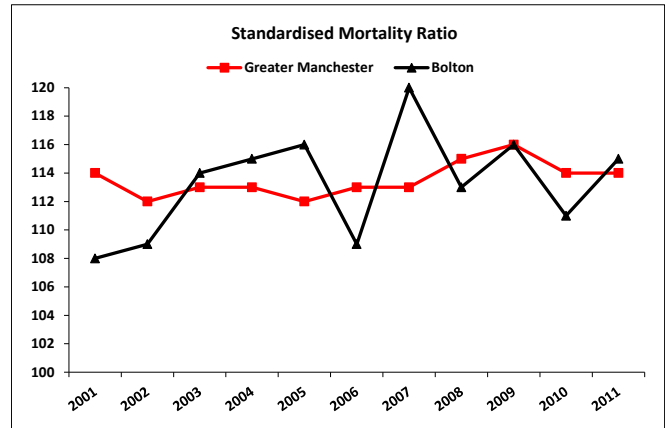
6.4. Life expectancy has been gradually increasing both nationally and in Bolton during the last decade, however the difference between Bolton's life expectancy and the national figures has slightly narrowed through 2008-10.



Source: ONS Life Expectancy at Birth by local areas in the United Kingdom, 2010

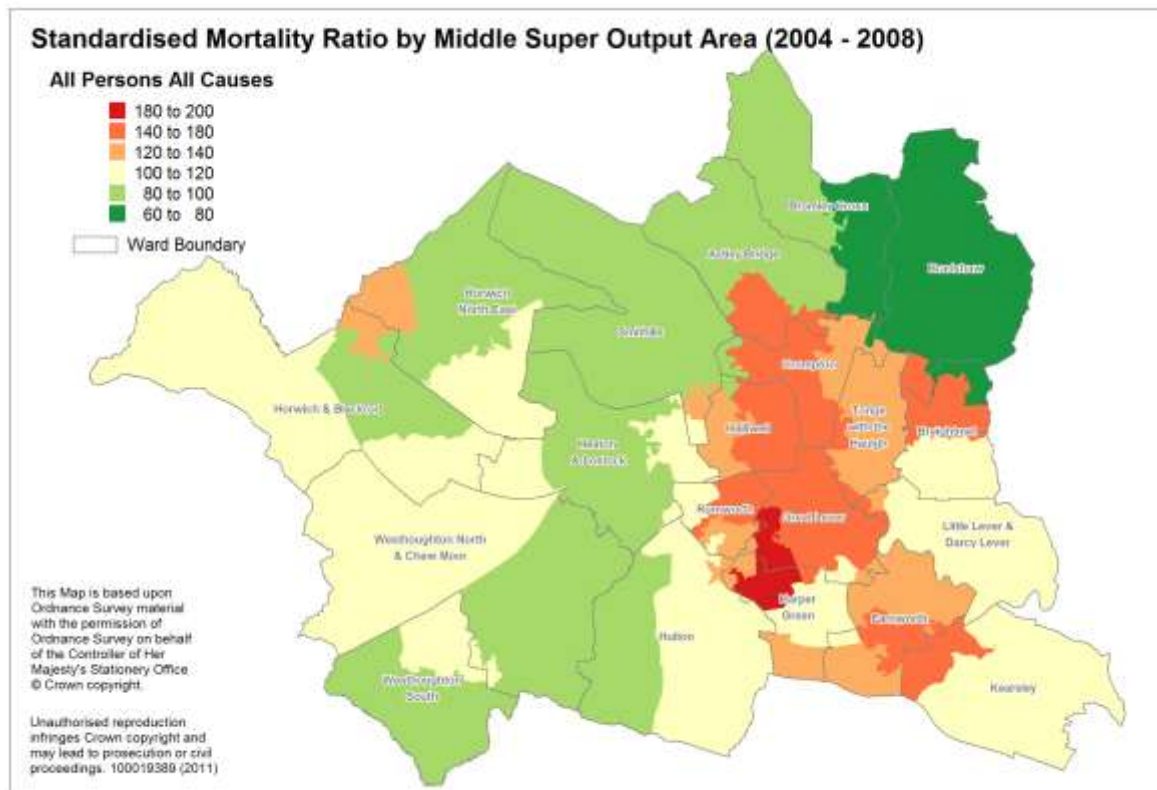
Standardised Mortality Ratio

6.5. The standardised mortality ratio allows death rates for different areas to be directly compared by compensating for differing age structures in the different areas. In Bolton, death rates are above both the national and sub-regional rate. The standardised mortality ratio suggests that in 2001 there were 8% more deaths in Bolton than would have been the case if the Borough's age specific death rates were the same as those for the UK. Since 2001 this figure has fluctuated, with the current standardised mortality ratio suggesting that 15% more deaths in the borough occur in comparison to age specific death rates in the UK, which is slightly below the Greater Manchester figure of 14%.



Source: ONS Death Registration Summary Statistics, 2011.

- 6.6. The North-West Health Observatory has also released SMRs at Middle Super Output Area (MSOA) level, allowing further exploration of mortality patterns below borough level. As these are small areas a rolling average of four years (04-08) has been used, meaning they are not directly comparable with the borough level figures shown above.
- 6.7. The map below demonstrates the pattern of mortality across the borough, with figures standardised against a national average of 100. Areas of higher mortality are concentrated in central, urban areas which have higher mortality rates compared with the national average of 100. The suburban parts of the borough tend to have mortality rates lower than the national average.



Conclusion

- 6.8. Bolton has lower life expectancy than the regional & national average. This is the case for both males and females. In Bolton mortality rates are above the national rate and areas of higher mortality are concentrated in urban areas.

7. Achieving Bolton

Policies

7.1. The relevant development plan policy is Core Strategy policy A1.

Development

- 7.2. A significant rising demand for primary school reception places was identified in 2009 and has continued each year since. Between 2009 and 2010, the council created 255 new intake places across 17 primary schools to meet this rising demand, mainly located in the inner areas of Bolton. This response has required the expansion and physical enlargement of schools, not just in respect of reception places but also to provide accommodation for all primary age year groups. Over this two year period over 1,700 new pupil places have been created at a cost of over £20m.
- 7.3. The demand for additional primary school places continues to remain a high priority for Bolton. and between 2010 and the present time, a further 230 primary school reception places have been created, (a further 1,610 pupil places overall).
- 7.4. Despite these new places, it is estimated that a further 100 or so additional reception places may be required for September 2013 admissions. Furthermore, the last 12 months has seen the highest number of births in Bolton in recent years, suggesting that even further primary school places will be required by 2016.
- 7.5. An increasing number of the Borough's Primary Schools are converting to Academy Status for example:
- Lever Edge C.P. and St. Bede Morris Green C.E. P converted twelve months ago
 - Eagley Infants C.P. and Eagley Juniors C.P
 - Harwood Meadows C.P.
 - Plodder Lane C.P. (now known as The Fearn's)
 - St. Pauls C.E.P. Astley Bridge is to transfer in October 2012
 - S.S. Simon and Judes C.E.P will transfer in November 2012
- 7.6. Regarding secondary school provision, St Catherine's CE Academy opened at Easter 2012 on the site of the former Withins High School, and includes Firwood Special School under the same roof. Essa Academy opened in the Autumn of 2011. The new Kearsley Academy is presently under construction.
- 7.7. Planning permission has recently been granted to build the new Clarendon CP School, and construction is expected to start in the New Year.

Core Strategy Indicators

Policy	Indicator	Target	2012
A1	New secondary schools completed.	-	1
A1	The number of working age people qualified to NVQ Level 3+	49.5% in 2008/09, 50.9% in 2009/10	42%

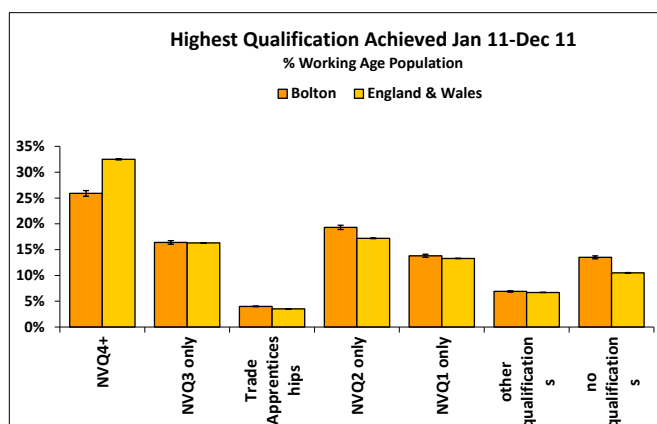
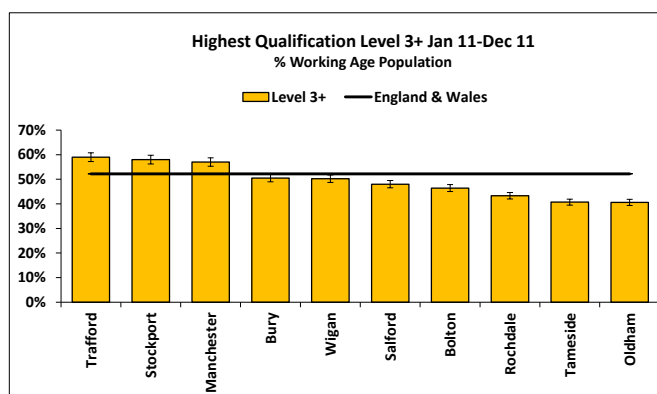
Adult Qualification Levels

7.8. Information on qualifications comes from the Annual Population Survey (APS) a nationally produced residence-based labour market survey, available down to local authority level. Qualifications data is analysed according to the National Qualifications Framework (NQF), which sets out the level at which different qualifications can be compared and recognised within England, Northern Ireland and Wales⁵

7.9. Around 13% of Bolton’s working age population stated they had no qualifications in Jan 11 – Dec 11, compared to 11% nationally. Slightly more people were qualified to levels 2 & 3, however only 25% of residents had a degree-level qualification or above, compared to 30% in England & Wales.

7.10. The table to the right shows the change over time in qualification levels for working age people in Bolton. Since March 99 the proportion of people with no qualifications or NVQ level 1 only has decreased by around one-quarter, and the number of people with Trade Apprenticeships has also significantly declined.

7.11. However, whilst the number of people with level 2 has stayed roughly the same the number of people with level 3 has



Bolton Highest Qualification Achieved

	Mar 99 - Feb 00 (%)	Jan 11 - Dec 11 (%)	Trend	Change (%)
NVQ4+	20%	26%	↗	6%
NVQ3 only	11%	16%	↗	5%
Trade Apprenticeships	12%	4%	↘	-8%
NVQ2 only	17%	19%	↗	3%
NVQ1 only	15%	14%	↘	-1%
Other Qualifications	9%	7%	↘	-2%
No Qualifications	17%	14%	↘	-3%

Source: Annual Population Survey, Jan 11-Dec 11, Office for National Statistics. Proportions calculated from resident population aged 16-64

⁵ For more information see http://www.direct.gov.uk/en/EducationAndLearning/QualificationsExplained/DG_10039017

more than doubled. The number of people with degree level qualifications has also increased during this time period, but not to the same extent.

- 7.12. This indicates that whilst Bolton’s working age residents have increased their skills levels in the past 7 years it is largely being limited to A-levels or equivalent, meaning that more work is needed to encourage people to go onto degrees or other high level qualifications, (as well as attracting and retaining graduates to the town), in order to bring Bolton in line with the national and sub-regional average.

Conclusion

- 7.13. UDP policies CP1, CP2 and CP3, which relate to the provision of educational facilities, have been replaced by Core Strategy policy A1.
- 7.14. In Bolton, the proportion of working age population without any qualification is higher than in England and Wales.

8. Prosperous Bolton

8.1. Prosperous: Employment

Policies

8.1.1. The relevant development plan policy is Core Strategy policy P1. Numerous area policies are also relevant, especially Bolton town centre and M61 Corridor policies.

Development

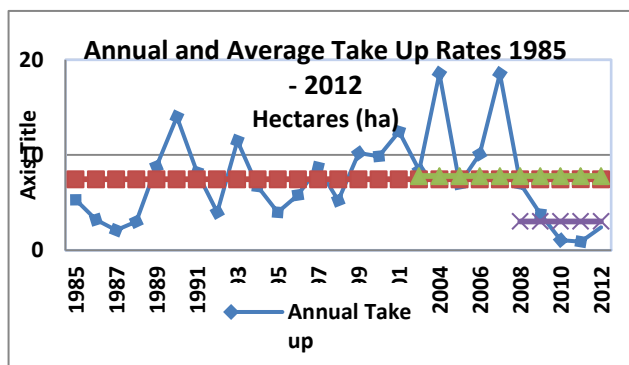
8.1.2. Warburtons are a key employer within Bolton. A significant extension to their premises at Hereford Street (The Valley Industrial Estate) has been completed. This demonstrates effective use of Core Strategy Policy RA1 which focuses jobs in modern employment areas in The Valley. This development is located within the Inner Bolton Renewal Area and will assist its regeneration.

8.1.3. More information on employment related development can be found within the Annual Employment Land Resource (Annex 1).

Core Strategy Indicators

Policy	Indicator	Target	2012
P1	Amount of employment land developed (hectares)	8ha annually on average	2.4ha
P1	Employment land supply (hectares)	50ha to be available at any one time	83.32ha
P1	Losses of employment land to other uses (hectares)	N/A	0.15ha
TC1-TC11	Amount of employment land developed in Bolton town centre	N/A	0ha
RA1-3	Amount of employment land developed in the renewal areas	N/A	2.4ha
M1-M2	Amount of employment land developed at Horwich Loco Works	1 ha annually on average after 2013	N/A
M3	Amount of employment land developed at the broad location on the M61 Corridor	To be determined in Allocations Plan	N/A
M4-M7	Amount of employment land developed at other M61 corridor sites	2ha annually until 2015	0

8.1.4. Less land was developed for employment use in the 12 month period up to 31st March 2012 than the Core Strategy target. However, the chart to the right illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough in the 27 years between 1985 and



2012. It can be seen that over the last ten years, the take up of land for employment use has averaged 7.8

Source: Bolton Council.1985-02 data refers to Jan-Dec monitoring period; 04-present refers to April-Mar.

hectares per year. This is higher than the 27 year average, of 7.44 hectares a year, and the average for the last 5 years of 3 hectares a year. In the 12months between 31st March 2011 and 1st April 2012, there has been an increase in the amount of employment land developed for the first time since 2007.

8.1.5. In terms of the spatial distribution of the 2.4ha of employment land that has been developed, it has all been developed in line with the Core Strategy as it located within renewal areas.

8.1.6. The employment land supply exceeds the Core Strategy target. Employment land allocations are being reviewed through the Allocations Development Plan Document in order to ensure that Bolton has a portfolio of high quality employment land available for development.

8.1.7. 0.15 hectares of employment land was lost to other uses during the monitoring period. This is significantly below the average of 5.55 hectares per annum between 2001 and 2012 reflecting, amongst other factors, the slow down in the housing market.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
BD1a	Amount of floorspace developed for employment ⁶ (Gross) (m ²) Source: Bolton Council	29,212	42,859	54,168	11,089	20,254	7,657	4,926	4,750
BD1b	Amount of floorspace developed for employment ⁷ (Net) (m ²) Source: Bolton Council	N/A	N/A	N/A	N/A	N/A	5,031	4,823	1,976
BD2	Amount of floorspace developed for employment ⁸ , which is on previously developed land (Gross) (m ²) Source: Bolton Council	20,715 (69%)	26,777 (62%)	13,845 (26%)	5,735 (52%)	18,274 (90%)	7,657 (100%)	4,818 (98%)	4,750 (100%)

⁶ For B1, B2, B8 split see section titled 2011 Employment Land Resource Update.

⁷ See previous footnote.

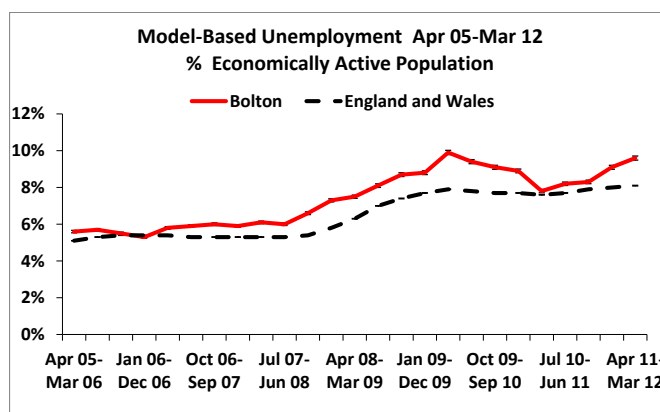
⁸ See previous footnote.

8.1.8. Although the amount of floorspace developed for employment use has decreased slightly (reflecting the economic downturn), it is encouraging to note that 100% of employment floorspace completed during the monitoring period was on previously developed land.

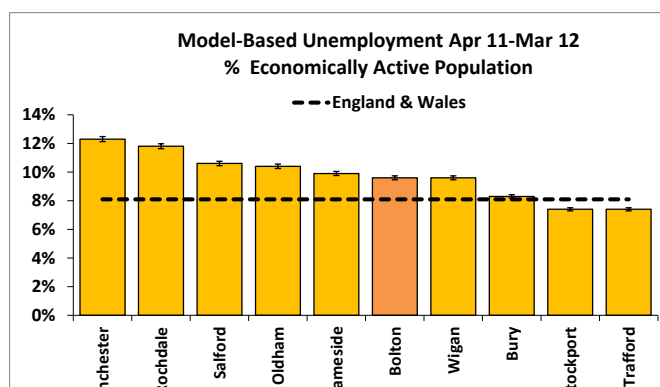
Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
L15	Workplace Earnings (Mean Annual Gross Pay) (£) <small>Source: Office for National Statistics, Annual Survey of Hours & Earnings.</small>	19,857	20,372	21,042	21,568	20,326	20,325	21,001	N/A ⁹
L16	Model-Based Estimates of Unemployment (%) <small>Source: Office for National Statistics, Model-based Estimates of Unemployment for Small Areas.</small>	4.4%	5.6%	5.8%	6.1%	7.5%	9.9%	7.8%	9.6%

8.1.9. In July 2006 the Office for National Statistics introduced a new estimate of unemployment using data combined from the Annual Population Survey and the Job Seekers Allowance claimant count figures, resulting in model-based estimates for local areas. These are calculated as a proportion of the resident economically active population aged 16 and over.



8.1.10. In April 11-Mar 12 Bolton had a model-based unemployment rate of 9.6%, which was the fifth lowest in Greater Manchester and only slightly higher than the England & Wales rate of 8.1%. This was an increase of 1.8 percentage points from April 11-Mar 12.10

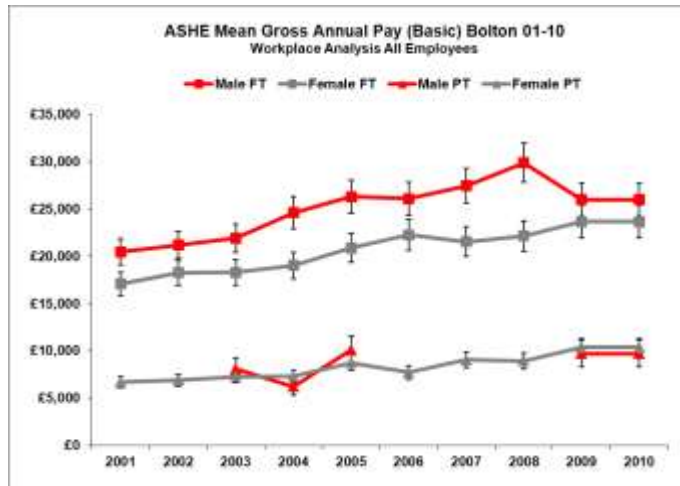


Source: Model-Based Estimates of Unemployment, Office for National Statistics

⁹ Released 12th Dec 2013.

¹⁰ Estimates of unemployment for Regions and Countries have been produced from Annual Population Survey data. Estimates at local and Unitary Authority are from model based estimates

8.1.11. In 2011 workplace earnings in Bolton remained notably less than national and regional earnings, although this varied between gender & full/part-time workers. In 2011 the mean annual basic pay for men working full time in Bolton was around £27,700, 75% of the national average of £37,100. Women working full time in Bolton are also paid less than the national average, however, the gap is narrower than for men. In 2011 the average pay for women working full time in Bolton was around £24,400, which is 90% of the national average of £27,200 (a gap that has decreased since 2001).



Source: Annual Survey for Hours & Earnings, Office for National Statistics.

Conclusion

8.1.12. During the monitoring period there was an increase in the amount of land developed for employment use for the first time since 2007, however, there was a slight decrease in the amount of new (gross) additional floorspace. Overall employment related development is at a low level but this is not unexpected and the situation is expected to change as the economy recovers. It is positive to note that all new employment completions were on previously developed land. The Core Strategy and the emerging Allocations Plan will provide a relevant context for employment related development across the borough.

8.2. Prosperous: Retail and Leisure

Policies

8.2.1. The relevant development plan policy is Core Strategy policy P2. Numerous area policies are also relevant, especially Bolton town centre policies.

Development

8.2.2. There have been significant developments involving both retail and leisure. These are summarised in appendix 3.

Core Strategy Indicators

Policy	Indicator	Target	2012
P2	Total amount of comparison retail floor space developed (m ²)	65,000 m ² of additional floor space in each five year period after 2016	Not applicable until 2016
P2	Amount of retail floor space completed in, and out, of defined centres (m ²).		In = 0, out = 4027
P2	Bolton and Farnworth town centres prime yield data.		No longer available from the VOA, looking for alternative data source or indicator.
TC1-TC11	Amount of retail floorspace in Bolton town centre	N/A	0

8.2.3. In the 12 month period up to 31st March 2012 4027m² of new retail floorspace was completed. This consisted of two schemes at Middlebrook. The most significant was an extension to the existing Tesco Store (3387m²) and the other the installation of a mezzanine floor (640m²). As these schemes are both extensions to existing stores, neither could be considered appropriate for town centre development.

8.2.4. The Valuation Office Agency has stopped providing prime yield data for individual town centres. This indicator is therefore currently under review. Either a new data source needs to be established or a replacement indicator needs to be defined.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
L14	Changes in Prime Zone A Shopping Rents (£ per sq foot) Source: FOCUS Bolton Report 2009/Colliers CRE	140	140	140	140	N/A	N/A	N/A	N/A

8.2.5. The most up to date information on changes in Prime Zone A Shopping Rents is 2008 meaning no update is available for the current monitoring period.

Conclusion

8.2.6. Despite the current economic climate there have been a number of positive developments regarding retail and leisure during the monitoring period. The two most significant retail developments were an extension to the existing Tesco store at Middlebrook and the installation of a mezzanine floor at Middlebrook. In terms of leisure there have been two significant developments in Bolton town centre: the completion of Bolton One: a health, leisure and research centre, and the completion of a Travelodge hotel . The policies in the Core Strategy and emerging Allocations Plan will continue to provide a relevant context for retail and leisure related development across the borough.

8.3. Prosperous: Town Centres

Policies

8.3.1. The relevant development plan policies are the Core Strategy Area Policies for Bolton town centre (TC1–TC11).

Development

8.3.2. There have been several significant developments in Bolton town centre. These are summarised in appendix 3.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
BD4i	Amount of completed retail, office & leisure development (Town Centre Uses) (Gross) (m ²) Source: Bolton Council	16,099	33,638	9,627	24,035	26,978	12,438	14,115	16,169
BD4ii	Amount of completed retail, office & leisure development in town centres (Town Centre Uses) (Gross) (%) Source: Bolton Council	9.3%	37.2%	34.6%	1.0%	68.9%	1.3%	0%	69.7%

8.3.3. In the monitoring period there was an increase in the total amount of floorspace developed for town centre uses for the third year running, with almost 70 per cent of that development located in Bolton town centre. The new floorspace in Bolton town centre was all developed for leisure related use.

Conclusion

8.3.4. Going forward the adopted Core Strategy and emerging Allocations Plan will continue to provide a relevant context for town centre development. There are various schemes recently completed, under construction or in the pipeline that will increase the vitality and viability of the boroughs town centres.

8.4. Prosperous: Waste

Policies

8.4.1. The relevant development plan policies are Core Strategy policy P3 and policy CG4 on compatible uses. In addition the Greater Manchester Waste Development Plan Document was adopted on 1st April 2012 and this now forms part of the development plan for Bolton. On its adoption the final saved UDP waste policy W3 has been superseded by policies 8 – 12 of this GM plan. In addition this plan also allocates two small sites at Watersmeeting Road and Waterloo Street for built waste facilities and these have been added to the borough's Proposals Map. As a consequence UDP employment commitment 17E Watersmeeting Road has been deleted. Monitoring of both these plans will be reported next year.

Development

8.4.2. During the year a significant planning permission was granted for a Transfer Loading Station (TLS) and a Household Waste Recycling Centre (HWRC) on the car park of the former Exide/CMP Batteries site located off Salford Road.

8.4.3. This new integrated waste management facility will serve both Bolton and Salford. The TLS would manage a total of 70,000 tonnes of municipal, household and residual waste per annum whilst the HWRC would manage 15,000 tonnes of waste per annum.

8.4.4. The TLS will receive residual waste, kerbside collected co-mingled recyclates and paper/card together with a proportion of Waste Collection Authority collected commercial waste which will be bulked up and out loaded from the site. The HWRC will provide the general public with facilities to deposit household waste and enable waste separation and recyclate recovery.

8.4.5. To the south of this site progress continued on the construction of an in-vessel composting plant to treat garden and kitchen waste. As with the proposed facilities this will be operated by the applicant Viridor Laing on behalf of Greater Manchester Waste Disposal Authority. As part of the PFI contract this should be operational in late 2013.

8.4.6. In June 2011 the GMWDA decided to rationalise HWRCs as part of efficiency savings. A result of this was that the Union Road HWRC closed and in time once the new facility at the former CMP Batteries site is open, existing sites at Blackhorse Street, Blackrod, Bolton and Lester Road, Salford will also close.

Core Strategy Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
W1	Capacity of new waste management facilities by type (t) Source: Greater Manchester Waste Disposal Authority	0	0	0	0	0	0	28,000 ¹¹	0 ¹²
W2	Amount of municipal waste arising and managed by waste type, and the percentage each management type represents of the waste managed. Source: Bolton Council								
	Total Municipal Waste (t)	114,726	108,943	108,493	109,816	104,784	102,183	100,214	101,523
	Recycled	10.3%	17.0%	18.5%	19.4%	19.2%	17.9%	18.2%	17.3%
	Composted	2.8%	8.0%	10.8%	11.1%	11.4%	11.2%	6.0%	13.3%
	Energy Recovery	86.9%	75.0%	70.7%	69.5%	69.4%	70.9%	75.8%	69.4%

Conclusion

8.4.7. Core Strategy policies together with those in the recently adopted Greater Manchester Waste Plan provide an up to date policy context for assessing waste related development proposals under the Prosperous Bolton theme. During the year new built facilities were approved in line with these policies which support the Greater Manchester PFI contract with Viridor Laing. These are anticipated to open during 2013 and will contribute towards achieving Greater Manchester targets of recycling and composting of at least 50% of waste by 2015 and a diversion from landfill of at least 75%.

¹¹ In the last 12 months, the Household waste recycling centre at Hurstwood Court has opened. This has a throughput design capacity of 28,000 tonnes per annum. The HWRC at Union Road has closed. Planning permission has been approved and building has begun for the IVC at Cutacre, Over Hulton. The IVC is due to open April 2013.

¹² As part of the PFI, the new In vessel composting facility should open in May 2013.

8.5. Prosperous: Minerals

Policies

8.5.1. The relevant development plan policies are Core Strategy policy P4 and policy CG4 on compatible uses. In addition one saved UDP policy M4 remains in force. This deals with conditions to be applied on mineral proposals and legal agreements. This remaining policy will be superseded when the Greater Manchester Minerals Development Plan Document is adopted in 2013.

Development

8.5.2. During the year a significant application was approved for Montcliffe Quarry, off Georges Lane, Horwich. This effectively extended the period of working minerals by 9 years from 21st September 2011 to 21st September 2020, which allows the extraction of 1.4m tonnes of mineral which would otherwise remain un-worked and effectively sterilised. In addition, the permission amends the date for restoration of the quarry with completion by 21st September 2022.

8.5.3. The existing quarry has been active until recently, extracting high quality aggregate, (which it is understood is being supplied as part of the contract to construct the Metrolink extension as well as supplying engineering and other building projects). This permission coupled with the extension approved to Pilkington Quarry approved in the last monitoring year mean the extraction of minerals is likely to continue in this part of the borough for a considerable number of years.

8.5.4. At the former Cutacre Opencast site, restoration continued during the year and due to adverse weather conditions has not yet been fully completed.

Core Strategy Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
M1	Production of primary land won aggregates (t) Source: North West Regional Aggregates Working Party Annual Report.	1.6 mil	1.94 mil	1.4 mil	1.13 mil	0.67 mil	0.51 mil ¹³	N/A	N/A
M2	Production of secondary/recycled aggregates (t) Source: North West Regional Aggregates Working Party Annual Report.	N/A	N/A	0.31 mil	0.14 mil ¹⁴	N/A	N/A	N/A	N/A

¹³ The most up-to-date figures available are for 2010. The information is set out in North West Regional Aggregates Working Party (RAWP) *Annual Report 2011*, which provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

¹⁴ See previous footnote.

Conclusion

- 8.5.5. Core Strategy policies together with the saved UDP policy provide an up to date policy context for assessing minerals development relating to the Prosperous Bolton theme. In 2013 the likely adoption of the Greater Manchester Minerals Plan will provide more detailed site specific allocations including areas of search and minerals safeguarding areas and development management policies.
- 8.5.6. There were very few minerals planning applications during the year but the policies remain valid to assess the impacts of individual applications on local communities and the natural and built environment; to safeguard valuable mineral resources from sterilisation; and to ensure that minerals are supplied to support economic development.

8.6. Accessibility & Transport

Policies

8.6.1. The relevant development plan policy is Core Strategy Policy P5. Several Area Policies are also applicable.

Development

8.6.2. The most significant development is the granting of full planning permission for the £48 million development of Bolton Transport Interchange. The Bus Station will be relocated here from Moor Lane as part of the scheme, which will include a new café, toilet, retail units and a travel shop. A Compulsory Purchase Order has also been approved with opening of the interchange expected in 2014.

8.6.3. This development will implement Core Strategy Policy TC4, which states that the council and its partners will “develop a high quality multi-modal interchange that will serve bus, rail and car borne passengers on the triangle of land between the Preston and Blackburn railway lines”.

8.6.4. The development will assist in achieving Core Strategy Strategic Objective 3 to take advantage of the economic opportunities presented by Bolton town centre, Strategic objective 4 to create a transformed and vibrant Bolton town centre, Strategic Objective 5 to take full economic advantage of Bolton’s position in the Greater Manchester City Region and Strategic Objective 6 to ensure that the transport infrastructure supports all aspects of the spatial vision.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2012
P5	Proportion of new residential development within 30 minutes public transport time of areas of employment	100%	100%
LO1	Numbers of passengers travelling by rail between Manchester and Bolton	Increase over 2008 figure (1442)	1,293 ¹⁵

8.6.5. In line with the Core Strategy target 100 per cent of new residential development was within 30 minutes public transport time of an area of employment as defined by the draft Allocations Plan (protected employment sites and Bolton town centre).

8.6.6. Although the number of passengers reported to be travelling between Manchester and Bolton is below the Core Strategy target at the time of the survey there were works at Bolton

¹⁵ This figure is for Bolton’s peak time boarders heading in the Manchester direction, surveyed in 2010. Source GMTU.

station affecting access to the platform.

Conclusion

- 8.6.7. In line with the Core Strategy target 100 per cent of new residential development was within 30 minutes public transport time of an area of employment as defined by the draft Allocations Plan (protected employment sites and Bolton town centre).
- 8.6.8. The accessibility policies in the UDP promoted sustainable forms of transport and the prosperous theme. Most of these have been replaced by Core Strategy policies. However, policies A14, A15, A18 and A19 are being taken forward for consideration at the Allocations Plan stage. The Core Strategy and Allocations Plan policies will provide a relevant context for transport and accessibility related development across the borough.

9. Safe Bolton

Core Strategy Indicator

Policy	Indicator	Target	Reporting: 2012
S1	Recorded crime CSEW comparator offences per 1,000 population	10% below the 2006/7 baseline in 2010/11, 15% below in 2011/12, and 25% below in 2017/18	42
S1	Number of people killed or seriously injured in road collisions ¹⁶	55% below the 1994/8 baseline in 2010/11, and above national targets in 2011/12 and 2017/18	2012 data will be available in March 2013

Local indicators

	2005	2006	2007	2008	2009	2010	2011	2012
Number of people killed or seriously injured ¹⁷	125	101	86	82	77	94	79	N/A ¹⁸
Source: Bolton Council								

9.1. The number of people killed or seriously injured on the roads of Bolton has decreased in comparison to recent years. However, the number of people killed and seriously injured is a relatively small number each year, and any changes can result in big percentage change swings from year to year.

Conclusion

9.2. Within the UDP there was no dedicated section for dealing with crime and the perceptions of crime. The Core Strategy takes a more integrated and spatial approach and wraps various issues into one policy area, although reducing crime is largely influenced indirectly. The two key ways that a safer Bolton can be achieved are through the design of new development to create a sense of place that enables people to identify with their surroundings and to reduce the fear of crime. In addition, making roads safer has a key role. The number of people killed or seriously injured on the roads of Bolton has increased in comparison to recent years. However, the number of people killed and seriously injured is a relatively small number each year, and any changes can result in big percentage change swings from year to year.

¹⁶ Number of people killed or seriously injured in road collisions was previously a contextual indicator.

¹⁷ In previous years, the number of *children* killed or seriously injured was reported upon, rather than all people

¹⁸ Figures refer to calendar year, 2012 data will be available in March 2013

10. Cleaner Greener

Policies

10.1. The relevant development plan policies in the Core Strategy are policy CG1, CG2, CG3 and CG4.

Development

10.2. Policy CG1 covers a wide range of environmental issues, including the need to lessen the reliance on fossil-fuel based energy and produce electricity in a more decentralised manner. Since the adoption of the Core Strategy in March 2011, Bolton has seen a marked increase in the number of planning applications to erect wind turbines to enable the production of renewable electricity.

10.3. Applications have come in for a variety schemes, including medium sized turbines (being over 60 metres to blade tip) within the green belt, to those of a more modest scale such as a proposal for a single 18 metre turbine within the grounds of The Gates Primary School in Westhoughton. Planning permission has not always been granted however, due to lack of compliance with the development plan and other material considerations.

10.4. Policy CG2 has been successful in promoting sustainable design and construction. It provides a context for the Sustainable Design and Construction Supplementary Planning Document, which is used in the determination of a wide range of planning applications.

10.5. Policy CG3 has been successfully used to maintain the quality of the built environment within Bolton, and particular reference is made to planning application 88436: demolition of two dwellings followed by the erection of 16 apartments with associated car parking. The proposed building was of an ornate design, with balustrade balconies and a variety of arches, columns and window designs. In this instance, planning permission was refused as it was considered that the proposed development would fail to contribute towards good urban design, would not respect local distinctiveness and would harm the character and appearance of the area.

10.6. Policy CG4 is most commonly used in the determination of householder applications and new housing, to ensure compatibility with the surrounding land uses and occupiers.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2012
CG1	Net gain or loss in sites of biological importance	No net loss	See the below for data on SBIs, LNRs and SSSIs
CG2	Per capita reduction in CO2 emissions in Bolton ¹⁹	2010/2011: -10%, 2012/2013: -15%, 2017/2018: -26%	-17% ²⁰
CG3	CABE “Buildings for Life” standard for well-designed homes and neighbourhoods		In September 2012 following the merger of the Design Council with CABE, a revised Building for Life standard was released, called Building for Life 12 . To date, no developments in Bolton have been assessed using the updated standard.
CG4	Percentage of rivers good / fair	An improvement over the baseline of 90%	This has not been updated by the EA since 2008.

¹⁹ Indicator definition changed by the DECC from ‘per capita reduction in local authority area’ to ‘emissions within the scope local authority areas’.

²⁰ Data refers to 2009. There is a data lag. Figures for 2009 were published in Sept 2011. The 2010 figures will be published on 23rd August 2012.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
E2 SEI	Changes in areas and populations of biodiversity importance, including changes in areas designated for their intrinsic environmental value including sites of international, national, regional or subregional significance.								
	Sites of Biological Importance (SBI) (+/-ha) Source: Greater Manchester Ecology Unit	+0.1	+6.4	+7.3	+3.8	-3.6	-2.5	No change	+2.2
	Local Nature Reserves (LNR) (+/-ha) Source: Bolton Council	+29.2	No change	No change	No change	+107	No change	No change	+9.47
	Sites of Special Scientific Interest (SSSI) (+/-ha) Source: Natural England	No change	No change	No change	No change	No change	No change	No change	No change

Conclusion

10.7. Policies CG1, CG2, CG3 and CG4 continue to provide an up to date and relevant context to improving environmental quality, and addressing and minimising the causes and effects of climate change. Per capita emissions in Bolton continue to reduce. The measured value of biodiversity is remaining constant. The policies continue to provide a relevant context for determining planning applications for developments that create renewable energy capacity.

11. Strong & Confident

11.1. Housing

Policy

- 11.1.1. The relevant development plan policy is Core Strategy policy S1. Numerous area policies are also relevant, especially Bolton town centre and the approach to the distribution of new housing set out in the Core Strategy.

Development

- 11.1.2. During the year planning permission was granted on 81 sites with a total capacity of 321 dwellings. The most significant new permission was at the former site of Guide Dogs for the Blind, Nuffield House on Lowndes Street Smithills where 92 dwellings were approved and development commenced during the year. Construction also started on a number of sites over 0.25 hectares including 42 flats at Minerva Road Harper Green, by Morris Homes on the former IMP Holdings Limited industrial site off Hulme Road, Kearsley and the McCarthy and Stone development on the former Horwich RMI car park in Horwich which is for 45 private sheltered apartments for the elderly.
- 11.1.3. Development was fully completed on 10 sites of over 0.25 hectares. Significant RSL schemes were completed at Radcliffe Road in Darcy Lever and at Bradford Road/Crescent Road in Great Lever. Re-development of the former Hulton Hospital off Hulton Lane was also completed, a very significant number of actual completions having taken place during the year.
- 11.1.4. There were further completions on 17 of the borough's large housing sites which still remain under-construction at the end of March 2012. The largest levels of completions took place on the Tonge Valley site at Watersmeeting. In addition there were completions at the former Greenvale Works being developed by Miller Homes, both of these two sites are close to being fully developed. Between 20 and 30 units were also completed at Old Hall Street/Mabel's Brow, Kearsley and the Persimmon housing development at Lostock Lane.

Household Projections

- 11.1.5. Household projections are produced by Communities and Local Government and are linked to the latest Office for National Statistics Sub National Population Projections. The projections are trend based and indicate the number of additional households that would form if recent demographic trends continue.

2008-BASED HOUSEHOLD PROJECTIONS

	Number of households (thousands)							Change 08-33	
	2008	2013	2018	2023	2026	2028	2033	No	%
Bolton	111	114	118	122	124	125	128	17	15%
North-West	2,935	3,044	3,165	3,279	3,341	3,382	3,473	538	18%
England	21,731	22,868	24,108	25,320	26,016	26,472	27,536	5,805	27%

Source: Communities & Local Government, 2010

- 11.1.6. The most recent household projections show that there is a projected increase in households in Bolton over the 25-year period from 2008 to 2033 of 17,000, a 15% increase. This is roughly equivalent to 680 households per year. The rate of increase in Bolton is lower compared to the North West and England. On a national scale, the increase is due to a combination of adult population growth, changing age distribution and increasing household formation. However due to data restrictions there is no information on the types of households formed or the drivers of change at borough level.
- 11.1.7. In addition it should be noted that household projections for local authorities are less robust than those at regional level, particularly for those areas with relatively small numbers of households. This should be taken into account in using the figures. It is not anticipated that projections of household type will be released at local authority level.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2012
SC1	Net additional dwellings for the current year	694 per year	526
SC1	Gross additional dwellings total subdivided into: <i>Bolton Town Centre</i> <i>Renewal Areas</i> <i>Horwich Loco Works</i> <i>Outer Areas</i>		0 262 0 309
SC1	Percentage of new and converted dwellings on previously developed land	80%	91%
SC1	Percentage of new dwellings completed at more than 30 dwellings per hectare (gross)		90%
SC1	Affordable housing completions	243 per year	160

- 11.1.8. The downturn in economic conditions has had a continuing effect on the housing market in Bolton. Net completions of 526 units were achieved during the year which represents an increase over the last two year figures of 372 and 326 respectively, however this figure is well below the peak of 1,174 dwellings in 2007/8. Also a relatively limited number of sites entered the housing land supply through the granting of planning permission for the first time during the year and indeed only one site at the former Nuffield House site is for more than 20 dwellings. This scheme has a total capacity of 92 units. The average level of completions achieved over the last 5 years at 586 net additional dwellings per annum is closer to both the requirements of the Regional Spatial Strategy and the Core Strategy.
- 11.1.9. For the first time in recent years fewer flats were completed than terraced and mews properties and the proportion of completions which were flats fell from 47 to 37%, a continuation of the previous year's trend. While 41% of all completions were of two bedroom units, this represents a fall from 52% in the previous year. Conversely there was a significant rise in the proportion of three bed properties completed accounting for almost a third of all completions.
- 11.1.10. 91% of completions during the year took place on previously developed land. This reflects success in implementing the regeneration and urban concentration themes of the existing UDP, RSS and the Core Strategy. Over 86% of the housing land supply is from this land type which suggests high levels, at or well above the target of 80%, will be maintained.
- 11.1.11. Looking specifically at the 35 housing developments which were fully completed during 2011/12, the average density achieved was 44 dwellings to the hectare. While this inevitably masks a range of densities across different sites this level is above the target of 30 to the hectare.
- 11.1.12. There were 160 affordable housing completions during the year but the target was not fully achieved. The 2011-15 National Affordable Housing Programme will yield additional affordable housing completions in forthcoming years, although the programme is likely to

deliver more in its latter years due to its structure. In addition, New Homes Bonus funded affordable housing sites will add to these figures.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011	2012
H4	Net additional Gypsy & Traveller pitches Source: Bolton Council	N/A	N/A	N/A	N/A	7 ²¹	0	0	0

- 11.1.13. NPPF requires the planning system to boost significantly the supply of housing. One way to ensure this is through the identification and maintenance of sufficient specific and deliverable sites to ensure a rolling 5-year supply of housing plus 5 or 20% buffers to enable choice and competition and to demonstrate the extent to which existing plans already fulfill housing requirements. These are achieved through demonstration of a five year housing supply and the housing trajectory. The Housing Land Requirements and Supply update is set out in Annex 3. This provides fuller details of housing development through the year and also sets out listings of sites within the five year supply and with planning permission. It also contains the updated housing trajectory.
- 11.1.14. The housing requirement for Bolton is currently set out in the adopted Core Strategy at an annual average target of 694 dwellings. The housing update sets out the 5 year requirement against this target. Table 2 of Annex 3 demonstrates that there is a projected supply of 4222 dwellings for 2012-2017 to set against the residual Core Strategy requirement of 3935. This amounts to an oversupply of 287 dwellings or 107%.
- 11.1.15. The identified sites over 0.24 ha in size that form the 5 year supply 2012-2017 are set out in Table 3 of Annex 3. These have been drawn from sites either under-construction or with permission at 31st March 2012. An additional supply contribution from a number of Transforming Estates sites that are at an advanced preparatory stage of planning has been included due to the level of certainty. All small sites with planning permission have also been included as part of the 5 year supply.
- 11.1.16. The updated housing trajectory set out in Figure 1 of Annex 3 demonstrates clearly the dip in completion rates in recent years. It does also demonstrate the anticipated levels of development over the life of the Core Strategy.

Conclusion

- 11.1.17. The current Core Strategy policies will continue to provide a relevant context for housing development. The level of completions is higher than the in last two years but remains below Core Strategy targets. The number of significant new housing applications remains very low reflecting the poor state of the national housing market. It is anticipated that both will increase again when the economy improves. There is sufficient land with planning permission to demonstrate a 5 year supply assessed against the Core Strategy target plus a 5% buffer. In due course the Allocations DPD will allocate additional sites for housing and the Core Strategy

²¹ This consists of 7 new permanent pitches for gypsies and travellers resulting from one planning application. No planning applications were received for new transit pitches for gypsies and travellers, and none were constructed. No planning applications were received, or new pitches constructed, for travelling showpeople. Current pitch provision (31st March 2009) is 121 pitches consisting of 33 permanent pitches for gypsies and travellers, no transit pitches and 88 pitches for travelling showpeople.

itself contains a significant strategic allocation for housing at Horwich Loco Works with delivery anticipated from around 2014 onwards.

11.2. Cultural and Community Provision

11.2.1. The relevant Development Plan Policy is Core Strategy Policy SC2.

Indices of Multiple Deprivation 2010

11.2.2. The Indices of Deprivation (ID) are made up of both district and Lower Super Output Area (LSOA) level measures. The 2010, 2007 and 2004 IDs are based on LSOAs, unlike the ID 2000, which was ward based. Each LSOA has been given a deprivation score and rank across seven different domains that aim to capture different aspects of deprivation in people's lives. District level deprivation is determined by combining results of the LSOAs across the borough.

11.2.3. The Indices of Deprivation are made up of 37 different indicators that cover different aspects of deprivation. These make up seven LSOA level domain indices. The seven domains are:

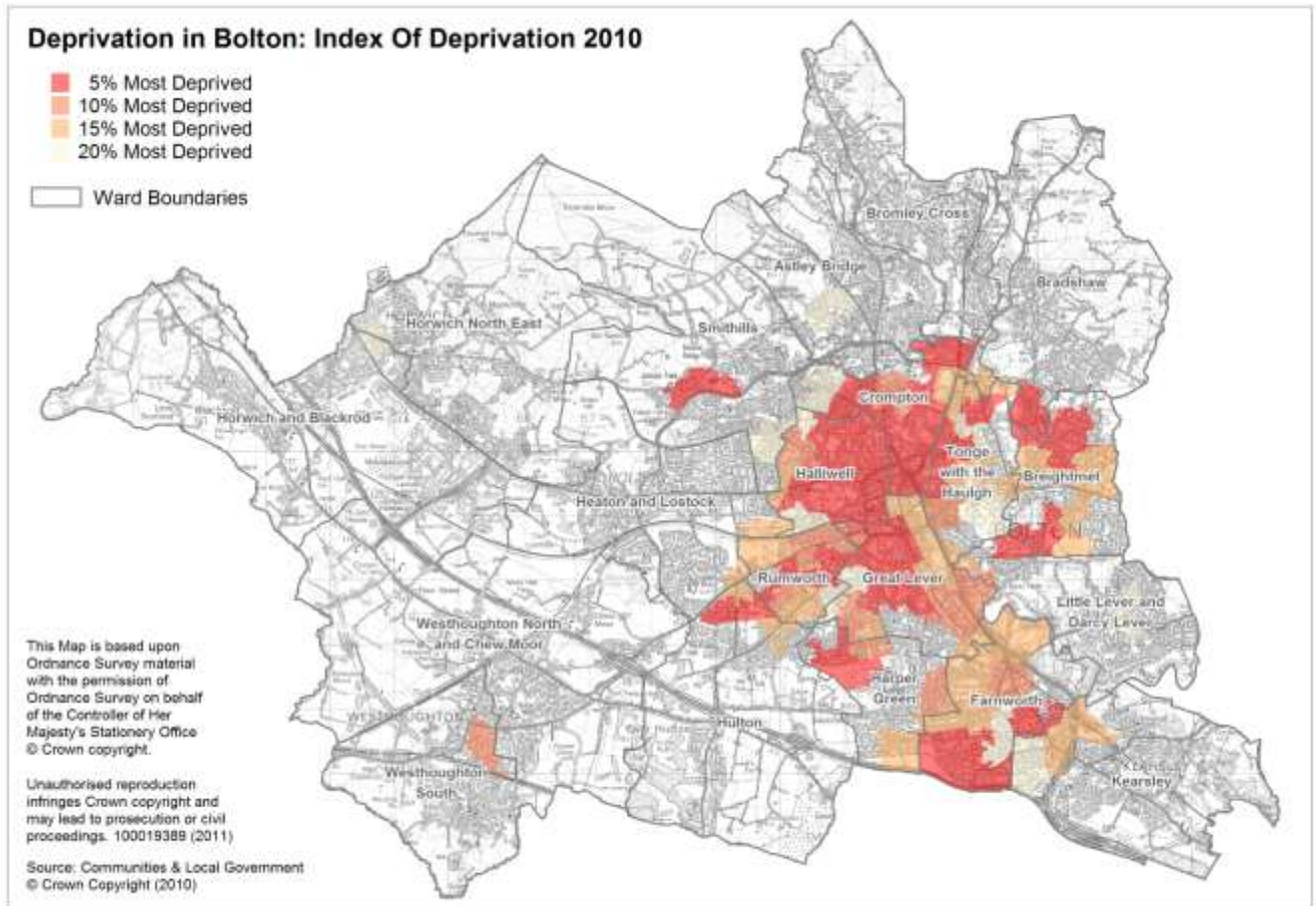
- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to Housing and Services
- Living environment deprivation
- Crime

11.2.4. These Domain Indices can be used to describe each type of deprivation in an area. This is important as it allows users of the Indices to focus on particular types of deprivation and to compare this across SOAs.

11.2.5. Each of these domains is made up of a number of indicators that reflect different dimensions of deprivation. Every LSOA is given a score for each of these domains. This score is then ranked out of the 32,482 LSOAs in England, (a rank of 1 being the most deprived and 32,482 being the least). The seven domain indices described above are also weighted and combined to give an Index of Multiple Deprivation (IMD) score and rank for each LSOA.

11.2.6. 57 of Bolton's 175 SOAs are amongst the 15% most deprived in England for the Index of Multiple Deprivation.

11.2.7. The map below shows the most deprived LSOAs in Bolton according to their overall rankings in England.



Annex 1: 2012 Employment Land Update

1. Introduction:

The 2012 Employment Land Update has the following objectives:

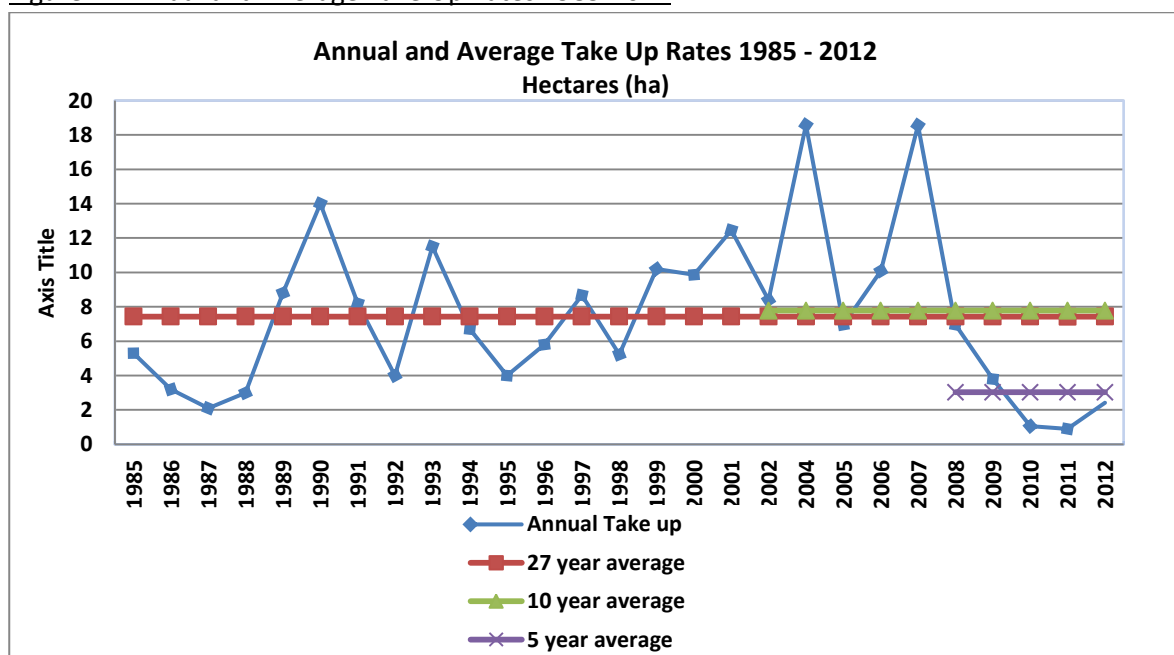
- To monitor the supply, availability and development rates of employment land across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1st April 2011 to the 31st March 2012;
- To form part of Bolton Council’s Local Plan’s Evidence Base; and
- To help ensure that Bolton has a portfolio of high quality, flexible employment sites that is capable of adapting to changing conditions and that meet the needs of both its own residents and the wider area.

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

2. Historic Employment Land Completions

Figure 1 illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough in the 27 years between 1985 and 2012. It can be seen that over the last ten years, the take up of land for employment use has averaged 7.8 hectares per year. This is higher than the 27 year average, of 7.44 hectares a year, and the average for the last 5 years of 3 hectares a year. In the 12 months between 31st March 2011 and 1st April 2012, there has been an increase in the amount of employment land developed for the first time since 2007.

Figure 1: Annual and Average Take Up Rates 1985-2012



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

3. Employment Land Completions April 2011 – March 2012.

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

A. Completions on sites listed in the 2011 Employment Land Resource

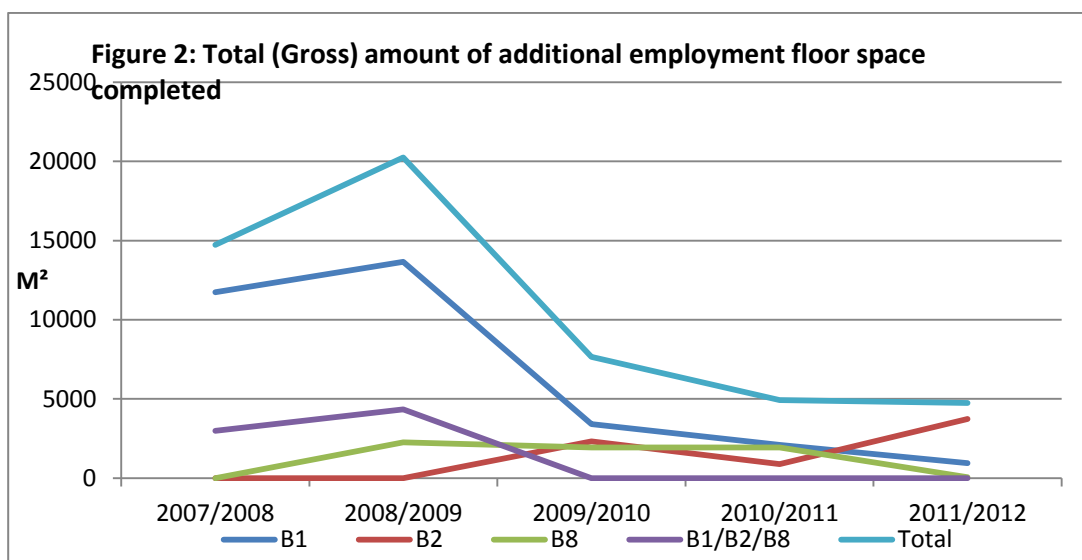
The 2011 Employment Land Resource identified 83.06 hectares of land consisting of 26 sites. There has been no development on these sites in the 12 months up to 31 March 2012. Further details about these sites are available in appendix 2.

B. All completions

Tables 3/4 and figures 2/3 summarise employment completions for the period 1st April 2007 to 31st March 2012. Completions are split into B1, B2 and B8 use class, and completions involving a combination of these use classes. Tables 3A, 3B and figure 2 illustrate completions over time in floor space (metres squared) whereas table 4 and figure 3 illustrate take up of employment land over time in hectares. Full details of employment completions are available in appendix 1.

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

	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
B1	11731	13653	3404	2104	949
B2	Nil	Nil	2322	888	3741
B8	Nil	2252	1931	1934	60
B1/B2/B8	2996	4349	Nil	Nil	Nil
Total	14727	20254	7657	4926	4750



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

The total amount of gross floor space developed in the 12 months up to 31st March 2012 was very similar to the previous 12 months.

Table 3B: Total (Net) amount of additional employment floor space completed 2011-2012 (M²)

	Gross additional floorspace (M ²)	Losses through demolitions, change of use and conversion (M ²)	Net additional floorspace (M ²)
B1	949	Nil	949
B2	3741	-2774	967
B8	60	Nil	60
B1/B2/B8	Nil	Nil	Nil
Total	4750	-2774	1976

Net additional employment floorspace is calculated as new gross floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

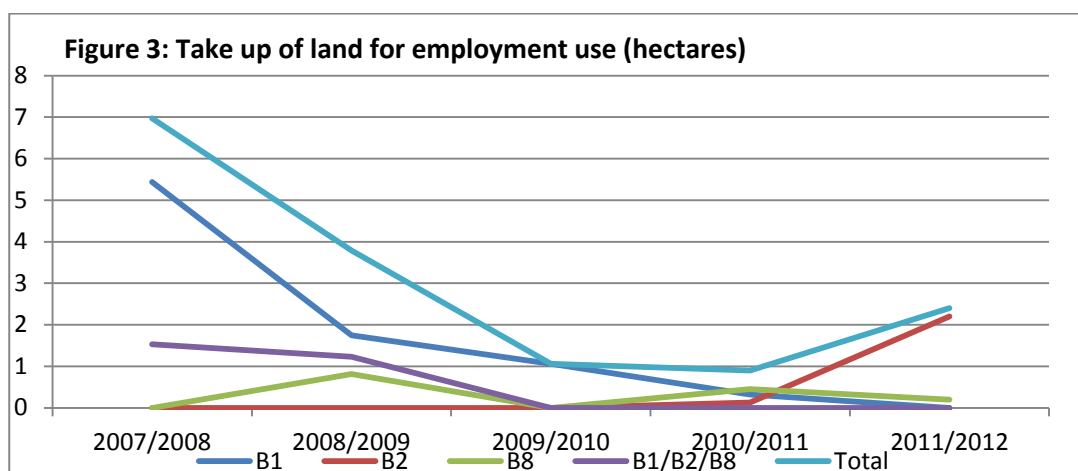
The net additional floorspace developed between 1st April 2011 and 31st March 2012 was 1976 square metres, a decrease on the 4823 square metres for the 12 month period leading up to 31st March 2011. The 2774 square meters decrease in B2 floorspace results from:

- Change of use from B2 use to snooker hall at Coe Street (further information is available in table 8A); and,
- Two B2 completions replacing B2 buildings demolished as part of the planning application (further information is available to appendix 1D).

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

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

	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
B1	5.44	1.75	1.06	0.32	Nil
B2	Nil	Nil	Nil	0.13	2.2
B8	Nil	0.81	Nil	0.45	0.2
B1/B2/B8	1.53	1.23	Nil	Nil	Nil
Total	6.97	3.79	1.06	0.9	2.4



More land was developed for employment use in the 12 months up to 31st March 2012 than in the 12 month period up to 31st March 2011. In the 12 month period up to 31st March 2012, 0% of employment land developed was for B1 use, compared to 36% in 2011 and 100% in 2010. 92% of employment land developed was for B2 use, and 8% of employment land developed was for B8 use.

C. Completions on Previously Developed Land (2011/2012)

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

Table 5: Completions on Previously Developed Land (2011/2012)

	B1	B2	B8	Mix of B1/B2/B8	Total
Total amount of additional employment floor space completed by type (m²)	949	3741	60	0	4750
Total amount of additional employment floor space completed on previously developed land by type (m²)	949	3741	60	0	4750
% of additional employment floor space	100%	100%	100%	N/A	100%

completed on previously developed land by type					
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100% of employment completions were on previously developed land in the 12 month period up to 31st March 2012. This is a small increase on the 12 month period up to 31st March 2011, where 98% of employment completions were on previously developed land, and the same as the period up to 31st March 2010, where 100% of completions were also on previously developed land.

D. B1 (office) schemes in town centres

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

Table 6: B1 schemes in town centres

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

In the 12 month period up to 31st March 2012, no B1 schemes were completed in the borough's town centres, however, B1 completions across the borough were limited reflecting the slow recovery from the recession. The need to attract good quality B1 development to the borough, and the need to focus more B1 development in town centres is addressed by the Core Strategy (adopted 2 March 2011) and the emerging Allocations Development Plan Document.

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

E. Completions by Core Strategy area

Table 7: Completions by Core Strategy Area

Core Strategy Area	Core Strategy Indicator	Core Strategy Target	Land Developed (ha)
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	0
Renewal Areas:	Amount of employment land developed in the renewal areas	N/A	2.4
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works.	An average of 1ha annually after 2013	N/A
M61 Corridor: Broad location for employment development	Amount of employment land developed at the broad location for employment development	N/A until target developed	N/A until target developed
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites.	An average of 2ha annually until 2015	0
Bolton Borough	Amount of employment land developed	An average of 8 hectares annually	2.4

The Core Strategy focuses employment development in Bolton town centre, the three renewal areas and the M61 corridor. The actual distribution of the employment land completed in the 12 months leading up to 31st March 2012 is illustrated in table 7. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

The 2.4 hectares of employment land that has been developed across the borough in the 12 month period leading up to 31st March 2012 does not meet the core strategy target of 8 hectares annually. This, however, reflects the slow recovery from the recession. In terms of the spatial distribution of 2.4 ha developed, it has all been developed in renewal areas, which is in line with the Core Strategy.

4. Loss of Employment Land to other uses

Monitoring losses of employment land to other uses is a Core Strategy indicator. Between 1st April 2011 and 31st March 2012 both existing employment floorspace and employment land supply was lost to other uses. This is summarised below in tables 8A and 8B:

Table 8A: Loss of existing employment floor space

Application Number	Development	Location	Floorspace lost (M ²)	Employment land lost (ha)
87349/11	Change of use from B2	Former Allpas Ltd Utd,	505	0.12

	to Snooker hall (D2 use) with ancillary A5 use.	Coe Street, Bolton, BL3 6BU		
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Table 8B: Loss of employment land supply

Application Number	Development	Location	UDP Allocation	Employment land lost (ha)
87261/11	CHANGE OF USE OF VACANT OFFICES (CLASS B1) TO PROVIDE FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2)	Lever Street/ Coe Street	E5	0.03

It can be seen from tables 8A and 8B that 0.15 hectares of employment land was lost to other uses between 1st April 2011 and 31st March 2012. This is lower than the average loss of employment land to other uses between 2001 and 2011, which was 5.55 hectares.

5. Employment Land Supply

A. Sites added to and removed from Employment Land Resource (2011/2012)

There have been no sites added to or removed from the 2011/2012 Employment Land Resource.

B. Summary of April 2012 Position:

Table 9 illustrates the changes to the employment land resource between 1st April 2011 and 31st March 2012.

Table 9: Changes to Employment Land Resource (1st April 2011 – 31st March 2012)

	Area in Hectares	Total Number of Sites
ELR Land available at end of March 2011	83.06	26
ELR sites completed	0	0
ELR sites partially completed	0	0
ELR sites lost to other uses	0	0
ELR sites partially lost to other uses	0	0
ELR sites under construction	0	0
Sites removed from ELR	-4.63	3
Sites added to ELR	0	0
Site boundary amendments	-0.68	1

ELR Land Available at the end of March 2012	77.75	23
Non ELR sites under construction	3.84	4
Permission not implemented on non ELR sites	1.73	7
Total Land Available at the end of March 2012	83.32	34
Core Strategy target employment land supply	50	N/A

Three town centre sites have been removed from the Employment Land Resource:

- Westbrook (3.14ha) is proposed to be allocated for housing in the draft Allocations Plan;
- Blackhorse Street Car Park (0.72ha) is difficult to develop due to the layout of the site;
- St. Georges Gateway (0.77ha) is proposed to be developed for other uses.

In addition there has been a boundary amendment at Knowledge Campus, resulting in the size of this site changing from 2.18ha to 1.5ha.

The employment land resource now consists of 23 sites making up 77.75 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2012, can be found in Appendix Two. In addition there are 4 sites under construction and 7 sites which have been granted planning permission but have not yet been implemented. These sites total 5.57 hectares and are listed in Appendices Three and Four.

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

Appendix One: All Employment Completions across the borough April 2011 - March 2012:**A. Employment Completions on UDP (2005) Employment Land**

Application Number	Development Description	Address	Use Class	Gross Floor Space (m ²)	Area (ha)	Type of Employment Land
83003/09	ERECTION OF STORAGE UNIT.	UNIT 10B ROSCOW ROAD, KEARSLEY, BOLTON, BL4 8NX	B8	60	0.2	Protected Employment Site
Total	N/A	N/A	N/A	60	0.2	N/A

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

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

C. Employment Completions on other land

Application Number	Development Description	Address	Use Class	Gross Floor Space (m ²)	Area (ha)
80245/08	ERECTION OF TWO SINGLE STOREY INDUSTRIAL UNITS.	CLYDE MILL, STEWART STREET, BOLTON, BL1 3PA	B2	705	0.6
81213/08*	ERECTION OF FOUR INDUSTRIAL/STORAGE UNITS AND DEMOLITION AND REBUILDING OF UNIT EIGHT	RAIKES CLOUGH INDUSTRIAL ESTATE, RAIKES LANE, BOLTON, BL3 1RP	B2	767.4	1.6
Total	N/A	N/A	N/A	1472	2.20

*Not listed in Appendix 1D because unit 8 was relocated i.e, dismantled (rather than demolished) and rebuilt

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

	Application Number	Development Description	Address	Use Class	Floor space (M²)
Change of use	82463/09	Change of use from public house (A4) to offices B1	200 St. Helens Road, Bolton, BL3 4EB	B1	875
Extensions	85644/11	Erection of single storey extension to existing "C" building	MBDA UK LTD, Lostock Lane, Lostock, Bolton, BL6 4BR	B1	74
Schemes involving demolition	82627/09	Demolition of industrial unit followed by erection of single storey industrial unit	HOLT BROS LTD, Brunel Street, Horwich, Bolton, BL6 5NX	B2	169
	84301/10	Demolition of part of bakery followed by construction of new extension, flour silos and tanks	Warburtons Bakery, Hereford Street, Bolton, BL1 8JB	B2	2100

E. Summary of completions

	Gross floor (m²)	Area (ha)
On UDP (2005) employment land	60	0.2
On land identified within the 2011 Annual Employment Land Resource Update	0	0
On other land	1472	2.20
Changes of use	875	N/A
Extensions	74	N/A
Schemes involving demolition	2269	N/A
Total	4750	2.4

Appendix Two: Annual Employment Land Resource Sites – April 2012

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

Appendix 3A: Non ELR Sites currently under construction (31st March 2012)

Application Number	Development description	Address	Use Class	Area (ha)
81578/09	ERECTION OF TWO STOREY BUILDING TO PROVIDE OFFICE ACCOMMODATION.	UNIT 1, SUMMERFIELD ROAD, BOLTON, BL3 2NQ	B1/B8	0.12
78145/07	Erection of 3 No. Industrial Buildings.	Land at Star Lane, Horwich	B8	0.4
72378/05	Erection of eleven units for B1 B2 and B8 use, offices, light industrial wholesale warehouse	Land at Brightmet Industrial Estate, Brightmet, Bolton	B1/B2/B8	1.86
Total	N/A	N/A		2.38

Appendix 3A: Non ELR Sites currently where construction has started but there is no current construction activity (31st March 2012)

Application Number	Development description	Address	Use Class	Area (ha)
76159/06	Erection of two five storey office buildings with associated parking, landscaping and access	Plot 5 Cranfield Road Horwich	B1	1.46
Total	N/A	N/A		1.46

Appendix Four: Permissions not implemented on non ELR sites (31st March 2012)

Application Number	Development Description	Address	Use Class	Area (ha)
82047/09	ERECTION OF STEEL STORAGE BUILDING.	TURNER BRIDGE WORKS, WINDLEY STREET, BOLTON, BL2 2DF	B8	0.02
82404/09	ERECTION OF A TWO STOREY OFFICE BLOCK	7 LEVER GROVE, BOLTON, BL2 1EZ	B1	0.06
82136/09	DEMOLITION OF GARAGE AND ERECTION OF STUDIO WORKSHOP WITH LIVING ACCOMMODATION.	LAND AT CAPTAINS CLOUGH ROAD, BOLTON, BL1 6AP	B1	0.11
82623/09	ERECTION OF OFFICE BUILDING.	UNIT 2, FISHBROOK WORKS, ROSCOW ROAD, KEARSLEY, BOLTON, BL4 8NX	B1	0.31
84313/10	ERECTION OF SINGLE STOREY INDUSTRIAL BUILDING WITH TWO STOREY OFFICE BLOCK AND ASSOCIATED PARKING AND LANDSCAPING	LAND AT LORNE STREET, FARNWORTH, BOLTON	B1/B2	0.7
86648/11	ERECTION OF INDUSTRIAL UNIT (CLASS B1).	LAND AT CAMPBELL STREET/EMLYN STREET, FARNWORTH, BOLTON	B1c	0.41
85405/10	ERECTION OF BUILDING FOR BUSINESS/EMPLOYMENT USE (CLASS B1(c)) TOGETHER WITH NEW ACCESS AND ASSOCIATED CAR PARKING SPACES	LAND AT 24-26 GOWER STREET, FARNWORTH, BOLTON, BL4 7EY	B1c	0.125
Total	N/A	N/A	N/A	1.735

Appendix 5: Annual and Average Take Up Rates 1985 – March 2012

	Year	Completions	Year	10 yr Completions	Year	5 yr Completions
	1985	5.3				
	1986	3.2				
	1987	2.1				
	1988	3				
	1989	8.8				
	1990	14				
	1991	8.2				
	1992	4				
	1993	11.5				
	1994	6.7				
	1995	4				
	1996	5.8				
	1997	8.68				
	1998	5.23				
	1999	10.21				
	2000	9.86				
	2001	12.45				
	2002	8.4	2002	8.4		
	March 2004	18.59	March 2004	18.59		
	March 2005	6.97	March 2005	6.97		
	March 2006	10.10	March 2006	10.10		
	March 2007	18.56	March 2007	18.56		
	March 2008	6.97	March 2008	6.97	March 2008	6.97
	March 2009	3.79	March 2009	3.79	March 2009	3.79
	March 2010	1.06	March 2010	1.06	March 2010	1.06
	March 2011	0.9	March 2011	0.9	March 2011	0.9
	March 2012	2.4	March 2012	2.4	March 2012	2.4
	TOTAL	200.77		77.74		15.12
	AVERAGE	7.44		7.77		3.02

Annex 2: Bolton Town Centre Vitality and Viability Assessment 2012

Introduction

The 2012 assessment of the vitality and viability of Bolton town centre is the sixteenth update since the report was first carried out in 1995. The report monitors Bolton town centres recent performance. The key variations since the last report are the key focus of the document. The following indicators are examined in the remainder of the report:

- The amount of new retail, leisure and office floorspace at in centre, edge of centre and out of centre locations
- Residential property figures and empty dwellings
- Town centre development schedule

There has been no update to the rent and retail demand information reported in the 2011 Bolton Town Centre Vitality and Viability Assessment.

The amount of new retail, leisure and office floorspace at in centre, edge of centre and out of centre locations

Town centre uses are generally classed as office, retail and leisure. The amount of floorspace developed for these uses in the 12 months leading up to the 31st March 2012 is analysed below, including the percentage of that development located in centre, edge of centre and out of centre. It should be noted that for this section of the study the centres of Farnworth, Little Lever, Horwich and Westhoughton are considered as well as Bolton town centre.

Table 1: B1 (Office) Floorspace

	2010	2011	2012
Total amount of B1 floor space developed within the local authority (m ²)	3044	2104	875
Total amount of floor space developed within town centres (m ²).	172 (6%)	Nil	Nil
Total amount of B1 floor space developed at edge of centre locations	Nil	Nil	Nil
Total amount of B1 floor space developed at out of centre locations	2872 (94%)	2104 (100%)	875 (100%)

In the 12 month period up to 31st March 2012, 875 square meters of B1 (office) floorspace was completed, all of which was located out of centre. This consisted entirely of the change of use of a premises from a public house (class A4) to offices (class B1) at 200 St. Helens Road, Daubhill. This is located within the Inner Bolton Renewal Areas and will contribute to the regeneration of this area. The need to focus more B1 office development in town centres is addressed by the Core Strategy and emerging Allocations Plan.

Table 2: Retail Floorspace

	2010	2011	2012
Total amount of retail floor space developed within the local authority (m ²)	8099	10421	4027
Total amount of retail floor space developed within town centres (m ²)	Nil	Nil	Nil
Total amount of retail floor space developed at edge of centre locations	4299 (53%)	1823 (17%)	Nil
Total amount of retail floor space developed at out of centre locations	3800 (47%)	8598 (83%)	4027 (100%)

In the 12 month period up to 31st March 2011 4027m² of new retail floorspace was completed. This consisted of two schemes at Middlebrook. The most significant was an extension to the existing Tesco store (3387m²) and the other the installation of a mezzanine floor (640m²). As these schemes are both extensions to existing stores, neither could be considered appropriate for town centre development. The need to focus more retail development in town centres is addressed through the Core Strategy and emerging Allocations Plan.

Table 3: Leisure Floorspace

	2010	2011	2012
Total amount of leisure floor space developed within the local authority (m ²)	1295	1590	11267
Total amount of leisure floor space developed within town centres (m ²)	Nil	Nil	11267 (100%)
Total amount of leisure floor space developed at edge of centre locations	Nil	Nil	Nil
Total amount of leisure floor space developed at out of centre locations	1295 (100%)	1590 (100%)	Nil

In the 12 month period up to 31st March 2012 there was a significant increase in the amount of leisure floorspace completed. All of this development took place in Bolton town centre and consisted of:

- Bolton One – Erection of health, leisure and research centre;
- Travel Lodge - Erection of an 80 bed hotel;
- Change of use to exhibition/function and conference complex.

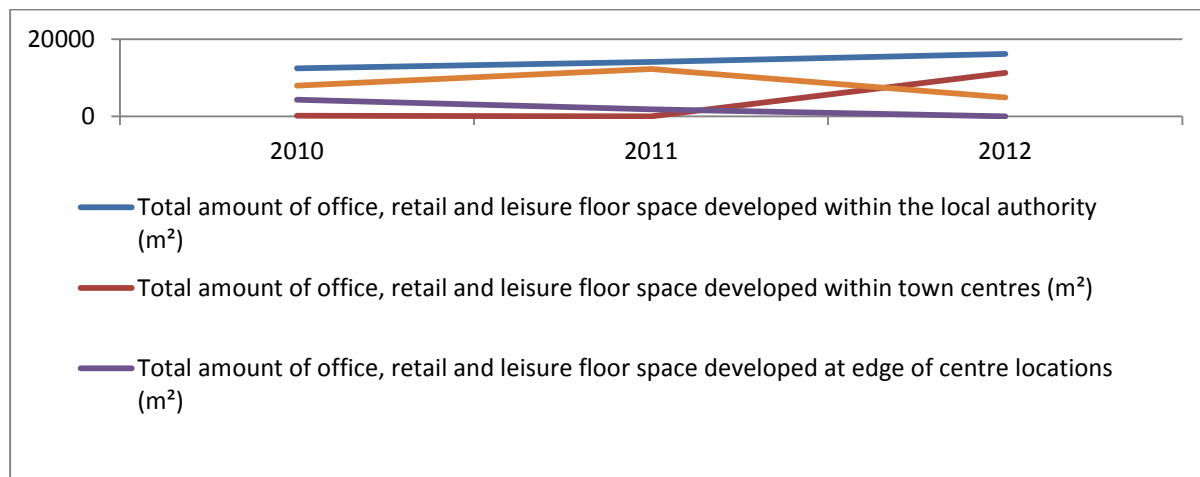
The need to continue to focus leisure development in Bolton town centre is addressed through the Core Strategy and emerging Allocation Plan.

The above is summarised in table 4 and chart 1 below:

Table 4: Summary of town centre uses development

	2010	2011	2012
Total amount of office, retail and leisure floor space developed within the local authority (m ²)	12438	14115	16169
Total amount of office, retail and leisure floor space developed within town centres (m ²)	172 (1%)	Nil	11267 (70%)
Total amount of office, retail and leisure floor space developed at edge of centre locations	4299 (35%)	1823 (13%)	Nil
Total amount of office, retail and leisure floor space developed at out of centre locations	7967 (64%)	12292 (87%)	4902 (30%)

Chart 1: Summary of town centre uses development



In the 12 month period leading up to 31st march 2102 there was an increase in the amount of land developed for town centre uses, with a significant increase in the proportion of this development taking place in town centres. This is primarily due to a significant amount of leisure related development in Bolton town centre

Residential property figures and empty dwellings

Table 5: Town centre residential properties

Year (April)	2009	2010	2011	Dec 2011
Town centre residential properties	564	563	585	557
Town centre vacant properties	126	80	52	52
% vacant	22	14	9	9

Bolton Council (2012)

Council tax records show that since 2009 the number of residential properties in Bolton town centre has remained relatively constant, while the number of vacant residential properties has decreased. The continuation of this trend will result in a higher level of pedestrian footfall thus improving the vitality and viability of Bolton town centre.

Town centre development schedule

There are a number of schemes that are either recently completed or in the pipeline that will enhance the vitality and viability of Bolton town centre. These are outlined below:

Recently completed schemes

- Bolton One provides a new health, leisure and research centre on the same town centre site as the University of Bolton. This facility also provides a swimming pool and climbing wall.
- A 80 bed Travel Lodge hotel has been completed on River Street. This includes at grade and multi-storey car parking for 445 vehicles together with landscaping and associated works, including the pedestrianisation of part of River Street and other alterations to the highway.

Schemes in the pipeline

- Bolton Transport Interchange with commercial development at the front: full planning permission has been granted for this £48 million investment. A Compulsory Purchase Order has also been approved with opening expected in 2014.

Conclusion

Although town centres are facing challenging circumstances Bolton Council are encouraged by a number of factors including retail demand and take up of residential units. The town centre development schedule also illustrates that there is a co-ordinated programme of regeneration initiatives that are either recently completed, currently under construction or in the pipeline, which will increase the vitality and viability of Bolton town centre.

Annex 3: Retail, Leisure and Town Centre Development

There have been significant developments involving both retail and leisure, including a number of town centre schemes. These are summarised below:

A. Travelodge (Bolton town centre)

A six floor, 80 bed hotel has been constructed at Merchant's Place, within Bolton town centre. The ground floor contains a cafe bar/restaurant, which is also open to the public. This development increases the hotel choice for visitors to Bolton. It also has the potential to contribute to increased pedestrian footfall and act as a catalyst to more development.

This development will assist in achieving Core Strategy Strategic Objective 3 to take advantage of the economic opportunities presented by Bolton town centre and Strategic Objective 4 to create a vibrant and transformed Bolton town centre.

B. Bolton One (Bolton town centre)

A health, leisure and research centre, called Bolton One/Jason Kenny Centre, has been constructed at the Bolton University site, within Bolton town centre.

The leisure centre contains a state-of-the-art 70 station community gym/fitness suite, a dance and workout studio, a competition standard, eight-lane, 25-metre swimming pool, a hydrotherapy pool, a climbing wall and a running track. The health facilities include a General Practitioners' out of hours operation, a walk in diagnostic centre, emergency dental treatment, a pharmacy and Mobile Medical Units.

This development improves the leisure and health facilities within Bolton town centre, has the potential to contribute to increased pedestrian footfall and act as a catalyst to more development.

This development will assist in achieving Core Strategy Strategic Objective 1 to maximise access to health, sporting and recreation facilities, Strategic Objective 3 to take advantage of the economic opportunities presented by Bolton town centre and Strategic Objective 4 to create a transformed and vibrant Bolton town centre.

C. Tesco (Middlebrook)

At the Middlebrook Tesco a 3387m² (gross) extension to the store has been completed, with a new net tradeable area of 2597m². The new first floor mezzanine level has created 825m² of floorspace and contains the café and offices previously located on the ground floor. The ground floor extension has increased the sales area available for comparison goods.

The store previously had a gross floorspace of around 10,495m² and a net sales area of around 7,362m², selling a wide variety of food and non-food products.

The store is located within the Middlebrook Retail and Leisure Park, but is unallocated. A sequential approach to site selection has been demonstrated with alternative sites being unsuitable for the proposed development due to the size of available sites and the needs of the retailer. This meant an extension at Middlebrook was the only option.

It has been demonstrated that the vitality and viability of nearby centres will not be harmed. Most of the trade diversion is expected to be from the Middlebrook Retail and Leisure Park rather than town, district or local centres.

This development will assist in achieving Core Strategy Strategic Objective 3 to take advantage of the opportunities presented by the M61 Corridor.

D. Currys (Middlebrook)

At the Middlebrook Curry's a 640m² (gross) mezzanine floor has been installed providing an additional 600m² (net) of new sales area. This will result in the floorspace of the unit increasing to 1728m², an increase of around 36%.

The additional floorspace will be used for the sale of bulky goods, which may make the proposal inappropriate for a town centre location. The applicant has demonstrated that there will be no measurable impact on the vitality and viability of Bolton town centre or Horwich town centre. A condition of the approval is that the sale of clothes, shoes, fashion accessories, books and jewellery will not be permitted.

This development will assist in achieving Core Strategy Strategic Objective 3 to take advantage of the opportunities presented by the M61 Corridor.

1. Schemes in the pipeline

There are several retail/leisure related planning applications that are in the pipeline. The most significant are listed below:

E. Tesco (Little Lever)

Planning permission has been granted for the erection of a supermarket at a site on the edge of Little Lever town centre. The proposal involves a gross floor area of 2,778 m² and a net sales area of 1,728 m². Policy P2 of the Core Strategy plans for additional convenience floor space of up to 10,000m² in town, district and local centres where communities have good access.

Although not within the town centre boundary as currently defined the applicant has conducted a sequential test which confirms that the application site is the most sequentially preferable. In addition Core Strategy policy OA6 states that Little Lever town centre will be allowed to expand for additional convenience floorspace if a site becomes available. The draft Allocations plan proposes to extend Little Lever town centre to include this site. The buildings at this site were damaged by a fire in 2009, and the site is now derelict and available.

When completed this development will address a deficiency in convenience retail provision in the Little Lever area. At present a large number of Little Lever residents travel to places such as Radcliffe and Farnworth to do their convenience shopping. The proposal also has the potential to strengthen the position of Little Lever town centre with regard to the retention of spending and will provide greater choice for local residents.

The development will also assist in achieving Strategic Objective 1 of the Core Strategy to improve access to supplies of fresh food.

Status: Planning permission granted

F. Bolton Transport Interchange (Bolton town centre)

Full planning permission has been granted for the £48 million development of Bolton Transport Interchange. The Bus Station will be relocated here from Moor Lane as part of the scheme, which will include a new café, toilet, retail units and a travel shop. A Compulsory Purchase Order has also been approved with opening of the interchange expected in 2014.

Further commercial development to the north of the site has outline planning permission. Ultimately such uses would help generate more pedestrian activity and add to the character of this crucial area between the existing town centre and the interchange. The new interchange will be a landmark building providing a focus for views from and to the town centre.

This development will implement Core Strategy Policy TC4, which states that the council and its partners will “develop a high quality multi-modal interchange that will serve bus, rail and car borne passengers on the triangle of land between the Preston and Blackburn railway lines”.

The development will assist in achieving Core Strategy Strategic Objective 3 to take advantage of the economic opportunities presented by Bolton town centre, Strategic objective 4 to create a transformed and vibrant Bolton town centre, Strategic Objective 5 to take full economic advantage of Bolton’s position in the Greater Manchester City Region and Strategic Objective 6 to ensure that the transport infrastructure supports all aspects of the spatial vision.

Status: Planning permission granted.

G. Hotel Schemes (Bolton town centre)

Two planning applications have the potential, if developed, to improve the hotel offer in Bolton town centre. These are:

- Provincial House, Nelson Square: Application for change of use from offices to hotel. Status: Awaiting decision.
- Former Little Bolton Town Hall and 34 All Saints Street: Change of use to restaurant and hotel. Status: Planning permission granted.

Annex 4: Housing Land Requirements and Supply Briefing Note 2010/2011

1. Introduction

This briefing note updates the housing land position 1st April 2011 to 31st March 2012 including new planning permissions, dwellings completions and potential development land in the borough.

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

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

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

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

Five Year Housing Supply 2012-17

In this monitoring year the five year housing supply 2012-17 has been calculated against the Core Strategy requirement of 12492 additional dwellings between 2008 and 2026. This provides the housing target for Bolton following adoption of the Core Strategy in March 2011.

The Core Strategy sets a net annual dwelling requirement of 694 dwellings between 2008 and 2026. Table 1 translates this into a 5 year rolling residual dwelling requirement for 2012-2017 of 3935 dwellings taking account of 2008-2011/12 net completions and a clearance allowance of 20 dwellings per annum.

Table 2 shows the projected supply for 2012-2017 of 4222 dwellings. In line with advice in NPPF this includes the majority of sites with permission including those on small sites. The supply of 4222 dwellings is set against the residual requirement of 3935 giving an over-supply of 287 dwellings. This equates to a 107% supply of ready to develop housing.

Table 1. Core Strategy Requirement	
Core Strategy (CS) Requirement 2008-2026=694x18	12492
less net completions 2008-11/12	1754
Residual CS requirement 2012 - 2026	10738
Annualised requirement	767
5 year CS requirement at 31/03/2012	3835
Clearance Allowance 2012-2016/17	100
Gross 5 year residual requirement at 31/3/2012	3935

Table 2. 5 Year Supply 2012-2016/17	
Large Site (over 0.25ha) Supply 2012-2016/17	3366
Small Site Supply 2012-2016/17	856
Projected 5 year supply at 31/3/2012	4222
less residual Core Strategy requirement	3935
Projected over-supply at 31/3/2012	287
Supply of ready to develop housing 31/3/12 (%)	107

Table 3 sets out the identified sites over 0.25 ha for the 5 year supply period 2012-2016/17 that have been drawn from sites under-construction or with outstanding or full planning permission as at 31st March 2012. Current market conditions have resulted in a number of planning permissions having expired and a reduced number of applications, contributing to a lower level of supply than normal for the borough. A contribution to supply has been included from the draft Allocations Plan due to the level of certainty around delivery as there are a number of Transforming Estates sites that are at an advanced preparatory stage of planning, more recent site planning history supporting housing or

council ownership. In addition to Table 3, the five year supply also includes the supply on small sites with permission and under construction which are listed in Appendix 1.

Table 3 5 Year Supply 2012-2016/17 on sites over 0.25 hectares			
Site Ref	Location	Supply	Area (Ha)
1217	HEATON GRANGE 2	6	0.80
1657	LOSTOCK JUNCTION GOODS YARD	16	0.27
1735	HAMPSONS FARM	1	1.59
1769	LAND OFF CROMPTON WAY	85	7.32
1784	LAND OFF JETHRO ST	9	1.98
1792	LAND AT WATERSMEETING RD/EAGLEY BROOK	78	4.55
1823	ZEST AT THE PLACE, OFF WATERSMEETING RD, THE VALLEY	4	1.84
1824	NUFFIELD HOUSE, LOWNDES ST	92	3.66
1826	MARYLAWNS REST HOME, 1 FOSTER LANE, BOLTON, BL2 5HW	19	0.48
1838	KERSHAW MILL, KERSHAW ST/BALDWIN ST	13	0.67
1846	LAND AT MOORSIDE AND THE MARKLANDS, 99-101 MARKLAND HILL LANE, BOLTON, GREATER MANCHESTER, BL1 5NH	12	0.4
1859	LAND BETWEEN STONYHURST AVE & SWEET LOVES LANE	9	0.31
1874	HOLDEN MILL, BLACKBURN RD	240	1.80
1897	LAND AT DINSDALE DRIVE	14	0.77
1906	FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to Cleveland's)	32	0.42
1919	LAND AT MOOR LANE/HANOVER ST/GARSDALE ST	289	1.09
1937	LEVER HOUSE, GREENMOUNT LANE	1	0.32
1956	LAND AT TEMPLE ROAD	57	3.70
1961	BRYNMOOR, HARPERS LANE	1	0.52
1989	231-235 GREENMOUNT LANE, BOLTON, BL1 5JB	5	0.4
1994	CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON.	120	3.02
2010	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	1	0.74
2014	HOLY TRINITY CHURCH, TRINITY STREET, BOLTON, GREATER MANCHESTER, BL3 6DD	38	0.31
2018	MORTFIELD LANE, BOLTON.	24	0.50
2025	ATLAS MILL, BENTINCK STREET, BOLTON.	7	0.38
2044	SITE OF UNION MILL, VERNON STREET, BOLTON, GREATER MANCHESTER, BL1 2PP	141	0.79
2105	13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ	2	0.27
2106	THE LAURELS, MARKLAND HILL, BOLTON, BL1 5AL	1	1.28
2121	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF	30	0.6
2128	THE COTTAGE, RAVENSDALE ROAD, BOLTON, BL1 5DS	1	0.45
2153	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	1	2.3
2154	T SUTCLIFFE AND CO LTD, WESTON STREET, BOLTON, BL3 2AL	36	0.68
2155	THE SPINNEY, KNOWSLEY GRANGE, BOLTON, BL1 5DQ	1	0.25
2157	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	1	0.8
2169	TONGE FOLD HEALTH CENTRE, HILTON STREET, BOLTON, BL2 6DY	18	0.39
2184	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	23	1.02
2191	547 CHORLEY NEW ROAD, BOLTON, BL1 5DP	1	0.26
2205	LAND AT FLETCHER STREET, BOLTON	12	0.3
2206	OLD LINKS GOLF CLUB LTD, CHORLEY OLD ROAD, BOLTON, BL1 5SU	13	0.39
2207	ESKRICK STREET	19	0.47
2208	GILNOW GARDENS	51	1.58

2209	ST CATHERINES ACADEMY	32	0.7
2210	MILNTHORPE ROAD 2	51	0.85
2228	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET, BOLTON, BL1 3DE	14	0.37
3116	LAND OFF HEATON AVE	43	0.51
3118	LAND OFF MINERVA RD	45	0.71
3136	LAND AT GEORGE STREET	24	0.45
3140	LAND AT HARROWBY STREET	23	0.40
3181	DEAN CLOSE	28	1.03
3182	HIGHFIELD ROAD	14	0.37
3183	BLINDSILL ROAD	94	2.53
4049	STONECLOUGH MILL, RINGLEY RD	92	5.54
4055	HIGHER HEAPS FARM, RINGLEY RD WEST	1	4.26
4062	CAUSEWAY MILL, TOPP ST / LONGCAUSEWAY	6	1.34
4064	LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BOLTON, BL4 9DB	41	1.11
4078	RYDERS FARM, MANCHESTER ROAD	1	0.68
4081	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	64	0.42
4101	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	1	0.28
4105	LAND OFF HULME ROAD, KEARSLEY, BOLTON	48	1.03
4109	RANCH COTTAGE, SANDHOLE ROAD, KEARSLEY, BOLTON, BL4 8QN	1	0.5
4110	43 BAKER STREET, KEARSLEY, BOLTON, BL4 8QT	1	2.35
5069	LAND AT HAMILTON COURT, LITTLE LEVER, BOLTON	6	0.28
5077	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	95	1.48
6099	BOLTON SPORTS VILLAGE	169	17.83
6136	LOW WOOD, HIGH BANK LANE	4	0.80
6161	WALLSUCHES BLEACHWORKS	33	3.39
6187	LAND AT MOSS LANE	7	0.54
6195	LAND AT STAR LANE, HORWICH	18	1.55
6225	PORTMAN MILL, TELFORD ST	19	0.30
6237	LAND AT HOLMES HOUSE, BLUNDELL LANE	1	0.30
6251	SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HN	42	0.42
6255	FORMER FALL BIRCH HOSPITAL, FALL BIRCH ROAD, HORWICH, BOLTON, GREATER MANCHESTER, BL6 4LQ	10	1.98
6260	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	276	6.52
6266	LAND AT REAR OF 175-211 STATION ROAD, BLACKROD, BOLTON.	10	0.37
6275	HORWICH RMI, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX	45	0.25
6277	WILDERSWOOD COTTAGE, OLD RAKE, HORWICH, BOLTON, BL6 6SJ	1	2.92
6281	LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON.	7	0.28
6285	LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON.	1	0.81
6299	71 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LN	1	0.4
7068	FORMER INSTITUTE OF ISLAMIC HIGHER EDUCATION, HOSPITAL ROAD	27	2.00
7112	BROOK SAW MILLS	22	0.49
7143	DEAKINS BUSINESS PARK	7	2.47
7161	NEWFIELD GRANGE RD	5	0.65
7178	LAND AT HEYHEAD HOUSE, BOWSTONE HILL RD	1	1.76
7192	TOP O'TH KNOTTS FARM AND OUTBUILDINGS, TOTTINGTON ROAD	1	0.66
7229	86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE	14	0.65
7231	HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	1	0.92

7238	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET	14	0.25
7241	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	1	0.5
7245	LAND TO EAST OF HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	1	1.1
7249	BOLTON OPEN GOLF CLUB, LONGSIGHT LANE, BOLTON, BL2 4JY	6	0.26
8333.01	FORMER METAL BOX WORKS, CHEW MOOR LANE	1	8.88
8356	TIMBER YARD, MARSH ST	10	0.26
8360	682 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3SS	18	0.40
8374	LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON, BOLTON.	2	2.22
8375	MORRIS FARM, POCKET NOOK RD	4	0.37
8392	LAND OFF HUDSON ROAD, BOLTON	43	0.99
8406	LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN	14	0.35
8416	BALDWINS FARM, OLD FOLD ROAD, WESTHOUGHTON, BOLTON, BL5 2BY	1	0.59
8427	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	14	0.32
8429	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	4	0.28
8432	LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BOLTON, BL5 3NR	1	17.81
8453	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	18	0.65
8466	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AZ	4	0.3
8473	OLD SIRRS FARM, 14 OLD SIRRS, WESTHOUGHTON, BOLTON, BL5 2ED	1	0.44
8478	EDGES FARM, LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JX	15	0.56
1SC	WESTBROOK, MANCHESTER ROAD	100	3.06
38SC	WAVERLEY ROAD	22	0.66
66SC	WAGGON ROAD	74	1.94
M025	THE WOODLANDS, GREEN LANE	27	0.61
		3366	167.92

Housing Trajectory

The actual net completions for 11/12 was 526, 126 units higher than anticipated in the 2010/11 trajectory, and a 200 unit increase on the previous year. This increase should however be treated with caution, since there can be a time lag between houses appearing to be physically complete and when units are formally recorded through building control returns. As a result this year completions on several sites, which have actually taken place over a number of years, have all been included in this year's figures which will artificially inflate the 2011/12 totals. Overall the figures reflect the continued effects of the downturn in the housing market and economy generally.

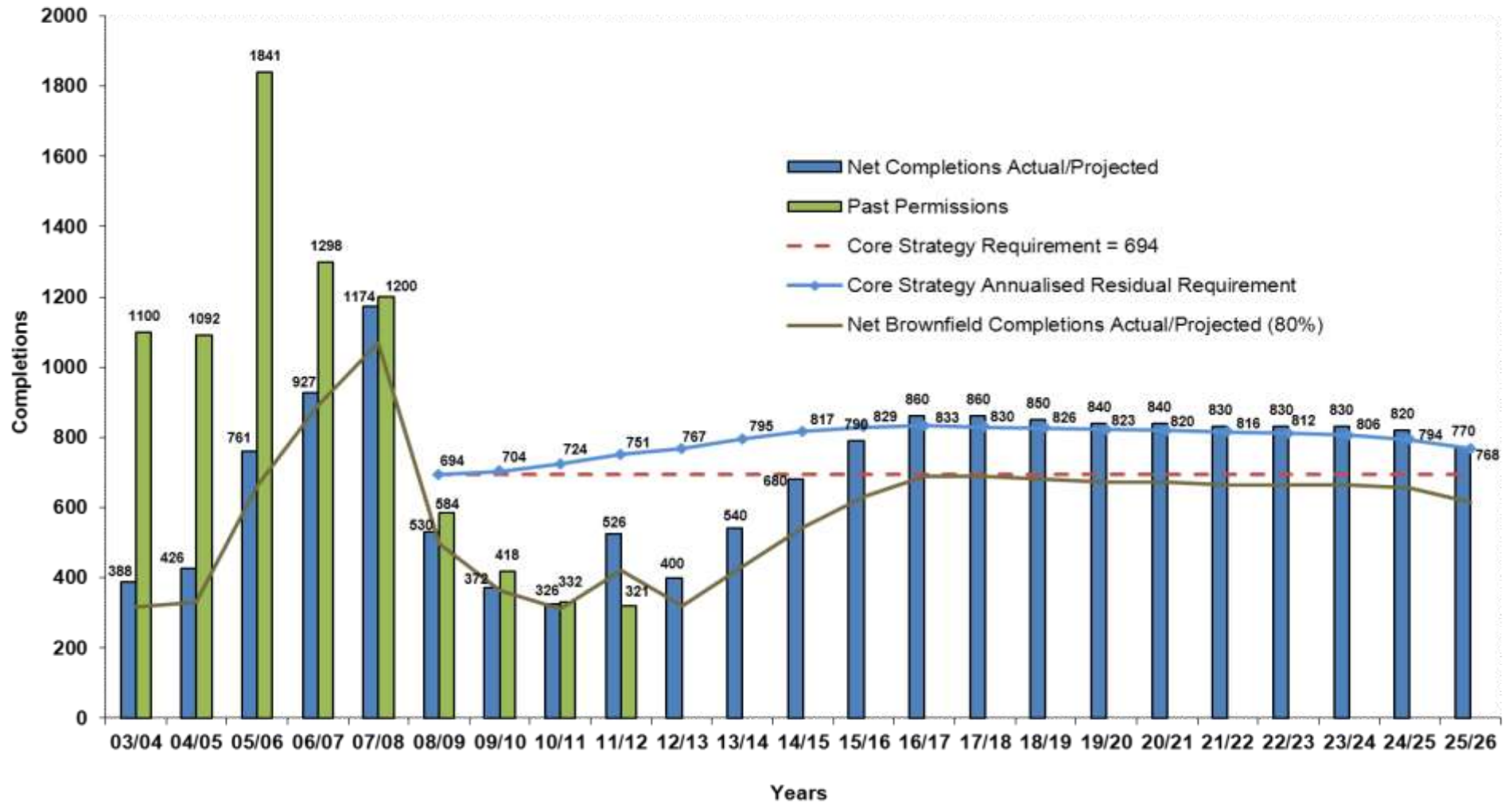
The 11/12 housing trajectory graph (Figure 1) shows the level of permissions granted and net additional dwellings (NAD) from 2003/4 to 2011/12. The anticipated NAD for 2008 to 2026 is based on the Core Strategy annual completion rate of 694 dwellings per annum. This matches the total Core Strategy dwelling requirement of 12492 dwellings from 2008 to 2026.

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

In view of the current low development activity it is anticipated that completions over the next 2-3 years will remain lower than recent years below the Core Strategy requirement up to 2014/15. It is anticipated that the commencement of major development schemes at Horwich Loco Works and through the Transforming Estates programme will contribute to higher completion rates from 2014, alongside the delivery of a large outstanding commitment dependent on market conditions.

Figure 1

Housing Trajectory - Bolton



Deliverable Sites for Housing

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

Supply	Draft Allocation	With Outline PP	With Full PP	On Sites Under-construction	Total supply
Large sites greater than 0.25 hectares at April 2012	676	436	417	2239	3768
Small sites below 0.25 hectares with planning permission for housing at April 2012	0	138	403	315	856
Total	676	574	820	2554	4624

Table 4 & 5 show the current housing land supply as 4624 dwellings, notably, with 55% on sites currently under-construction and 18% with full planning permission respectively.

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

Category	Private Sector	Registered Social Landlords	Total Supply
On Sites Under Construction	2537	17	2554
Full Planning Permission	802	18	820
Outline Planning Permission	570	4	574
Draft Allocation	290	386	676
Totals	4199	425	4624

Table 6 shows there is an outstanding supply of 3374 dwellings (73% of the total commitment) on sites with full planning permission or under construction. Of these 61% are for flats and 49% are for 2 bedrooms (all dwelling types). House type information is generally not available for sites with outline planning permission.

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

Bedrooms	Detached	Semi	Terraced	Flat	Total
4+	386	102	185	1	674 (20%)
3	96	80	258	24	458 (14%)
2	32	27	143	1444	1646 (49%)
1	2	1	4	589	596 (18%)
Total	516 (15%)	210 (6%)	590 (17%)	2058 (61%)	3374

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

Table 7 - Housing commitment by ward

Ward	% Outstanding supply (including units under construction)
Astley Bridge	7%
Bradshaw	1%
Brightmet	5%
Bromley Cross	2%
Crompton	11%
Farnworth	6%
Great Lever	6%
Halliwell	18%
Harper Green	1%
Heaton & Lostock	3%
Horwich & Blackrod	12%
Horwich North East	3%
Hulton	2%
Kearsley	6%
Little Lever & Darcy Lever	3%
Rumworth	2%
Smithills	3%
Tonge & the Haulgh	4%
Westhoughton North	2%
Westhoughton South	1%

Sites under Construction

At the end of March 2012 there were 1314 dwellings under construction representing 28% of the total commitment. The wards with the highest level of construction activity are Astley Bridge, Crompton, Horwich and Blackrod, Horwich North East and Kearsley. The lowest level of construction activity is in Rumworth, Bradshaw, and Harper Green.

Table 8 - Commencement of construction on significant large sites (over 0.25 ha) April 2011 to March 2012

Reference	Site Name	Capacity
1824	NUFFIELD HOUSE, LOWNDES ST	92

Reference	Site Name	Capacity
3118	LAND OFF MINERVA RD	45
4105	LAND OFF HULME ROAD, KEARSLEY, BOLTON	48
6225	PORTMAN MILL, TELFORD ST, HORWICH	19
6266	LAND AT REAR OF 175-211 STATION ROAD, BLACKROD	11
6275	HORWICH RMI, CHORLEY NEW ROAD, HORWICH	45
8453	ARMOR HOLDINGS SITE, BOLTON ROAD, WESTHOUGHTON	18

New Permissions

Planning permission has been granted on 81 sites in the past year with a combined capacity for 321 dwellings. This represents 7% of the total commitment. 153 of these are on large sites (above 0.25ha).

Table 9 New large sites gaining planning permission

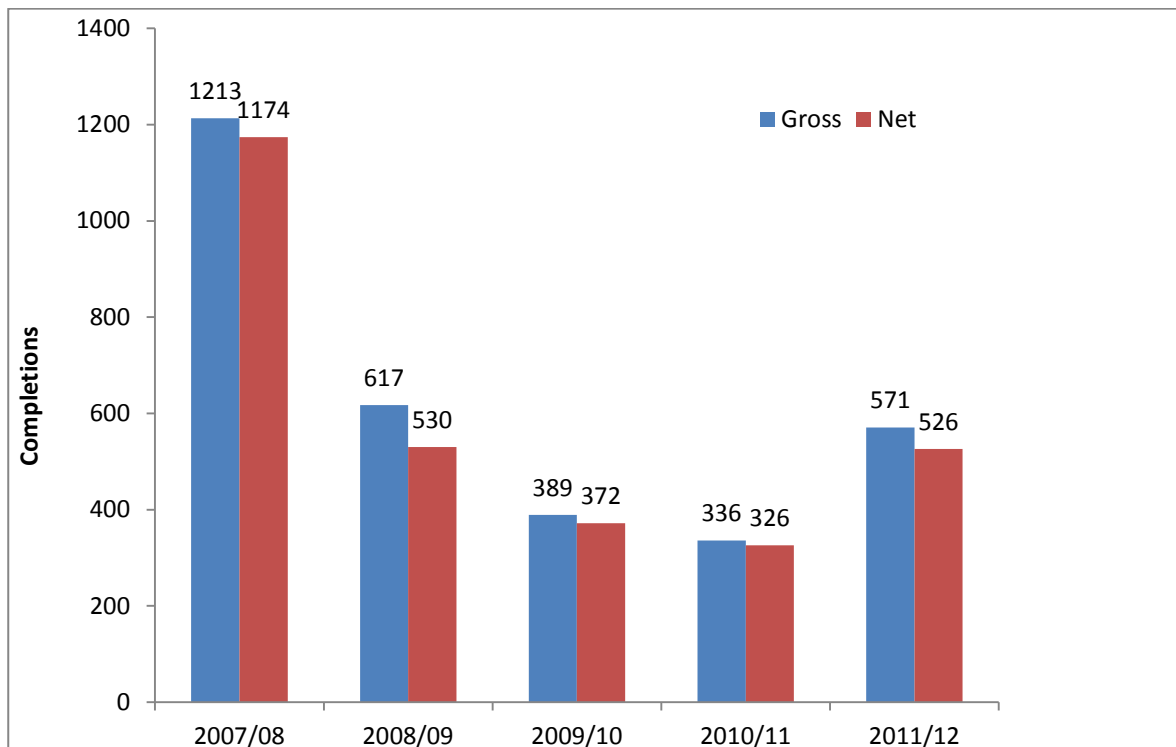
Reference	Site name	Land type	Permission type	Capacity
1824	NUFFIELD HOUSE, LOWNDES ST	PDL	FULL	92
2191	547 CHORLEY NEW ROAD, BOLTON, BL1 5DP	PDL	FULL	1
2205	LAND AT FLETCHER STREET, BOLTON	G	FULL	12
4109	RANCH COTTAGE, SANDHOLE ROAD, KEARSLEY, BOLTON, BL4 8QN	PDL	FULL	1
4110	43 BAKER STREET, KEARSLEY, BL4 8QT	PDL	FULL	1
6225	PORTMAN MILL, TELFORD ST	PDL	FULL	19
7245	LAND TO EAST OF HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	G	FULL	1
7249	BOLTON OPEN GOLF CLUB, LONGSIGHT LANE, BOLTON, BL2 4JY	PDL	FULL	6
8429	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	PDL	FULL	4
8473	OLD SIRS FARM, 14 OLD SIRS, WESTHOUGHTON, BOLTON, BL5 2ED	G	FULL	1
8478	EDGES FARM, LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JX	PDL	OUTLINE	15
	PDL = Previously developed land, G = Greenfield land		TOTAL	153

Housing Completions (Figure 2)

In 2007/8 there were 1174 net additional dwellings completed. This declined steeply to 530 in 2008/9, then more gradually to a low of 326 in 2010/11, before experiencing a rise to 526 in 2011/12. It should be noted that the 2011/12 figure is artificially high due to backdated completions being included. This averages out at 586 net additional dwellings per annum over the past five years which is 16% below the current Core Strategy annual housing requirement of 694 dwellings per year.

A total of 35 sites were fully completed in the period April 2011 to March 2012, on which the total number of dwellings completed over a period of years was 391. The average density achieved on these fully completed sites was 44 dwellings per hectare, exceeding the 30 dwelling per hectare guideline set out by the Core Strategy. This, however, masks a range of densities across different sites.

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



Completions by House Type

Figure 3 shows the pattern of gross completions by house-type over the last 8 years. Whilst completions of detached, semi-detached and terraced units have remained relatively consistent, completions of flats show dramatic change. Flat completions rose significantly to high levels in 2006/7 and 2007/8, before experiencing a sharp decline in completions to 2010/11 followed by a slight rise up to 2011/12. Flat completions in 2011/12 were over 60% less than in 2007/8. In the last year there has been a rise in completions of all house types, most notably of terraced houses.

Figure 3 - Completions by house type 2005 to 2012

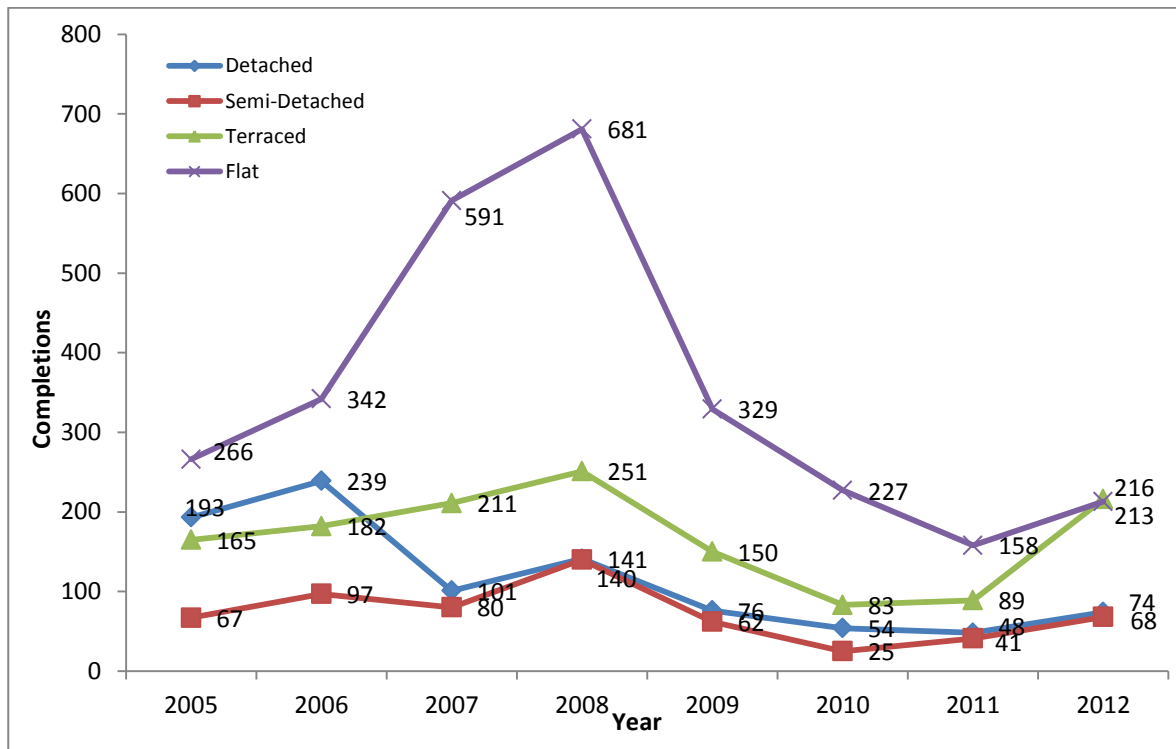


Table 10 shows that during the monitoring year 2011-12, the greatest proportion of completions were of terraced and mews properties 38%. This was marginally higher than the proportion of flats which fell significantly from 47% in the year 2010/11 to only 37% of completions this year. In terms of the number of bedrooms, 41% of all completions were 2 bedroom units. However this represents a fall from 52% last year with a significant rise in the proportion of 3 bed properties being completed.

Table 10 - Completions by house type & number of bedrooms

	Detached	Semi-detached	Terraced	Flat	Total	%
4+	55	14	61	2	132	23%
3	12	46	113	1	172	30%
2	7	8	42	175	232	41%
1	0	0	0	35	35	6%
Total	74	68	216	213	571	
% of completions	13%	12%	38%	37%		

Table 11- Completions by house type

House type	Gross number completed			Completions as percentage of total		
	Large sites	Small sites	All	Large sites	Small sites	All
Detached	59	15	74	12%	19%	13%
Semi-detached	54	14	68	11%	18%	12%
Terraced/mews house	192	24	216	39%	31%	38%
Flat	189	24	213	38%	31%	37%
Total	494	77	571	100%	100%	100%

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

Number of bedrooms	Gross number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large sites	Small sites	All
4+	122	10	132	25%	13%	23%
3	136	36	172	28%	47%	30%
2	202	30	232	41%	40%	41%
1	34	1	35	7%	1%	6%
Total	494	77	571	100%	100%	100%

RSL Developments

There is a need for housing to satisfy the requirements of all households in the Borough, whether this is for owner-occupation, rented or affordable housing. During the year April 2011 to March 2012, 160 dwellings were completed by registered social landlords (RSL), which represents 28% of the gross completions. An examination of the current commitment indicates that 425 dwellings (9% of the commitment) is likely to be developed by RSLs.

Previously Developed Land

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

During the year April 2011 to March 2012, 91% of the 571 gross completions were built on previously developed land, 11% over the Core Strategy requirement.

The current commitment is 4624 dwellings of which 3958 dwellings (86%) are on previously developed land with the remaining 14% on greenfield sites. There are 29 greenfield sites over 0.25ha remaining in the current commitment.

Since 1st April 2011 81 new sites have been added to the Borough’s housing land commitment, with a combined capacity of 321 dwellings, the majority of which are on previously developed sites. The recycling of this land will make a positive contribution to the regeneration of the Borough, and is in line with the Core Strategy approach.

Housing Distribution

The Core Strategy aims to guide the location of new housing to reflect the overall spatial option of concentrating development in Bolton town centre, renewal areas, and at Horwich Loco Works with some development continuing in the outer areas. Table 13 illustrates the distribution of completions during 2011/12 and commitments at March 2012. Completions do not yet reflect Core Strategy distribution targets, due in part to Horwich Loco Works being in the early planning stages and it not being included in either completion or commitment figures. In time the inclusion of Horwich Locoworks and additional sites within the emerging Allocations Plan will bring the distribution of both land supply and completions closer to that set out in the Core Strategy.

Table 13 – Dwelling completions and commitments by Core Strategy area

Location	Core Strategy Distribution to 2026	Net Additional Dwellings 2011/12
Town Centre	10-20%	0%
Renewal Areas	35-45%	43%
Horwich Loco Works	10-15%	0%
Outer Areas	20-30%	57%

Conclusion

- There is an identified 5-year supply of deliverable housing sites with the additional 5% buffer required by the National Planning Policy Framework.
- The annual number of net additional dwellings nearly doubled between 2005/2006 and 2007/2008 but has since reduced, reaching a trough in 2010/11. However this year 2011/12 has seen a marked increase in net additional dwellings. However, caution should be expressed about this representing a significant upturn in economic fortunes since figures have been distorted by the inclusion of a number of backdated completions.
- Flats continue to represent a significant proportion of the overall supply, and completions.
- Two bedroom dwellings continue to represent the majority of overall completions and dwellings remaining in the supply.

Appendix 1: Detailed Schedule of Sites Remaining in the Supply

Small sites with outline planning permission

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

Small Sites with full planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1711	80691	GILDED HOLLINS, SALFORD ROAD, BOLTON, BL5 1BZ	HULTON	3
1930	74520	513 HALLIWELL RD	CROMPTON	1
2033	77647	LAND AT FORRESTER HILL AVENUE, BOLTON.	GREAT LEVER	4
2056	86703	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE	HALLIWELL	4
2065	77433	LAND AT BACK HOLLY STREET, BOLTON, GREATER MANCHESTER, BL1 8QR	ASTLEY BRIDGE	2
2098	79833	LOWER HOUSE FARM, 565 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4JU	HEATON & LOSTOCK	2
2100	81936	241 TONGE MOOR ROAD, BOLTON, BL2 2HR	TONGE WITH THE HAULGH	1
2102	81953	19 PARK STREET, BOLTON, BL1 4BD	HALLIWELL	1
2104	81835	BROWNLOW WAY/ TOPPING STREET	HALLIWELL	5
2108	81970	36 HALLIWELL ROAD, BOLTON, BL1 3QS	CROMPTON	1
2109	81891	LAND AT SITE OF NUMBER 42, VICTORIA GROVE, BOLTON	HALLIWELL	1
2112	82276	389-391 HALLIWELL ROAD, BOLTON, BL1 8DE	CROMPTON	2
2115	82184	LAND ADJACENT TO 313-319 DERBY STREET, BOLTON.	RUMWORTH	5
2116	82169	THE SCHOOL HOUSE, STITCH MI LANE, BOLTON, BL2 4HR	BRIGHTMET	1

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2117	82133	LAND AT 59 TONGE FOLD ROAD, BOLTON, BL2 6AN	TONGE WITH THE HAULGH	1
2118	82110	YEW TREE FARM, YEW TREE LANE, BOLTON, BL1 8TZ	ASTLEY BRIDGE	1
2120	79545	ST. PETERS METHODIST CHURCH, ST. HELENS ROAD, BOLTON.	RUMWORTH	24
2122	82545	72 KESWICK STREET, BOLTON, BL1 8LX	CROMPTON	1
2123	82445	5A ALBERT ROAD, BOLTON, BL1 5HE	HEATON & LOSTOCK	1
2124	82435	GIBRALTAR ROCK, 244 DEANE ROAD, BOLTON, BL3 5HP	RUMWORTH	5
2125	82772	302 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	2
2126	82737	1042 BURY ROAD, BOLTON, BL2 6PZ	BREIGHTMET	1
2129	82476	LAND AT DRUMMOND STREET, BOLTON	ASTLEY BRIDGE	2
2130	82340	128 MARKLAND HILL LANE, BOLTON, BL1 5NZ	SMITHILLS	1
2131	82329	LAND ADJACENT TO BRIDGE COTTAGE, OAKENBOTTOM ROAD, BOLTON, BL2 6DQ	BREIGHTMET	2
2135	82836	YATE FOLD FARM, CHORLEY OLD ROAD, HORWICH, BOLTON, BL6 6QA	SMITHILLS	2
2137	82762	295 BLACKBURN ROAD, BOLTON, BL1 8HB	CROMPTON	1
2138	82677	80 CLARENCE STREET, BOLTON, BL1 2DQ	HALLIWELL	8
2140	83424	8 ENTWISTLE STREET, BOLTON, BL2 2ER	TONGE WITH THE HAULGH	1
2141	83400	35 GREAT MOOR STREET/ 58-60 NEWPORT STREET, BOLTON, BL1 1SW	GREAT LEVER	1
2142	83317	218 HALLIWELL ROAD, BOLTON, BL1 3QJ	CROMPTON	1
2143	83148	LAND AT ELDON STREET, BOLTON.	TONGE WITH THE HAULGH	14
2144	82973	LAND ADJACENT 12 DRAYCOTT STREET, BOLTON, BL1 3QW	CROMPTON	1
2145	84222	SEYMOUR HOUSE, SEYMOUR ROAD, BOLTON, BL1 8PU	CROMPTON	2
2146	84135	269 DERBY STREET, BOLTON, BL3 6LA	GREAT LEVER	1
2147	84098	ORIENT MILL, BRANDWOOD STREET, BOLTON	RUMWORTH	6
2149	83918	111 TONGE MOOR ROAD, BOLTON, BL2 2DL	TONGE WITH THE HAULGH	1
2150	83825	PINE STREET, BOLTON, BL1 8JY	CROMPTON	9
2156	84575	GREYHOUND HOTEL, 564-566 MANCHESTER ROAD, BOLTON, BL3 2PJ	GREAT LEVER	1
2158	84487	346 DEANE ROAD, BOLTON, BL3 5HJ	RUMWORTH	3
2161	84316	403 CHORLEY OLD ROAD, BOLTON, BL1 6AH	SMITHILLS	1
2162	84105	LAND ADJACENT TO 19 HIGH BANK STREET, BOLTON, BL2 6BP	TONGE WITH THE HAULGH	1
2164	83711	285 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 5BR	HEATON & LOSTOCK	1
2168	85078	LAND ADJACENT 32 MORLEY STREET, BOLTON, BL3 5DZ	RUMWORTH	1
2170	85005	SEYMOUR HOUSE, SEYMOUR ROAD, BOLTON, BL1 8PU	CROMPTON	1
2171	84979	PARK HOUSE COTTAGE, LAUREL STREET, BOLTON, BL1 4RB	HALLIWELL	1
2172	84925	LAND AT PINE STREET, BOLTON, BL1 8JY	CROMPTON	5
2173	84883	65 MANCHESTER ROAD, BOLTON, BL2 1ES	GREAT LEVER	1
2174	84841	LAND ADJ 1 NEW EAGLEY MILLS COTTAGES, ASHWORTH LANE, BOLTON, BL1 8RT	ASTLEY BRIDGE	1
2175	84827	18 CHADWICK STREET, BOLTON, BL2 1JN	TONGE WITH THE HAULGH	2
2176	84773	101-103 BLENHEIM ROAD, BOLTON, BL2 6EL	BREIGHTMET	1
2177	84746	LAND ADJACENT 235 MANCHESTER ROAD, BOLTON, BL3 2QP	GREAT LEVER	3

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2182	85651	82 MORNINGTON ROAD, BOLTON, BL1 4EF	HALLIWELL	1
2183	85470	42 HIGHER BRIDGE STREET, BOLTON, BL1 2HA	CROMPTON	1
2185	85425	82 MORNINGTON ROAD, BOLTON, BL1 4EF	HALLIWELL	1
2186	85418	51 AUBURN STREET, BOLTON, BL3 6UE	RUMWORTH	1
2187	85381	138-140 BLACKBURN ROAD, BOLTON, BL1 8DR	CROMPTON	3
2189	85206	FLAT ABOVE 274-276 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	1
2192	86061	557 CHORLEY OLD ROAD, BOLTON, BL1 6AE	HEATON & LOSTOCK	1
2194	85977	FARMERS ARMS, 86 CHORLEY STREET, BOLTON, BL1 4AL	HALLIWELL	3
2195	85950	304 BLACKBURN ROAD, BOLTON, BL1 8DU	CROMPTON	1
2196	85940	PARK HOUSE, LAUREL STREET, BOLTON, BL1 4RB	HALLIWELL	1
2197	85883	7 CLOUGH MEADOW, BOLTON, BL1 5XB	HEATON & LOSTOCK	1
2198	85875	674 BLACKBURN ROAD, BOLTON, BL1 7AJ	ASTLEY BRIDGE	1
2199	85863	530-532 WIGAN ROAD, BOLTON, BL3 4QW	HEATON & LOSTOCK	12
2201	85365	HEYWOOD PARK LODGE, RECREATION STREET, BOLTON, BL3 6SN	GREAT LEVER	2
2203	86223	21 & 23 LENORA STREET, BOLTON, BL3 4EZ	RUMWORTH	2
2204	86204	REAR OF 60 NEW HALL LANE, BOLTON, BL1 5LG	HEATON & LOSTOCK	1
2211	87044	HOLLYWOOD LODGE, 560 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4LA	HEATON & LOSTOCK	2
2214	86943	LAND AT REAR OF 1 BRYANTS FIELD, BOLTON, BL1 5XH	HEATON & LOSTOCK	1
2215	86825	FORMER ROBIN HOOD PUBLIC HOUSE, 370-374 HALLIWELL ROAD, BOLTON, BL1 8AP	CROMPTON	1
2216	86822	629 TONGE MOOR ROAD, BOLTON, BL2 3BW	CROMPTON	1
2217	86812	117-121 CHORLEY OLD ROAD, BOLTON, BL1 3BD	HALLIWELL	3
2218	86711	BARROW BRIDGE CHIMNEY, BARROW BRIDGE ROAD, BOLTON	SMITHILLS	1
2219	87563	113 HILL COT ROAD, BOLTON, BL1 8RW	ASTLEY BRIDGE	1
2220	87523	504 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 5DR	HEATON & LOSTOCK	2
2221	87478	JOLLY PLOUGHMAN, 2 DOFFCOCKER LANE, BOLTON, BL1 5RG	SMITHILLS	1
2222	87401	107 ST GEORGES ROAD, BOLTON, BL1 2BY	HALLIWELL	2
2223	87352	YEW TREE FARM, YEW TREE LANE, BOLTON, BL1 8TZ	ASTLEY BRIDGE	1
2224	87302	SOUTHLANDS RESIDENTIAL HOME, WITHINS LANE, BOLTON, BL2 5DZ	BREIGHTMET	1
2226	87241	4 BRACKLEY VILLAS, BRACKLEY LANE, BOLTON, BL5 1DQ	HULTON	3
2227	87134	76 UNION ROAD, BOLTON, BL2 2DR	TONGE WITH THE HAULGH	2
2230	86287	100 CASTLE STREET, BOLTON, BL2 1JL	TONGE WITH THE HAULGH	10
3161	80760	LAND TO REAR OF 94/96 ELLESMERE ROAD, BOLTON, BL3 3JP	HARPER GREEN	1
3162	82058	42-44 EGERTON STREET, FARNWORTH, BOLTON, BL4 7LE	FARNWORTH	2
3163	82177	122 - 124 MARKET STREET, FARNWORTH, BOLTON, BL4 7PD	FARNWORTH	6
3165	83160	2 RAWSON AVENUE, FARNWORTH, BOLTON, BL4 7RW	FARNWORTH	2
3166	83419	206-208 HIGHFIELD ROAD, FARNWORTH, BOLTON, BL4 9RY	HARPER GREEN	2
3169	83980	87 GLYNNE STREET, FARNWORTH, BOLTON, BL4 7DH	FARNWORTH	1
3172	83640	LAND ADJACENT TO 57 TRAFFORD STREET	FARNWORTH	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
		FARNWORTH, BOLTON, BL4 7PQ		
3174	84516	1-3 ALFRED STREET, FARNWORTH, BOLTON, BL4 7JT	FARNWORTH	2
3175	84317	FORMER ALL SAINTS CHURCH, DEVON STREET, FARNWORTH, BOLTON, BL4 7PY	FARNWORTH	7
3177	86026	69 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 8HQ	KEARSLEY	1
3184	87174	61/63 GLYNNE STREET, FARNWORTH, BOLTON, BL4 7DN	FARNWORTH	1
4090	81011	LAND OFF CROMPTON ROAD, STONECLOUGH, BOLTON	KEARSLEY	4
4093	80698	202 SPRINGFIELD ROAD, KEARSLEY, BOLTON, BL4 8LZ	KEARSLEY	2
4097	82600	36-38 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 9AJ	KEARSLEY	2
4098	83120	LAND OFF THOMAS MORE CLOSE, KEARSLEY, BOLTON, BL4 8ND	KEARSLEY	2
4100	83898	121A MARKET STREET, FARNWORTH, BOLTON, BL4 8EZ	KEARSLEY	2
4102	85067	12 RIVERSIDE DRIVE, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1HU	KEARSLEY	2
4104	85407	LAND AT PRESTOLEE ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1EF	KEARSLEY	1
4106	86156	61 BOLTON ROAD, KEARSLEY, BOLTON, BL4 8DB	KEARSLEY	3
4107	86141	2 RINGLEY OLD BROW, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FR	KEARSLEY	1
4108	85961	358 BOLTON ROAD, KEARSLEY, BOLTON, BL4 8NJ	KEARSLEY	1
4111	86452	200 CHURCH ROAD, KEARSLEY, BOLTON, BL4 8BT	KEARSLEY	2
5050	77341	WELLFIELD HOUSE, BOSCOW ROAD	LITTLE LEVER & DARCY LEVER	1
5066	82041	95-97 MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH	LITTLE LEVER & DARCY LEVER	2
5067	82306	2, 4, 6 CHURCH STREET AND 2 LEVER STREET, LITTLE LEVER	LITTLE LEVER & DARCY LEVER	4
5068	82135	WORKSHOP AT DOVE BANK BUNGALOW, RADCLIFFE ROAD, BOLTON, BL3 1AJ	LITTLE LEVER & DARCY LEVER	2
5070	83507	LAND ADJACENT TO 17 SETTLE STREET, LITTLE LEVER, BOLTON, BL3 1LF	LITTLE LEVER & DARCY LEVER	1
5072	83609	LAND ADJACENT BACK LEVER STREET NORTH, LITTLE LEVER, BOLTON	LITTLE LEVER & DARCY LEVER	24
5075	84055	LAND TO SIDE OF 45 ASHTON STREET, LITTLE LEVER, BOLTON, BL3 1LT	LITTLE LEVER & DARCY LEVER	2
5076	85573	2 FOURTH AVENUE, LITTLE LEVER, BOLTON, BL3 1DN	LITTLE LEVER & DARCY LEVER	1
6245	82918	28 LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LG	HORWICH NORTH EAST	1
6258	78353	LAND AT DRAYCOTT, CHORLEY OLD ROAD, HORWICH, BOLTON, GREATER MANCHESTER. BL6 6QB	HORWICH NORTH EAST	1
6273	81901	LAND AT 1 ESSEX STREET, HORWICH, BOLTON, BL6 6ET	HORWICH & BLACKROD	1
6274	81857	16-18 MILL LANE, HORWICH, BOLTON, BL6 6AT	HORWICH NORTH EAST	2
6280	82461	LAND ADJACENT 4 CRAVEN STREET EAST, HORWICH, BOLTON	HORWICH NORTH EAST	1
6283	82755	LEE LANE CHURCH, LEE LANE, HORWICH, BOLTON	HORWICH NORTH EAST	1
6289	84687	24 LONGWORTH ROAD, HORWICH, BOLTON, BL6 7BE	HORWICH NORTH EAST	1
6290	84180	SUNNYDALE, GRIMEFORD LANE, BLACKROD, BOLTON, BL6 5LD	HORWICH & BLACKROD	1
6291	84131	64A LEE LANE, HORWICH, BOLTON, BL6 7AE	HORWICH & BLACKROD	1
6295	84923	26 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LW	HORWICH & BLACKROD	1
6296	84921	270 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5NY	HORWICH & BLACKROD	1

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
6301	85741	SCOT LANE END C OF E PRIMARY SCHOOL, MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5SN	HORWICH & BLACKROD	5
6303	86076	18 HILL LANE AND LAND ADJ ON AINSE ROAD, BLACKROD, BOLTON, BL6 5JQ	HORWICH & BLACKROD	1
6304	87339	LAND PREVIOUSLY 28, LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LG	HORWICH NORTH EAST	2
6305	87267	BARRISTERS OF BLACKROD, 359 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5BL	HORWICH & BLACKROD	7
7225	81929	ASMUS FARM, BROOKFOLD LANE, BOLTON, BL2 4LT	BRADSHAW	1
7232	82792	LAND ADJACENT TO 90 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BQ	BROMLEY CROSS	2
7234	83559	269 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS	BROMLEY CROSS	1
7236	83835	BLUE GINGER TAPAS BAR, 643 BRADSHAW ROAD, BOLTON, BL2 4JR	BRADSHAW	1
7237	83565	LAND ADJACENT DELPH LODGE, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9TS	BROMLEY CROSS	1
7242	87425	TIBRO HUS, CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9AT	BROMLEY CROSS	2
7243	85967	LAND ADJACENT 141 BRADSHAW ROAD, BOLTON, BL2 3EN	BRADSHAW	1
7244	85792	LAND ADJACENT 10 BRADSHAW BROW, BOLTON, BL2 3DD	BROMLEY CROSS	1
7246	85164	HIGHER CRITCHLEY FOLD FARM, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9PU	BROMLEY CROSS	1
7247	86467	THE FORGE, 15B COX GREEN ROAD, EGERTON, BOLTON, BL7 9HF	BROMLEY CROSS	2
7248	86912	149 LEA GATE, BOLTON, BL2 4BQ	BRADSHAW	1
7249	82914	FORMER GALEBROOK NURSING HOME, LONGWORTH LANE, EGERTON, BOLTON, BL7 9QY	BROMLEY CROSS	23
8380	86085	LAND AT 42 CHEW MOOR LANE	WESTHOUGHTON NORTH & CHEW MOOR	4
8407	78686	WINGATES MOTORS, CAR SALES, CHURCH LANE, WESTHOUGHTON. BOLTON. BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	5
8436	81948	18 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3DG	WESTHOUGHTON NORTH & CHEW MOOR	1
8437	81836	HULTON COTTAGE, MANCHESTER ROAD, OVER HULTON, BOLTON, BL5 1BE	WESTHOUGHTON NORTH & CHEW MOOR	1
8438	81828	24 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	1
8439	82073	124 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3SF	WESTHOUGHTON NORTH & CHEW MOOR	1
8441	82252	622A MANCHESTER ROAD, WESTHOUGHTON, BOLTON, BL5 3JD	WESTHOUGHTON NORTH & CHEW MOOR	2
8444	82426	LAND ADJACENT TO 669 SALFORD ROAD, BOLTON, BL5 1BY	HULTON	1
8445	83176	617 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8447	82659	HARTLEYS FARM, 54 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	3
8449	83364	LAND ADJ. 45 COVERDALE ROAD, WESTHOUGHTON, BOLTON, BL5 3RG	WESTHOUGHTON SOUTH	1
8454	84234	THE OLD BAKERY/ABOVE ELECTRICITY SUB STATION, MILL STREET/VICTORIA STREET, WESTHOUGHTON, BOLTON, BL5 3GL	WESTHOUGHTON SOUTH	1
8457	85291	71 MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AA	WESTHOUGHTON SOUTH	1
8458	85252	VALE HOUSE, MILL LANE, WESTHOUGHTON, BOLTON, BL5 2DN	WESTHOUGHTON SOUTH	1
8459	85237	LAND AT JOHVAL LODGE, WINGATES SQUARE, WESTHOUGHTON, BOLTON, BL5 3PS	WESTHOUGHTON NORTH & CHEW MOOR	1
8461	85159	LAND BETWEEN 116-118 OLD LANE AND 134-138 OLD LANE, WESTHOUGHTON, BOLTON., BL5 2BA	WESTHOUGHTON SOUTH	2
8463	84977	ESKAMARA, POCKET NOOK ROAD, LOSTOCK, BOLTON, BL6 4HW	WESTHOUGHTON NORTH & CHEW MOOR	1
8464	84779	MARK FORREST AND CO, 560 MANCHESTER ROAD, WESTHOUGHTON, BOLTON, BL5 3JP	WESTHOUGHTON NORTH & CHEW MOOR	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
8465	84771	MILLERS NOOK RIDING SCHOOL, LOSTOCK LANE, LOSTOCK, BOLTON, BL5 3LX	WESTHOUGHTON NORTH & CHEW MOOR	1
8470	85837	23 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AY	WESTHOUGHTON SOUTH	1
8471	85073	TITHE BARN COTTAGE / 4 BARN HILL, WESTHOUGHTON, BOLTON, BL5 3TD	WESTHOUGHTON SOUTH	2
8472	86634	FINE HOSKERS, LOWER LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2EH	WESTHOUGHTON SOUTH	1
8474	86888	FORMER HART COMMON HOTEL, 490 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BX	WESTHOUGHTON SOUTH	1
8477	86289	LAND TO REAR 639 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8479	87379	223 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3SW	WESTHOUGHTON SOUTH	2
8480	84320	LAND TO SIDE OF RED LION HOTEL, 4 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 3RJ	WESTHOUGHTON SOUTH	6

Small Sites under construction

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1304.01	70818	ELLESMERE GARDENS, PLOT 2=79132	GREAT LEVER	4
1521	68848	3 BEATRICE RD	HALLIWELL	1
1699	68313	ADJ 10 BESSY BROOK CLOSE	HEATON & LOSTOCK	2
1729	66824	132-136 HALLIWELL RD	CROMPTON	2
1799	65063	LAND AT REAR OF GILDED HOLLINS	HULTON	1
1802	79186	BRADFORD ARMS, 107 BRADFORD STREET, BOLTON, GREATER MANCHESTER, BL2 1JX	TONGE WITH THE HAULGH	4
1808	76129	MARSH VILLA, JUNCTION RD	HEATON & LOSTOCK	3
1816	70935	LAND ADJ 25 THORNS CLOSE	ASTLEY BRIDGE	2
1836	65903	LAND ADJ 1 BACK FAIRHAVEN RD	CROMPTON	1
1878	71451	655-657 CHORLEY OLD RD	SMITHILLS	2
1889	71368	LAND AT CORNER CASTLE ST/CHADWICK ST	TONGE WITH THE HAULGH	6
1898	73067	FORMER ANCIENT SHEPHERD, 11 BOLD ST	GREAT LEVER	6
1902	73299	6 ST. GEORGES ST	CROMPTON	1
1913	73950	120 ST. GEORGES RD	HALLIWELL	7
1921	74105	65 TONGE MOOR RD	TONGE WITH THE HAULGH	1
1936	74714	24 BOWGREAVE AVE	BREIGHTMET	1
1939	74911	168A PAULHAN ST	GREAT LEVER	1
1943	74704	CHORLEY OLD ROAD METHODIST CHURCH	SMITHILLS	12
1949	75475	LAND TO REAR OF OAKENBOTTOM ROAD	BREIGHTMET	2
1971	69790	PLOT 1, LAND ADJACENT TO ELLESMERE GARDENS	GREAT LEVER	4
1974	76280	20 GREGORY AVENUE	BREIGHTMET	2
1976	76046	86 REGENT STREET	HEATON & LOSTOCK	1
1982	77007	LAND AT 1-3 EASEDALE ROAD, BOLTON, BL1 5LL	HEATON & LOSTOCK	4
1987	76370	LAND ADJACENT 8 WHINS CREST, BOLTON.	HEATON & LOSTOCK	2
1988	76553	3 ALBERT ROAD, BOLTON	HEATON & LOSTOCK	1
1990	76813	359 MOSS BANK WAY (SIDE GARDEN), BOLTON, BL1 3LR	SMITHILLS	2

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1996	76671	14-16 MOSS LEA, BOLTON, BL1 6PL	ASTLEY BRIDGE	1
2001	76461	33 DERBY STREET, BOLTON, BL3 6HE	GREAT LEVER	3
2002	78348	LAND AT HOWCROFT WORKS, REAR OF TAVISTOCK ROAD,	HALLIWELL	9
2007	77669	30 UNION ROAD, BOLTON, GREATER MANCHESTER, BL2 2DR	TONGE WITH THE HAULGH	1
2013	77956	REAR OF 64 NEW HALL LANE, BOLTON, GREATER MANCHESTER, BL1 5LG	HEATON & LOSTOCK	1
2016	78483	363-365 BLACKBURN ROAD, BOLTON.	CROMPTON	2
2019	78059	LAND ADJ, 45 WILMOT STREET, BOLTON, GREATER MANCHESTER, BL1 3LL	CROMPTON	1
2020	78270	NO.7 & LAND AT REAR OF NO.9 OLD KILN LANE, BOLTON, GREATER MANCHESTER, BL1 5PD	HEATON & LOSTOCK	4
2030	78402	759 CHORLEY OLD ROAD, BL1 5SH	SMITHILLS	2
2042	79093	LAND ADJACENT, 116 RADCLIFFE ROAD, BOLTON, GREATER MANCHESTER, BL2 1NY	TONGE WITH THE HAULGH	1
2052	79856	LAND TO SIDE OF 40 FORTON AVENUE, BOLTON, BL2 6JF	BREIGHTMET	1
2054	79336	75 & 83 RAWSTHORNE STREET, BOLTON, GREATER MANCHESTER, BL1 3QQ	CROMPTON	1
2057	80302	130 TONGE MOOR ROAD, BOLTON, BL2 2DP	TONGE WITH THE HAULGH	2
2079	81625	114 & 116 PARK ROAD, BOLTON, BL1 4RG	HALLIWELL	2
2091	80970	MOSSARVEN, MOSS LEA, BOLTON, BL1 6PL	ASTLEY BRIDGE	1
2097	80001	LAND ADJACENT 190 AINSWORTH LANE, BOLTON, BL2 2PY	TONGE WITH THE HAULGH	1
2099	79724	652 CROMPTON WAY, BOLTON, BL1 8TJ	ASTLEY BRIDGE	1
2103	83074	22 & 24 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DJ	HEATON & LOSTOCK	2
2107	82070	LAND AT END OF VERMONT STREET, VERMONT STREET, BOLTON	HALLIWELL	3
2111		193 & 195 HAMEL STREET, BOLTON, BL3 3AR	GREAT LEVER	1
2114	82230	34 THORN STREET, BOLTON, BL1 8LA	CROMPTON	3
2119	82050	9 ALBERT ROAD, BOLTON, BL1 5HE	HEATON & LOSTOCK	2
2127	82562	LAND AT 34 CAMBRIA STREET, BOLTON, BL3 4DE	RUMWORTH	2
2148	84031	23 PALACE STREET, BOLTON, BL1 2DR	HALLIWELL	1
2151	83781	41 SEYMOUR ROAD, BOLTON, BL1 8PG	CROMPTON	1
2159	84465	100 CHORLEY NEW ROAD, BOLTON, BOLTON, BL1 4DH	HALLIWELL	7
2165	76653	186 TONGE MOOR ROAD, BOLTON, BL2 2HN	TONGE WITH THE HAULGH	4
2166	71827	HOLLIN HEY BARN, ROMNEY ROAD, BOLTON, BL1 5UB	SMITHILLS	2
2167	85330	HIGHCROFT, SWEETLOVES LANE, BOLTON, BL1 7ET	ASTLEY BRIDGE	1
2168	85054	582 BURY ROAD, BOLTON, BL2 6JA	BREIGHTMET	1
2179	84569	126 NEWPORT STREET, BOLTON, BL3 6AB	GREAT LEVER	2
2180	85174	148-150 CHORLEY OLD ROAD, BOLTON, BL1 3AT	HALLIWELL	2
2190	84519	LAND AT ROSSINI STREET, BOLTON	CROMPTON	1
2193	86047	CREGNEISH, 49 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DG	HEATON & LOSTOCK	1
3120	76181	LAND ADJ 31 DARLEY GROVE	FARNWORTH	1
3121	69460	GLADYS ST	FARNWORTH	4
3128	72553	LAND ADJ 24 FYLDE ST	FARNWORTH	3
3148	74915	FORMER BAPTIST CHURCH, MARKET STREET, FARNWORTH, BOLTON, BL4 7PD	FARNWORTH	12

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
3150	76936	LAND OFF WORSLEY ROAD, FARNWORTH, BOLTON.	FARNWORTH	3
3153	84317	ALL SAINTS CHURCH, DEVON STREET, FARNWORTH, BOLTON.	FARNWORTH	7
3156	79692	LAND ADJACENT TO 44 MARSH LANE, FARNWORTH, BOLTON.	FARNWORTH	2
3170	83953	65 LEVER EDGE LANE, BOLTON, BL3 3HU	HARPER GREEN	1
3180	86494	CHURCH INN, 80 GEORGE STREET, FARNWORTH, BOLTON, BL4 9RJ	FARNWORTH	5
4074	74653	LAND ADJ WELLS HOUSE, RINGLEY RD	KEARSLEY	1
4077	75457	GARDEN OF 19 PRINCESS AVENUE	KEARSLEY	1
4091	80957	OLD CORPORATION YARD, EDITH STREET, FARNWORTH, BOLTON	KEARSLEY	1
4095	82034	KEARSLEY COMMUNITY CENTRE, THOMAS MORE CLOSE, KEARSLEY, BOLTON, BL4 8ND	KEARSLEY	6
4096	74456	LAND AT HOLCOMBE CLOSE, KEARSLEY, BOLTON	KEARSLEY	1
5049	74758	28 BENTLEY ST.	LITTLE LEVER & DARCY LEVER	2
5060	87305	LITTLE LEVER AREA OFFICE, MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH	LITTLE LEVER & DARCY LEVER	8
5065	87075	FORMER SEVEN STARS, 62 DOVE BANK ROAD, LITTLE LEVER, BOLTON, BL3 1DH	LITTLE LEVER & DARCY LEVER	6
5079	86834	LAND ADJACENT TO 72 CLIFTON STREET, KEARSLEY, BOLTON, BL4 8DL	KEARSLEY	3
6091	76180	ADJ 15 ESSEX ST	HORWICH & BLACKROD	2
6165	63994	60 REGENT RD	HEATON & LOSTOCK	1
6183	78112	LAND ADJ FERNBANK, 582 CHORLEY NEW RD	HORWICH NORTH EAST	1
6191	75669	HIGHER MAKINSON FARM, SANDRINGHAM RD	HORWICH NORTH EAST	1
6199	72144	LAND AT JUNCTION OF ARKWRIGHT ST/THIRLMERE AVE	HORWICH NORTH EAST	1
6214	69791	HIGHER WILSON FOLD FARM, HIGH RID LANE	HORWICH NORTH EAST	1
6215	68987	CLAYPOOL FARM BARN, NEW CHAPEL LANE	HORWICH NORTH EAST	1
6217	73727	26 LITTLE SCOTLAND	HORWICH & BLACKROD	1
6218	73235	GOODMAN FOLD FARM	HORWICH & BLACKROD	1
6219	73016	GORTON FOLD, CHURCH ST	HORWICH & BLACKROD	4
6230	75406	LAND ADJ. 565 MANCHESTER ROAD	HORWICH & BLACKROD	1
6234	75888	8 - 10 LITTLE SCOTLAND, BLACKROD	HORWICH & BLACKROD	2
6238	66528	518 BLACKBURN RD	HORWICH & BLACKROD	1
6246	76268	2 EDGE HILL, BRIDGE STREET, HORWICH, BOLTON, BL6 6RX	HORWICH NORTH EAST	2
6247	76785	FORMER CONGREGATIONAL CHURCH, LEE LANE, HORWICH.	HORWICH NORTH EAST	10
6257	78850	78 CHORLEY NEW ROAD, HORWICH, GREATER MANCHESTER, BL6 4AL	HORWICH & BLACKROD	1
6264	79730	BRIDGE FOOT FORGE, BRIDGE STREET, HORWICH, BOLTON, BL6 7BT	HORWICH NORTH EAST	4
6267	79460	1 VALE COPPICE, HORWICH, BOLTON BL6 5RP	HORWICH & BLACKROD	1
6276	81451	14 AND 14A DALE STREET EAST, HORWICH, BOLTON, BL6 6JY	HORWICH NORTH EAST	2
6278	86806	573 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5RU	HORWICH & BLACKROD	2
6297	85456	LAND AT TO THE REAR OF MAKINSON VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR	HORWICH & BLACKROD	1
6302	86434	465 MANCHESTER ROAD, BLACKROD, BL6 5SR	HORWICH & BLACKROD	1
6306	86844	LAND AT 221 CHORLEY ROAD, BLACKROD, BOLTON, BL6 5LJ	HORWICH & BLACKROD	1
7169	72070	ASMUS FARM, BROOKFIELD LANE	BRADSHAW	4

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
7179	73514	273 BLACKBURN RD	BROMLEY CROSS	1
7180	73730	59 CHAPELTOWN RD	BROMLEY CROSS	1
7183	76105	GARDEN AT 85 HARDY MILL RD	BRADSHAW	1
7186	75121	7 OAKS LANE	BROMLEY CROSS	1
7188	75531	191 BLACKBURN ROAD, EGERTON	BROMLEY CROSS	2
7193	68357	6 HOUGH LANE	BROMLEY CROSS	2
7209	78892	123 DARWEN ROAD, TURTON, BOLTON, GREATER MANCHESTER, BL7 9BG	BROMLEY CROSS	2
7214	79339	OLD NEDS COTTAGE, TOTTINGTON ROAD, BOLTON, BOLTON, BL2 4LR	BRADSHAW	1
7215	79317	HIGHER CRITCHLEY FOLD FARM, LONGWORTH ROAD, TURTON, BOLTON, GREATER MANCHESTER, BL7 9PU	BROMLEY CROSS	2
7221	81261	LAND ADJACENT TO 194 HOUGH FOLD WAY, BOLTON, BL2 3LR	BRADSHAW	1
8219	74689	CHEQUERBEND YARD, ADJ 331 PARK RD	WESTHOUGHTON NORTH & CHEW MOOR	1
8336	78472	LAND AT CENTRAL DRIVE, WESTHOUGHTON, BOLTON.	WESTHOUGHTON NORTH & CHEW MOOR	1
8347	71959	31 SOUTHOVER	WESTHOUGHTON SOUTH	1
8369	75689	FORMER HAULAGE YARD, DIXON ST	WESTHOUGHTON NORTH & CHEW MOOR	2
8376	75035	BALDWINS FARM, OLD FOLD RD	WESTHOUGHTON SOUTH	2
8385	74169	335 WIGAN ROAD	HULTON	1
8393	77008	SIDE GARDEN 313 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EL	WESTHOUGHTON NORTH & CHEW MOOR	1
8396	79338	CHULSEY GATE KENNELS, CHULSEY GATE LANE, BOLTON, BL6 4EY	WESTHOUGHTON NORTH & CHEW MOOR	2
8410	79097	LAND AT 56 BEEHIVE GREEN, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3HS	WESTHOUGHTON NORTH & CHEW MOOR	1
8411	78959	HEATONS FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3NJ	WESTHOUGHTON NORTH & CHEW MOOR	1
8422	76432	MERLIN FILLING STATION, 254 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EF	WESTHOUGHTON NORTH & CHEW MOOR	20
8428	81151	CHADWICKS FARM, LOSTOCK LANE, LOSTOCK, BOLTON, BL5 3LX	WESTHOUGHTON NORTH & CHEW MOOR	1
8431	80736	6 NEW TEMPEST ROAD, LOSTOCK, BOLTON, BL6 4ER	WESTHOUGHTON NORTH & CHEW MOOR	2
8433	80535	BEECH HOUSE, TOP O' TH SLACK, SLACK LANE, WESTHOUGHTON, BOLTON, BL5 3LH	WESTHOUGHTON NORTH & CHEW MOOR	1
8443	82104	MARSHES FARM, WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BT	WESTHOUGHTON SOUTH	1
8455	84196	BRINSOP HOUSE FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NH	WESTHOUGHTON NORTH & CHEW MOOR	1
8462	85043	SHURDINGTON HOUSE, SHURDINGTON ROAD, BOLTON, BL5 1HA	HULTON	1
8476	86837	LAND ADJ. 215 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3ED	WESTHOUGHTON NORTH & CHEW MOOR	2

Large sites with outline planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1994	76638	CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON.	TONGE WITH THE HAULGH	120
2063	79736	CHURCH WHARF	CROMPTON	234
2154	82633	T SUTCLIFFE AND CO LTD, WESTON STREET, BOLTON, BL3 2AL	GREAT LEVER	36
2169	85037	TONGE FOLD HEALTH CENTRE, HILTON STREET, BOLTON, BL2 6DY	TONGE WITH THE HAULGH	18
2206	82389	OLD LINKS GOLF CLUB LTD, CHORLEY OLD ROAD, BOLTON, BL1 5SU	SMITHILLS	13
8478	86179	EDGES FARM, LEIGH ROAD, WESTHOUGHTON, BOLTON, BL5 2JX	WESTHOUGHTON SOUTH	15

Large sites with full planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1846	77707	LAND AT MOORSIDE AND THE MARKLANDS, 99-101 MARKLAND HILL LANE, BOLTON, GREATER MANCHESTER, BL1 5NH	HEATON & LOSTOCK	12
1989	78706	231-235 GREENMOUNT LANE, BOLTON, BL1 5JB	HEATON & LOSTOCK	5
2010	77765	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	HEATON & LOSTOCK	1
2014	77908	HOLY TRINITY CHURCH, TRINITY STREET, BOLTON, GREATER MANCHESTER, BL3 6DD	GREAT LEVER	38
2018	78110	MORTFIELD LANE, BOLTON.	HALLIWELL	24
2044	79211	SITE OF UNION MILL, VERNON STREET, BOLTON, GREATER MANCHESTER, BL1 2PP	HALLIWELL	141
2105	81758	13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ	HEATON & LOSTOCK	2
2121	78757	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF	BRIGHTMET	30
2153	83628	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	ASTLEY BRIDGE	1
2191	86072	547 CHORLEY NEW ROAD, BOLTON, BL1 5DP	HEATON & LOSTOCK	1
2205	85970	LAND AT FLETCHER STREET, BOLTON	GREAT LEVER	12
2228	86325	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET, BOLTON, BL1 3DE	HALLIWELL	14
4081	77085	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	KEARSLEY	64
4101	84115	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	KEARSLEY	1
4109	86588	RANCH COTTAGE, SANDHOLE ROAD, KEARSLEY, BOLTON, BL4 8QN	KEARSLEY	1
4110	86457	43 BAKER STREET, KEARSLEY, BOLTON, BL4 8QT	KEARSLEY	1
6281	82296	LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON.	HORWICH & BLACKROD	7
6285	83616	LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON.	HORWICH NORTH EAST	1
6299	85301	71 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LN	HORWICH & BLACKROD	1
7229	81876	86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE	BROMLEY CROSS	14
7238	83774	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2	BRADSHAW	14

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
		3ET		
7241	85469	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	BRADSHAW	1
7245	85408	LAND TO EAST OF HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	BRADSHAW	1
7249	85729	BOLTON OPEN GOLF CLUB, LONGSIGHT LANE, BOLTON, BL2 4JY	BRADSHAW	6
8427	81303	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	WESTHOUGHTON NORTH & CHEW MOOR	14
8429	87052	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	WESTHOUGHTON SOUTH	4
8432	80568	LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BOLTON, BL5 3NR	WESTHOUGHTON NORTH & CHEW MOOR	1
8466	84451	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AZ	WESTHOUGHTON SOUTH	4
8473	86268	OLD SIRRS FARM, 14 OLD SIRRS, WESTHOUGHTON, BOLTON, BL5 2ED	WESTHOUGHTON SOUTH	1

Large sites under construction

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1217	74217	HEATON GRANGE 2	HEATON & LOSTOCK	6
1657	60156	LOSTOCK JUNCTION GOODS YARD	HEATON & LOSTOCK	16
1735	62939	HAMPSONS FARM	SMITHILLS	1
1769	66975	LAND OFF CROMPTON WAY	CROMPTON	85
1784	74998	LAND OFF JETHRO ST	TONGE WITH THE HAULGH	9
1792	70243	LAND AT WATERSMEETING RD/EAGLEY BROOK	CROMPTON	78
1823	72898	ZEST AT THE PLACE, OFF WATERSMEETING RD, THE VALLEY	CROMPTON	4
1824	86567	NUFFIELD HOUSE, LOWNDES ST	SMITHILLS	92
1826	75230	MARYLAWNS REST HOME, 1 FOSTER LANE, BOLTON, BL2 5HW	BREIGHTMET	19
1838	73560	KERSHAW MILL, KERSHAW ST/BALDWIN ST	RUMWORTH	13
1859	76457	LAND BETWEEN STONYHURST AVE & SWEET LOVES LANE	ASTLEY BRIDGE	9
1874	74472	HOLDEN MILL, BLACKBURN RD	ASTLEY BRIDGE	240
1892	72118	IGW GARAGE & 241-245 BELMONT RD	ASTLEY BRIDGE	36
1897	72855	LAND AT DINSDALE DRIVE	RUMWORTH	14
1906	73272	FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to Cleveland's)	HEATON & LOSTOCK	32
1919	74966	LAND AT MOOR LANE/HANOVER ST/GARSDALE ST	HALLIWELL	289
1937	77241	LEVER HOUSE, GREENMOUNT LANE	HEATON & LOSTOCK	1
1956	74821	LAND AT TEMPLE ROAD	CROMPTON	57
1961	75637	BRYNMOOR, HARPERS LANE	SMITHILLS	1
2006	77237	CENTRAL POST OFFICE AND SORTING DEPOT, DEANSGATE, BOLTON, BL1 1AD	HALLIWELL	132
2025	79122	ATLAS MILL, BENTINCK STREET, BOLTON.	SMITHILLS	7

Local Development Framework – Shaping the Future of Bolton

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2106	81665	THE LAURELS, MARKLAND HILL, BOLTON, BL1 5AL	HEATON & LOSTOCK	1
2128	82497	THE COTTAGE, RAVENSDALE ROAD, BOLTON, BL1 5DS	HEATON & LOSTOCK	1
2155	84695	THE SPINNEY, KNOWSLEY GRANGE, BOLTON, BL1 5DQ	HEATON & LOSTOCK	1
2157	84494	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	ASTLEY BRIDGE	1
3116	69193	LAND OFF HEATON AVE	FARNWORTH	43
3118	72716	LAND OFF MINERVA RD	HARPER GREEN	45
3140	72123	LAND AT HARROWBY STREET	FARNWORTH	23
4049	67496	STONECLOUGH MILL, RINGLEY RD	KEARSLEY	92
4055	63335	HIGHER HEAPS FARM, RINGLEY RD WEST	KEARSLEY	1
4062	73923	CAUSEWAY MILL, TOPP ST / LONGCAUSEWAY	KEARSLEY	6
4064	75033	LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BOLTON, BL4 9DB	KEARSLEY	41
4078	74022	RYDERS FARM, MANCHESTER ROAD	KEARSLEY	1
4105	81939	LAND OFF HULME ROAD, KEARSLEY, BOLTON	KEARSLEY	48
5069	82998	LAND AT HAMILTON COURT, LITTLE LEVER, BOLTON	LITTLE LEVER & DARCY LEVER	6
6099	63283	BOLTON SPORTS VILLAGE	HORWICH & BLACKROD	169
6136	62268	LOW WOOD, HIGH BANK LANE	HORWICH NORTH EAST	4
6161	57008	WALLSUCHES BLEACHWORKS	HORWICH NORTH EAST	33
6187	76204	LAND AT MOSS LANE	HORWICH & BLACKROD	7
6195	74048	LAND AT STAR LANE, HORWICH	HORWICH & BLACKROD	18
6225	84716	PORTMAN MILL, TELFORD ST	HORWICH NORTH EAST	19
6237	68060	LAND AT HOLMES HOUSE, BLUNDELL LANE	HORWICH & BLACKROD	1
6251	73431	SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HN	HORWICH NORTH EAST	42
6255	78526	FORMER FALL BIRCH HOSPITAL, FALL BIRCH ROAD, HORWICH, BOLTON, GREATER MANCHESTER, BL6 4LQ	HORWICH NORTH EAST	10
6260	75979	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	HORWICH & BLACKROD	276
6266	80311	LAND AT REAR OF 175-211 STATION ROAD, BLACKROD, BOLTON.	HORWICH & BLACKROD	10
6275	79414	HORWICH RMI, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX	HORWICH & BLACKROD	45
6277	82147	WILDERSWOOD COTTAGE, OLD RAKE, HORWICH, BOLTON, BL6 6SJ	HORWICH NORTH EAST	1
7068	73099	FORMER INSTITUTE OF ISLAMIC HIGHER EDUCATION, HOSPITAL ROAD	BROMLEY CROSS	27
7143	66103	DEAKINS BUSINESS PARK	BROMLEY CROSS	7
7161	74142	NEWFIELD GRANGE RD	BROMLEY CROSS	5
7178	74664	LAND AT HEYHEAD HOUSE, BOWSTONE HILL RD	BRADSHAW	1
7192	68743	TOP O'TH KNOTTS FARM AND OUTBUILDINGS, TOTTINGTON ROAD	BRADSHAW	1
7231	82171	HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS	BRADSHAW	1
8333.01	67335	FORMER METAL BOX WORKS, CHEW MOOR LANE	WESTHOUGHTON NORTH & CHEW MOOR	1
8356	73471	TIMBER YARD, MARSH ST	WESTHOUGHTON SOUTH	10

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
8360	78191	682 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3SS	HULTON	18
8374	77913	LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON, BOLTON.	WESTHOUGHTON SOUTH	2
8375	74278	MORRIS FARM, POCKET NOOK RD	WESTHOUGHTON NORTH & CHEW MOOR	4
8392	77289	LAND OFF HUDSON ROAD, BOLTON	HULTON	43
8406	78287	LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN	WESTHOUGHTON NORTH & CHEW MOOR	14
8416	79517	BALDWINS FARM, OLD FOLD ROAD, WESTHOUGHTON, BOLTON, BL5 2BY	WESTHOUGHTON SOUTH	1
8453	86445	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	WESTHOUGHTON NORTH & CHEW MOOR	18

Allocated Large sites

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2184	85455	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	GREAT LEVER	23
2207	11SC	ESKRICK STREET	HALLIWELL	19
2208	21SC	GILNOW GARDENS	HALLIWELL	51
2209	70SC	ST CATHERINES ACADEMY	BREIGHTMET	32
2210	61SC	MILNTHORPE ROAD 2	BREIGHTMET	51
3136	95SC	LAND AT GEORGE STREET	FARNWORTH	24
3181	93SC	DEAN CLOSE	FARNWORTH	28
3182	92SC	HIGHFIELD ROAD	HARPER GREEN	14
3183	94SC	BLINDSILL ROAD	FARNWORTH	94
5077	83863	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	LITTLE LEVER & DARCY LEVER	95
7112	51SC	BROOK SAW MILLS	BRADSHAW	22
1SC		WESTBROOK, MANCHESTER ROAD	GREAT LEVER	100
38SC		WAVERLEY ROAD	ASTLEY BRIDGE	22
66SC		WAGGON ROAD	BREIGHTMET	74
M025		THE WOODLANDS, GREEN LANE	GREAT LEVER	27