

Local Development Framework

Bolton's Annual Monitoring
Report 2010/2011

Shaping the future of Bolton

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1 Executive Summary

- 1.1 This is the seventh Annual Monitoring Report (AMR) prepared by Bolton Council and covers the period 1 April 2010 to 31 March 2011. The AMR contains information about the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in the Local Development Documents are being achieved.
- 1.2 The role of indicators and monitoring has become unclear after the abolition of the National Indicator set, however it is felt that the AMR still has an important role to play in the delivery of the Local Development Framework.
- 1.3 The AMR contains information on five key monitoring tasks:
 - To review progress on Local Development Document (LDD) preparation and the implementation of the Local Development Scheme (LDS)
 - To assess the extent to which policies in Local Development Documents are being implemented
 - Where policies are not being implemented to explain why and set out review actions
 - Identify significant effects of implementing planning policies
 - Set out whether policies are to be amended or replaced
- 1.4 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

- 1.5 The continuing difficult international and national economic context in 2010/11 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

- 1.6 In mid-2010, Bolton had a population of 266,500 people living predominantly in the main urban areas of Bolton, Farnworth, Kearsley, Horwich, Westhoughton and Turton.
- 1.7 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. Around 1 in 5 of the population in Bolton is a dependent child (aged 0-15), and slightly less than 1 in 5 is of pensionable age (aged 60+ for women, and 65+ for men).
- 1.8 Bolton's population is projected to increase by around 7% in the next twenty-five years, from 263,700 in 2008, to 283,000 in 2033, according to the 2008-based subnational population projections. This is a total increase of 19,300 people, with an average gain of 772 people per year. Bolton's age structure is also due for significant change in the next twenty-five years. The proportion of the population aged 65 and above is set to increase from 15.4% in 2008 to 22.0% in 2033. Conversely Bolton's working age population is set to decrease slightly by around 2.9%

up to 2033, whilst the number of dependent children is set to increase slightly the same throughout that period.

1.9 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.

1.10 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%

Figure 1: The distribution of new housing across Bolton

1.11 In 2010/2011, 326 net new houses were completed in Bolton, down from 372 in the previous year.

Education

1.12 13% of Bolton’s working age population stated they had no qualifications in Jan 10 – Dec 10, a figure that is higher than the national average (11%). Slightly more people were qualified to levels 2 & 3, however only 27% of residents had a degree-level qualification or above, compared to 31% in England & Wales¹.

Employment

1.13 Unemployment in Bolton slightly decreased during the period 2010-11, but remains above the national and regional rate. Unemployment is unequally spread across the borough with a higher concentration in the deprived central wards near the town centre. In March 2011, 4.6% of Bolton’s resident population claimed unemployment benefit, compared to the 4.2% in the North-West and 3.7% nationally. Previous unemployment rates are shown in the table below.

¹ Annual Population Survey, Jan10-Dec10, Office for National Statistics, Crown Copyright.

	Bolton	North West	England & Wales
March 2011	4.6%	4.2%	3.7%
March 2010	4.9%	4.4%	4.0%
March 2009	4.6%	4.3%	3.8%
March 2008	2.6%	2.5%	2.1%

Figure 2: Job Seekers Allowance Claimant Count²

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

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

Figure 3: Quantities of employment land across the borough

² Job Seekers Allowance Claimant Count with Rates & Proportions, Office for National Statistics, Crown Copyright.

1 Introduction

Background

- 2.1 This is the seventh Annual Monitoring Report (AMR) prepared by Bolton Council. The Council is required to produce an AMR under Section 35 of the Planning and Compulsory Purchase Act 2004. The Annual Monitoring Report must be submitted to the Secretary of State. When the Localism Act clauses come into effect on 15 Jan 2012, Local Planning Authorities will no longer have to submit an Annual Monitoring Report to the Secretary of State.
- 2.2 Under the Localism Act Local Planning Authorities will be required to produce Authorities Monitoring Reports. Authorities Monitoring Reports 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 Annual Monitoring Report contains information about the implementation of the Local Development Scheme (LDS) and the extent to which policies set out in the Local Development Documents 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 2010 to 31 March 2011 for indicator monitoring, information about significant changes up until December 2011 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 Local Development Framework (LDF), and the 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. This Annual Monitoring Report monitors both the UDP and the Core Strategy because the Core Strategy was adopted during the monitoring period meaning that both documents were used.
- 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 Development Framework. Where there is delay, the reasons are explained.

Reporting Process

- 2.17 The AMR has been submitted to the Secretary of State and will be reported to Environmental Services, Regeneration, Housing and Skills Scrutiny Committee in February 2012.

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 the council'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 An Annual 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 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 In relation to national planning the following changes have taken place:
- 2.22 The Localism Bill received royal assent on 15 Nov 2011, becoming an Act of Parliament (law). The Act proposes to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions. The planning and regeneration provisions will:
- Abolish Regional Spatial Strategies
 - Abolish the Infrastructure Planning Commission and return to a position where the Secretary of State takes the final decision on major infrastructure proposals of national importance
 - Provide for neighbourhood plans
 - Provide for neighbourhood development orders to allow communities to approve development without requiring normal planning consent
- 2.23 PPS3: Housing was reissued on 9 June 2011 to amend the definition of affordable housing so that it includes affordable rent. Affordable rented housing is rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
- 2.24 The Community Infrastructure Levy (CIL) is a new levy that Local Authorities can charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre. The system applies to most new buildings and charges are based on the size and type of the new development.

The CIL regulations were amended on 6 April 2011 to remove the centrally prescribed arrangements for payments, removing the threshold for in kind payments of land and to make minor amendments to close potential loopholes. Bolton council is currently in the process of devising its CIL schedule.

- 2.25 In relation to national planning the following changes are proposed:
- 2.26 The current regulations on plan preparation are set out in the Town and Country Planning (Local Development) (England) Regulations 2004, as amended. The government proposes to revise these regulations in response to reforms set out in the Localism Act, to consolidate changes made to the 2004 regulations into a single document and to ensure the regulations are as effective and simple as possible. A 12 week consultation period took place in the period leading up to 7 Oct 2011.
- 2.27 The draft National Planning Policy Framework was published for consultation on 25 July 2011, with consultation closing on 17 Oct 2011. When adopted this will replace existing National Planning Policy Statements, National Planning Policy Guidance and National Planning Circulars. Key features of the draft National Planning Policy Framework include:
- **Presumption in favour of sustainable development:** where local plans are not up-to-date, or not a clear basis for decisions, development should be allowed unless it would undermine the key principles for sustainability of the framework, for example, protecting the Green Belt.
 - **Duty to Co-operate:** Local councils should work together, and with other public bodies, on planning issues that impact beyond local boundaries.
 - **Neighbourhood Planning:** Through neighbourhood development plans neighbourhood forums and parish councils can establish general planning policies for the use and development of land in an area. Through neighbourhood development orders communities can permit the development they want to see without the need for planning applications.
 - **Town centre first:** the town centre first approach is maintained for retail and leisure but not for offices. This means that new shops and leisure developments should look to locate in town centre before considering edge of centre sites and finally out of centre sites.
 - **Green space designation:** a new tool for local communities to protect green areas that are very special and important to them. Land could be protected because it has natural beauty, has important history, is important for sports and entertainments, is tranquil or calming or rich in wildlife.
 - **Green Belt land:** There is a new policy for Green Belt land that has been developed in the past. At the moment, this land can only be used for new development if the local plan allows it. In the draft Framework, Green Belt land developed in the past may be used, in some circumstances, for new development.
- 2.28 The Localism Act and National Planning Policy Framework will leave various procedural and technical requirements of the neighbourhood planning system to the regulations.
- 2.29 The government has carried out consultation on proposals to amend the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to grant permitted development rights for changes of use from commercial to residential, i.e. to allow such changes of use without the need for planning applications.

- 2.30 Consultation took place between 13 April 2011 and 6 July 2011 on revisions to national guidance on gypsies, travellers and travelling showpeople. This concerns the removal of Circulars 01/2006 (Planning for Gypsy and Traveller Caravan Sites) and 04/2007 (Planning for Travelling Showpeople) and their replacement with a new single Planning Policy Statement.

Regional Planning Update

- 2.31 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. This, however, is subject to the outcome of an environmental assessment of the revocation of existing regional strategies and will not take place until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessment. The environmental assessment was published on 20 October 2011 with the deadline for responses 20 Jan 2012.

Local Planning Update

- 2.32 Monitoring shows that of the 121 total number of UDP policies, 81 were used for the determination of major applications this year. Policies A5/6, D1/2/3, EM2/3/4/10, H3 and N7 were used most frequently, indicating the high regard that is placed on the provision of new housing in Bolton while also recognising the importance of the environment, accessibility and good design. In general, larger planning applications are down in numbers this year, when compared to previous years. This decrease reflects the fragile state of the economy, and the general uncertainty of the development industry as a whole.
- 2.33 A revised Statement of Community Involvement (SCI) was brought into use in February 2011. This was because of changes to the planning system since the SCI was published, and also to reflect changes in consultation on planning applications conducted by Bolton Council.
- 2.34 The Core Strategy was formally adopted by the council in March 2011, and replaces the UDP as the council's main planning document. The Core Strategy 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. However, a number of UDP policies and the proposals map remain in force until they are replaced by the relevant Development Plan Document.
- 2.35 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.

3 The Local Development Scheme

July 2011 Local Development Scheme

- 3.1 The Local Development Scheme (LDS) is a programme document for the Local Development Framework. 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 July 2011. 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 and four Supplementary Planning Documents. The Development Plan Documents currently being prepared are the Allocations Plan, the Greater Manchester Joint Waste Plan and the Greater Manchester Joint Minerals Plan. The Supplementary Planning Documents currently being prepared relate to Sustainable Design and Construction, Transport, House Extensions and Roller Shutters.

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
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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:

- Publication – August 2011
- Submission – December 2011
- Pre-hearings meeting – February 2012
- Hearings commencement – April 2012
- Inspector’s report – August 2012
- 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 council has updated its Statement of Community Involvement (SCI) to reflect changes in the legislation on how to prepare plans, and changes to the ways in which it carries out consultation on planning applications. The updated SCI was brought into use in February 2011.
- 3.11 The SCI does not need to be included within the Local Development Scheme.

Saved policies

- 3.12 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.
- 3.13 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

3.14 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

3.15 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 The Infrastructure Delivery Plan describes Bolton's infrastructure requirements within the borough up to 2026.
- 4.2 Providing housing and employment opportunities is not sufficient to create sustainable communities. There is a need to provide the necessary supporting infrastructure of utility services, transport, schools, open space, community, health and leisure services to support the local population and those who visit or work in the district.
- 4.3 The preparation of an Infrastructure Delivery Plan (IDP) helps to support the delivery of this supporting infrastructure. The IDP 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 Infrastructure Delivery Plan is an important tool for helping to identify funding priorities and gaps.
- 4.4 There are two parts to Bolton's Infrastructure Delivery Plan: a written statement that describes the current situation and anticipated needs, and also describes Bolton's strategic areas contained within the Core Strategy, and the infrastructure needed for each.
- 4.5 The second part of the document is a tabular schedule that summarises the 'what', 'how', 'where' and 'when' of infrastructure needs, and details costs of infrastructure requirements where they are known. Importantly, it also categorises the uncertainties surrounding funding and delivery using colour-coded shading.
- 4.6 The Infrastructure Delivery Plan was used as evidence to support the examination of the Core Strategy. It is a living document and has been updated in 2011 to reflect the latest information available, particularly for sources of funding

5 Healthy Bolton

Policy monitoring

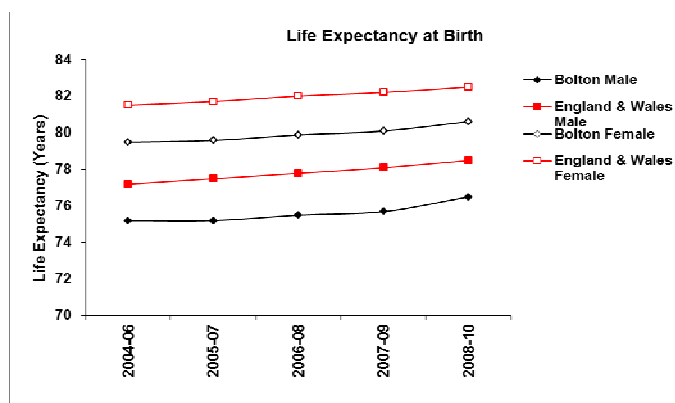
- 5.1 Within the UDP, the following policies relate to the 'Healthy' theme: O1, O2, O3, O4, O5, O6, O7, O8, CP1 and CP4. Of these, policies O2 and O3 deal with the protection of recreation facilities, but have only been used once each. Policy O4 is of some relevance and has been used 6 times to ensure landscaping, amenity open space and children's play areas are included in development proposals. Although policy CP1 (community facilities in accessible locations) was not used last year, it has been noted on 3 approved applications this year. Policy CP4 deals with the development of health services and community facilities, and has been used twice in approved planning applications.
- 5.2 An example of where policy CP4 has been implemented effectively is for the following: *"Construction of academy, 6th form, lower and middle schools, nursery building, special needs school and sports facilities together with associated sports pitches, parking vehicular and pedestrian accesses and new hard and soft landscaping proposals."* This is planning application number 83993 for St Catherine's Academy on the site of the former Withins School, Newby Road, Brightmet. A new sports centre is proposed as part of this application which will provide opportunities for wider community use, thus adhering to the principles of policy CP4.
- 5.3 In addition, the construction of Bolton One has continued to make excellent progress and is due for completion in 2012. This will provide a new health, leisure and research centre on the same town centre site as the University of Bolton.
- 5.4 Since the adoption of the Core Strategy on 2 March 2011, policy H1 is now used to help support the development of health facilities in town centre and renewal area locations, and to ensure that any new developments make contributions to meet the health needs that they generate.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
H1	Number of new health centres opened	Three new health centres completed between 2009 and 2012	0

Life Expectancy

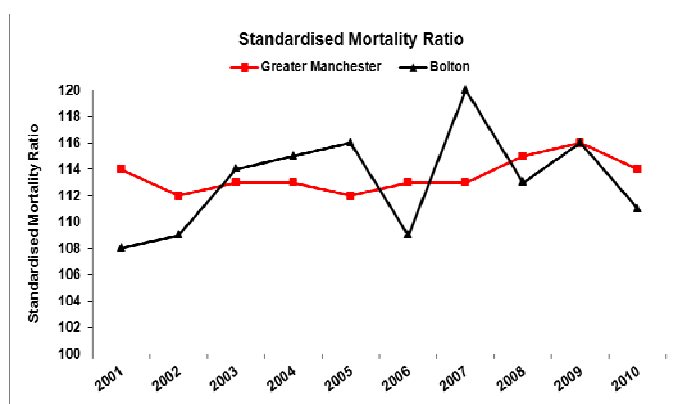
- 5.5 Life expectancy in Bolton is lower than the national figure for both males and females. Male life expectancy in Bolton in 2008-10 is currently 76.5 compared to 78.5 nationally, and female life expectancy in Bolton is 80.6 compared to 82.5 nationally.
- 5.6 Life expectancy has been gradually increasing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

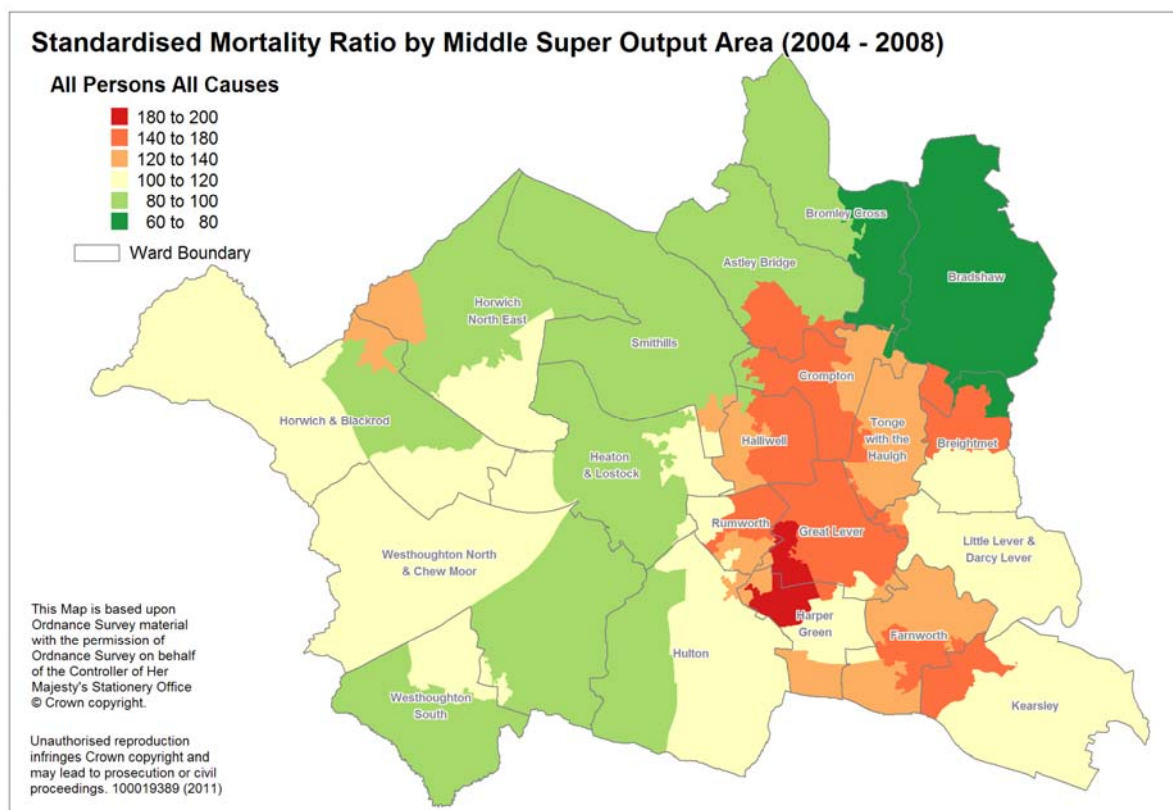
Standardised Mortality Ratio

- 5.7 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.
- 5.8 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 11% 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 Deaths by local authority of usual residence, 2010.

- 5.9 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.
- 5.10 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

- 5.11 The Open Space and recreation policies aim to permit development proposals that protect and improve recreational land and facilities to increase physical and mental wellbeing. There are eight policies regarding Open Space and Recreation. During the monitoring period five of these policies were used to determine planning applications. UDP policies O6 and O7 have not been replaced by the Core Strategy and are being taken forward to the next stage of the Local Development Framework, where they will be considered by the site allocations development plan document.
- 5.12 Bolton has lower life expectancy than the regional & national average. This is the case for both males and females. In Bolton, death rates are above the national rate and areas of higher mortality are concentrated in central urban areas.

6 Achieving Bolton

Policy monitoring

- 6.1 Within the UDP, the following policies relate to the 'Achieving' theme: CP1, CP2, CP3. These policies manage the development of new and expanded community and educational facilities.
- 6.2 In the current monitoring period, there have been 3 noteworthy applications relating to the provision of educational facilities, which have all been approved: planning application 85171, a proposal for the erection of a three storey extension to Bolton School to form a new 6th form centre; planning application 84857, a proposal for St Bede C of E Primary school to demolish the north wing and erect a new two storey junior block; and 83778, a proposal for a new purpose-built school for children with both profound learning and physical disabilities on land to the north of the existing Birtenshaw Hall School, on Green Belt in Bromley Cross.
- 6.3 In November 2011 the Essa Academy opened. This scheme involved the demolition of the existing school buildings and the construction of a new academy with a central courtyard and central covered space for 900 pupils and associated landscaping works
- 6.4 Since the adoption of the Core Strategy on 2 March 2011, policy A1 is now used to help support the development of primary and secondary schools, in accessible locations across the borough, and to ensure that any new developments make contributions to meet the educational and training needs that they generate.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
A1	New secondary schools completed.	-	0
A1	The number of working age people qualified to NVQ Level 3+	49.5% in 2008/09, 50.9% in 2009/10	51% in 2010 ³

Adult Qualification Levels

- 6.5 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 Wales⁴

³ Source: Annual Population Survey, Jan 09-Dec 09, Office for National Statistics. Proportions calculated from resident population aged 16-64.

⁴ For more information see

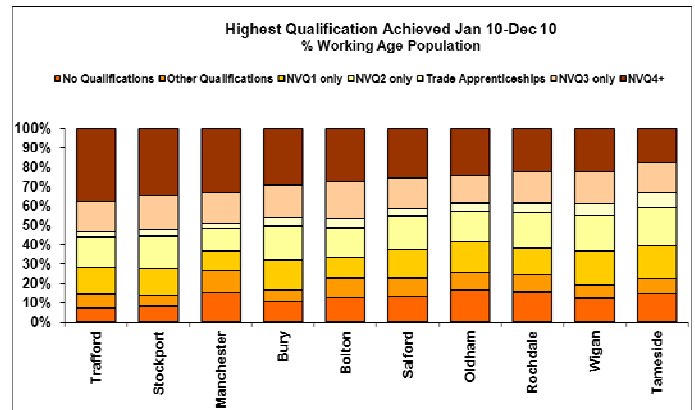
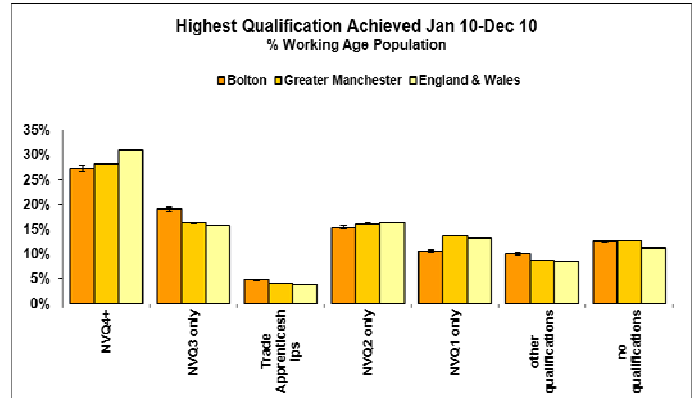
http://www.direct.gov.uk/en/EducationAndLearning/QualificationsExplained/DG_10039017

6.6 Around 13% of Bolton’s working age population stated they had no qualifications in Jan 10 – Dec 10, 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.

6.7 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.

6.8 However, whilst the number of people with level 2 has stayed roughly the same the number of people with level 3 has more than doubled. The number of people with degree level qualifications has also increased during this time period, but not to the same extent.

6.9 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.



Bolton Highest Qualification Achieved

	Mar 99 - Feb 00 (%)	Jan 10 - Dec 10 (%)	Trend	Percentage change
No Qualifications	17%	13%	↘	-25%
Other Qualifications	9%	10%	↗	13%
NVQ1 only	15%	11%	↘	-30%
NVQ2 only	17%	15%	↘	-7%
Trade Apprenticeships	12%	5%	↘	-61%
NVQ3 only	11%	19%	↗	74%
NVQ4+	20%	27%	↗	39%

Source: Annual Population Survey, Jan 10-Dec 10, Office for National Statistics. Proportions calculated from resident population aged 16-64.

Conclusion

6.10 UDP policies CP1, CP2 and CP3, which relate to the provision of educational facilities, have been replaced by Core Strategy policy A1.

6.11 In Bolton, the proportion of working age population without any qualification is higher than in England and Wales.

7 Prosperous Bolton

Prosperous: Employment

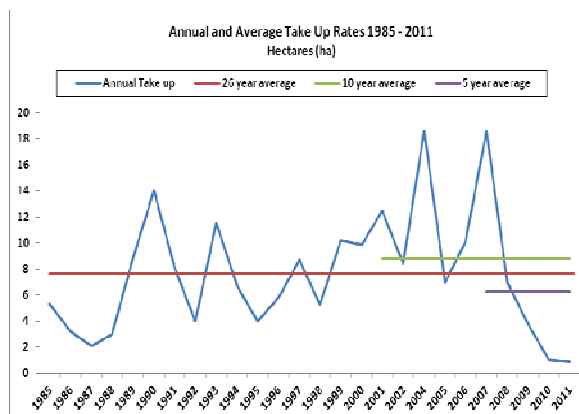
Policy monitoring

- 7.1 Within the UDP, policies E1 – E8 relate closely to the “prosperous” theme, with regard to employment related issues. These policies aim to permit office, industrial and warehouse development on allocated sites and suitable land within the urban area and to provide the widest employment opportunities for all on appropriate sites.
- 7.2 Policy E5 – protection/regeneration of existing employment areas, was used most frequently during the monitoring period, demonstrating the pressure on the use of existing employment areas for development for both employment and other uses. Three residential schemes have been approved on protected employment land where the benefits of the proposal outweighed the loss of employment land. A new range of sites to be safeguarded for employment use is being identified through the Allocations Development Plan Document.
- 7.3 More information on employment related development during the monitoring period can be found in the Annual Employment Land Resource Update (Annex 1).
- 7.4 Policy P1 of the adopted Core Strategy states that the council and its partners will identify a range of employment sites for new development with a total area of between 145ha and 165ha up to 2026, and ensure that appropriate existing employment sites are safeguarded. The specific sites that will make up this 145-165ha and the existing employment sites to be safeguarded will be identified through the Allocations DPD.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
P1	Amount of employment land developed (hectares)	8ha annually on average	0.9 ha
P1	Employment land supply (hectares)	50ha to be available at any one time	91.7 ha
P1	Losses of employment land to other uses (hectares)	N/A	1.66 ha
TC1-TC11	Amount of employment land developed in Bolton town centre	N/A	0
RA1-3	Amount of employment land developed in the renewal areas	N/A	0.8
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	0.1

7.5 Less land was developed for employment use in the 12 month period up to 31st March 2011 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 26 years between 1985 and 2011. It can be seen that over the 10 year period between 2001 and 2011, the take up of land for employment use has averaged just under nine hectares per year. This is higher than the 26 year average of 7.6 hectares a year and the 5 year average (2006-2011) of just over six hectares a year.



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

- 7.6 In terms of the spatial distribution of the 0.9ha of employment land that has been developed, it has all been developed in line with the Core Strategy: 79 per cent was within the Inner Bolton Renewal Area, with the remaining 11% along the M61 Corridor.
- 7.7 Although the employment land supply significantly exceeds the Core Strategy target, the quality of much of this land is poor. Employment land allocations are being reviewed through the Allocations Development Plan Document.
- 7.8 1.66 hectares of employment land was lost to other uses during the monitoring period. This is significantly below the average of 6.1 hectares per annum between 2001 and 2011 reflecting, amongst other factors, the slow down in the housing market.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011
BD1a	Amount of floorspace developed for employment ⁵ (Gross) (m ²) Source: Bolton Council	29,212	42,859	54,168	11,089	20,254	7,657	4,926
BD1b	Amount of floorspace developed for employment ⁶ (Net) (m ²) Source: Bolton Council	N/A	N/A	N/A	N/A	N/A	5,031	4,823
BD2	Amount of floorspace developed for employment ⁷ , 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%)

7.9 Although the amount of floorspace developed for employment use has decreased, reflecting the economic downturn, it is encouraging to note that 98 per cent of employment floorspace completed during the monitoring period was on previously developed land.

⁵ For B1, B2, B8 split see section titled 2011 Employment Land Resource Update.

⁶ See previous footnote.

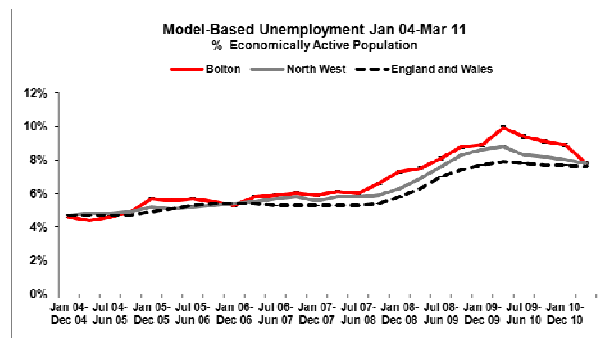
⁷ See previous footnote.

Local Indicators

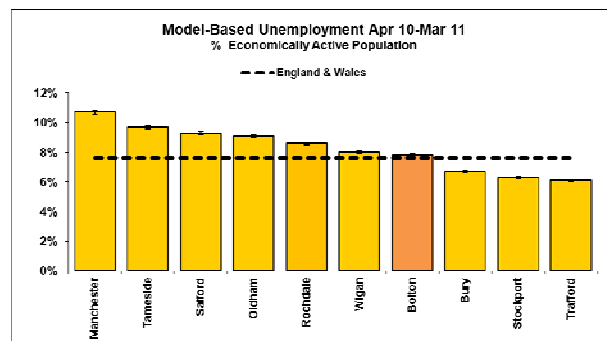
		2005	2006	2007	2008	2009	2010	2011
L15	Workplace Earnings (Mean Annual Gross Pay) (£) Source: Office for National Statistics, Annual Survey of Hours & Earnings.	19,857	20,372	21,042	21,568	20,326	20,325	21,001
L16	Model-Based Estimates of Unemployment (%) Source: Office for National Statistics, Model-based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

1.1

7.10 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.

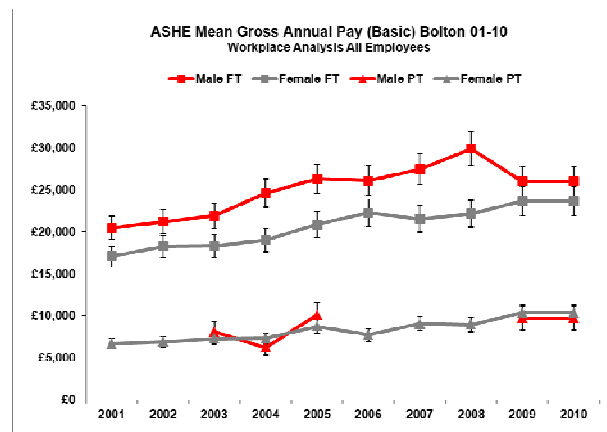


7.11 In April 10-Mar 11 Bolton had a model-based unemployment rate of 7.8%, which is the fourth lowest in Greater Manchester, and only slightly higher than the England & Wales rate of 7.6%. This was a decrease of -2.1 percentage points from April 09-Mar 10.



7.12 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: Model-Based Estimates of Unemployment, Office for National Statistics, April 10-Mar 11.



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

Conclusion

- 7.13 During the monitoring period there was less employment related development than in previous years both in terms of the amount of land developed and the amount of floorspace completed. This is not unexpected and the situation is expected to change as the economy recovers. There are, however, positives including the amount of development taking place on previously developed land. The Core Strategy and the emerging Allocations Plan will provide a relevant context for employment related development across the borough.

Prosperous: Retail and Leisure

Policy Monitoring

- 7.14 Within the UDP, 8 policies, S1 – S8, relate closely to the “prosperous” theme, for retail and leisure related issues. These policies aim to permit retail and leisure development on allocated sites and other non-allocated sites which can be shown to satisfy the sequential approach and other national policy tests.
- 7.15 Of the part-two policies, policy S3 (retail development on unallocated sites within centres) was used twice. However, one of these applications was for an extension to a time limit on an existing application and the other includes retail development ancillary to the wider redevelopment of Bolton Transport Interchange.
- 7.16 Policy S2 (retail development on allocated land) was not used during the monitoring period, reflecting a combination of inactivity in the market and a potential lack of appropriate allocated land within the UDP. The adopted Core Strategy town centre policies outline the areas within Bolton town centre where retail development should be encouraged. Policy S4 (Assessment of retail proposals outside defined centres) was also not used but remains essential in maintaining a town centre first approach.
- 7.17 The Bolton One scheme, on the edge of Bolton town centre, is now nearing completion. This development will include a health, leisure and research centre (including a swimming pool).
- 7.18 A significant retail development has been completed on the site of the former Neighbourhood Shopping Centre on Long Causeway, Farnworth. This development is occupied by Tesco and the planning permission states that this must not exceed 2174m² of convenience retail floorspace and 1449 m² of comparison retail floorspace. Although this development is not within Farnworth town centre it complies with the sequential test due to the lack of appropriate available sites within the centre.
- 7.19 In addition a new retail development which includes a neighbourhood convenience store and two smaller units for A1/A2 uses has been completed at a site on the edge of Kearsley Local Centre. This will increase the vitality and viability to the centre by, for example, increasing consumer choice and diversity of uses.
- 7.20 In terms of leisure development serving Bolton town centre the Travel Lodge 80 bed hotel is currently under construction, planning permission has been granted for change of use of the Former Little Bolton Town Hall and 34 All Saints Street to a restaurant, bar and hotel and there is a planning application yet to be determined for the change of use of Provincial House (Nelson Square) to hotel use.
- 7.21 Policy P2, together with the area based policies, of the adopted Core Strategy identifies a suitable range of sites for both convenience and comparison retailing up to 2026.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
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

Policy	Indicator	Target	Reporting: 2011
P2	Amount of retail floor space completed in, and out, of defined centres (m ²).		In centre=0 Edge of centre=1,823 Out of centre=8,598
P2	Bolton and Farnworth town centres prime yield data.		Not available.
TC1-TC11	Amount of retail floorspace in Bolton town centre	N/A	0

- 7.22 In the 12 month period up to 31st March 2011 83 per cent of developed retail floorspace was located out of centre and 17 per cent was edge of centre. The edge of centre development consisted of two schemes. First, a supermarket scheme on the edge of Westhoughton town centre which helps address a deficiency in provision of convenience retailing in this area. Second, a neighbourhood convenience store and two retail units located on the edge of Kearsley local centre which meets local shopping needs. Both these sites were sequentially acceptable and it should be noted that the draft Allocations Plan proposes to extend the boundaries of these centres to incorporate the developments. The out of centre development consists of a food superstore with ancillary restaurant/cafe at the former Neighbourhood Shopping Centre site in Farnworth. Although this development is not within Farnworth town centre it complies with the sequential test due to the lack of appropriate available sites within the centre. The need to focus more retail development in town centres is addressed through the Core Strategy and draft Allocations Plan.
- 7.23 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
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

- 7.24 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

- 7.25 Despite the current economic climate there have been a number of positive developments regarding retail and leisure during the monitoring period. These include two significant convenience retail schemes being completed at sites on the edge of Westhoughton town centre and Kearsley Local Centre, and the continuing construction of Bolton One: a health, leisure and research centre on the edge of Bolton town centre. 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.

Prosperous: Town Centres

Policy Monitoring

- 7.26 The town centre policies aim to permit proposals that sustain and enhance the vitality and viability of centres defined in Policy S3. There are ten policies in the UDP for determining planning applications in town centres. Of the part two policies, TC2 (town centre living) and TC9 (protection of formal open spaces and the visual links between them) were the most frequently used. The other policies, although used infrequently during the monitoring period, remain important in sustaining and enhancing the vitality and viability of the boroughs town centres.
- 7.27 More information on the performance of Bolton town centre is available in the Bolton Town Centre Vitality and Viability Study 2011 (see annex 2).
- 7.28 Policy P2 of the adopted Core Strategy aims to increase the quantity of retail floorspace in the borough and concentrates most of this in Bolton town centre, with an emphasis on high quality retail floorspace. In addition the town centre policies aim to increase the vitality and viability of Bolton town centre, ensuring a vibrant mix of uses.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011
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
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%

- 7.29 The amount of floorspace developed for town centre uses across the borough fluctuates significantly from year to year. In the monitoring period there was an increase in the total amount of floorspace developed for these uses, however, none of this was located in town centres as defined by the 2005 UDP. However, it should be pointed out that office completions generally were limited reflecting the slow recovery from the recession, the total leisure completions consisted of a single A3 (restaurants and cafes) scheme at Middlebrook and an explanation for the out of centre retail development is provided in the retail discussion earlier.

Conclusion

- 7.30 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.

Prosperous: Waste

Policy Monitoring

- 7.31 Within the UDP, 3 policies, W1 – W3, relate closely to the “prosperous” theme, for waste issues. These policies aim to promote waste management facilities that lead to a reduction in the amount of waste produced as well as encouraging the re-use and recycling of waste materials. In doing so they also ensure that new facilities are located in accessible locations and any adverse effects on amenity, the environment and the transport system are fully considered.
- 7.32 All the waste policies were used during the year. An application was approved to extend the completion date for infilling operations at Asmus Farm Quarry, Brookfield Lane. This reflects a change to the planning application referred to in 2009/10 AMR for the restoration of land to parkland to assist equestrian development. The change of use of an existing industrial unit and industrial yard area into a waste management facility for the reception and processing of commercial, industrial and household wastes was also approved at Unit 2 Farnworth Industrial Estates, Gower Street. The proposal involves the receipt and processing of commercial, industrial and household wastes from skips. This will assist in meeting policy aims which targets the development of alternative means of waste disposal/recycling rather than relying on landfill and will contribute to the landfill diversion targets.
- 7.33 Other waste related approvals include an extension to Whites Waste Paper on Raikes Lane and changes to the access to the proposed in-vessel composting scheme off Salford Road which was approved in the last monitoring period.
- 7.34 A new household waste recycling centre opened in September 2010 at Hurstwood Court Lane and this replaced the waste recycling centre at Raikes Lane. This allowed improvements to be made at that site including the construction of a transfer loading station during the year.
- 7.35 These two built facilities will assist in increasing levels of recycling and recovery and diverting waste from landfill. They have been provided and managed by Viridor Laing as part of the 25 year 'Recycling and Waste Management Contract' signed on 9th April 2009 with Viridor Laing (Greater Manchester) Limited (VLGM). This contract is creating state-of-the-art recycling facilities across the whole of Greater Manchester. By 31st March 2011, 31 of the 42 facilities had been completed and handed over for operational use.
- 7.36 Progress on other facilities within Bolton including the in-vessel composting plant to treat garden and kitchen waste on Salford Road, a new HWRC super site at the former CMP Batteries site and other changes to the Union Road and Blackhorse Street, Blackrod HWRCs will be reported in future monitoring reports.
- 7.37 Work continued through the year on the Greater Manchester Joint Waste Development Plan Document. Full details of its progress are set out in the Local Development Scheme section of this monitoring report.
- 7.38 Moving towards the adoption of the Core Strategy, policy P3 continues the priority given to waste minimisation, re-use and recycling. New facilities should be located close to sources of waste with a concentration in regeneration areas and on key transport corridors. More detailed development management policies and site allocations for waste will be provided through the Greater Manchester Joint Waste DPD.

Core Strategy Indicators

		2005	2006	2007	2008	2009	2010	2011
W1	Capacity of new waste management facilities by type (t) Source: Greater Manchester Waste Disposal Authority	0	0	0	0	0	0	28,000 ⁸
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
	Recycled	10.3%	17.0%	18.5%	19.4%	19.2%	17.9%	18.2%
	Composted	2.8%	8.0%	10.8%	11.1%	11.4%	11.2%	6.0%
	Energy Recovery	86.9%	75.0%	70.7%	69.5%	69.4%	70.9%	75.8%

Conclusion

- 7.39 The current policies provided by the UDP provide a relevant context for development relating to Prosperous Bolton. During the year new built facilities were approved in line with these policies which support the Greater Manchester PFI contract with Viridor Laing. These 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%.

⁸ 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.

Prosperous: Minerals

Policy Monitoring

- 7.40 Within the UDP, 5 policies, M1 – M5, relate closely to the “prosperous” theme, for minerals issues. These policies aim to ensure that the borough’s mineral reserves, which include coal, gritstone, sand, gravel, clay and peat are provided at appropriate levels to support economic aspirations but in an environmentally acceptable way and that sites are effectively restored.
- 7.41 All these mineral policies were applied in considering a further application to extend Pilkington Quarry. This was a resubmission of the proposal refused consent in November 2009, details of which were set out in the 2009/10 AMR. The subsequent planning appeal timed for January 2011 which was also referred to in last year’s AMR was withdrawn following approval of this new application in January 2011.
- 7.42 This new planning permission allows an extension to Pilkington Quarry for the extraction of dimension stone block together with ancillary secondary aggregate production from other stone unsuitable for dimension stone production.
- 7.43 The extension area is situated adjacent to the existing Pilkington Quarry. The existing planning permission covers an area of approximately 11.3 hectares. The extension encompasses approximately 8.6 hectares of land adjacent to the existing southern quarry face (allowing for a retaining wall to be maintained between the existing quarry and the proposed extension and safe benching). Only approximately 5.7 hectares of the total extension area is proposed to be utilised for phased mineral extraction, the remaining area incorporates stand-offs, the retaining wall, amenity mounding, staff parking and operational areas.
- 7.44 The extension would yield approximately 880,000 tonnes of dimension quality block stone and 2 million tonnes of secondary aggregate by-product. Around 280,000 tonnes of excess shale is also proposed to be sold as a general fill material.
- 7.45 The site would be restored back to a low-level afteruse with mixed naturally regenerated moorland and agriculture. Benched quarry face exposures, scree slopes and a small marsh area would increase biodiversity and widen ecological niches in the locality upon completion.
- 7.46 The winning and working of minerals and secondary aggregate operations would continue for approximately 15 years to a proposed end date of 2026.
- 7.47 This new planning approval differs from the earlier refusal in that it does not include any operations at the existing quarry, whether for extraction or for restoration; and it does not propose any importation of waste materials for infilling or construction and demolition waste aggregate recycling. Therefore the final restoration will retain the quarry faces rather than reverting to the original land forms. One final difference is that while the appeal application was intended to operate until 2042, the current permission would only allow extraction until 2026, reflecting the fact that no infilling would be involved. It should be noted that this decision is subject to judicial review being brought by local action groups and a further hearing is scheduled for December 2011 in the Manchester Courts.
- 7.48 Two other planning applications were initially approved during the year to vary conditions on existing planning permissions at Pilkington Quarry. This would have allowed operations

to continue until 2042. However following the threat of judicial review the council decided to quash these decisions.

- 7.49 The extraction of coal has been completed at the Cutacre site and restoration commenced during the year.
- 7.50 Work continued through the year on the Greater Manchester Joint Minerals Development Plan Document (GMMDPD). Full details of its progress are set out in the Local Development Scheme section of this monitoring report.
- 7.51 Following revisions to the national and regional guidelines for the provision of aggregates in England, sub regional apportionment levels of production of crushed rock and sand and gravel were calculated by the North West RAWP during the year. The revised sub regional figures were finally published in July 2011. A key role of the Joint Minerals DPD will be to ensure that Greater Manchester makes appropriate contribution towards the supply of aggregates in the northwest and maintains a landbank for these minerals.
- 7.52 Policy P4 of the Core Strategy stresses the commitment to the maintenance of mineral landbanks and contribution to Greater Manchester aggregate apportionment figures. In addition it supports the identification of sites for mineral extraction and the safeguarding of mineral resources and facilities. More detailed development management policies, potential mineral allocations and detailed minerals safeguarding areas will be provided through the Greater Manchester Joint Minerals Development Plan Document.

Core Strategy Indicators

		2005	2006	2007	2008	2009	2010	2011
M1	Production of primary land won aggregates (t) Source: North West Regional Aggregates Working Party Annual Report 2009	1.6 mil	1.94 mil	1.4 mil	1.13 mil	0.67 mil ⁹	N/A	N/A
M2	Production of secondary/recycled aggregates (t) Source: North West Regional Aggregates Working Party Annual Report 2009	N/A	N/A	0.31 mil	0.14 mil ¹⁰	N/A	N/A	N/A

Conclusion

- 7.53 The current policies provided by the UDP provide a relevant context for minerals development relating to Prosperous Bolton. In time more detailed site specific allocations and development management policies will be provided by the GMMDPD.
- 7.54 There were very few minerals planning applications during the year but the policies remain valid should proposals come forward.

⁹ The most up-to-date figures available are for 2009. The information is set out in North West Regional Aggregates Working Party (RAWP) *Annual Report 2010*, which provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

¹⁰ See previous footnote.

Accessibility & Transport

Policy Monitoring

- 7.55 Within the UDP, 21 policies relate to the 'Prosperous – Accessibility' theme: A1 – A21. Of these policies, 19 have been used in the determination of planning applications over the past year, with policies A5, A6 and A9 being the most frequently used. Policy A5 ensures that proposals take into account: pedestrians and cyclists; road design; vehicle servicing, parking; access by public transport and the safety of highway users. Policy A6 applies maximum parking standards to developments and policy A9 looks to make appropriate provision for people with disabilities within parking facilities and on the route between the car park and entrance to the development.
- 7.56 A significant outline planning permission has been approved for the construction of a new bus station (to be relocated from Moor Lane) on the site between Great Moor Street, Newport Street and the railway station. The granted planning permission also involves a pedestrian skylink bridge to the railway station, mixed use commercial development, public realm improvements, landscaping and ancillary facilities. This will result in a more integrated public transport system and the commercial element will bring investment into Bolton town centre.
- 7.57 Policy P5 of the adopted Core Strategy will be used to ensure that developments take the following into account: the prioritisation of pedestrians, cyclist and public transport users over other motorised vehicle users; the design of developments to enable accessibility by public transport; freight movement for industrial and storage uses; servicing arrangements; parking standards; transport needs of people with disabilities; and transport assessment and travel plans for major trip generating developments.
- 7.58 In addition, Core Strategy policy LO1 will be used to ensure that links to the surrounding areas are maintained and strengthened. This policy covers topics such as green infrastructure and employment opportunities, but also the improvement of rail links.

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
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)	737 ¹¹

¹¹ This figure is for Bolton's peak time boarders heading in the Manchester direction, surveyed in 2010. Source GMTU.

7.59 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).

7.60 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 station affecting access to the platform.

Conclusion

7.61 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.

8 Safe Bolton

Policy monitoring

- 8.1 Within the UDP, policies D1, D2, A1, A3, A5 and A10 relate to the 'Safe' theme, although some also relate to other themes. These policies deal with design considerations; and travel, transport and accessibility considerations within new developments. Policies D1, D2 and A5 are some of the most commonly used policies for the determination of planning applications. This reflects their flexible nature, and how they can be used for many types of planning application.
- 8.2 A5 states that "development proposals should not adversely affect the safety of highway users, including pedestrians, as well as the safe and efficient circulation of vehicles." An example of where policy A5 has been implemented effectively is for the following: "Conversion of public house to seven townhouses and the erection of seven additional townhouses together with associated car parking and landscaping." This is planning application number 83774 for the Old School House in the Bradshaw Chapel Conservation Area. Much deliberation has been given to the impact on the highway and the level of parking provision for the new dwellings, to ensure safety for pedestrians and users of the highway, thus ensuring compliance with policy A5
- 8.3 Since the adoption of the Core Strategy on 2 March 2011, policy S1 is now used to ensure that the design of development takes into account the need to reduce crime and the fear of crime; promote road safety within the design of new development, and to target expenditure in locations with poor road safety records.

Core Strategy Indicators (and targets)

Policy	Indicator	Target	Reporting: 2011
S1	Recorded crime BCS 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	43
S1	Number of people killed or seriously injured in road collisions ¹²	55% below the 1994/8 baseline in 2010/11, and above national targets in 2011/12 and 2017/18	2011 data will be available in March 2012

¹² Number of people killed or seriously injured in road collisions was previously a contextual indicator.

Local indicators

	2005	2006	2007	2008	2009	2010	2011
Number of people killed or seriously injured ¹³ Source: Bolton Council	125	101	86	82	77	94	N/A ¹⁴

- 8.4 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.

Conclusion

- 8.5 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.

¹³ In previous years, the number of *children* killed or seriously injured was reported upon, rather than all people

¹⁴ Figures refer to calendar year, 2011 figures released in Mar 2012.

9 Cleaner Greener Bolton

Policy monitoring

- 9.1 Within the UDP, several sections relate to Bolton's Cleaner Greener Theme: Countryside & the Rural Economy; Green Belt; Nature Conservation; Design and the Built Environment and Environmental Management. The Core Strategy is rationalising these 5 topic areas into 4 main policies: overarching Cleaner Greener policies; policies for Sustainable Design and Construction; The Built Environment and Compatible Uses.

Countryside & the Rural Economy

- 9.2 The Countryside and the Rural Economy policies contained within the UDP aim to permit development proposals that do not adversely affect the character and appearance; economy; and the natural and the historic environment of the countryside. It is intended that the countryside should be safeguarded for its own sake, for its beauty, the diversity of its landscape, the wealth of its natural resources and its ecological, recreational and archaeological value.
- 9.3 There are five policies in the UDP related to the countryside: policies R1-R5. Policy R5, Landscape Character, was used most frequently during the monitoring period. This demonstrates the need to take landscape character into account with proposed new developments.
- 9.4 Policy R4, Agricultural Land, which protects Grade 3A agricultural land, was the only other Countryside policy to be used during the period. R2, Protected Open Land and R3, Diversification in the Countryside were not used. This may reflect the economic climate. R3 is perhaps surprising as diversification might have been anticipated as a means of addressing financial pressures, although they may have been handled under G3 (below). R1 is the overriding policy for Countryside and the Rural Economy and R4 & R5 may have been more specific and more relevant.

Green Belt

- 9.5 The Green Belt policies contained within the UDP aim to protect green belt land and would only permit development if it were clearly needed for agriculture, forestry or other appropriate uses. The purpose of green belt policies is to check unrestricted sprawl of large built-up areas, prevent neighbouring towns from merging into one another, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 9.6 There are six policies in the UDP used for determining planning applications related to the Green Belt. Policies G1, Development in the designated Green Belt, and Policy G2, Control of development in the Green Belt, were used most frequently during the monitoring period. This demonstrates the level of proposals being submitted for land allocated as Green Belt. Policy G3, Re-use of Buildings in the Green Belt, was used once.
- 9.7 Policies G4, Infilling in the Green Belt, G5, Infilling at major developed sites in the Green Belt, and G6, Wallsuches Bleachworks Horwich, were not used during the monitoring period.

Nature Conservation

- 9.8 The Nature Conservation policies contained within the UDP aim to protect the natural environment and promote the range and diversity of wildlife habitats. Policy N1 of the UDP states that: “The Council will permit development proposals that do not adversely affect the natural environment and biodiversity”.
- 9.9 There are nine policies in the UDP used for determining planning applications related to nature conservation. Policy N7 – Trees, woodland and hedgerows was used most frequently during the monitoring period. Policies N1 and N9, Species Protection, were also used more frequently.
- 9.10 Policies N2, N3 and N4, covering Sites of Specific Scientific Interest, Local Nature Reserves and Sites of Biological Interest, and Green Corridors respectively, were not used. This may reflect an acknowledgement of the importance of their protection or of the likelihood of refusal.

Design and the Built Environment

- 9.11 The Design and the Built Environment policies in the UDP aim to promote good urban design along with preserving local distinctiveness. There are 15 policies in the UDP relating to Design and the Built Environment.
- 9.12 Policy D1 was used the most of all the Design policies and for all Cleaner & Greener-related policies during the monitoring period. D2, Design, was also frequently used. Both demonstrate the importance of good design in Bolton.
- 9.13 D5 (Public Art), D10 (Alteration/Extension of Listed Buildings) and D14 & D15 (relating to archaeological sites) were used on a few occasions. There were sparing and scattered uses of some of the remaining policies, reflecting the infrequency with which the specific yet important circumstances arose generally and during the monitoring period.

Environmental Management

- 9.14 The Environmental Management policies within the UDP aim to make Bolton a cleaner, safer and healthier place. The well-being of the borough’s physical environment is of fundamental concern to the Council. There are thirteen policies in the UDP used for determining planning applications related to environmental management.
- 9.15 There was a broader spread of use compared with other Cleaner & Greener-related policies. Policies EM 2 and EM3, both dealing with incompatible uses and pollution were the most used, with significant use also of policies: EM4, Contaminated Land; EM10, Surface water run-off; EM6, Energy Conservation and Efficiency; EM5, Derelict Land and Buildings; and EM11, Flood Protection.
- 9.16 Policies EM1 and EM7, Renewable Energy were used occasionally.
- 9.17 Four policies: EM8 regarding wind energy, EM9 Hazardous Installations, EM12 Water Resources and Quality and EM13 Unstable Land, were not used during the monitoring period but this is likely to be a reflection of the current development industry, and viability of sites.

Example Application

- 9.18 Application 85122 refers to the erection of an American barn and indoor arena for a riding school. This application included a number of relevant Cleaner & greener-related policies, including Design, (D1, D2, D3), Green Belt (G2), Environmental Management (EM3, EM4), and Countryside and the Rural Economy (R5). The officer report commented that the

application conformed with policy G2, and went on to say, “There are conflicts with design policies in terms of the scale, massing and design of the buildings for this location, however the benefits which come as a result of the scheme outweigh the negatives created.”

Local Indicators

		2005	2006	2007	2008	2009	2010	2011
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
	Local Nature Reserves (LNR) (+/-ha) Source: Bolton Council	+29.2	No change	No change	No change	+107	No change	No change
	Sites of Special Scientific Interest (SSSI) (+/-ha) Source: Natural England	No change	No change	No change	No change	No change	No change	No change
L24	CO ₂ reduction from Local Authority operations (Tonnes) Source: Bolton Council Source: DECC	N/A	N/A	N/A	N/A	48,295	47,927 ¹⁵	41,268

Core Strategy Indicators

Policy	Indicator	Target	Reporting: 2011
CG1	Net gain or loss in sites of biological importance	No net loss	See the above for data on SBIs, LNRs and SSSIs
CG2	Per capita reduction in CO ₂ emissions in Bolton	2010/2011: -10%, 2012/2013: -15%, 2017/2018: -26%	Figures not available.
CG3	CABE “Buildings for Life” standard for well designed homes and neighbourhoods		No Building for Life Assessments were undertaken during the monitoring period.
CG4	Percentage of rivers good / fair	An improvement over the baseline of 90%	Most recent available data is for 2006

¹⁵ DECC baseline data for 2008-2009

<http://www.decc.gov.uk/en/content/cms/statistics/indicators/ni185/ni185.aspx>

Conclusion

- 9.19 Many of the UDP policies relating to the Cleaner Greener theme have been replaced by the policies in the Core Strategy. However, a number are being taken forward for consideration in the site allocations development plan document.
- 9.20 Bolton Council is making noticeable progress into reducing its own operational carbon footprint as well as laying the foundations for per capita reductions in CO₂ levels. The Council remains confident that renewable energy schemes are on the rise despite the apparent lack of progress. The reported figures do not include speculative renewable energy schemes such as residential microgeneration and other larger facility such as the Raikes Lane Energy from Waste facility (10MW). Other renewable energy installations not included in the total include Bolton at Home (ALMO) who operates several biomass boilers (approx 50-100kw) for social housing in the Borough and Sainsbury (Cricketers Way, Westhoughton) who operate a 200kw ORC CHP.
- 9.21 Green Infrastructure quantity and quality has remained largely constant over the past decade. The council's new planning policies around Transforming Estates and protection of quality usable open spaces will improve quality but reduce quantity of open space. The policies seek to ensure the sustainable development

10 Strong & Confident

Strong & Confident: Housing

Policy Monitoring

- 10.1 Within the UDP, the following six policies relate to the 'Strong and Confident: Housing' theme: H1, H2, H3, H4, H5 and H6. These policies have been used a total of 31 times in the determination of major applications over the past year. Policy H3 is one of the more frequently used policies within the UDP, and is a criteria-based policy, with four clauses, for the determination of applications for housing development within the urban area. Policy H3 has been implemented 14 times over the monitoring period, on 11 occasions in support and on 3 occasions in objection to planning applications.
- 10.2 A positive example of where policy H3 has been implemented effectively was on planning application number 83774/10, which was approved on 19 August 2010. This deals with the conversion of 'The Old School House' public house into seven town houses and for the erection of seven three storey town houses. The application site is within the Bradshaw Chapel Conservation Area, with 'The Old School House' being the stone built former St. Maxentius School. To the rear is a car park upon which the new build development is proposed. The application was supported by policy H3 as the housing development site is accessible; the development would help to provide a wider choice and better mix of housing types, sizes and tenures; the existing and potential infrastructure has the capacity to absorb the development; and the site has been previously developed.
- 10.3 This application shows the effective use of policy H3 to guide new housing development towards brownfield land in accessible locations, where possible, and thus minimising any detrimental impacts on the environment.
- 10.4 Moving towards the adoption of the Core Strategy, Core Strategy policy SC1 will be used for several purposes: to identify sites to provide 694 dwellings per annum; ensure that 80% of development is on brownfield land; provide for affordable housing; ensure that housing is built at a density of 30 dwellings per hectare and provide sites for gypsies and travellers, and travelling showpeople.

Household Projections

- 10.5 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

- 10.6 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.
- 10.7 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: 2011
SC1	Net additional dwellings for the current year	694 per year	326
SC1	Gross additional dwellings total subdivided into:		
	<i>Bolton Town Centre</i>		22
	<i>Renewal Areas</i>		96
	<i>Horwich Loco Works</i>		0
	<i>Outer Areas</i>		218
SC1	Percentage of new and converted dwellings on previously developed land	80%	93%
SC1	Percentage of new dwellings completed at more than 30 dwellings per hectare (gross)		87%
SC1	Affordable housing completions	243 per year	139

- 10.8 The downturn in economic conditions has had a continued effect on the housing market in Bolton. A key indicator of this is the significant fall in net completions during the year to 326, the lowest level since 2003. This figure compares with 372 in 2009/10 and the peak of 1,174 dwellings in 2007/8. However, the average level of completions achieved over the last 5 years at 665 net additional dwellings per annum is closer to both the requirements of the Regional Spatial Strategy and the Core Strategy. While the largest fall

in the absolute number of completions has been in the flats market, 47% of all completions were still of flats in the last year. In terms of the number of bedrooms just over half (52%) were two bedroom units.

- 10.9 Almost all 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 94% of the capacity on land with current planning permission for housing is from this land type which suggests high levels, at or well above the target of 80% will be maintained.
- 10.10 Looking specifically at the 26 housing developments which were fully completed during 2010/11, the average density achieved was 35 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.
- 10.11 There were 139 affordable housing completions during the year but the target was not fully achieved. However a number of Transforming Estates Phase 1 sites are currently in development, together with Council House New Build and other National Affordable Housing Programme sites and completions will rise accordingly in future years.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011
H4	Net additional Gypsy & Traveller pitches Source: Bolton Council	N/A	N/A	N/A	N/A	7 ¹⁶	0	0
H5	Gross Affordable Housing Completions. Source: Bolton Council	196	98	39	180	61	103	139

- 10.12 PPS3 requires the planning system to deliver a flexible, responsive supply of land. Authorities are also required to identify sufficient specific and deliverable sites to ensure a rolling 5-year supply of housing 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.
- 10.13 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 4858 dwellings for 2012-2017 to set against the residual Core Strategy requirement of 3980. This amounts to an oversupply of 878 dwellings or 122%.
- 10.14 The identified sites over 0.24 ha in size that form the 5 year supply 2011-2016 are set out in Table 3 of Annex 3. These have been drawn from sites either under-construction or with permission at 31st March 2011. An additional supply contribution from a number of Transforming Estates sites that are at an advanced preparatory stage of planning have

¹⁶ 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.

been included due to their level of certainty. A small site allowance of 180 dwellings per annum has also been included in line with previous completion rates.

- 10.15 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.

Local Indicators

		2005	2006	2007	2008	2009	2010	2011
L28	Percentage of new dwellings completed at less than 30 dwellings per hectare. Source: Bolton Council	31%	29%	7%	5%	7%	3%	13%
L29	Percentage of new dwellings completed between 30 and 50 dwellings per hectare. Source: Bolton Council	38%	49%	44%	44%	29%	33%	23%
L30	Percentage of new dwellings completed above 50 dwellings per hectare. Source: Bolton Council	21%	31%	49%	51%	65%	64%	64%

Conclusion

- 10.16 The current Core Strategy policies will continue to provide a relevant context for housing development. While completion rates and the number of significant housing applications have declined considerably over the last three of years it is anticipated that both will increase again as the economy improves. There is sufficient land with planning permission to demonstrate a 5 year supply assessed against the Core Strategy target. In due course development of the Allocations DPD will identify additional sites for housing drawing from the SHLAA, and the Core Strategy itself contains a significant strategic allocation for housing at Horwich Loco Works with delivery anticipated from around 2013 onwards.

Strong and Confident: Community Cohesion

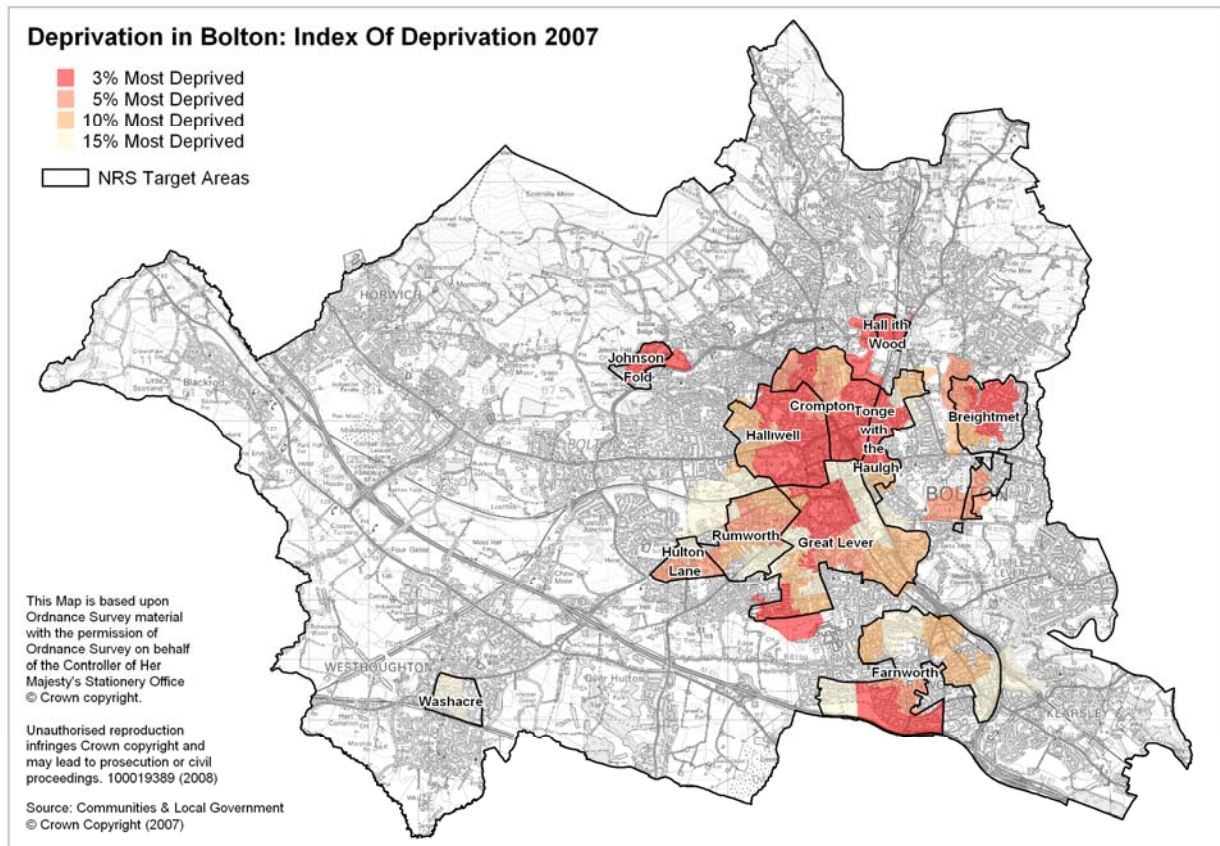
Policy monitoring

- 10.17 Policies CP1 and CP4 of the UDP relate most closely to the Community Cohesion element of the Strong and Confident theme. These policies exist to guide the development of community facilities in locations that are accessible to the communities they serve. Policy CP4 has been used three times in the determination of planning applications for community related facilities, although the more overarching policy CP1 has not been used at all over the monitoring year. An example of where policy CP4 has been implemented effectively was in the assessment of application 79414/08 for the erection of 27 one bedroom and 18 two bedroom apartments for the elderly. This supported the development for off-site provision of community facilities to be utilised by the Horwich RMI Club towards the improvement and maintenance of drainage works at the new Horwich RMI sports pitches at Hilton Avenue, Horwich. This suggests that policy CP4 has been reasonably successful in promoting the development of accessible community facilities.
- 10.18 Moving towards the adoption of the Core Strategy, Core Strategy policy SC2 will be used to help support community cohesion through encouraging the council and its partners to ensure that local cultural activities and community facilities are located in the neighbourhoods that they serve.

Indices of Multiple Deprivation 2007

- 10.19 The Indices of Deprivation (ID) are made up of both district and Lower Super Output Area (LSOA) level measures. The 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.
- 10.20 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
- 10.21 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.
- 10.22 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.

- 10.23 62 of Bolton's 175 SOAs are amongst the 15% most deprived in England for the IMD. There are 39 in the 15% most deprived and 24 in the 5% most deprived in England.
- 10.24 The map shows the most deprived 3%, 5%, 10% & 15% SOAs in Bolton according to their overall rankings in England.



Source: CLG 2007

Annex 1: 2011 Employment Land Resource Update

1. Introduction:

The 2011 Employment Land Resource Update has the following objectives:

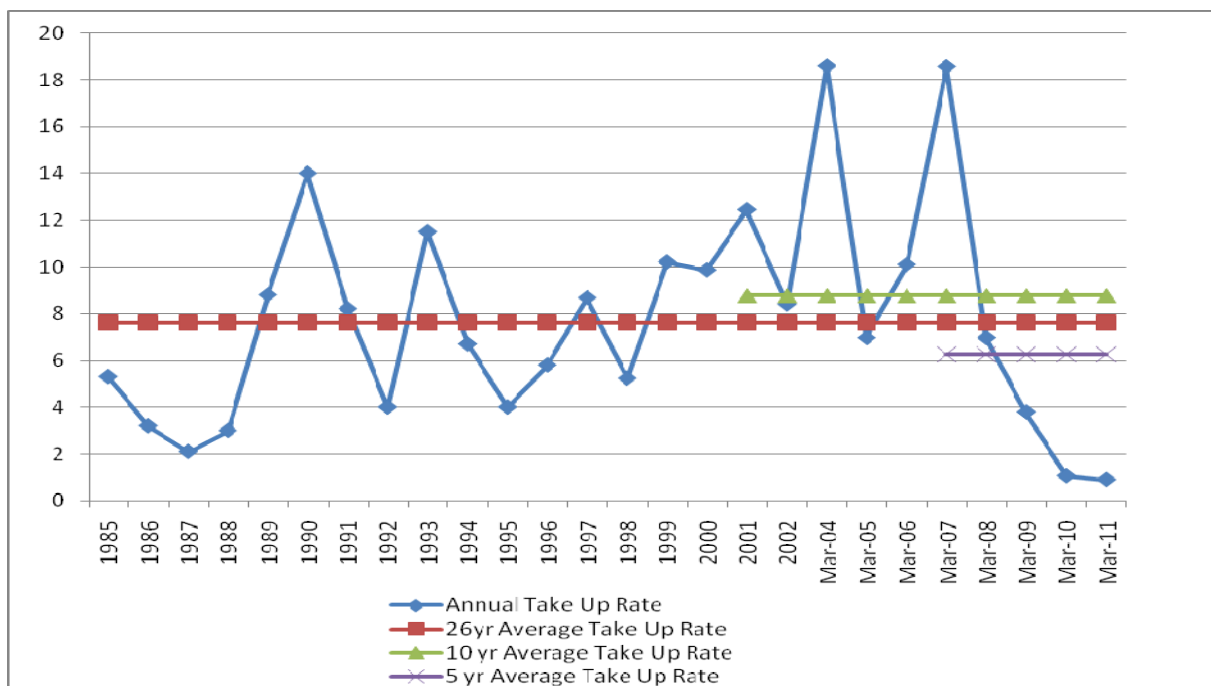
- To monitor the supply, availability and development rates of employment land across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1st April 2010 to the 31st of March 2011;
- To form part of Bolton Council’s Local Development Framework Evidence Base; 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 one illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough in the 26 years between 1985 and 2011. It can be seen that over the 10 year period between 2001 and 2011, the take up of land for employment use has averaged just under nine hectares per year. This is higher than the 26 year average, of 7.63 hectares a year, and the average for the 5 year period between 2006-2011 of just above 6 hectares a year.

Figure 1: Annual and Average Take Up Rates 1985-2011



3. Employment Land Completions April 2010 – March 2011.

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 2010 Employment Land Resource

The 2010 Employment Land Resource identified 84.01 hectares of land consisting of 26 sites. Table two illustrates the changes that have taken place on these sites.

Table 2: Completions and developments on sites listed within the 2010 Employment Land Resource

Site Name	Site Reference	Remaining capacity 2010 (hectares)	Development	Remaining capacity 2011 (hectares)
Barr's Fold Close, Wingates	01E	0.47	N/A	0.47
Long Lane/Lancaster Way	07E	0.39	N/A	0.39
Horwich Loco Works	08E	16.3	UDP site 08E has been replaced by Core Strategy Policy M1 (-16.3ha)	Nil
Horwich Loco Works	CSM1	N/A	+17.5 ha	17.5
Crompton Way	18E	0.8	N/A	0.8
St. Peters Business Park A	19E	1.24	Amendment to boundary (-0.3ha)	0.94
Watermead	22E	3.90	Amendment to boundary (-0.11ha)	3.79
Mill Street	24E	0.53	N/A	0.53
Mill Street/Mule Street (or Back Broom Street)	25E	0.74	N/A	0.74
Nelson Street	28E	0.36	N/A	0.36
Campbell Street	29E	0.14	N/A	0.14
Stone Hill Road	32E	0.66	Amendment to boundary (-0.06ha)	0.6
Express Industrial Estate C	33E	0.19	N/A	0.19
Express Industrial Estate B	34E	0.77	N/A	0.77
Salford Road (Cutacre)	38E	16.7	N/A	16.7
British Aerospace	41E	9.95	84265/10 (-1.65ha): Variation of	8.3

			condition 03 on planning application 68157/04 (to allow up to 25 dwellings to be occupied prior to points A, B and C being implemented)	
Westpoint	4MU	2.89	N/A	2.89
St. Georges Gateway	5MU	0.77	N/A	0.77
Clarence Street	7MU	0.84	N/A	0.84
Merchant's Quarter	10MU	5.91	N/A	5.91
Westbrook	14MU	3.14	N/A	3.14
Trinity Gateway	16MU	5.29	N/A	5.29
Blackhorse Street Car Park	18MU	0.75	85834/11 (-0.03ha): Change of use to form offices on ground floor and student accommodation on first and second floors.	0.72
Knowledge Campus	19MU	2.18	N/A	2.18
Cultural Quarter	21MU	3.01	N/A	3.01
King Street	22MU	0.22	N/A	0.22
Church Wharf	SO2	5.87	N/A	5.87
Total	26	84.01	- 0.95ha	83.06

At British Aerospace (41E) there has been a variation on a previous planning application, to allow up to 25 dwellings to be built on the site. This scheme is now under construction, reducing the employment land available from 9.95 ha to 8.3 ha. Blackhorse Street Car Park (18MU) has had a change of use to form offices and student accommodation on the first and second floors, reducing the employment land available from 0.75 ha to 0.72 ha. UDP site 08E (Horwich Loco Works) is no longer an employment allocation; it has been replaced by the Core Strategy Horwich Loco Works allocation. The Core Strategy states that 15-20 hectares of employment land will be developed at this location, with table two reporting 17.5 hectares as the mid point between the upper and lower estimates of supply. In addition, the boundaries at St Peters Business Park A, Watermead and Stone Hill Road have been amended, meaning the total amount of land available for employment use has reduced from 84.01 ha to 83.06 ha between 1st April 2010 and 31st March 2011.

B. All completions

Tables 3 and 4 summarise employment completions for the period 1st April 2006 to 31st March 2011. Completions are split into B1, B2 and B8 use class, and completions involving a combination of these use classes. Tables 3A and 3B illustrate completions over time in floor space (meters squared) whereas table 4 illustrates take up of employment land over time in hectares.

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

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

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
B1	NA	11731	13653	3404	2104
B2	NA	Nil	Nil	2322	888
B8	NA	Nil	2252	1931	1934
B1/B2/B8	NA	2996	4349	Nil	Nil
Total	54168	14727	20254	7657	4926

The total amount of gross floor space developed in the 12 months up to 31st March 2011 was lower than in the 12 month period up to 31st March 2010, continuing a general trend of declining floor space completions over the previous four years.

Table 3B: Total (Net) amount of additional employment floor space completed 2010-2011 (M²)

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

	Gross additional floorspace (M²)	Losses through demolitions, change of use and conversion (M²)	Net additional floorspace (M²)
B1	2104	-103	2001
B2	888	nil	888
B8	1934	nil	1934
B1/B2/B8	nil	nil	nil
Total	4926	-103	4823

Losses of existing employment floor space totalled 103 square metres in the 12 month period up to 31st March 2011, meaning the net additional floorspace developed between 1st April 2010 and 31st March 2011 was 4823 square metres. This is a small decrease on the 5031 square metres for the 12 month period leading up to 31st March 2010.

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.

	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011
B1	3.25	5.44	1.75	1.06	0.32
B2	7.42	Nil	Nil	Nil	0.13
B8	0.05	Nil	0.81	Nil	0.45
B1/B2/B8	7.84	1.53	1.23	Nil	Nil
Total	18.56	6.97	3.79	1.06	0.9

Slightly less land was developed for employment use in the 12 months up to 31st March 2011 than in the 12 month period up to 31st March 2010. In the 12 month period up to 31st March 2011, 36% of employment land developed was for B1 use, compared to 100% in 2010 and 46% in 2009. 14% of employment land developed was for B2 use, and 50% of employment land developed was for B8 use.

C. Completions on Previously Developed Land (2010/2011)

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 (2010/2011)

	B1	B2	B8	Mix of B1/B2/B8	Total
Total amount of additional employment floor space completed by type (m²)	2104	888	1934	0	4926
Total amount of additional employment floor space completed on previously developed land by type (m²)	2104	780	1934	0	4818
% of additional employment floor space completed on previously developed land by type	100%	87.8%	100%	N/A	97.8%

98% of employment completions were on previously developed land in the 12 month period up to 31st March 2011. One development took place on Greenfield land, the erection of a single storey industrial unit on an open grassed area where housing had been demolished in the 1970's. This development is located in a predominantly industrial area (Land adjacent to 85 Lever Street, Bolton, BL3 2AB) and the grassed area was of poor quality and serving no real purpose. This is a small decrease on the 12 month period up to 31st March 2010, where 100% of employment completions were on previously developed land, but an increase of the period up to 31st March 2009, where 90% of completions were on previously developed land.

D. B1 schemes in town centres

Table 6 illustrates the total amount of B1 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

	2008/2009	2009/2010	2010/2011
Total amount of B1 floor space developed within the local authority (m²)	13653	3044*	2104
Total amount of B1 floor space developed within town centres (m²)	9321	172	0
% of floor space developed within town centres	68	6	0

In the 12 month period up to 31st March 2011, no B1 schemes were completed in the boroughs 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.

E. Completions by Core Strategy area

The Core Strategy focuses employment development in Bolton town centre, the three renewal areas and the M61 corridor. The actual distribution of the employment land completed in the 12 months leading up to 31st March 2011 is illustrated in table 7. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

Table 7: Completions by Core Strategy Area

Core Strategy Area	Core Strategy Indicator	Core Strategy Target	Land Developed (ha)	Core Strategy Target met?
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	0	N/A
Renewal Areas:	Amount of employment land developed in the renewal areas	N/A	0.8	N/A
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works.	An average of 1ha annually after 2013	N/A	N/A
M61 Corridor: Broad location for employment development	Amount of employment land developed at the broad location for employment development	N/A	N/A	N/A
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites.	An average of 2ha annually until 2015	0.1	No
Bolton Borough	Amount of employment land developed	An average of 8 hectares annually	0.9	No

The 0.9 hectares of employment land that has been developed across the borough in the 12 month period leading up to 31st March 2011 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 0.9 ha developed, it has all been developed in line with the Core Strategy. 79 per cent of land developed was within the Inner Bolton Renewal Area, with the remaining 11% along the M61 Corridor.

4. Loss of Employment Land to other uses

Monitoring losses of employment land to other uses is a Core Strategy indicator. Between 1st April 2010 and 31st March 2011 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 (M²)	Employment land lost (ha)
84031/10	Change of use from offices to three bedroom student accommodation	23 Palace Street, Bolton, BL1 2DR	103	0.01

Table 8B: Loss of employment land supply

Application Number	Development	Location	UDP Allocation	Employment land lost (ha)
84265/10	Variation of condition 03 on planning application 68157/04 (to allow up to 25 dwellings to be occupied prior to points A, B and C being implemented).	British Aerospace site	41E	1.65

It can be seen from tables 8A and 8B that 1.66 hectares of employment land was lost to other uses between 1st April 2010 and 31st March 2011. This is lower than the average loss of employment land to other uses per annum between 2001 and 2011, which was 6.1 hectares.

5. Employment Land Supply

A. Sites added to and removed from Employment Land Resource (2010/2011)

UDP Employment Allocation 08E (Horwich Loco Works), which consisted of 16.3 hectares of employment land, has been replaced by the Core Strategy mixed use allocation at Horwich Loco Works. The Core Strategy states that 15-20 hectares of land will be developed for employment at this site. The Annual Employment Land Resource reports a 17.5 hectare supply because this is the mid point between the upper and lower estimates of supply

B. Summary of April 2011 Position:

Table 9 illustrates the changes to the employment land resource between 1st April 2010 and 31st March 2011.

Table 9: Changes to Employment Land Resource (1st April 2010 – 31st March 2011)

	Area in Hectares	Total Number of Sites
ELR Land available at end of March 2010	84.01	26
ELR sites completed	0	0
ELR sites partially completed	-0.03	-1
ELR sites lost to other uses	0	0
ELR sites partially lost to other uses	-1.65	-1
ELR sites under construction	0	0
Sites removed from ELR	-16.3	-1
Sites added to ELR	+17.5	+1
Site boundary amendments	-0.47	-3
ELR Land Available at the end of March 2011	83.06	26
Non ELR sites under construction	6.79	7
Permission not implemented on non ELR sites	1.85	10
Total Land Available at the end of March 2011	91.7	43
Core Strategy target employment land supply	50	N/A

Following developments in the period between 1st April 2010 and 31st March 2011 the employment land resource consists of 26 sites making up 83.06 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2011, can be found in appendix two. In addition there are 7 sites under construction and 10 sites which have been granted planning permission but have not yet been implemented. These sites total 8.6 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 2010 - March 2011:

A. Employment Completions on UDP (2005) Employment Land

Application Number	Development Description	Address	Use Class	Gross Floor Space (m²)	Area (ha)	Type of Employment Land
77718/07	Erection of a 5 storey office building with associated car parking facilities	Lincoln Limited, Former Rosehill Tannery, Nelson Street, Bolton, BL3 2JW	B1	1367	0.32	Protected Employment Site
81049/08	Erection of a single storey commercial/industrial unit	Land adjacent to 85 Lever Street, Bolton, BL3 2AB	B2	108	0.03	Protected Employment Site
82858/09	Erection of an industrial unit	Westhoughton Industrial Estate, James Street, Westhoughton, BL5 3QR	B2	780	0.1	Protected Employment Site
Total	N/A	N/A	N/A	2255	0.45	

B. Employment Completions on land identified within the 2010 Annual Employment Land Resource

Completions on land identified within the 2010 Annual Employment Resource were either for alternative uses or change of use.

C. Employment Completions on other land

Application Number	Development Description	Address	Use Class	Gross Floor Space (m²)	Area (ha)
80662/08	Erection of self storage facility and associated car parking	Land at Manchester Road/Summerfield Road, Bolton	B8	1934	0.45
Total	N/A	N/A	N/A	1934	0.45

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

	Number of developments	Floor space (M²)
Change of use	2	737
Extensions	0	0
Schemes involving demolition	0	0

E. Summary of completions

	Gross floor (m²)	Area (ha)
On UDP (2005) employment land	2255	0.45
On land identified within the 2010 Annual Employment Land Resource Update	0	0
On other land	1934	0.45
Changes of use	737	N/A
Extensions	0	N/A
Schemes involving demolition	0	N/A
Total	4926	0.9

Appendix Two: Annual Employment Land Resource Sites – April 2011

Site Name	Site Reference	Remaining capacity 2011 (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
St. Georges Gateway	5MU	0.77
Clarence Street	7MU	0.84
Merchant's Quarter	10MU	5.91
Westbrook	14MU	3.14
Trinity Gateway	16MU	5.29
Blackhorse Street Car Park	18MU	0.72
Knowledge Campus	19MU	2.18
Cultural Quarter	21MU	3.01
King Street	22MU	0.22
Church Wharf	SO2	5.87
Total	26	83.06

Appendix Three: Non ELR Sites Under Construction (31st March 2011)

Application Number	Development description	Address	Use Class	Area (ha)
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
76159/06	Erection of two five storey office buildings with associated parking, landscaping and access	Plot 5 Cranfield Road Horwich	B1	1.46
80245/08	Erection of two single storey industrial units	Clyde Mill, Stewart Street, Bolton, BL1 3PA	B2	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	1.6
78145/07	Erection of 3 No. Industrial Buildings.	Land at Star Lane, Horwich	B8	0.4
82627/09	Demolition of industrial unit followed by extension of single storey industrial unit including associated access and car parking	Holt Bros LTD, Brunel Street, Horwich, Bolton, BL6 5NX	B2	0.01
84301/10	Demolition of part of bakery followed by construction of new extension, flour silos and tanks	Warburton's Bakery, Hereford Street, Bolton, BL1 8JB	B2	0.86
Total	N/A	N/A		6.79

Appendix Four: Permissions not implemented on non ELR sites (31st March 2011)

Application Number	Development Description	Address	Use Class	Area (ha)
79815/08	Demolition of former club (public house) and erection of building comprising of six apartments in the roof and on first floor and office accommodation at ground.	Former Central Club, Horwich, Harrison Street, Horwich, Bolton.	C3/B1	0.08
80138/08	Erection of light industry workshop (use class B1) with ancillary offices, car parking and bin storage	Land at Mallinson Street, Bolton	B1	0.04
81578/09	Erection of two storey building to provide office accommodation	Unit 1, Summerfield Road, Bolton, BL3 2NQ	B1/B8	0.12
82404/09	Erection of a two storey office block	7 Lever Grove, Bolton, BL2 1EZ	B1	0.06
82623/09	Erection of office building	Unit 2, Fishbrook Works, Roscow Road, Kearsley, Bolton, BL4 8NX	B1	0.31
83003/09	Erection of storage unit	Unit 10B, Roscow Road, Kearsley, Bolton, BL4 8NX	B8	0.2
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
85405/10	Erection of building for business for business/employment use (class B1(c)) together with new access and car parking spaces	Land at 24-26 Gower Street, Farnworth, Bolton, BL4 7EY	B1c	0.12
79792/08	Demolition of storage building and erection of garage/storage with office together with 2no parking spaces	2A Alfred Street, Farnworth, Bolton, BL4 7JT	B1/B8	0.2
81458/08	Demolition of existing storage building and erection of a single storey store/office building	Unit 18, Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, BL2 6BD	B1/B2	0.02
Total	N/A	N/A	N/A	1.85

Appendix 5: Annual and Average Take Up Rates 1985 – March 2011

	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	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 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
TOTAL		198.37		87.79		31.28
AVERAGE		7.63		8.78		6.26

Annex 2: Bolton Town Centre Vitality and Viability Assessment 2011

Introduction

The 2011 assessment of the vitality and viability of Bolton town centre is the fifteenth update since the report was first carried out in 1995. The report monitors Bolton town centres recent performance compared to other competing centres. 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
- Retailer demand
- Shopping rents: Pattern of movement in Zone A rents within primary shopping areas
- Residential property figures and empty dwellings
- Town centre development schedule

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 2011 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 town, district and local centres are considered as well as Bolton town centre.

Table 1: B1 (Office) Floorspace

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

In the 12 month period up to 31st March 2011 2104 square meters of B1 (office) floorspace was completed, all of which was located out of centre. The most significant scheme was the erection of a five storey office building at the former Rosehill Tannery, Nelson Street. This is located within the Inner Bolton Renewal Areas and will contribute to the regeneration of this area. The other schemes involved the change of use of existing buildings to existing B1 (office) floorspace. The need to focus more B1 office development in town centres is addressed by the Core Strategy.

Table 2: Retail Floorspace

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

In the 12 month period up to 31st March 2011 83 per cent of developed retail floorspace was located out of centre and 17 per cent was edge of centre. The edge of centre development consisted of two schemes. First, a supermarket scheme on the edge of Westhoughton town centre which helps address the deficiency in provision of convenience retailing in this area. Second, a neighbourhood convenience store and two retail units located on the edge of Kearsley Local Centre which meets local shopping needs. Both these sites were sequentially preferable and it should be noted that the draft Allocations Plan proposes to extend the boundaries of these centres to incorporate the developments. The out of centre development consists of a food superstore with ancillary restaurant/cafe at the Former Neighbourhood Shopping Centre site in Farnworth. Although this development is not within Farnworth town centre it complies with the sequential test due to the lack of appropriate available sites within the centre. The need to focus more retail development in town centres is addressed through the Core Strategy.

Table 3: Leisure Floorspace

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

In the 12 month period up to 31st March 2011 all leisure development was located in out of centre locations. It should be noted that the total leisure completions were made up of one A3 Use Class scheme (restaurants and cafes) at Middlebrook. It was not considered that this scheme would affect the vitality and viability of Horwich town centre but it does support the aspiration to attract commercial development to the M61 corridor. The need to focus more leisure completions in town centres is addressed through the Core Strategy.

Table 4: Summary

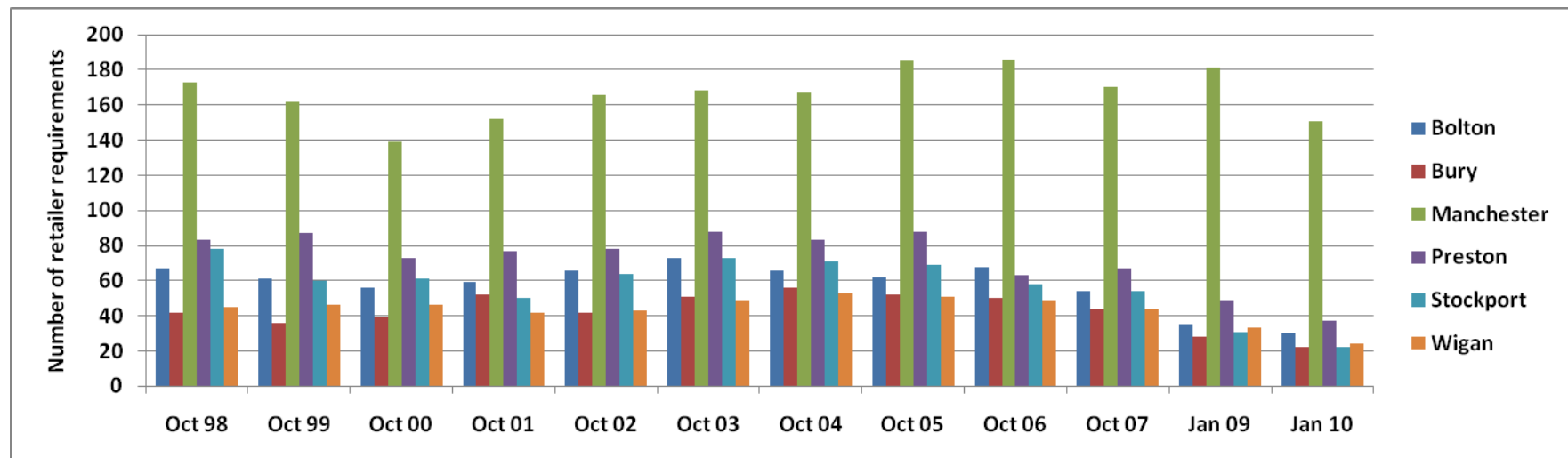
The above information is summarised below:

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

Retailer demand

The level of retailer demand in Bolton, and comparative areas, is illustrated in chart 1. Retailer demand fell in Bolton, and all the comparative areas, between Jan 2009 and Jan 2010. Retailer demand in Bolton was 35 in 2009 but had fallen to 30 by 2010. More recent data is not available. This continues a longer term trend: retailer demand in Bolton had been falling since 2006. However, this is also the general trend for the other comparative centres. Bolton’s position in the hierarchy of retailer demand has remained relatively constant over recent years. For example, in 2007 Bolton was ranked 100th and in 2010 Bolton was ranked 103rd (1st being the centre with the most retailer demand). Despite minor fluctuations retailer demand in Bolton remains relatively strong. In 2010 the only comparative centres to have greater retailer demand than Bolton were Manchester and Preston. This strong demand is illustrated by Wilkinsons agreeing to occupy a significant unit in Bolton town centre in 2012, while Decathlon are schedule to open a significant outlet on the edge of Bolton town centre in December 2011.

Chart 1: Retailer requirements in Bolton and comparative centres



Focus (2011)

It is, however, important to provide a health check in respect of this information. Retailer requirements remain a useful indicator of the health of town centres but it is only ever expected that a very limited number of these retailers expressing interest will intimately take up space in Bolton. This occupation remains dependent upon key factors including:

- The nature of accommodation available;

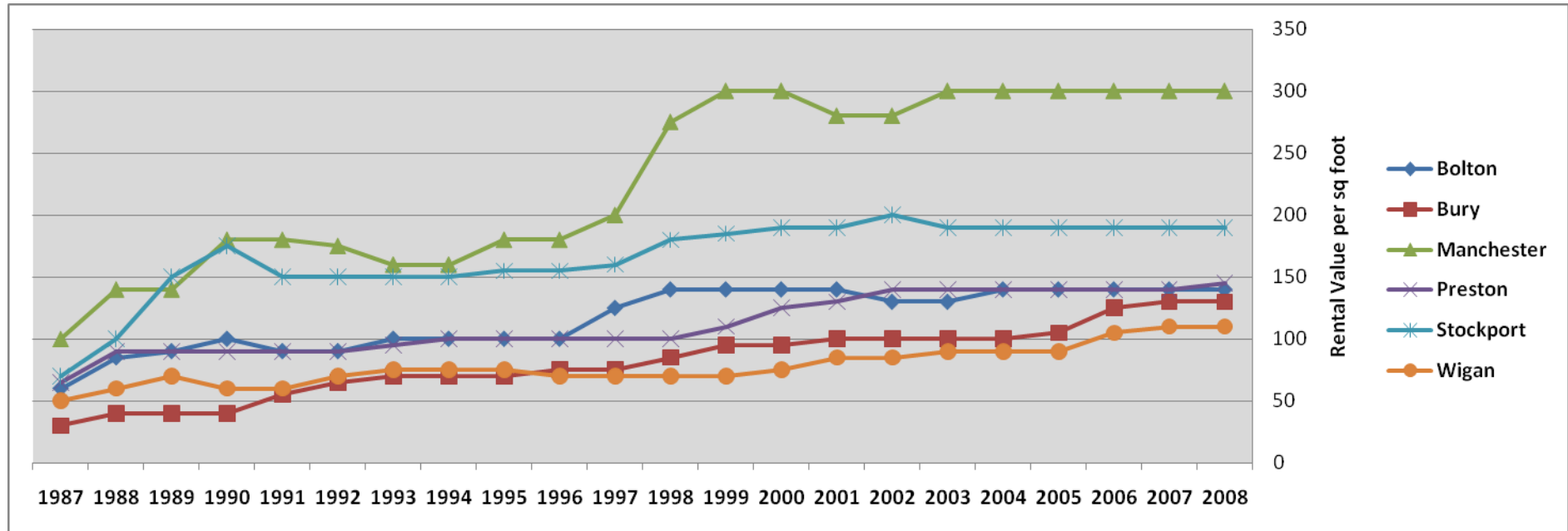
- Location; and
- Rental levels.

In addition if a retailer with a requirement in Bolton locates in an appropriate unit they will then be removed from the requirements list meaning that in reality there will be one fewer retailer expressing interest in Bolton.

Shopping rents: Pattern of movement in Zone A rents within primary shopping areas

The level of prime Zone A shopping rents in Bolton town centre, and comparative centres, is illustrated in chart 2. This is effectively the rental value for the first 6 metres depth of floorspace in retail units from the shop window.

Chart 2: Prime retail rental values in Bolton and comparative centres



Focus (2011)

Zone A rents in Bolton averaged £140 per sq.ft in 2008 (most recent data available through the Focus database), just below the Zone A rents in Preston. The Zone A rents being achieved were considerably below those being achieved in Manchester and Stockport but above those being achieved in Bury and Wigan. In the decade leading up to 2008 Zone A rent increased significantly in Wigan town centre, Bury town centre and Preston city centre. It, however, remained relatively constant in Manchester city centre, Stockport town centre and Bolton town centre.

Residential property figures and empty dwellings

Table 5: Town centre residential properties

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

Bolton Council (2011)

Council tax records show that since 2009 the number of residential properties in Bolton town centre has increased, 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, under construction or in the pipeline that will enhance the vitality and viability of Bolton town centre. These are outlined below:

Recently completed schemes

- An apartment scheme has been completed at Garside Street, increasing both the diversity of uses and pedestrian footfall.

Under construction schemes

- Bolton One will provide a new health, leisure and research centre on the same town centre site as the University of Bolton. This facility will also provide a swimming pool and climbing wall. Construction of Bolton One has been making excellent progress and is due for completion in 2012.
- A 80 bed Travel Lodge hotel is currently under construction at River Street. This application 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. This development will improve the choice of hotels serving Bolton town centre.

Schemes in the pipeline

- Tesco are expected to submit a planning application on the Bark Street site. This will involve the development of approximately 10,500 sq. meters of retail floor space. The focus is currently on land assembly.
- Bolton Transport Interchange with commercial development at the front: outline planning permission has been granted for this £48 million investment with a full planning application expected in November 2011 and opening expected in 2014.

Conclusion:

Although town centres are facing challenging circumstances Bolton Council are encouraged by a number of factors, including retailer demand and the increasing 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: Housing Land Requirements and Supply Briefing Note 2010/2011

Introduction

This briefing note updates the housing land position 1st April 2010 to 31st March 2011 including new planning permissions, dwellings completions and potential development land in the borough.

Planning Policy Statement 3: Housing (PPS 3) was published in November 2006 with an objective to ensure that the planning system delivers a flexible, responsive supply of land, reflecting the principles of “Plan, Monitor, Manage”. From April 2007 Local Planning Authorities were required to identify sufficient specific and deliverable sites to ensure a rolling 5-year supply of housing and demonstrate the extent to which existing plans already fulfil the housing requirement. To be deliverable sites must be: available, suitable and achievable in the next 5 years and there is also a requirement to demonstrate a 15 year supply. The Allocations Development Plan Document will identify further sites to satisfy the longer term supply.

It should be noted that PPS3 was updated in May 2010, and monitoring arrangements over the year 2010/11 were altered to reflect the changes made. This primarily relates to the change in designation of domestic gardens from Previously Development Land to Greenfield.

Five Year Housing Supply 2012-17

In this monitoring year the five year housing supply 2012-17 has been calculated against the Core Strategy housing target following adoption of the Core Strategy in March 2011. This will provide the housing target for Bolton from this point forward, superseding the previous Regional Spatial Strategy (RSS) target.

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 3980 dwellings taking account of 2008-2011 net completions, 2011-2012 projected net completions and a clearance allowance of 20 dwellings per annum.

Table 2 shows the projected supply for 2012-2017 of 4858 dwellings set against the residual requirement of 3980 giving an over-supply of 878 dwellings. This equates to a 122% supply of ready to develop housing.

Table 1. Core Strategy Requirement	
Core Strategy (CS) Requirement 2008-2026=694x18	12492
less net completions 08-11	1228
less projected net completions 11-12	400
Residual CS requirement 2012 - 2026	10864
Annualised requirement	776
5 year CS requirement at 31/03/2012	3880
Clearance Allowance 2012-2016/17	100
Gross residual requirement at 31/3/2012 (Y)	3980

Table 2. 5 Year Supply 2012-2016/17	
Large Site (over 0.25ha) Supply 2012-2016/17	3958
Small Site Allowance 2011-2015/16	900
Projected 5 year supply at 31/03/2011 (X)	4858
less residual Core Strategy requirement	3980
Projected over-supply at 31/03/2011	878
Supply of ready to develop housing 31/03/11 (%)	122

Table 3 sets out the identified sites over 0.24 ha for the 5 year supply period 2012-2017 that have been drawn from sites under-construction or with outstanding or full planning permission as at 31st March 2011. Current market conditions have resulted in a number of planning permissions having expired, contributing to a lower level of supply than normal for the borough. A supply contribution from a number of Transforming Estates sites that are at an advanced preparatory stage of planning have been included due to their level of certainty. This provides a combined contribution of 261 dwellings based on current plans.

Table 3	5 Year Supply 2012-2017		
Site Ref	Location	No Units	Area (Ha)
1504	LONG LANE/RADCLIFFE RD	50	1.00
1657	LOSTOCK JUNCTION GOODS YARD	16	0.27
1769	LAND OFF CROMPTON WAY	85	7.32
1784	LAND OFF JETHRO ST	25	1.98
1792	LAND AT WATERSMEETING RD/EAGLEY BROOK	78	4.55
1823	FORMER ATLANTIS NIGHTCLUB, ADJ WATERSMEETING RD	52	1.84
1824	NUFFIELD HOUSE, LOWNDES ST	113	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
1874	HOLDEN MILL, BLACKBURN RD	242	1.80
1897	LAND AT DINSDALE DRIVE	14	0.77
1906	FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to clevelands)	32	0.42
1919	LAND AT MOOR LANE/HANOVER ST/GARSDALE ST	289	1.09
1937	LEVER HOUSE, GREENMOUNT LANE	14	0.32
1956	LAND AT TEMPLE ROAD	57	3.70
1983	LAND AT BRADFORD ROAD/CRESCENT ROAD	33	0.4
1989	231-235 GREENMOUNT LANE, BOLTON, BL1 5JB	5	0.4
1994	CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON.	120	3.02
2006	CENTRAL POST OFFICE AND SORTING DEPOT, DEANSGATE, BOLTON, BL1 1AD	132	0.44
2010	LAND AT THE GLEN OFF CHORLEY NEW ROAD, BOLTON.	1	0.74
2014	HOLY TRINITY CHURCH, TRINITY STREET, BOLTON, BL3 6DD	38	0.31
2018	MORTFIELD LANE, BOLTON.	24	0.50
2044	SITE OF UNION MILL, VERNON STREET, BOLTON, BL1 2PP	141	0.79
2056	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE	18	0.37
2060	LAND OFF SCOWCROFT STREET.	41	1.16
2063	CHURCH WHARF	234	5.9
2106	THE LAURELS, MARKLAND HILL, BOLTON, BL1 5AL	6	1.28
2121	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, BL2 5LF	30	0.6
2143	LAND AT ELDON STREET, BOLTON.	14	0.21
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
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
2181	LAND ADJACENT TO FORMER HARE AND HOUNDS INN, 539 BURY ROAD, BOLTON, BL2 6HZ	12	0.26

2184	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	36	0.48
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	0.70
2210	MILNTHORPE ROAD 2	38	0.85
3116	LAND OFF HEATON AVE	43	0.51
3118	LAND OFF MINERVA RD	45	0.71
3132	CLARE COURT, EXETER AVE	79	1.50
3136	LAND AT GEORGE STREET	24	0.45
3181	DEAN CLOSE	13	1.03
3182	HIGHFIELD ROAD	14	0.37
3183	BLINDSILL ROAD	94	2.53
4049	STONECLOUGH MILL, RINGLEY RD	92	5.54
4064	LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BL4 9DB	67	1.11
4081	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	64	0.42
4094	LAND AT MATHER STREET, FARNWORTH, BOLTON	10	0.32
4099	FORMER HOLLYWOOD, LARK HILL, FARNWORTH, BOLTON, BL4 9LH	19	0.24
4101	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, M26 1FT	1	0.28
4105	LAND OFF HULME ROAD, KEARSLEY, BOLTON	48	1.03
5071	LAND AT RADCLIFFE ROAD, BOLTON	42	1.14
5077	CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1AU	96	11.3
6099	THE MEADOWS	183	17.83
6161	WALLSUCHES BLEACHWORKS	45	3.39
6187	LAND AT MOSS LANE	21	0.54
6195	LAND AT STAR LANE, HORWICH	18	1.55
6225	PORTMAN MILL, TELFORD ST	20	0.30
6251	SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BL6 6HN	42	0.42
6260	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	300	6.52
6266	LAND AT REAR OF 175-211 STATION ROAD, BLACKROD, BOLTON.	11	0.37
6275	HORWICH RMI, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX	48	0.25
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	38	2.00
7112	BROOK SAW MILLS	22	0.49
7238	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET	14	0.25
7241	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	1	0.5
8356	TIMBER YARD, MARSH ST	10	0.26
8360	682 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3SS	18	0.40
8361	TOP O' TH COW FARM, PLODDER LANE	5	0.66
8372	LAND AT FORMER HULTON HOSPITAL, HULTON LANE	70	1.71
8374	LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON	31	2.22
8392	LAND OFF HUDSON ROAD, BOLTON	43	0.99
8406	LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN	14	0.35
8427	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	14	0.32
8432	LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BL5 3NR	1	17.81
8453	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	21	0.61
8466	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BL5 2AZ	3	0.3
	Totals	3958	145.30

Housing Trajectory

The actual net completions for 10/11 was 326, 74 units lower than anticipated in the 2009/10 trajectory, and a 46 unit decrease on the previous year, reflecting the continued effects of the downturn in the housing market and economy generally.

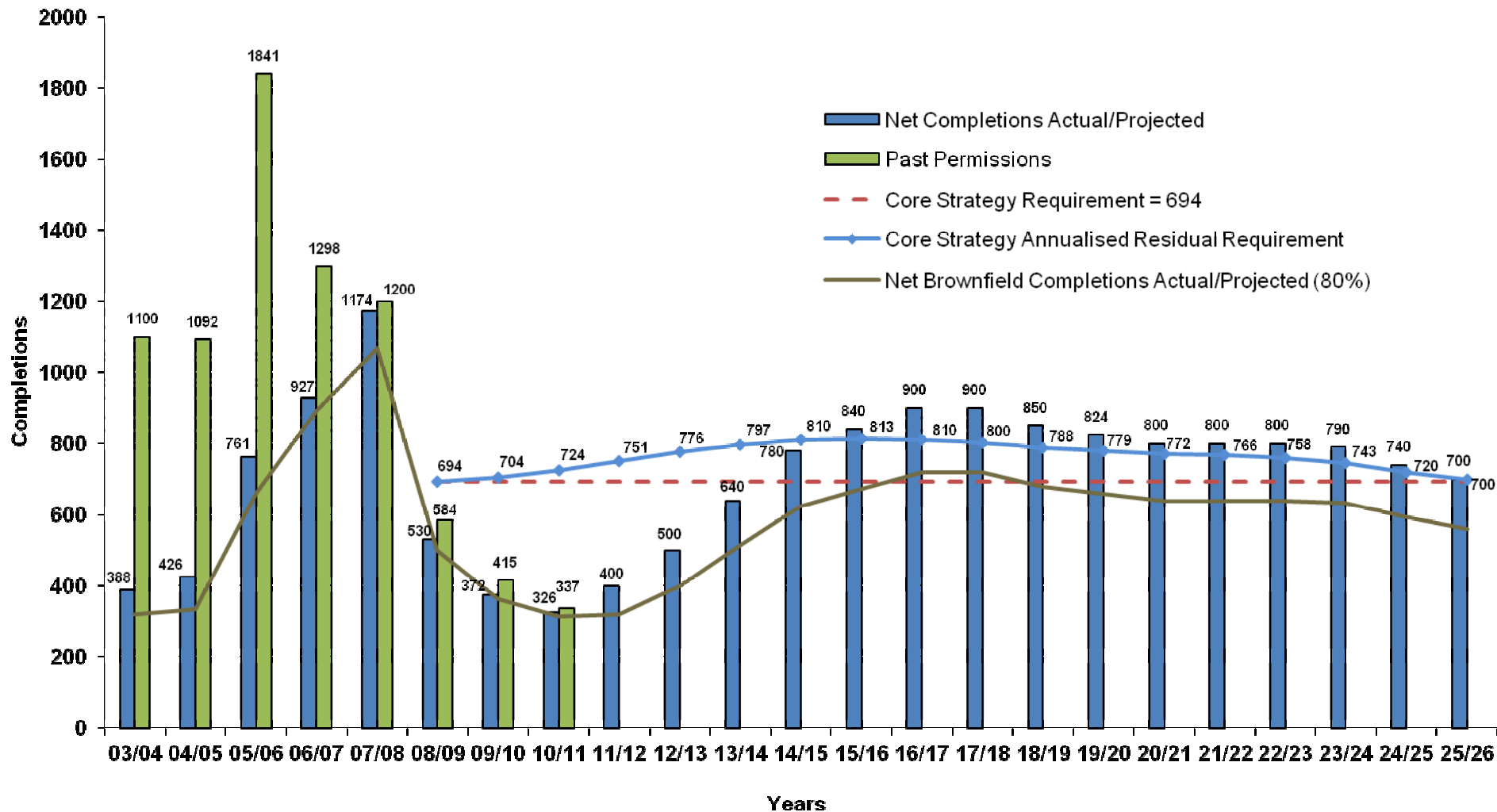
The 10/11 housing trajectory graph (Figure 1) shows the level of permissions granted and net additional dwellings (NAD) from 2003/4 to 2010/11. The anticipated NAD for 2008 to 2026 is based on the Core Strategy annual completion rate of 694 dwellings per annum. This matches the total Core Strategy dwelling 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 2013/14. 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, dependent on market conditions.

Figure 1

Housing Trajectory - Bolton



Sites with Planning Permission for Housing

Table 6 - Summary of housing land supply (number of dwellings) with planning permission

Supply	With Outline PP	With Full PP	On Sites Under-construction	Total supply
Large sites greater than 0.25 hectares with planning permission for housing at April 2011	556	603	2540	3699
Small sites below 0.25 hectares with planning permission for housing at April 2011	138	454	300	892
Total	694	1057	2840	4591

Table 6 & 7 show the current identified permissions as 4591 dwellings, notably, with 62% on sites currently under-construction and 23% with full planning permission respectively.

Table 7 - Outstanding Permissions Summary by Planning Status & Developer Type

Category	Private Sector	Registered Social Landlords	Total Supply
On Sites Under Construction	2691	149	2840
Full Planning Permission	1023	34	1057
Outline Planning Permission	694	0	694
Totals	4408	183	4591

Table 8 shows outstanding permissions of 3897 dwellings (85% of the total commitment) with full planning permission or under construction, of which, 60% are for flats and 50% are for 2 bedrooms (all dwelling types). House type information is generally not available for sites with outline planning permission.

Table 8 - Outstanding Commitment with Full Planning Permission & Under-construction by house type & bedrooms

Bedrooms	Detached	Semi	Terraced	Flat	Total
4+	358	134	253	2	747 (19%)
3	97	116	357	24	594 (15%)
2	35	33	167	1726	1961 (50%)
1	2	1	3	589	595 (15%)
Total	492 (13%)	284 (7%)	780 (20%)	2341 (60%)	3897

Table 9 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 on sites currently under construction. 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, Brightmet, Bromley Cross, Rumworth and Westhoughton South.

Table 9 - Housing permissions by ward

Ward	% Outstanding borough permissions (including units under construction)
Astley Bridge	7%
Bradshaw	1%
Brightmet	2%
Bromley Cross	2%
Crompton	12%
Farnworth	3%
Great Lever	4%
Halliwell	17%
Harper Green	3%
Heaton & Lostock	3%
Horwich & Blackrod	14%
Horwich North East	4%
Hulton	3%
Kearsley	8%
Little Lever & Darcy Lever	4%
Rumworth	2%
Smithills	4%
Tonge & the Haulgh	5%
Westhoughton North	3%
Westhoughton South	1%

Sites under Construction

At the end of March 2011 there were 1581 dwellings under construction representing 34% of the total commitment. The wards with the highest level of construction activity are Astley Bridge, Crompton, Kearsley, Horwich North East and Hulton. The lowest level of construction activity is in Rumworth, Bradshaw, and Harper Green.

Table 10 - Commencement of construction on significant large sites (over 0.24 ha) April 2009 to March 2010

Reference	Site Name	Capacity
1919	LAND AT MOOR LANE/HANOVER ST/GARSDALE ST	289
5071	LAND AT RADCLIFFE ROAD, BOLTON	42
6260	LAND AT LOSTOCK LANE, LOSTOCK, BOLTON	300

New Permissions

Planning permission has been granted on 96 sites in the past year comprising a combined total of 337 dwellings. This represents 7% of the total commitment. 179 of these are on large sites (above 0.24ha).

Table 11 New large sites gaining planning permission

Reference	Site name	Land type	Permission type	Capacity
2153	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	G	FULL	1
2154	T SUTCLIFFE AND CO LTD, WESTON STREET, BOLTON, BL3 2AL	B	OUTLINE	36
8453	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	B	OUTLINE	21
4101	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	B	FULL	1
7238	OLD SCHOOL HOUSE, LEA GATE, BOLTON, BL2 3ET	B	FULL	14
2155	THE SPINNEY, KNOWSLEY GRANGE, BOLTON, BL1 5DQ	B	FULL	1
2157	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	B	FULL	1
6292	LAND OFF PENNINE ROAD / CHILTERN CLOSE, HORWICH, BOLTON	G	FULL	8
8466	LAND TO REAR OF 55 DOBB BROW ROAD, WESTHOUGHTON, BOLTON, BL5 2AZ	G	FULL	3
2169	TONGE FOLD HEALTH CENTRE, HILTON STREET, BOLTON, BL2 6DY	B	OUTLINE	18
6299	71 LITTLE SCOTLAND, BLACKROD, BOLTON, BL6 5LN	G	FULL	1
4105	LAND OFF HULME ROAD, KEARSLEY, BOLTON	B	FULL	48
2181	LAND ADJACENT TO FORMER HARE AND HOUNDS INN, 539 BURY ROAD, BOLTON, BL2 6HZ	B	FULL	12
2184	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	G	FULL	13
7241	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	B	FULL	1
	PDL = Previously developed land, G = Greenfield land		TOTAL	179

Housing Completions (Figure 1)

In 2003/04 there were 388 net additional dwellings completed, rising every year to 1174 in 2007/08, before experiencing a drop to 326 in 2010/11. This averages out at 613 net

additional dwellings per annum. This average rate is 12% below the current Core Strategy annual housing requirement of 694 dwellings per year.

A total of 26 sites were fully completed in the period April 2010 to March 2011, on which the total number of dwellings completed over a period of years was 318. The average density achieved on these fully completed sites was 41 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.

Completions by House Type

Figure 2 shows the pattern of gross completions by house-type over the last 8 years. Whilst completions of semi-detached and terraced units have remained relatively consistent, completions of detached units have reduced quite significantly from a peak in 2006/07. Flat completions rose significantly year on year from 2003/4 up to 2007/8, before experiencing a sharp decline in completions to 2010/11 back to 2003/04 levels. Flat completions in 2010/11 were over 75% less than in 2007/8. All house types have experienced continually reducing completions since 2007/8, although figures from 2010/11 may suggest that completions of terraced, semi detached and detached housing has stabilised.

Figure 2 - Completions by house type 2004 to 2011

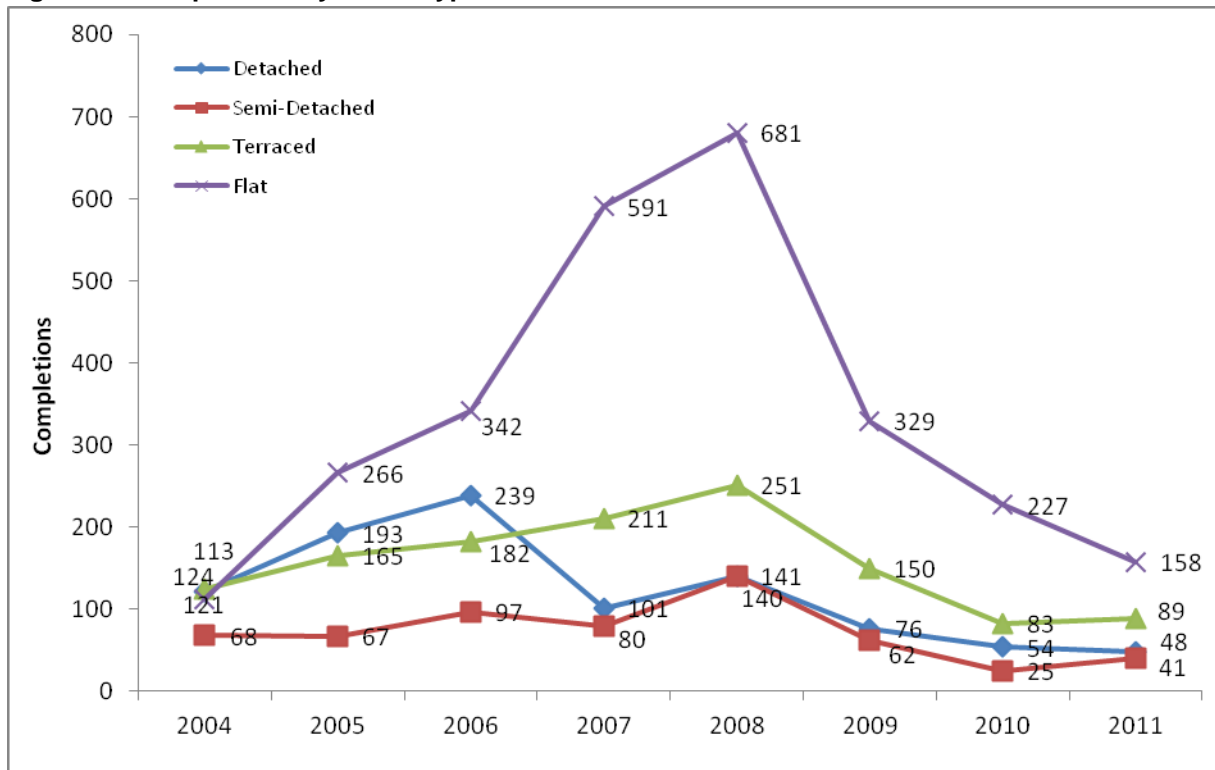


Table 12 shows that during the monitoring year 2009-10, the greatest proportion of completions by house type were still flats at 47%. In terms of the number of bedrooms, 52% of all completions were 2 bedroom units.

Table 12 - Completions by house type & number of bedrooms

	Detached	Semi-detached	Terraced	Flat	Total	%
4+	40	5	33	0	78	23%
3	7	33	37	0	77	23%
2	0	3	19	153	175	52%
1	1	0	0	5	6	2%
Total	48	41	89	158	336	100%
% of completions	14%	12%	26%	47%		

Table 13- 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	36	12	48	14%	16%	14%
Semi-detached	17	24	41	7%	31%	12%
Terraced/mews house	83	6	89	32%	8%	26%
Flat	123	35	158	47%	45%	47%
Total	259	77	336	100%	100%	100%

Table 14- 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+	67	11	78	26%	14%	23%
3	49	28	77	19%	36%	23%
2	138	37	175	53%	48%	52%
1	5	1	6	2%	1%	2%
Total	259	77	336	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 2010 to March 2011, 38 dwellings were completed by registered social landlords (RSL), which represents 11% of the gross completions. An examination of the current

commitment of sites with planning permission indicates that 183 dwellings (4% of the commitment) are to be developed by RSL's.

Previously Developed Land

The underlying themes of Core Strategy include urban regeneration and concentration. As part of Policy SC1 Bolton's Core Strategy states that an average of at least 80% of new dwellings should be developed upon previously developed land. It is therefore necessary to monitor progress towards achieving this requirement.

During the year April 2010 to March 2011, 93% of the 336 gross completions were built on previously developed land, 13% over the Core Strategy requirement.

The current commitment is 4591 dwellings of which 4303 dwellings (94%) are on previously developed land with the remaining 6% on greenfield sites. There are 21 greenfield sites over 0.24 ha with planning permission remaining in the current commitment. The majority of these are on agricultural land.

Since 1st April 2010 95 new sites have been added to the Borough's housing land commitment, with a combined capacity of 337 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 15 illustrates the distribution of completions during 2010/11 and commitments at March 2011. Completions do not yet reflect Core Strategy distribution targets, due in part to Horwich Loco Works being in the early planning stages, although the distribution of commitments is more closely in line with the Core Strategy. This suggests that the future distribution of housing is heading in the right direction, and will be reinforced as Horwich Loco Works progresses.

Table 15 – Dwelling completions and commitments by Core Strategy area

Location	Net Additional Dwellings 2010/11	Total Commitment at March 2011
Town Centre	7%	18%
Renewal Areas	28%	32%
Horwich Loco Works	0%	0%
Outer Areas	65%	50%

Conclusion

- There is an identified 5-year supply of deliverable housing sites.
- The annual number of net additional dwellings nearly doubled between 2005/2006 and 2007/2008 but has since reduced.
- Flats continue to represent a significant proportion of the overall supply, and completions.
- The Core Strategy policies were formally adopted in March 2011 therefore it is not possible to assess their effectiveness in guiding housing development appropriately at this stage. This monitoring report provides a baseline against which policies may be assessed in future.

Appendix 1: Detailed Schedule of Sites with Planning Permission

Small sites with outline planning permission

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1999	74203	ST EDMUND STREET / BLUNDELL STREET / KING STREET, BOLTON, BL1 2JR	HALLIWELL	90
2091	80970	MOSSARVEN, MOSS LEA, BOLTON, BL1 6PL	ASTLEY BRIDGE	1
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
5064	80463	LAND ADJ. 4 FEARNEY SIDE, LITTLE LEVER, BOLTON, BL3 1BU	LITTLE LEVER & DARCY LEVER	33
6279	82067	LAND ADJ. TO MAKINSONS VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR	HORWICH & BLACKROD	1
6298	85309	LAND ADJ 1 CHAPEL STREET, BLACKROD, BOLTON, BL6 5AH	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
1704	80247	504 CHORLEY OLD ROAD, BOLTON, BL1 6AB	SMITHILLS	0
1707	79731	56 COPE BANK, BOLTON, BL1 6DL	SMITHILLS	2
1709	81330	14 SHURDINGTON ROAD, BOLTON, BL5 1HB	HULTON	1
1710	80935	LAND ADJACENT 56 COPE BANK, BOLTON, BL1 6DL	SMITHILLS	2
1711	80691	GILDED HOLLINS, SALFORD ROAD, BOLTON, BL5 1BZ	HULTON	3
1712	80234	OLD HARTS FARM, WALKER FOLD ROAD, BOLTON, BL1 7PU	SMITHILLS	2
1930	74520	513 HALLIWELL RD	CROMPTON	1
2027	78482	549 CHORLEY OLD ROAD, BL1 6AE	HEATON & LOSTOCK	0
2033	77647	LAND AT FORRESTER HILL AVENUE, BOLTON.	GREAT LEVER	4
2050	79984	46 AINSWORTH LANE, BOLTON, BL2 2PN	TONGE WITH THE HAULGH	2
2053	79700	LAND ADJACENT 25 BRIEF STREET, BOLTON, BL2 2LY	TONGE WITH THE HAULGH	1
2064	77987	LAND ADJACENT WORDSWORTH PRIMARY SUBSTATION, WORDSWORTH STREET, BOLTON	CROMPTON	0
2065	77433	LAND AT BACK HOLLY STREET, BOLTON, GREATER MANCHESTER, BL1 8QR	ASTLEY BRIDGE	2
2066	81741	313 HALLIWELL ROAD, BOLTON, BL1 3PF	CROMPTON	1
2067	81607	549-551 HALLIWELL ROAD, BOLTON, BL1 8DB	CROMPTON	0
2068	81531	80-82 BRADSHAWGATE, BOLTON, BL1 1QQ	GREAT LEVER	3
2069	81383	20-22 DEVON STREET, BOLTON, BL2 1AJ	TONGE WITH THE HAULGH	0
2070	81214	17 CARTER STREET, BOLTON, BL3 2HG	GREAT LEVER	0
2071	80938	4 CRAWFORD STREET, BOLTON, BL2 1JG	TONGE WITH THE HAULGH	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2073	80620	179 ST HELENS ROAD, BOLTON, BL3 3PS	RUMWORTH	1
2076	80443	458 BLACKBURN ROAD, BOLTON, BL1 8NL	CROMPTON	1
2077	80330	6 EUSTACE STREET, BOLTON, BL3 2HH	GREAT LEVER	0
2078	80140	43-45 FORTON AVENUE, BOLTON, BL2 6JE	BREIGHTMET	2
2080	81473	FARAH HOUSE, CANNON STREET, BOLTON, BL3 5BH	RUMWORTH	7
2081	81397	LAND OFF REGENT DRIVE (AT REAR OF 24 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DJ)	HEATON & LOSTOCK	1
2082	81396	LANTOR OFFICE, RUMWORTH MILL, ST HELENS ROAD, BOLTON	RUMWORTH	10
2083	81392	MOSS BANK FILLING STATION, MOSS BANK WAY, BOLTON, BL1 8NP	ASTLEY BRIDGE	2
2084	81224	REGENT HOUSE, 617 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4DL	HEATON & LOSTOCK	1
2085	81222	REGENT HOUSE, 617 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4DL	HEATON & LOSTOCK	2
2086	81221	REGENT HOUSE, 617 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4DL	HEATON & LOSTOCK	1
2087	81211	CITY HOTEL 37-39 ESKRICK STREET, BOLTON, BL1 3EN	HALLIWELL	6
2088	81192	104-110 ST GEORGES ROAD, BOLTON, BL1 2BZ	HALLIWELL	30
2089	81161	57 BAR LANE, BOLTON, BL1 7JD	ASTLEY BRIDGE	1
2090	81116	18 REGENT ROAD, LOSTOCK, BOLTON, BL6 4DJ	HEATON & LOSTOCK	1
2092	80780	77 HAWTHORNE STREET, BOLTON, BL3 4DD	RUMWORTH	2
2093	80355	WOODSIDE CROFT, LADYBRIDGE LANE, BOLTON, BL1 5DE	HEATON & LOSTOCK	2
2094	80302	130 TONGE MOOR ROAD, BOLTON, BL2 2DP	TONGE WITH THE HAULGH	2
2096	80178	FORMER 227 AINSWORTH LANE, BOLTON, BL2 2QQ	TONGE WITH THE HAULGH	1
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
2105	81758	13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ	HEATON & LOSTOCK	2
2107	82070	LAND AT END OF VERMONT STREET, VERMONT STREET, BOLTON	HALLIWELL	3
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	BREIGHTMET	1
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
2119	82050	9 ALBERT ROAD, BOLTON, BL1 5HE	HEATON & LOSTOCK	2
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	GIBALTAR ROCK, 244 DEANE ROAD, BOLTON, BL3 5HP	RUMWORTH	5
2125	82772	302 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	2

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
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
2134	82950	APARTMENT 2, DRUMMOND HOUSE, MOSSBANK WAY, BL1 8NP	ASTLEY BRIDGE	0
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
2139	83639	363/365 BLACKBURN ROAD, BOLTON, BL1 8DZ	CROMPTON	2
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
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
2167	85330	HIGHCROFT, SWEETLOVES LANE, BOLTON, BL1 7ET	ASTLEY BRIDGE	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
2178	84731	LAND BETWEEN DAVENPORT STREET, VERNON STREET, WADSLEY STREET AND BACK VERNON STREET, BOLTON	HALLIWELL	11
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

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
2189	85206	FLAT ABOVE 274-276 DERBY STREET, BOLTON, BL3 6LF	RUMWORTH	1
2191	85054	582 BURY ROAD, BOLTON, BL2 6JA	BREIGHTMET	1
3149	79447	27 BOLTON ROAD, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 7JN	FARNWORTH	1
3156	79692	LAND ADJACENT TO 44 MARSH LANE, FARNWORTH, BOLTON.	FARNWORTH	2
3157	79229	55, MARKET STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 7PD	FARNWORTH	1
3159	79646	23 BOLTON ROAD, FARNWORTH, BOLTON, BL4 7JN	FARNWORTH	1
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
3170	83953	65 LEVER EDGE LANE, BOLTON, BL3 3HU	HARPER GREEN	1
3171	83824	59 GLYNNE STREET, FARNWORTH, BOLTON, BL4 7DN	FARNWORTH	0
3172	83640	LAND ADJACENT TO 57 TRAFFORD STREET, FARNWORTH, BOLTON, BL4 7PQ	FARNWORTH	1
3173	83594	82 GEORGIANA STREET, FARNWORTH, BOLTON, BL4 7HQ	FARNWORTH	0
3174	84516	1-3 ALFRED STREET, FARNWORTH, BOLTON, BL4 7JT	FARNWORTH	2
3176	85214	LAND AT CARLTON STREET, FARNWORTH, BOLTON.	FARNWORTH	4
4089	81035	233 SPRINGFIELD ROAD, KEARSLEY, BOLTON, BL4 8LB	KEARSLEY	2
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
4103	85611	50 MARKET STREET, STONECLOUGH, RADCLIFFE, BOLTON, M26 1HF	KEARSLEY	2
4104	85407	LAND AT PRESTOLEE ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1EF	KEARSLEY	1
5050	77341	WELLFIELD HOUSE, BOSCOW ROAD	LITTLE LEVER & DARCY LEVER	1
5063	79590	LAND ADJACENT 31 FEARNEY SIDE, LITTLE LEVER, BOLTON.	LITTLE LEVER & DARCY LEVER	1
5065	80407	FORMER SEVEN STARS, 62 DOVE BANK ROAD, LITTLE LEVER, BOLTON, BL3 1DH	LITTLE LEVER & DARCY LEVER	4
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
5073	84662	70 CHURCH STREET, LITTLE LEVER, BOLTON, BL3	LITTLE LEVER & DARCY	1

SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
		1BL	LEVER	
5074	84582	238 CHURCH STREET, LITTLE LEVER, BOLTON, BL3 1UB	LITTLE LEVER & DARCY LEVER	0
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
6261	79815	FORMER CENTRAL CLUB, HARRISION STREET HORWICH, BOLTON.	HORWICH & BLACKROD	6
6262	79768	LAND ADJ 1 LINDSAY STREET, HORWICH, BOLTON, BL6 6EF	HORWICH & BLACKROD	1
6268	80628	55 CHORLEY ROAD, BLACKROD, BOLTON, BL6 5JU	HORWICH & BLACKROD	0
6269	81449	OAKWOOD, PRINCESS ROAD, LOSTOCK, BOLTON, BL6 4DR	HORWICH NORTH EAST	1
6272	80235	LAND OFF OLD GREENWOOD LANE, HORWICH, BOLTON.	HORWICH & BLACKROD	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
6288	83336	LAND TO REAR OF 175 - 195 STATION ROAD, BLACKROD, BOLTON.	HORWICH & BLACKROD	6
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
6293	85309	LAND ADJ 1 CHAPEL STREET, BLACKROD, BOLTON, BL6 5AH	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
6297	85456	LAND AT TO THE REAR OF MAKINSON VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR	HORWICH & BLACKROD	1
6300	85070	573 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5RU	HORWICH & BLACKROD	2
7212	80003	100/100A COX GREEN ROAD, EGERTON, BOLTON, BL7 9HE	BROMLEY CROSS	2
7216	78092	PORT WALL, WINDY HARBOUR LANE, TURTON, BOLTON, GREATER MANCHESTER, BL7 9AP	BROMLEY CROSS	1
7218	80974	CHANGE OF USE FROM OFFICE TO DWELLING HOUSE.	BROMLEY CROSS	1
7219	80124	100 BRADSHAW ROAD, BOLTON, BL2 3EW	BRADSHAW	0
7221	81261	LAND ADJACENT TO 194 HOUGH FOLD WAY, BOLTON, BL2 3LR	BRADSHAW	1
7223	81186	99 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9LZ	BROMLEY CROSS	1
7224	80882	LAND REAR OF BARWOOD HOUSE, BRADSHAW BROW, BOLTON, BL2 3DD	BROMLEY CROSS	1
7225	81929	ASMUS FARM, BROOKFOLD LANE, BOLTON, BL2 4LT	BRADSHAW	1
7227	81793	43 DENSTONE CRESCENT, BOLTON, BL2 5DE	BRADSHAW	0
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	BRADSHAW	1

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		ROAD, BOLTON, BL2 4JR		
7237	83565	LAND ADJACENT DELPH LODGE, LONGWORTH ROAD, EGERTON, BOLTON, BL7 9TS	BROMLEY CROSS	1
7240	85531	117 LEA GATE, BOLTON, BL2 4BQ	BRADSHAW	0
7242	85501	TIBRO HUS, CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9AT	BROMLEY CROSS	1
8396	79338	CHULSEY GATE KENNELS, CHULSEY GATE LANE, BOLTON, BL6 4EY	WESTHOUGHTON NORTH & CHEW MOOR	4
8407	78686	WINGATES MOTORS, CAR SALES, CHURCH LANE, WESTHOUGHTON, BOLTON, BL5 3LP	WESTHOUGHTON NORTH & CHEW MOOR	5
8418	79323	277 WIGAN ROAD, WESTHOUGHTON, BOLTON, BOLTON, BL5 2AT	WESTHOUGHTON SOUTH	2
8419	78772	LAND ADJACENT NOOK COTTAGE, WATERSNOOK ROAD, WESTHOUGHTON, BOLTON.	WESTHOUGHTON NORTH & CHEW MOOR	3
8420	78640	692 CHORLEY ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3NL	WESTHOUGHTON NORTH & CHEW MOOR	4
8421	78639	693 CHORLEY ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3NL	WESTHOUGHTON NORTH & CHEW MOOR	2
8422	76432	MERLIN FILLING STATION, 254 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EF	WESTHOUGHTON NORTH & CHEW MOOR	20
8423	81577	73 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3RZ	WESTHOUGHTON SOUTH	2
8424	80891	436 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NB	WESTHOUGHTON NORTH & CHEW MOOR	0
8425	80422	7 PINFOLD CLOSE, WESTHOUGHTON, BOLTON, BL5 2RN	WESTHOUGHTON SOUTH	0
8426	81430	LAND AT 673, CHORLEY ROAD, WESTHOUGHTON, BOLTON	WESTHOUGHTON NORTH & CHEW MOOR	1
8430	80753	26 MARKET STREET, WESTHOUGHTON, BOLTON, BL5 3AN	WESTHOUGHTON NORTH & CHEW MOOR	1
8434	80488	201-203 TEMPEST ROAD, LOSTOCK, BOLTON, BL6 4ES	WESTHOUGHTON NORTH & CHEW MOOR	2
8435	80236	491 WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BX	WESTHOUGHTON SOUTH	2
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
8442	82283	361 WIGAN ROAD, BOLTON, BL3 5QU	HULTON	0
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
8451	83886	BRINSOP HOUSE FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NH	WESTHOUGHTON NORTH & CHEW MOOR	1
8452	83862	2 MORRIS GREEN STREET, BOLTON, BL3 3LH	HULTON	0
8454	84234	THE OLD BAKERY/ABOVE ELECTRICITY SUB STATION, MILL STREET/VICTORIA STREET, WESTHOUGHTON, BOLTON, BL5 3GL	WESTHOUGHTON SOUTH	1
8455	84196	BRINSOP HOUSE FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NH	WESTHOUGHTON NORTH & CHEW MOOR	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
8460	85208	241 HINDLEY ROAD, WESTHOUGHTON, BOLTON, BL5 2DY	WESTHOUGHTON SOUTH	0

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8461	85159	LAND BETWEEN 116-118 OLD LANE AND 134-138 OLD LANE, WESTHOUGHTON, BOLTON., BL5 2BA	WESTHOUGHTON SOUTH	2
8462	85043	SHURDINGTON HOUSE, SHURDINGTON ROAD, BOLTON, BL5 1HA	HULTON	1
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
8465	84771	MILLERS NOOK RIDING SCHOOL, LOSTOCK LANE, LOSTOCK, BOLTON, BL5 3LX	WESTHOUGHTON NORTH & CHEW MOOR	1
8468	85237	LAND AT JOHVAL LODGE, WINGATES SQUARE, WESTHOUGHTON, BOLTON, BL5 3PS	WESTHOUGHTON NORTH & CHEW MOOR	1

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SITE REF.	MAIN PERMISSION NUMBER	SITE NAME	WARD (2004)	CAPACITY
1824	77562	NUFFIELD HOUSE, LOWNDES ST	SMITHILLS	113
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
4094	80577	LAND AT MATHER STREET, FARNWORTH, BOLTON	KEARSLEY	10
8453	82700	ARMOR HOLDINGS FACTORY, BOLTON ROAD, WESTHOUGHTON, BOLTON	WESTHOUGHTON NORTH & CHEW MOOR	21
8429	80878	HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB	WESTHOUGHTON SOUTH	4

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
2056	79363	SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE	HALLIWELL	18
2121	78757	ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF	BREIGHTMET	30
2153	83628	SHORE LODGE FARM, DUNSCAR BRIDGE, EGERTON, BOLTON.	ASTLEY BRIDGE	1
2157	84494	HORROCKS HILL FARM, SCOUT ROAD, BOLTON, BL1 7NZ	ASTLEY BRIDGE	1
2181	85653	LAND ADJACENT TO FORMER HARE AND HOUNDS INN, 539 BURY ROAD, BOLTON, BL2 6HZ	BREIGHTMET	12
2184	85455	LAND BETWEEN MANCROFT AVENUE AND VERNHAM WALK, BOLTON	GREAT LEVER	13
3132	79866	CLARE COURT, EXETER AVE	HARPER GREEN	79
4081	77085	LAND AT OLD HALL STREET, KEARSLEY, BOLTON	KEARSLEY	64
4101	84115	RIVERSIDE, FOLD ROAD, STONECLOUGH RADCLIFFE, BOLTON, MANCHESTER, M26 1FT	KEARSLEY	1
4105	81939	LAND OFF HULME ROAD, KEARSLEY, BOLTON	KEARSLEY	48
6266	80311	LAND AT REAR OF 175-211 STATION ROAD, BLACKROD, BOLTON.	HORWICH & BLACKROD	11
6275	79414	HORWICH RMI, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX	HORWICH & BLACKROD	48

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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 3ET	BRADSHAW	14
7241	85469	NEW HEY UNDERGROUND RESERVOIR OFF BRADSHAW ROAD BOLTON.	BRADSHAW	1
8427	81303	LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD	WESTHOUGHTON NORTH & CHEW MOOR	14
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	3