

Local Development Framework

Bolton's Annual Monitoring
Report 2009/2010

Shaping the future of Bolton

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CONTENTS

- 1 EXECUTIVE SUMMARY 1**
- 2 INTRODUCTION 4**
- 3 THE LOCAL DEVELOPMENT SCHEME 7**
- 4 THE INFRASTRUCTURE DELIVERY PLAN10**
- 5 HEALTHY BOLTON11**
- 6 ACHIEVING BOLTON.....14**
- 7 PROSPEROUS BOLTON16**
- 8 SAFE BOLTON28**
- 9 CLEANER GREENER BOLTON30**
- 10 STRONG & CONFIDENT.....35**
- ANNEX 1: EMPLOYMENT LAND UPDATE.....42**
- ANNEX 2: BOLTON TOWN CENTRE VITALITY AND VIABILITY ASSESSMENT 2010.....57**
- ANNEX 3: HOUSING LAND UPDATE65**

1 Executive Summary

- 1.1 This is the sixth Annual Monitoring Report (AMR) prepared by Bolton Council and covers the period 1 April 2009 to 31 March 2010. 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 In past years, the AMR has contained 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 This year's AMR will continue to report on the above tasks, but in a more succinct manner than previous years. It will also explain the transition from the UDP to the Core Strategy, and the role of the Infrastructure Delivery Plan.

Economic conditions

- 1.5 The difficult international and national economic context in 2009/10 has had a significant effect on the local development situation. Rates of housebuilding and new economic development in Bolton and elsewhere are at a historically very low level and there has been a particularly steep decrease in activity between 2007/8 and 2009/10. The national economy is now seeing some growth, but this has not so far had a beneficial effect on local development.

National Planning Update

- 1.6 In May 2010, a general election was held and the New Labour government was replaced by a coalition government formed by the Conservative party and the Liberal Democrats. A change in government has resulted in the revocation of the North West Regional Spatial Strategy, followed by a successful high Court Challenge by CALA Homes against Eric Pickles' 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.
- 1.7 Since last year's AMR, there have been changes to several Planning Policy Statements (PPS). PPS3 has been amended by the incoming government, to change the designation of gardens from previously developed land to green field land. The aim of this change is to stop controversial 'garden grabbing' tactics, however it is felt that this will have a limited impact to the development of housing in Bolton, since the majority of development occurs on former industrial land rather than gardens
- 1.8 In addition, PPS5 Planning for the Historic Environment was published on the 23 March 2010, replacing Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) published on 14 September 1994; and Planning Policy Guidance 16:

Archaeology and Planning (PPG16) published on 21 November 1990. PPS5 takes a slightly different approach to the historic environment, as it now recognises both heritage assets that are designated and those that are not designated but which are of heritage interest. Heritage assets are described as being those parts of the historic environment that have significance because of their heritage, archaeological, architectural or artistic interest.

Local Planning Update

- 1.9 Monitoring shows that of the 121 total number of UDP policies, 90 were used for the determination of major applications this year. Policies A5/6, D1/2/3, EM2, H3 and N7 were used most frequently, indicating the high regard that is placed on accessibility, design and the provision of new housing in Bolton. 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.
- 1.10 The Statement of Community Involvement (SCI) is in the process of being updated. This is because the planning system has changed since the SCI was published, and also to reflect changes in consultation on planning applications conducted by the Local Planning Authority.
- 1.11 The Core Strategy has been through an examination in public, and we await the Inspector's report on the Soundness of this document. Once the Core Strategy has been found Sound, it will be legally adopted and replace the UDP. The Inspector has indicated that his report will be completed in January 2011 and if this were the case, then the council plans to adopt the Core Strategy in March 2011.

Population, Households and Housing

- 1.12 In mid-2009, Bolton had a population of 265,100 people living predominantly in the main urban areas of Bolton, Farnworth, Kearsley, Horwich, Westhoughton and Turton.
- 1.13 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).
- 1.14 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.
- 1.15 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.
- 1.16 The Core Strategy will plan 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

1.17 In 2009/2010, 372 net new houses were completed in Bolton, down from 530 in the previous year.

Education

1.18 15% of Bolton’s working age population stated they had no qualifications in Jan 08 – Dec 08, a figure that is higher than the national average (12%). Slightly more people were qualified to levels 2 & 3, however only 22% of residents had a degree-level qualification or above, compared to 29% in England & Wales.

Employment

1.19 Unemployment in Bolton has increased during the period 09-10, and is 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 2010, 5.2% of Bolton’s resident population claimed unemployment benefit, compared to the 5.1% in Greater Manchester and 4.2% nationally. Historic unemployment rates are shown in the table below.

| | Bolton | North West | National |
|-------------------------|--------|-------------------|----------|
| March 2010 | 5.2% | 5.1% ¹ | 4.2% |
| March 2009 ² | 4.8% | 4.5% | 4.0% |
| March 2008 ³ | 2.7% | 2.6% | 2.2% |

Figure 2: Percentage unemployment claimants

1.20 The Core Strategy propose to provide for between 145ha and 165ha of employment land between 2007 and 2026. 155ha would represent an average annual rate of development of 8.2ha. 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

¹ This figure is for Greater Manchester

² Nomis, JSA claimant count

³ Nomis, JSA claimant count

2 Introduction

Background

- 2.1 This is the sixth 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.
- 2.2 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.
- 2.3 Guidance on the production of Annual Monitoring Reports is contained in the 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM March 2005). This guidance establishes that 'survey; monitoring and review' are crucial to the successful delivery of Local Development Frameworks.
- 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 the policy aims and objectives are being achieved.
- 2.5 Although the AMR covers the period 1 April 2009 to 31 March 2010 for indicator monitoring, information about significant changes up until December 2010 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

The Monitoring Approach

- 2.9 This AMR monitors key themes listed above, rather than UDP chapters, using indicator bundles based on six themes.
- 2.10 The key themes are those established in the council's Sustainable Community Strategy (SCS), and which form the basic structure for the Core Strategy. Links have been made between the six priority themes in the SCS and LDF, and the policies in the Bolton UDP 2005. Policies and indicators are described and monitored within thematic sections. Once the Core Strategy is adopted, policies from the Core Strategy will be monitored.
- 2.11 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.

- 2.12 This AMR also uses a bundle of indicators to measure and monitor the Key Themes. These include:
- National Core Output indicators that have been set by the Department of Communities and Local Government
 - Contextual indicators that measure the wider social, economic and environmental background. Contextual indicators are limited to key characteristics, and guidance is provided to assist the selection of indicators by Local Authorities.
 - Local indicators chosen by Bolton Council to reflect local circumstances. These include indicators set in the Sustainable Community Strategy.

Significant Effect Indicators

- 2.13 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.
- 2.14 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:
- Core Output Indicator E2: Biodiversity
 - Core Output Indicator E3: Renewable Energy
 - Local Indicator L10 Transport – Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; an area of employment; and a major retail centre

Monitoring the Local Development Scheme (LDS)

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

Reporting Process

- 2.16 The AMR will be submitted to the Secretary of State through the Government Office for the North West (GONW) by the 31 December 2010. The AMR will be reported to Development and Regeneration Scrutiny Committee in February 2011.

Moving from the UDP to the Core Strategy

- 2.17 At the time of writing this section, the Core Strategy has undergone public examination by a Planning Inspector, however the results of this will not be known until early 2011. Until the Core Strategy is adopted, all the policies within the UDP will remain in force. However, the advanced nature of the Core Strategy indicates that a cross-over period for monitoring should start to be introduced.
- 2.18 An Annual Monitoring Report is produced at the end of each year, and reports on the previous financial year. In reality this means that the AMR will continue to report on the UDP and not be able to fully report on the Core Strategy until January 2013, reporting on the year April 2011 – March 2012.

- 2.19 In previous years the AMR has been re-structured to reflect the 6 key themes of the Sustainable Community Strategy, which has also been reflected in the Core Strategy. In some instances, the indicators for reporting on the UDP will be the same as those for the Core Strategy.
- 2.20 Although this AMR cannot report on the frequency of Core Strategy policies used, it can report on the appropriate available indicators.

3 The Local Development Scheme

November 2009 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 the council has revised it several times since.
- 3.2 The council published the current Local Development Scheme in November 2009. This sets out a programme for preparing four Development Plan Documents and a Supplementary Planning Document. The progress on these plans during 2010 is set out below.

Core Strategy

- 3.3 The council published Bolton’s Core Strategy in January 2010. The period for representations was from 18th January to 5th March and it submitted the Core Strategy to the Secretary of State on 7th May. The Planning Inspector appointed to examine the Core Strategy, held a Pre-Hearings meeting on 23rd July. The examination hearings started on 7th September and finished on 14th October. The Inspector has indicated that his report will be completed in January 2011 and if this were the case, then the council plans to adopt the Core Strategy in March 2011.
- 3.4 This timetable is very close to that in the Local Development Scheme. This is shown in the table below.

| | Local Development Scheme | Actual date |
|-------------------------------|--------------------------|-------------------------|
| Publication | January 2010 | January 2010 |
| Submission | April 2010 | May 2010 |
| Pre-hearings meeting | July 2010 | July 2010 |
| Commencement of hearings | August 2010 | September 2010 |
| Completion of hearings | September 2010 | October 2010 |
| Receipt of Inspector’s report | December 2010 | January 2011 (Expected) |
| Adoption | March 2011 | March 2011 (Expected) |

Figure 4: Core strategy timetable

Allocations Development Plan Document

- 3.5 The council will initiate a further ‘call for sites’ in January 2011 as part of the Regulation 25 consultation, as specified in the Local Development Scheme.
- 3.6 The timetable for 2011 and 2012 is as follows, although this may be subject to change because of the provisions of the Localism and Decentralisation Bill.
- Regulation 25 consultation April 2009 - January 2011
 - Publication April 2011
 - Submission to Secretary of State July 2011

- Pre – examination meeting September 2011
- Commencement of examination November 2011
- Receipt of Inspectors Report March 2012
- Adoption May 2012

Greater Manchester Joint Waste Development Plan Document

- 3.7 Consultation on the Greater Manchester Waste Plan Preferred Options report finished on 8th January 2010. The Greater Manchester councils published the Waste Plan in November 2010. The period for representations was from 1st November to 13th December.
- 3.8 The timetable for 2011 and 2012 is as follows
- Submission – February 2011
 - Pre hearings meeting – April 2011
 - Hearings commencement – June 2011
 - Inspector’s report – October 2011
 - Adoption – January 2012
- 3.9 This adheres to the timetable in the November 2009 Local Development Scheme.

Greater Manchester Joint Minerals Plan Document

- 3.10 Consultation on the Minerals Plan Issues and Options took place between 17th February and 31st March 2010. Consultation on the Minerals Plan Preferred Approach Report took place between 15th October and 26th November 2010.
- 3.11 The timetable for 2011 and 2012 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
- 3.12 This adheres to the timetable in the November 2009 Local Development Scheme.

Supplementary Planning Documents

- 3.13 Supplementary Planning Documents no longer need to be included in the Local Development Scheme. The Trinity SPD was the only one included in the November 2009 LDS. The council has made no progress on this during 2010.
- 3.14 The council is now intending to prepare a Supplementary Planning Document for the former Horwich Loco Works, to be adopted once the Core Strategy is adopted.

Statement of Community Involvement

- 3.15 The council approved its Statement of Community Involvement (SCI) in February 2007. It is currently bringing it up to date. It is doing this 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.

- 3.16 The council carried out initial consultation between 5th July and 2nd August 2010, seeking views on what the revised SCI should contain. It approved a draft SCI on 23rd November 2010 and completed consultation in December. It is expected that the revised SCI will be adopted in January 2011.
- 3.17 The SCI does not need to be included within the Local Development Scheme.

Saved policies

- 3.18 Bolton's current development plan consists of the North West Regional Spatial Strategy and Bolton's 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.
- 3.19 Each development plan document must specify which saved policies it will replace. Once the Core Strategy is adopted it will replace many of the saved policies. The development plan at a local level will then consist of a mixture of Core Strategy and saved UDP policies. The UDP Proposals Map will remain in force, except at the former Horwich Loco Works, where it will be 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

- 3.20 The following are a list of UDP policies that are not being replaced by the Core Strategy, but are being taken forward to next stage of the LDF: the site allocations development plan document.

R2 Protected open land
R3 Diversification in the countryside
R4 Agricultural land
G2 Control of development in the Green Belt
G3 Re-use of buildings in the Green Belt
G4 Infilling in the Green Belt
G5 Infilling at major developed sites in the Green Belt
G6 Wallsuches
N8 Trees
EM5 Derelict land and buildings
EM9 Hazardous installations
D4 Advertisements
O6 Waterside locations
O7 Public rights of way
A14 Park and ride proposals
A15 Protecting former railway lines
A18 The strategic route network
A19 Road schemes / improvements
E6 Improvement of existing industrial areas and premises
TC3 Evening economy

- 3.21 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. The Infrastructure Delivery Plan is an important tool for helping to identify funding priorities and gaps. It is a living document and will be kept under review and updated on an annual basis.
- 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 Planning for the future through the Sustainable Community Strategy and the Core Strategy must be supported by evidence of what physical, social and environmental infrastructure is needed to enable the necessary development to progress. At the same time, existing infrastructure deficiencies need to be identified and addressed. This requires the preparation of an Infrastructure Delivery Plan (IDP). The IDP identifies what infrastructure 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.
- 4.4 Bolton Council initially worked with partners to produce an Infrastructure Plan as part of the Core Strategy and this formed part of Background Document BD10, published in December 2009.
- 4.5 Following this, Bolton Council was selected to become one of the fifteen Planning Advisory Service pilot authorities to implement the 'Steps Approach' to Infrastructure Delivery Planning, and to expand upon this initial work. The Council has worked with the Planning Advisory Service and Addison Associates and shared information with the fifteen pilot authorities through the Infrastructure Delivery Plan Communities of Practice and joint workshops with the northern pilot authorities.
- 4.6 A data gathering exercise took place in June 2010 where a questionnaire was circulated to partners, and a series of interviews were held to gather information. This data was used to update and expand upon the Infrastructure Plan in BD10. The evidence comes from two main sources: internal evidence gathered from within Bolton Council; and external evidence gathered from other sources such as public sector organisations, e.g. the Primary Care Trust.
- 4.7 The result of all this work is a free-standing document known as the Infrastructure Delivery Plan. There are two parts to this document: a written statement that describes the current situation and anticipated needs, and a full schedule that describes the 'what', 'how', 'where' and 'when' of infrastructure requirements. Some of the items identified within this schedule are repeated, as infrastructure projects span multiple policy areas or physical areas. The written statement also describes Bolton's strategic areas contained within the Core Strategy, and the infrastructure needed for each. The second part of the document is a tabular schedule summarises the 'what', 'how', 'where' and 'when' of infrastructure needs, and importantly, categorises the uncertainties surrounding funding and delivery using colour coded shading.
- 4.8 The Infrastructure Delivery Plan was used as evidence to support the examination of the Core Strategy, but it is now hoped that this can be taken beyond planning and into a Council-wide document, linking up the services provided by the Council and its Partners in Bolton.

5 Healthy Bolton

Policy monitoring

- 5.1 The Open Space and Recreation policies contained within the UDP aim to permit development proposals that protect and improve open space and recreational land/facilities. Recreational activities can improve the quality of life for people in Bolton by improving their physical and mental wellbeing.
- 5.2 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 not been used. Policy O4 is of some relevance and has been used 8 times to ensure landscaping, amenity open space and children's play areas are included in development proposals. Policy CP1 deals with the development of community facilities in accessible locations, but has not been used. Policy CP4 deals with the development of health services and community facilities, and has been used 3 times in the approval of planning applications. An example of where policy CP4 has been implemented effectively is for the: "demolition of industrial building and erection of a 32 bedroom unit to be used as a hospital and/or residential care home (class C2) together with associated car parking and landscaping". This is planning application number 82453, and is located at Century Motors, George Street, Farnworth.
- 5.3 In addition, the construction of Bolton One has been making 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. This facility will also provide a swimming pool and climbing wall, in an easily accessible location, which should help make staying fit and healthy more achievable for the residents of Bolton.
- 5.4 Moving towards the adoption of the Core Strategy, Core Strategy policy H1 will be used to ensure that health facilities are developed in town centre and renewal area locations, and that new development makes contributions to meet the health needs that they generate.

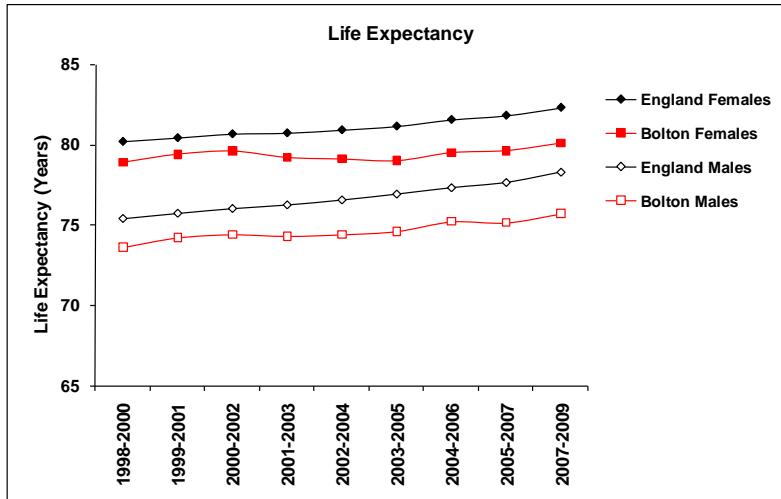
Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|--------|-------------------------------------|--|-----------------|
| H1 | Number of new health centres opened | Three new health centres completed between 2009 and 2012 | 0 in 2009/10 |

Life Expectancy

- 5.5 Life expectancy in Bolton is lower than the national figure for both males and females. Male life expectancy in Bolton is currently 75.7 compared to 78.3 nationally, and female life expectancy in Bolton is 80.1 compared to 82.3 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

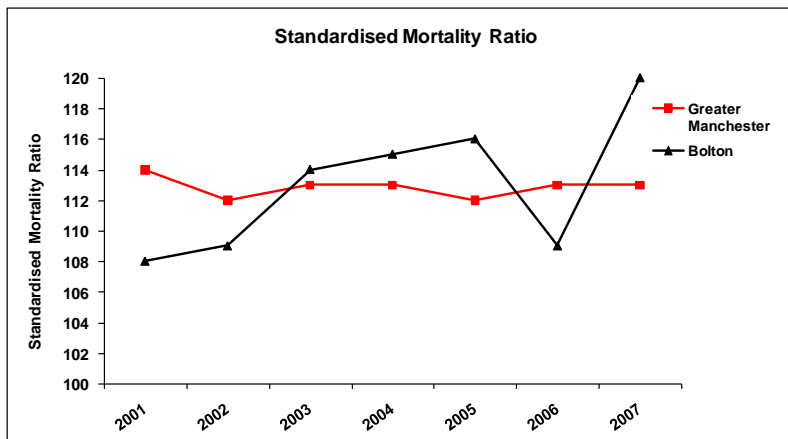
has increased slightly through 2007-2009.



Source: ONS Life Expectancy at Birth by local areas in the United Kingdom, 2009

Standardised Mortality Ratio

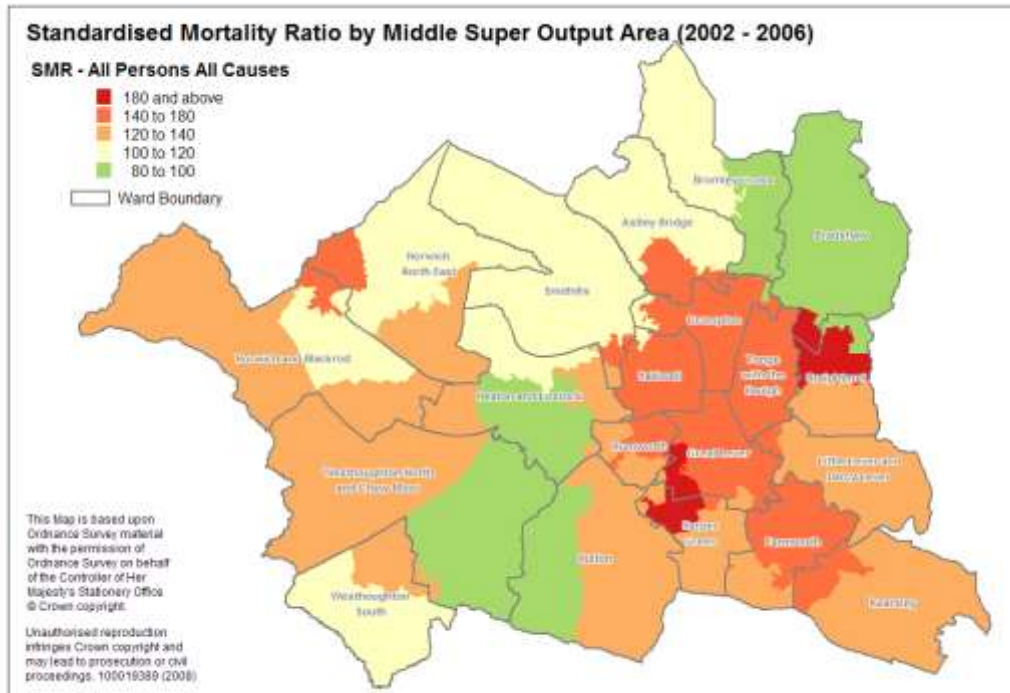
- 5.7 The standardised mortality ratio allows death rates for different areas to be directly compared by compensating for differing age structures in the different areas. In Bolton, death rates are above both the national and sub regional rate.



Source: ONS Key Population and Vital Statistics Local and Health Authority Areas 2007

- 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 20% more deaths in the borough occur in comparison to age specific death rates in the UK, which is significantly above the Greater Manchester figure of 13%.
- 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 (02-06) 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.



Source: North West Public Health Observatory, All Persons All Causes Mortality 2002-06

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. These policies should all be retained until the Core Strategy is adopted because they are still relevant. In addition, UDP policies O6 and O7 are not being 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 and regional rate and areas of higher mortality are concentrated in central urban areas.

6 Achieving Bolton

Policy monitoring

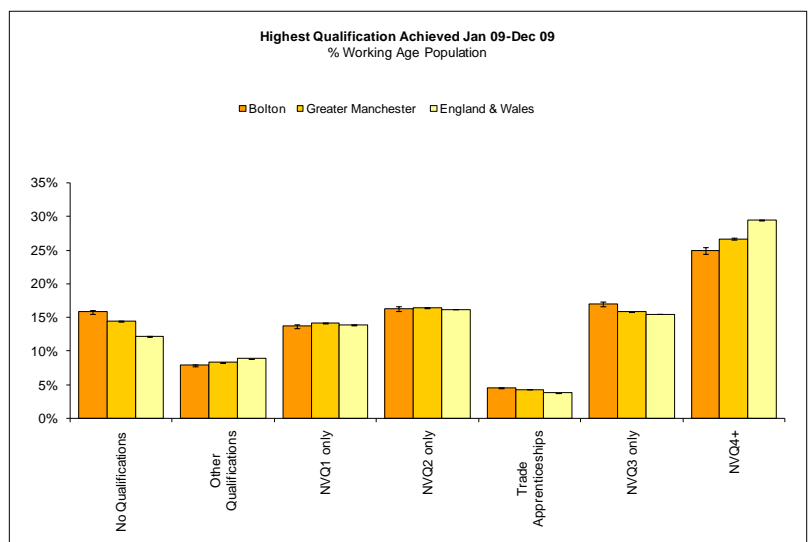
- 6.1 Within the UDP, the following policies relate to the ‘Achieving’ theme: CP1, CP2, CP3, however none of these policies were used in the determination of planning applications monitored this year. These policies manage the development of new and expanded community and educational facilities. During 2010, significant progress has been made on modernising the facilities available for higher education in Bolton, with the opening of a new co-located educational campus in the town centre for Bolton College and Bolton Sixth Form College. In addition, the construction of Bolton One has been making excellent progress and is due for completion in 2012, after being granted full planning permission in February 2009. This centre will provide a new health, leisure and research centre on the same town centre site as the University of Bolton.
- 6.2 Moving towards the adoption of the Core Strategy, Core Strategy policy A1 will be used to help support the development of primary and secondary schools, to ensure they are in accessible locations across the borough and that any new developments make contributions to meet the educational and training needs that they generate.

Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|--------|--|------------------------------------|--------------------------|
| A1 | New secondary schools completed. | - | 0 in 2009/10 |
| A1 | The number of working age people qualified to NVQ Level 3+ | 49.5% in 2008/09, 50.9% in 2009/10 | 42% in 2009 ⁴ |

Adult Qualification Levels

- 6.3 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 Framework (NQF), which sets out the level at which different qualifications can be compared and recognised within England, Northern Ireland and Wales⁵.



Source: Annual Population Survey, July 07-July 08, Office for National Statistics. Proportions calculated from resident working age population.

⁴ Source: Annual Population Survey, Jan 09-Dec 09, Office for National Statistics. Proportions calculated from resident working age population.

⁵ For more information see

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

- 6.4 Around 1 in 6 of Bolton’s working age population stated they had no qualifications in Jan 09 – Dec 09, compared to around 1 in 10 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.
- 6.5 The table below shows the change over time in qualification levels for working age people in Bolton. Since March 99 the proportion of people with no or ‘other’ qualifications has decreased by around one-fifth, and the number of people with Trade Apprenticeships has also significantly declined.
- 6.6 However, whilst the number of people with levels 1 & 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.
- 6.7 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 subregional average.

Bolton Highest Qualification Achieved

| | Mar 99 - Feb 00 (%) | Jan 09 - Dec 09 (%) | Trend | Percentage change |
|-----------------------|------------------------|------------------------|-------|----------------------|
| No Qualifications | 17% | 16% | ↘ | -5% |
| Other Qualifications | 9% | 8% | ↘ | -11% |
| NVQ1 only | 15% | 14% | ↘ | -9% |
| NVQ2 only | 17% | 16% | ↗ | -1% |
| Trade Apprenticeships | 12% | 5% | ↘ | -63% |
| NVQ3 only | 11% | 17% | ↗ | 55% |
| NVQ4+ | 20% | 25% | ↗ | 27% |

Source: Annual Population Survey, Jan 09-Dec 09, Office for National Statistics.
Proportions calculated from resident working age population.

Conclusion

- 6.8 Although UDP policies CP1, CP2 and CP3, which relate to the provision of educational facilities, have not been used this year, they still remain valid for the determination of planning applications until they are replaced by Core Strategy policy A1.
- 6.9 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 other purposes.
- 7.3 More information on employment related development during the monitoring period can be found in the Annual Employment Land Resource Update.
- 7.4 Moving towards the adoption of the Core Strategy, policy P1 will help assure the identification of a suitable range of employment sites for new development up to 2026 and ensure that appropriate existing employment sites are safeguarded.
- 7.5 Many of the UDP policies relating to the Prosperous-Employment theme will be replaced by the policies in the Core Strategy. However, the policy E6, ‘improvement of existing industrial areas and premises’ is not being replaced but is instead being taken forward to be considered during the site allocations development plan document.

Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|--------|--|--------------------------------------|-----------------|
| P1 | Amount of employment land developed (hectares) | 8ha annually on average | 1.06 ha |
| P1 | Employment land supply (hectares) | 50ha to be available at any one time | 93.71 ha |
| P1 | Losses of employment land to other uses (hectares) | | 0.71 ha |

- 7.6 Less land was developed for employment use in the 12 month period up to 31st March 2010 than the Core Strategy target. However, the chart below illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough in the 25 years between 1985 and 2010. It can be seen that over the 10 year period between 2000 and 2010, the take up of land for employment use has averaged just under ten hectares per year. This is higher than the 25 year average (1985 – 2010) and the 5 year period between 2006 and 2010, of around 8 hectares a year.

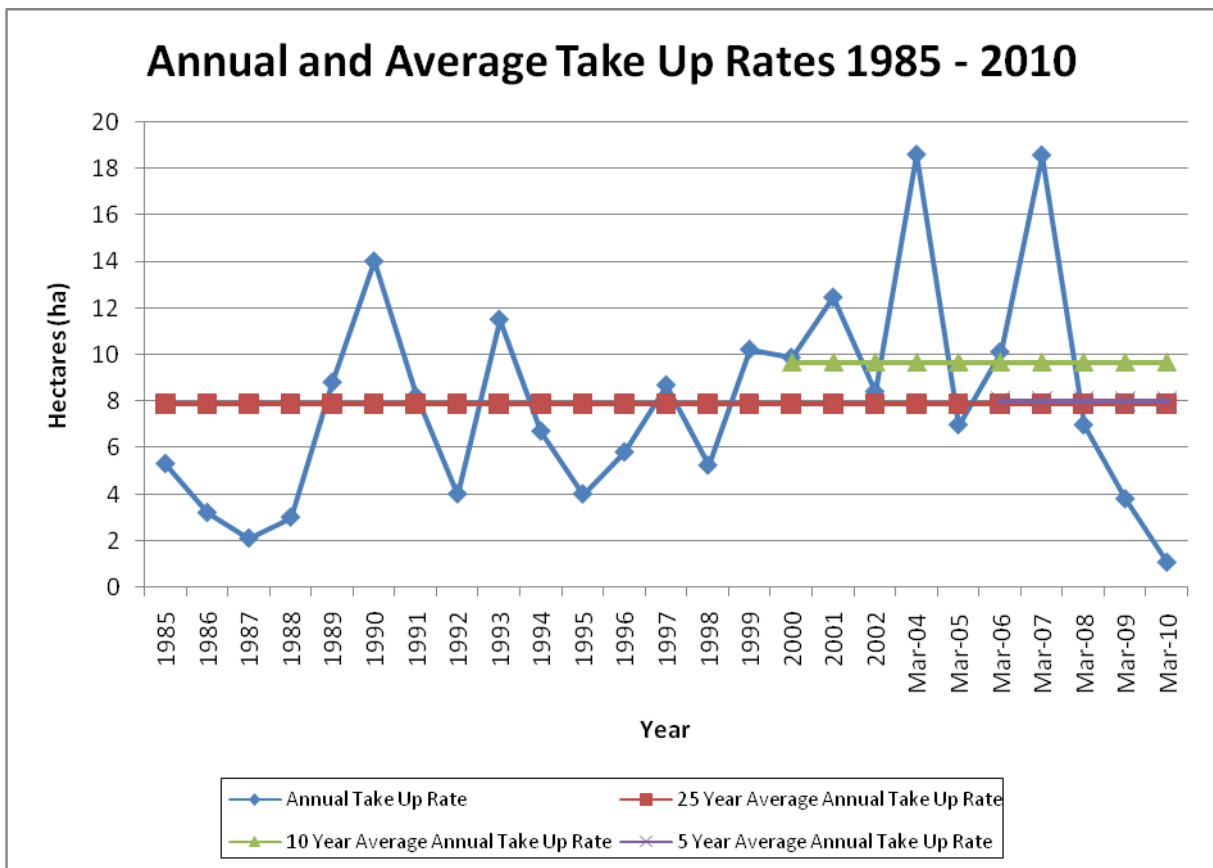


Figure 5: Employment Land take up rates

7.7 Although the employment land supply significantly exceeds the Core Strategy target, the quality of much of this land is questionable. Employment land allocations will be reviewed through the Allocations Development Plan Document.

7.8 0.71 hectares of employment land was lost to other uses during the monitoring period. This is significantly below the average of 6.6 hectares per annum between 2001 and 2010 reflecting, amongst other factors, the slow down in the housing market.

Core Output Indicators

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

⁶ For B1, B2, B8 split see section titled 2010 Employment Land Resource Update.

⁷ See previous footnote.

| | | | | | | | |
|-----|--|-----------------|-----------------|-----------------|----------------|-----------------|-----------------|
| BD2 | Amount of floorspace developed for employment by type ⁸ , which is on previously developed land (Gross) (m ²) Source: Bolton Council | 20,715 (69%) | 26,777 (62%) | 13,845 (26%) | 5,735 (52%) | 18,274 (90%) | 7,657 (100%) |
| BD3 | Employment land supply by type (ha) Source: Bolton Council | 166 | 142 | 115 | 103 | 104 | 94 |

- 7.9 Although the amount of floorspace developed for employment use has decreased, reflecting the economic downturn, it is encouraging to note that all employment floorspace completed during the monitoring period was on previously developed land. The issue of employment land supply is discussed under the Core Strategy indicators.

Local Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-----|---|---------|---------|---------|---------|---------|---------|
| 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 |
| L16 | Model-Based Estimates of Unemployment (%) Source: Office for National Statistics, Model-based Estimates of Unemployment for Small Areas. | 4.3% | 5.4% | 5.7% | 6.1% | 7.5% | 9.8% |

- 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 09-Mar 10 Bolton had a model-based unemployment rate of 9.8%, which is the fourth highest in Greater Manchester, and higher than the England & Wales rate of 8.1%. This was an increase of +2.3 percentage points from April 08-Mar 09.
- 7.12 In 2010 workplace earnings in Bolton remained notably less than national & regional earnings levels, although this varied between gender & full/part-time workers. In 2010 the mean annual basic pay for men working full time in Bolton was around £26,000, 71% of the national average of £36,400.
- 7.13 Women working full time in Bolton are also paid less than the national average, however, the gap is narrower than for men. In 2010 the average pay for women working full time in Bolton was around £23,700, which is 89% of the national average of £26,700, (a gap that has remained constant since 2001).

Conclusion

- 7.14 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 developed. This is not unexpected and the situation is expected to change as

⁸ See previous footnote.

the economy recovers. There are, however, positives including the amount of development taking place on previously developed land. The current policies in the UDP and the proposed Core Strategy policies will continue to provide a relevant context for employment related development across the borough.

Prosperous: Retail and Leisure

Policy Monitoring

- 7.15 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.
- 7.16 Of the part-two policies, policy S7 (hot food takeaways and restaurants), was the most commonly used, reflecting the demand for eateries across the borough. Policy S3 (retail development on unallocated sites within centres) was also used, demonstrating pressure for retail development on sites that have not been allocated for retail use. Policy S4 (retail proposals outside defined centres) was also used again demonstrating pressure for retail development on unallocated sites but also the demand for such development outside town centres. This policy is therefore crucial because it ensures that the sequential test is complied with. Policy S8 (leisure) was also used and the development of leisure use in town centres remains a priority of the council.
- 7.17 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 developable land. The retail allocations will be reviewed through the site specific allocations DPD. Policy S5 (local shopping facilities) was also not used but remains important in the case of future planning applications for local shopping facilities.
- 7.18 Two significant convenience retail schemes have been completed at sites on the edge of Westhoughton town centre. These are 1301m² (Lidl) and 4299m² (Sainsbury’s) and will help address the deficiency in convenience retailing in the Westhoughton area identified through the Roger Tym and Partners (2008) Bolton Retail and Leisure Study.
- 7.19 The Bolton One scheme, on the edge of Bolton town centre, is now under construction and involves the erection of a health, leisure and research centre (including a swimming pool).
- 7.20 A significant retail development has been given planning permission at the Former Farnworth Neighbourhood Shopping Centre. 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.
- 7.21 Moving towards the adoption of the Core Strategy, policy P2 will help assure the identification of a suitable range of sites for both convenience and comparison retailing up to 2026. Retail and leisure is also addressed through the town centre policies which utilise the potential of retail and leisure development in creating vibrant town centres.

Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|--------|-----------|--------|-----------------|
|--------|-----------|--------|-----------------|

| Policy | Indicator | Target | Reporting: 2010 |
|--------|---|--|---|
| P2 | Total amount of comparison retail floor space developed (m ²) | 65,000 square metres of additional floor space in each five year period after 2016 | 3800 square metres |
| P2 | Amount of retail floor space completed in, and out, of defined centres (m ²). | | In centres = 0 Edge of centre = 4299 Out of centre = 3800 |
| P2 | Bolton and Farnworth town centres prime yield data. | | Not available. |

7.22 3800m² of comparison retail floorspace was developed in the 12 month period up to 31st March 2010, consisting of a garden centre development. The Core Strategy target doesn't apply until 2016.

7.23 In the 12 month period up to 31st March 2010 no retail completions were located within town centres as defined by the 2005 UDP. Of the retail completions that took place almost half were located at out of centre locations with just over half at edge of centre locations. It should be noted that the edge of centre development consisted of a single supermarket scheme in Westhoughton, which was assessed against the sequential test. As no suitable town centre site was available, the edge of centre location was considered to be the most appropriate available site. The out of centre retail development consisted entirely of a garden centre. This is appropriate as such a use would not represent an effective use of town centre space. The need to focus more retail development in town centres is addressed through the emerging Core Strategy.

7.24 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 |
|------|--|------|------|------|------|------|------|
| L14a | Prime Yield Data Source: Bolton Council, 'Retail & Leisure Study', Roger Tym & Partners (August 2008) | 6.5% | N/A | N/A | 6.3% | 6.5% | NA |
| L14b | Changes in Prime Zone A Shopping Rents (£ per sq foot) Source: FOCUS Bolton Report 2009/Colliers CRE | 140 | 140 | 140 | 140 | NA | NA |

7.25 As reported for the Core Strategy indicator the prime yield indicator is currently under review. 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

- 7.26 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 the commencement of development of Bolton One: a health, leisure and research centre on the edge of Bolton town centre. The current policies in the UDP and the proposed Core Strategy policies will continue to provide a relevant context for retail and leisure related development across the borough.

Town Centres

Policy Monitoring

- 7.27 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. Policy TC2, Town Centre Living, was used most frequently during the monitoring period. This policy was used in the approval of two town centre schemes involving residential development (planning application numbers 83365/09 and 79545/08). 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.
- 7.28 Two new multi story car parks are now open at sites on the edge of Bolton town centre: Topp Way and Deane Road. These will assist with aim of reducing the amount of extraneous traffic in the town centre and will increase the amount of land available for development.
- 7.29 More information on the performance of Bolton town centre is available in the Bolton Town Centre Vitality and Viability Study 2010 (see annex).
- 7.30 Moving towards adoption of the Core Strategy, policy P2 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. All the UDP policies for the town centre will be replaced, apart from policy TC3 which will be taken forward to be considered at the allocations development plan document stage.

Core Output Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-------|---|--------|--------|-------|--------|--------|--------|
| 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 |
| 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% |

- 7.31 The amount of floorspace developed for town centre uses across the borough fluctuates significantly from year to year. In the monitoring period a small proportion of this floorspace was located in town centres. However, it should be pointed out that the most significant office completion is a complex scheme that also incorporates workshop and warehouse

uses and the other out of centre office completions involve either change of use or extensions to existing floorspace. The total leisure completions consisted of a single hotel scheme at Middlebrook, which was considered appropriate to support the aspirations for commercial development along the M61 corridor. An explanation for the out of centre retail and leisure development is provided in the retail discussion above.

Conclusion

- 7.32 The current policies in the UDP and the proposed Core Strategy policies 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

- 7.33 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.
- 7.34 All the waste policies were used during the year. Applications which would use inert waste to improve land for recreational purposes were approved at Regent Park Golf Club, Hart Common Golf Club and at Asmus Farm Quarry, Brookfield Lane for the restoration of land to parkland to assist equestrian development.
- 7.35 A new household waste recycling centre was approved at Hurstwood Court Lane. This will replace the current existing household waste recycling centre at Raikes Lane which will in turn allow improvements to be made at that site including the construction of a transfer loading station. This was being developed during the monitoring year.
- 7.36 Permission was also granted for an in-vessel composting facility to treat kerbside collected garden and kitchen waste to produce agricultural and horticultural compost on land off Salford Road. This is designed to manage 50,000 tonnes per annum from Bury, Bolton and Salford.
- 7.37 These two built facilities will assist in increasing levels of recycling and recovery and diverting waste from landfill. They will be 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.
- 7.38 An application for the extension of Pilkington Quarry to extract dimension stone and aggregates together with an aggregate recycling area to handle and process imported construction and demolition waste was refused during the year. Insufficient information was cited as a reason for refusal in respect of waste and minerals policies, specifically around restoration proposals, contaminated materials, environmental impact and the impact of the importation of waste restoration material on the hydrology and hydrogeology on surface water drainage and local water supplies. In addition other reasons for refusal include impact on residents, wildlife and visual amenity. The appeal is going to be heard in January 2011.

- 7.39 Work continued through the year on the Greater Manchester Joint Waste Development Plan Document. Full details of its progress are set out elsewhere in this monitoring report.
- 7.40 Moving towards the adoption of the Core Strategy, policy P3 continues the priority given to waste minimization, 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 GWWDPD.

Core Strategy Indicators

- 7.41 The core output indicators are the same as those Core Strategy Indicators shown below.

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|----|---|---------|---------|---------|---------|---------|----------------|
| W1 | Capacity of new waste management facilities by type (t) Source: Greater Manchester Waste Disposal Authority | 0 | 0 | 0 | 0 | 0 | 0 ⁹ |
| 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 |
| | Recycled | 10.3% | 17.0% | 18.5% | 19.4% | 19.2% | 17.9% |
| | Composted | 2.8% | 8.0% | 10.8% | 11.1% | 11.4% | 11.2% |
| | Energy Recovery | 86.9% | 75.0% | 70.7% | 69.5% | 69.4% | 70.9% |

Conclusion

- 7.42 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%.

⁹ In the last 12 months, the Household waste recycling centres in Bolton have all been upgraded. The HWRC at Raikes Lane has been moved to Hurstwood Court and opened in September 2010. Work on the transfer facility is due to start next year and the IVC is currently going through planning permission.

Prosperous: Minerals

Policy Monitoring

- 7.43 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.
- 7.44 All these mineral policies were applied in considering an application to extend Pilkington Quarry along with ancillary aggregate recycling at the site. The consolidated planning application for the proposed extension to Pilkington Quarry covered a total area of approximately 19.9 hectares with the proposed extension of 8.6 hectares. The extension could have yielded approximately 1.4 million tonnes of dimension quality block stone and over 3 million tonnes of mineral waste (approximately 70% of which would be crushed, screened/treated and sold as a secondary by-product with the remaining 30% utilised to aid backfilling of the quarry for restoration purposes).
- 7.45 An aggregate recycling plant was also proposed within the existing quarry void principally to produce a secondary aggregate (from inert Construction & Demolition material) but also to produce a quantity of inert material for infilling the quarry void. The restoration scheme (already approved for the existing permission) has also been updated and would be implemented using mineral waste and inert material imported into the site to restore the quarry void to agriculture and a Country Park, returning the whole site to original ground levels with selected geological exposures. As discussed this application was refused and the reasons are summarized in the AMR waste section above. An appeal will be heard in January 2011.
- 7.46 The extraction of coal continued at the Cutacre site during the year.
- 7.47 Work continued through the year on the Greater Manchester Joint Minerals Development Plan Document. Full details of its progress are set out elsewhere in this monitoring report.
- 7.48 During the year revised national and regional guidelines for the provision of aggregates in England for the sixteen-year period 2005-2020 were published by Government. The new guidelines are, at a national level, 2.4% below the previous ones because they include the assumption that recycled and other alternative materials will meet nationally 25% of total demand for aggregates over that period. Subregional apportionment for levels of production of crushed rock and sand and gravel is currently being calculated with the North West RAWP and 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.
- 7.49 Moving towards the adoption of the Core Strategy, policy P4 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 GWMDPD.
- 7.50 The core output indicators are the same as those Core Strategy Indicators shown below.

Core Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|----|--|----------|----------|----------|------------------------|------|------|
| 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 ¹⁰ | 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 ¹¹ | N/A | N/A |

Conclusion

- 7.51 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.
- 7.52 There were very few minerals planning applications during the year but the policies remain valid should proposals come forward.

¹⁰ The most up-to-date figures available are for 2008. The information is set out in North West Regional Aggregates Working Party (RAWP) *Annual Report 2009 (AM2008)*, which provides an aggregated figure for *Greater Manchester, Halton, Warrington and Merseyside*. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

¹¹ See previous footnote.

Accessibility & Transport

Policy Monitoring

- 7.53 Within the UDP, 21 policies relate to the ‘Prosperous – Accessibility’ theme: A1 – A21. Of these policies, 14 of them have been used in the determination of planning applications over the past year, with policies A5, A6 and A16 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 A16 looks to improve the environment for pedestrians.
- 7.54 An example of where these policies have been implemented effectively is for the: *“erection of a single tier car deck together with four A3 restaurant units to be located on the top tier.”* This is planning application number 82864/09, which is located within Middlebrook Retail and Leisure Park and is allocated within the UDP as being a Retail Warehouse Park (Policy S6 of the UDP). The site is the southern part of the car park in front of ASDA, and is located at the corner of a roundabout at The Linkway, opposite The Reebok Stadium. The Council’s Highways Engineers did not raise any concerns with regard to the proposal and therefore it was considered to comply with Policies A5 and A6 of the UDP. The case officer recommended the application for approval based on the following statement: *“It is considered that the proposed car deck and four new restaurant units will not have detrimental harm on the vitality and viability of Horwich Town Centre, will not affect the character and appearance of the retail park, will not jeopardise highway safety, and will not have an adverse impact on trees.”*
- 7.55 Moving towards the adoption of the Core Strategy, Core Strategy policy P5 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.
- 7.56 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.

Local Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|------------|--|------|------|------|------|------|------|
| L10 SEI | Amount of new residential development within 30 minutes public transport time of areas of employment Source: Bolton Council | 95% | 96% | 100% | 100% | 95% | 90% |

- 7.57 The above indicator defines an area of employment as those super output areas that have 500+ jobs in them. Using this definition 90 per cent of residential development completed in the 12 month period leading up to 31st March 2010 was within 30 minutes public transport time of an area of employment, reflecting a decline compared to previous years.

However this decline could be caused by the relatively low levels of new housing development when compared to previous years.

Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|---------------|--|---------------------------|------------------------|
| P5 | Proportion of new residential development within 30 minutes public transport time of areas of employment | 100% | Not available |
| LO1 | Numbers of passengers travelling by rail between Manchester and Bolton | Increase over 2008 figure | 1421 ¹² |

7.58 The Core Strategy indicator defines an area of employment as new employment floorspace completed. This information will be reported upon in the 2010/2011 Annual Monitoring Report.

Conclusion

7.59 The accessibility policies in the UDP have been used to promote sustainable forms of transport and support the prosperous theme. The current policies in the UDP and the proposed Core Strategy policies will continue to provide a relevant context for transport and accessibility related development across the borough. There are currently 21 policies that relate to the topic of accessibility in the UDP. Most of these will be replaced by Core Strategy policies. However, policies A14, A15, A18 and A19 are being taken forward for consideration at the allocations development plan document stage.

¹² This figure is for Bolton’s peak time boarders heading in the Manchester direction, surveyed in 2009. Source GMTU.

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 major planning applications. This reflects their flexible nature, and how they can be used for many different types of planning proposals.
- 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: "Erection of five town houses and one building consisting of basement parking, ground floor four retail units, floors 3, 4, 5 nineteen apartments". This is planning application number 79545, and is located at St. Peters Methodist Church, St. Helens Road, Rumworth, Bolton. This is a particularly interesting development because the principle of residential development, albeit conversion of the Church, had been accepted in September 2004 for 15 apartments and the retention of the storage/office use on the site. Unfortunately the building has since been demolished due to an arson attack in May 2009. The application site has been the subject of vandalism and the proposed reuse of the site is welcomed. The earlier proposed reuse of the building would have ensured that this landmark building is retained on the St Helens Road frontage. The site is located in a very sustainable location, adjacent to the Strategic Route Network which is also a 'Quality Bus' corridor, located within the St. Helens Road local shopping centre with all its associated shops, services and other facilities. The site is located within a mixed use area, and in addition, the site is in relative close proximity to Bolton town centre. Policy A5 of the adopted UDP seeks to ensure that new developments do not have a detrimental impact on the road network. The proposal would provide 11 car parking spaces and servicing provision to the proposed commercial units accessed off Sandon Street. It is considered that due to the site's sustainable location and also the planning history of the site that for the apartments relaxed car parking standards are acceptable.
- 8.3 The approval of this application will help to regenerate a site that could potentially act as a location for further vandalism or antisocial behaviour and ensure the vibrancy of the area is maintained.
- 8.4 Moving towards the adoption of the Core Strategy, Core Strategy policy S1 will be 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: 2010 |
|--------|---|---|--|
| 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 | 47.1 |
| S1 | Number of people killed or seriously injured in road collisions ¹³ | 55% below the 1994/8 baseline in 2010/11, and above national targets in 2011/12 and 2017/18 | Data is one year delayed, see information below. |

Local indicators

| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--|------|------|------|------|------|-------------------|
| Number of people killed or seriously injured ¹⁴ | 125 | 101 | 86 | 82 | 77 | N/A ¹⁵ |

Source: Bolton Council

8.5 The trend for the number of people killed or seriously injured on the roads of Bolton has been steadily reducing each year. 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

8.6 Within the UDP, there is 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 trend for the number of people killed or seriously injured on the roads of Bolton has been steadily reducing each year. 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 Number of people killed or seriously injured in road collisions was previously a contextual indicator.

¹⁴ In previous years, the number of *children* killed or seriously injured was reported upon, rather than all people

¹⁵ Figures refer to calendar year, 2010 figures released in Mar 2011.

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, and policy R3, Diversification in the Countryside, have not been used this year, possibly due to the limited amount of this type of land across the borough and low volumes of planning applications. These policies should, however, be retained until the UDP is replaced by the Core Strategy.

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.
- 9.7 Policies G3, Re-use of Buildings in the Green Belt, G4, Infilling in the Green Belt, and G6, Wallsuches Bleachworks Horwich, were not used during the monitoring period. The latter two, however, relate to specific areas and should be retained due to their relevance to any future planning applications in these areas.

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.
- 9.10 The overall increase in hectarage of Sites of Biological Importance over the last five years and the recent designation of Moses Gate Country Park as a Local Nature Reserve indicate continuing success in Nature Conservation Policy.

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.
- 9.12 There are 15 policies in the UDP relating to Design and the Built Environment. Policy D2, Design, was used most frequently during the monitoring period, demonstrating the importance of good design in Bolton. In addition, policies D1 and D3, relating to design and landscaping were also some of the more frequently used policies. Planning application number 83395/09 is for the “Demolition of existing school buildings and construction of a new academy with central courtyard and central covered space for 900 pupils and associated landscaping works” at ESSA academy. The officer’s report states that: *“The concept adopted within the design is for the Academy to operate essentially from a single bespoke building which applies the best principles in design, material use, sustainability and adaptability to the current and future needs for educational provision.”* This application uses the UDP part 1 design policy to ensure that the various aspects of good design are incorporated into the proposals, and re-affirms the Council’s commitment to high quality design.

Environmental Management

- 9.13 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.
- 9.14 There are thirteen policies in the UDP used for determining planning applications related to environmental management. EM4, Contaminated Land, was the most frequently used during the monitoring period. As an example, this policy was used to approve a residential scheme for the erection of 42 dwellings on land adjacent to Radcliffe Road as part of the Council's Transforming Estates programme. Part of the land is the site of a former railway cutting which was infilled with inert fill in the 1990's, thus requiring the use of policy EM4 to ensure the safety of occupants of any new dwellings.
- 9.15 Four policies: EM8 Renewable 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.

Core Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-----------|--|-----------|-----------|-----------------|-----------------|-----------|-----------|
| E1 | Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. Source: Bolton Council & EA | | | | | | |
| | Flood Protection | 0 | 1 | 1 ¹⁶ | 1 ¹⁷ | 0 | 0 |
| | Water Quality | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 |
| | Local Nature Reserves (LNR) (+/-ha) Source: Bolton Council | +29.2 | No change | No change | No change | +107 | No change |
| | Sites of Special Scientific Interest (SSSI) (+/-ha) Source: Natural England | No change | No change | No change | No change | No change | No change |
| E3 SEI | Renewable energy capacity installed by type (MW) Source: Bolton Council, Corporate Property Services | 0.026 | 0.064 | 0.101 | 0.114 | 0.114 | 0.114 |

Local Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|-----|---|------|-------|------|------|------|-----------------------|
| L21 | Percentage of Rivers Good Source: Environment Agency | N/A | 31.4% | N/A | N/A | N/A | N/A ¹⁸ |
| L22 | Percentage of Rivers Fair Source: Environment Agency | N/A | 58.2% | N/A | N/A | N/A | N/A ¹⁹ |
| L23 | Number of people satisfied with local parks and open spaces Source: Bolton Council | N/A | 70% | 67% | 68% | 65% | No Data ²⁰ |

¹⁶ This proposal was for an industrial warehouse and mitigation measures were introduced to avoid risk.

¹⁷ Application Number 78348/07. Amended house types subsequent to previous permission.

¹⁸ Most up to date information available is for 2006

¹⁹ Most up to date information available is for 2006

²⁰ Data source is the Place Survey which has been scrapped by the Government

| | | | | | | | |
|-----|--|-----|-----|-----|-----|---------------------|---------------------|
| L24 | CO ₂ reduction from Local Authority operations (Tonnes) Source: Bolton Council Source: DECC | N/A | N/A | N/A | N/A | 48295 ²¹ | 47927 ²² |
|-----|--|-----|-----|-----|-----|---------------------|---------------------|

Core Strategy Indicators

| Policy | Indicator | Target | Reporting: 2010 |
|--------|---|---|--|
| CG1 | Net gain or loss in sites of biological importance | No net loss | See the above for data on SBIs, LNRs and SSSIs |
| CG1 | Satisfaction with parks & open spaces | 2010/11: 75%, 2012/13: 78% | See the above data |
| CG2 | Per capita reduction in CO ₂ emissions in Bolton | 2010/2011: -10%, 2012/2013: -15%, 2017/2018: -26% | No need to report this year. |
| CG3 | CABE “Buildings for Life” standard for well designed homes and neighbourhoods | | No developments have been assessed this year |
| CG4 | Percentage of rivers good / fair | An improvement over the baseline of 90% | Most recent available data is for 2006 |

Conclusion

9.16 Many of the UDP policies relating to the Cleaner Greener theme will be replaced by the policies in the Core Strategy. However, the following policies relate to the Cleaner Greener theme and are being taken forward for consideration in the site allocations development plan document:

- R2 Protected Open Land
- R3 Diversification in the countryside
- R4 Agricultural land
- G2 Control of development in the Green Belt
- G3 Re-use of buildings in the Green Belt
- G6 Wallsuches
- N8 Trees
- EM5 Derelict land and buildings
- EM9 Hazardous installations
- D4 Advertisements

9.17 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

²¹ This is a baseline figure. Reductions will be monitored in future years.

²² DECC baseline data for 2008-2009

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

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. The percentage of planning applications which complied with the Council's Sustainable Design and Construction SPD has risen in the past year from 64% to 75%. This also shows that renewable energy schemes are on the rise.

- 9.18 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 in terms of environmental, economic and social considerations.

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 53 times in the determination of major applications over the past year. Policy H3 is one of the most 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.
- 10.2 Planning application number 81776/09 was refused on 14 May 2009, and deals with the “*Erection of 20 no dwellings together with associated access and landscaping*”, located off Waverley Road, Bolton. The application site is a greenfield site, in that it has not been previously developed. The site is unallocated within the UDP. The application site measures 0.65 hectares and is the site of a former piggery. The part of the site where the former piggery buildings once stood is now fenced off and is used as general industrial and for vehicle storage. The application site is the remainder of the former piggery site, which is currently used for the grazing of horses. This application was refused because it is considered that the principle of residential development on this greenfield site is inappropriate as the development would be contrary to the sequential approach contained with Policy DP4 of RSS, and also that the proposed layout, siting and design of the development would not contribute towards good urban design, contrary to Policy D2 of the UDP. In addition policy H3 states that:
- 10.3 “The Council will permit housing development within the urban area provided that the following criteria are met:… iv) if the proposed site has not been developed previously it can be clearly demonstrated that previously developed sites elsewhere in the Borough are so physically and environmentally constrained that they cannot be developed for housing.”
- 10.4 This application shows the effective use of policy H3 to guide new housing development towards brownfield land where possible, and thus minimising any detrimental impacts on the environment.

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: 2010 |
|--------|---|--------------|---|
| SC1 | Net additional dwellings for the current year | 694 per year | 372 |
| SC1 | Net additional dwellings total subdivided into Bolton Town Centre, Renewal Areas, Horwich Loco Works and Outer Areas. | | Data not available to report this year. |
| SC1 | Percentage of new and converted dwellings on previously developed land | 80% | 99% |
| SC1 | Percentage of new dwellings completed at more than 30 dwellings per hectare (gross). | | 97% |
| SC1 | Affordable housing completions | 243 per year | 103 |

- 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 372, the lowest level since 2003. This figure compares with 530 in 2008/9 and the peak of 1,174 dwellings in 2007/8. However the average level of completions achieved over the last 5 years at 753 net additional dwellings per annum exceeds both the requirements of the Regional Spatial Strategy and the emerging Core Strategy. While the largest fall in the absolute number of completions has been in the flats market, 58% of all completions were still of flats in the last year. In terms of the number of bedrooms just over half (55%) 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 emerging Core Strategy. Over 96% 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 During the year the effective and efficient use of land for housing continued, as required by national policy in PPS3, with almost all completions taking place on previously developed land. Looking specifically at the 31 housing developments which were fully completed during 2009/10, the average density achieved was 47 dwellings to the hectare. While this inevitably masks a range of densities across different sites this level is well above the target of 30 to the hectare.

- 10.11 There were 103 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.

Core Output Indicators

| | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------|--|--|-------|-------|-------|-----------------|-------------------|
| H1 | Housing plan period & housing targets Source: Bolton Council | | | | | | |
| | (a) 2003-2021 Regional Spatial Strategy | N/A | N/A | N/A | N/A | 10,400 | 10,400 |
| | (b) 2008-2026 Emerging Core Strategy | N/A | N/A | N/A | N/A | 12,492 | 12,492 |
| H2 (a) | Housing trajectory showing net additional dwellings over the previous five year period, or since the start of the relevant development plan document, whichever is the longer. Source: Bolton Council | 2,618 | 2,913 | 2,858 | 3,676 | 3,818 | 3,764 |
| H2 (b) | Housing trajectory showing net additional dwellings for the current year. Source: Bolton Council | 426 | 761 | 927 | 1,174 | 530 | 372 |
| H2 (c) | Housing trajectory showing projected net additional dwellings up to the end of the relevant development plan document. Source: North-West Regional Spatial Strategy | <i>See Housing Trajectory Graph</i> | | | | | |
| H2 (d) | Managed Delivery Target | <i>See Housing Trajectory Graph & 5 years supply site list</i> | | | | | |
| H3 | Percentage of new and converted dwellings on previously developed land. Source: Bolton Council | 78% | 87% | 96% | 91% | 94% | 99% |
| H4 | Net additional Gypsy & Traveller pitches Source: Bolton Council | N/A | N/A | N/A | N/A | 7 ²³ | 0 |
| H5 | Gross Affordable Housing Completions. Source: Bolton Council | 196 | 98 | 39 | 180 | 61 | 103 |
| H6 | Housing Quality Building for Life Assessments Source: Bolton Council | N/A | N/A | N/A | N/A | N/A | N/A ²⁴ |

²³ 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.

- 10.12 PPS 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 Regional Spatial Strategy but this will be replaced by an annual average target of 694 dwellings when the Core Strategy is adopted in 2011. This year's housing update sets out the 5 year requirements against both these targets. Table 2 of Annex 3 demonstrates that there is a projected supply of 3841 dwellings for 2011-2016 to set against the residual requirement under RSS of 2810. This amounts to an oversupply of 1031 dwellings or 137%. In part this is a result of significantly higher completions early in the RSS period which has resulted in a much lowered residual requirement.
- 10.14 Tables 3 and 4 of Annex 3 set out a similar calculation against the higher Core Strategy target figure. This compares the same projected supply of 3841 dwellings against a higher requirement figure of 3830. There is a marginal oversupply of 11 dwellings; in effect the identified sites match the requirement.
- 10.15 The identified sites over 0.24 ha in size that form the 5 year supply 2011-2016 are set out in Table 5. These have been drawn entirely from sites either under-construction or with permission at 31st March 2010. However under current market conditions there are question marks over the delivery of apartment based schemes, including those in Bolton Town Centre, in the short-term. Consequently a number of permissions have not been included in the five year supply at the current time. This situation will be kept under review and sites re-introduced when information becomes available concerning the likelihood of development. A small site allowance of 90 dwellings per annum has also been included in line with the findings of the 2009 Strategic Housing Land Availability Assessment.
- 10.16 The updated housing trajectory 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 |
|-----|--|----------|----------|----------|----------|----------|----------|
| L25 | Mean Average House Prices ²⁵ | | | | | | |
| | Source: HM Land Registry, House Price Index. | | | | | | |
| | All (£) | £98,723 | £104,939 | £115,112 | £118,511 | £98,349 | £99,021 |
| | Detached (£) | £226,419 | £240,677 | £264,009 | £271,803 | £225,169 | £226,729 |
| | Semi-detached (£) | £110,911 | £117,895 | £129,324 | £133,142 | £110,299 | £111,063 |
| | Terraced (£) | £63,794 | £67,811 | £74,384 | £76,580 | £63,441 | £63,881 |

²⁴ The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. Currently no data available as no assessments have been conducted.

²⁵ Figures refer to monthly average for March 05, March 06, March 07, March 08 & March 09 respectively.

| | Flat/Maisonette (£) | £87,173 | £92,662 | £101,645 | £104,645 | £86,691 | £87,292 |
|-----|--|---------|---------|----------|----------|---------|---------|
| L28 | Percentage of new dwellings completed at less than 30 dwellings per hectare. Source: Bolton Council | 31% | 29% | 7% | 5% | 7% | 3% |
| L29 | Percentage of new dwellings completed between 30 and 50 dwellings per hectare. Source: Bolton Council | 38% | 49% | 44% | 44% | 29% | 33% |
| L30 | Percentage of new dwellings completed above 50 dwellings per hectare. Source: Bolton Council | 21% | 31% | 49% | 51% | 65% | 64% |

Conclusion

- 10.17 The current policies in the UDP and the proposed 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 couple 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 both the Regional Spatial Strategy and the Core Strategy when adopted in 2011. 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 from 2013.

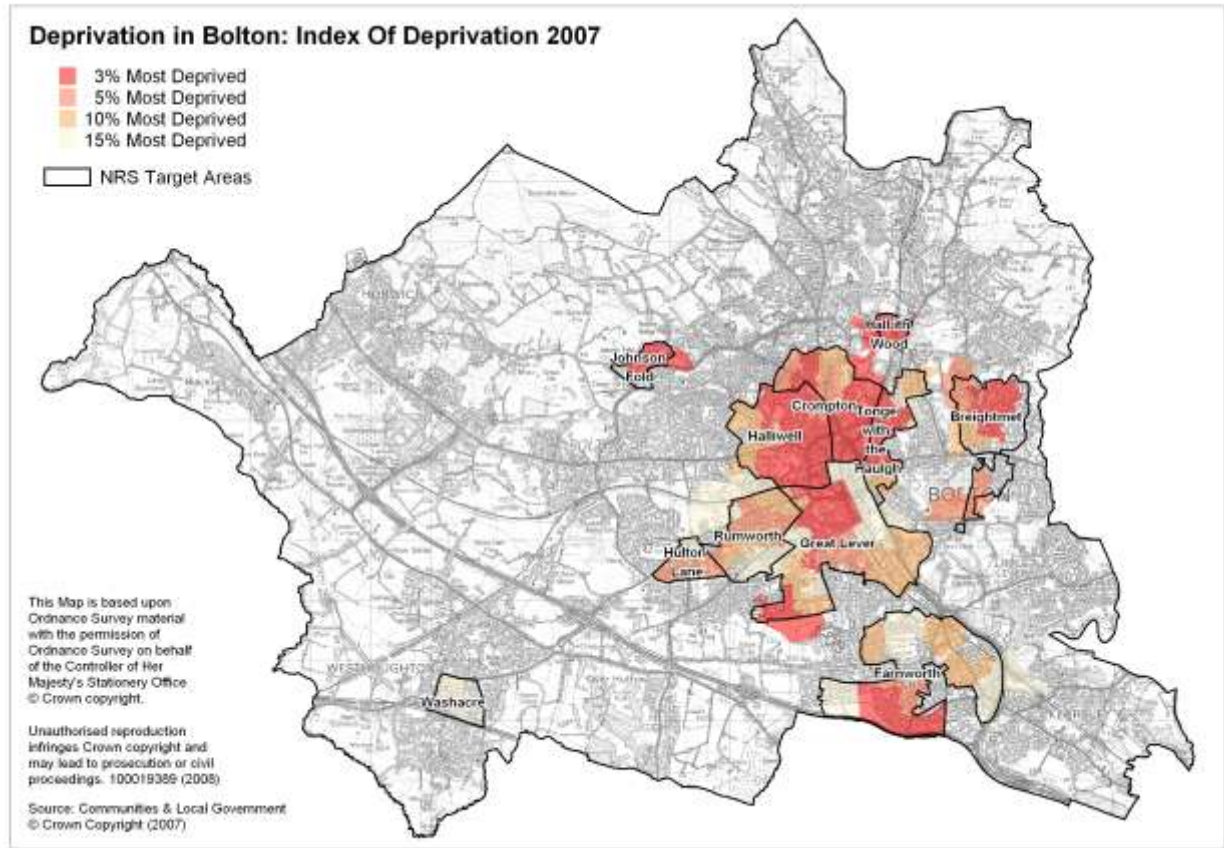
Strong and Confident: Community Cohesion

Policy monitoring

- 10.18 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.
- 10.19 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

- 10.20 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.
- 10.21 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
- 10.22 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.
- 10.23 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.
- 10.24 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.
- 10.25 The map shows the most deprived 3%, 5%, 10% & 15% SOAs in Bolton according to their overall rankings in England.



Source: CLG 2007

Core Strategy & Local Indicator

| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|------|------|------|------|------|-----------------------------|
| L31 % Residents who feel that people from different backgrounds in their area get along Source: Bolton Council | N/A | N/A | 70% | 72% | 69% | No data avail ²⁶ |

²⁶ This was gathered in the Place Survey, which has now been abolished by the Government.

Annex 1: Employment Land Update

2010 Employment Land Resource Update

1. Introduction

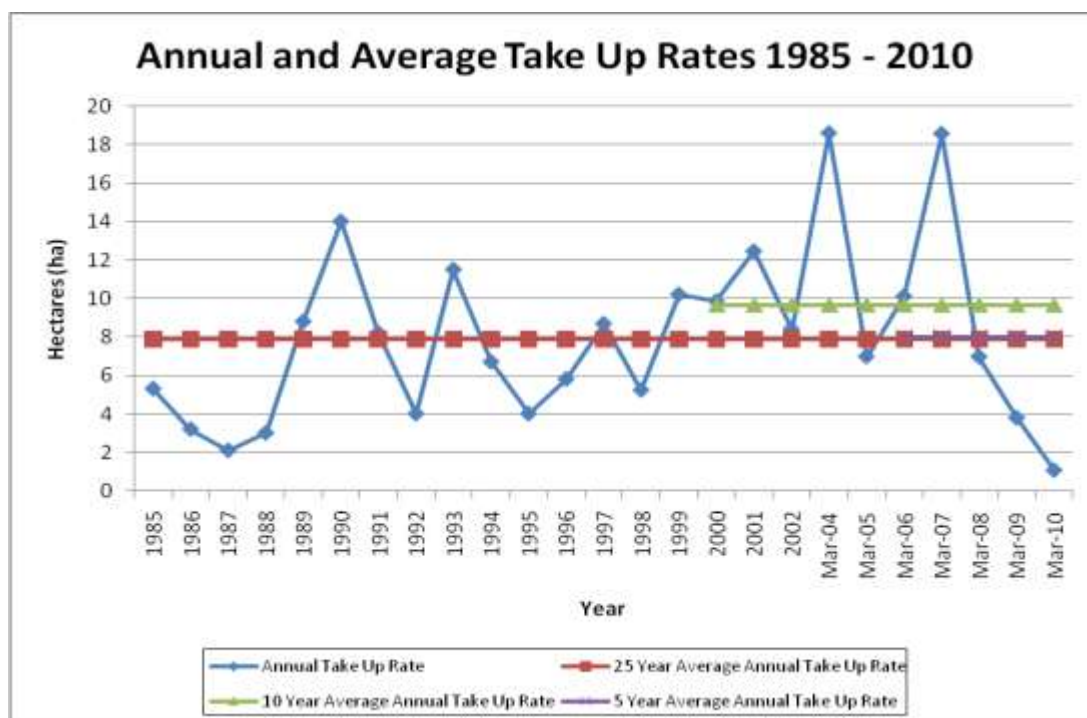
The 2010 Employment Land Resource Update has the following objectives:

- 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 2009 to the 31st of March 2010;
- To form part of the Councils 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 25 years between 1985 and 2010. It can be seen that over the 10 year period between 2000 and 2010, the take up of land for employment use has averaged just under ten hectares per year. This is higher than the 25 year average (1985 – 2010) and the 5 year period between 2006 and 2010, of around 8 hectares a year.



3. Employment Land Completions April 2009 – March 2010

This section analyses employment land completions across the borough, including an analysis of the proportion of completions on previously developed land and the proportion of B1 (office) completions in town centres.

A. Completions on sites listed in the 2009 Employment Land Resource

The 2009 Employment Land Resource Update identified 84.42 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 2009 Employment Land Resource Update

| Site Name | Site Reference | Remaining capacity 2009 (hectares) | Development | Remaining capacity 2010 (hectares) |
|--|----------------|------------------------------------|--|------------------------------------|
| Barr's Fold Close, Wingates | 01E | 0.47 | No development | 0.47 |
| Long Lane/Lancaster Way | 07E | 0.39 | No development | 0.39 |
| Horwich LocoWorks | 08E | 16.3 | No development | 16.3 |
| Crompton Way | 18E | 1.21 | Change of use from car park to motorbike training facility, erection of temporary building and two storage containers, installation of underground foul water storage and erection of chain link fencing (0.41 ha) | 0.8 |
| St. Peters Business Park A | 19E | 1.24 | No development | 1.24 |
| Watermead | 22E | 3.90 | No development | 3.90 |
| Mill Street | 24E | 0.53 | No development | 0.53 |
| Mill Street/Mule Street (or Back Broom Street) | 25E | 0.74 | No development | 0.74 |
| Nelson Street | 28E | 0.36 | No development | 0.36 |
| Campbell Street | 29E | 0.14 | No development | 0.14 |

| Site Name | Site Reference | Remaining capacity 2009 (hectares) | Development | Remaining capacity 2010 (hectares) |
|-----------------------------|----------------|------------------------------------|----------------|------------------------------------|
| Stone Hill Road | 32E | 0.66 | No development | 0.66 |
| Express Industrial Estate C | 33E | 0.19 | No development | 0.19 |
| Express Industrial Estate B | 34E | 0.77 | No development | 0.77 |
| Salford Road (Cutacre) | 38E | 16.7 | No development | 16.7 |
| British Aerospace | 41E | 9.95 | No development | 9.95 |
| Westpoint | 4MU | 2.89 | No development | 2.89 |
| St. Georges Gateway | 5MU | 0.77 | No development | 0.77 |
| Clarence Street | 7MU | 0.84 | No development | 0.84 |
| Merchant's Quarter | 10MU | 5.91 | No development | 5.91 |
| Westbrook | 14MU | 3.14 | No development | 3.14 |
| Trinity Gateway | 16MU | 5.29 | No development | 5.29 |
| Blackhorse Street Car Park | 18MU | 0.75 | No development | 0.75 |
| Knowledge Campus | 19MU | 2.18 | No development | 2.18 |
| Cultural Quarter | 21MU | 3.01 | No development | 3.01 |
| King Street | 22MU | 0.22 | No development | 0.22 |
| Church Wharf | SO2 | 5.87 | No development | 5.87 |
| Total | 26 | 84.42 | | 84.01 |

At Crompton Way (18E) there has been a completed motorbike training facility reducing the amount of employment land available from 1.21 ha to 0.8 ha, meaning the total amount of land available for employment use reduced from 84.42 ha to 84.01 ha between 1st April 2009 and 31st March 2010.

B. All completions

Tables 3 and 4 summarise employment completions for the period 1st April 2005 to 31st March 2010. Completions are split into B1, B2 and B8 use class, and completions involving a combination of these use classes. Table 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.

| | 2005/2006 | 2006/2007 | 2007/2008 | 2008/2009 | 2009/2010 |
|-----------------|-----------|-----------|-----------|-----------|-----------|
| B1 | NA | NA | 11731 | 13653 | 3404 |
| B2 | NA | NA | Nil | Nil | 2322 |
| B8 | NA | NA | Nil | 2252 | 1931 |
| B1/B2/B8 | NA | NA | 2996 | 4349 | Nil |
| Total | 42859 | 54168 | 14727 | 20254 | 7657 |

The total amount of gross floor space developed in the 12 months up to 31st March 2010 was over 12,000 metres squared lower than it was in the 12 month period up to 31st March 2009. This continues a general trend of declining figures over the previous four years.

Table 3B: Total (Net) amount of additional employment floor space completed 2009-2010 (M²)

Net additional employment floorspace is calculated as new gross floorspace completions (including extensions), 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 | 3404 | 80 | 3324 |
| B2 | 2322 | 2546 | -224 |
| B8 | 1931 | Nil | 1931 |
| B1/B2/B8 | Nil | Nil | Nil |
| Total | 7657 | 2626 | 5031 |

Losses of existing employment land through demolition, change of use and conversions total 2626 square meters, meaning the net additional employment land developed between 1st April 2009 and 31st March 2010 is 5031 meters squared.

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.

| | 2005/2006 | 2006/2007 | 2007/2008 | 2008/2009 | 2009/2010 |
|-----------------|------------------|------------------|------------------|------------------|------------------|
| B1 | NA | 3.25 | 5.44 | 1.75 | 1.06 |
| B2 | NA | 7.42 | Nil | Nil | Nil |
| B8 | NA | 0.05 | Nil | 0.81 | Nil |
| B1/B2/B8 | NA | 7.84 | 1.53 | 1.23 | Nil |
| Total | 10.10 | 18.56 | 6.97 | 3.79 | 1.06 |

Less land was developed for employment use in the 12 months up to 31st March 2010 than for the 12 month period up to 31st March 2009. In the 12 month period up to 31st March 2010 100 per cent of employment land developed was for B1 use compared to 46 per cent in the 12 month period up to 31st March 2009 and 78 per cent in the 12 month period up to 31st March 2008.

All of the employment completions that took place between 1st April 2009 and 31st March 2010 on 2005 UDP sites, Annual Employment Land Resource Sites and other sites across the borough can be found in Appendix One.

C. Completions on Previously Developed Land (2009/2010)

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 (2009/2010)

| | B1 | B2 | B8 | Mix of B1/B2 /B8 | Total |
|---|------|------|------|------------------|-------|
| Total amount of additional employment floor space completed by type (m²) | 3404 | 2322 | 1931 | 0 | 7657 |
| Total amount of additional employment floor space completed on previously developed land by type (m²) | 3404 | 2322 | 1931 | 0 | 7657 |
| % of additional employment floor space completed on previously developed land by type | 100% | 100% | N/A | N/A | 100% |

All employment completions were on previously developed land in the 12 month period up to 31st March 2010. This is an increase on the 12 month period up to 31st March 2009 and 31st March 2008 during which 90 per cent and 51 per cent of completions were on previously developed land respectively.

The following UDP policies have helped achieve this:

- Policy E5 – which seeks to permit development proposals that safeguard existing industrial areas.
- Policy E6 – which promotes the modernization or replacement of obsolete buildings for industrial and business uses, which contribute to the improvement of industrial, and business areas and premises.

D. B1 schemes in town centres (2009/2010)

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

| | 2009/2010 |
|--|-----------|
| Total amount of B1 floor space developed within the local authority (m²) | 3044* |
| Total amount of floor space developed within town centres (m²) | 172 |
| % of floor space developed within town centres | 6 |

*This is different to the B1 total in table 5 due to a 360m² B1 scheme involving light industrial use rather than office use

In the 12 month period up to 31st March 2010 6 per cent of B1 (office) completions within the borough were located within town centres as defined in the 2005 UDP. This is a decrease on the figure of 68 per cent in the 12 month period up to 31st March 2009, but is similar to the 6 per cent figure recorded in the 12 month period up to 31st March 2008. The need to focus more B1 development in town centres is addressed by the emerging Core Strategy.

4. Losses of Employment Land to other uses

Between 1st April 2009 and 31st March 2010 there were a number of confirmed losses of employment land. These are summarised below in tables 7A and 7B:

Table 7A: Losses of existing employment floorspace

| Application Number | Development | Location | Floorspace lost (M ²) | Employment land lost (ha) |
|--------------------|--|---|-----------------------------------|---------------------------|
| 82870/09 | CHANGE OF USE OF PREMISES FROM INDUSTRIAL USE (B2) TO A PLACE OF WORSHIP/ COMMUNITY BUILDING (D1) | UNIT 1, BOUNDARY INDUSTRIAL ESTATE, MILLFIELD ROAD, BOLTON, BL2 6QY | 1740 | 0.25 |
| 76921/07 | DEMOLITION OF EXISTING BUILDING (B2 Use) AND ERECTION OF 4 NO. TWO BEDROOM AND 2 NO. ONE BEDROOM APARTMENTS INCLUDING ALTERATIONS TO ACCESS. PROVISION OF 6 NO. PARKING SPACES | LAND AT 6, MYTHAM ROAD, LITTLE LEVER, BOLTON, BL3 1JE | 480 | 0.04 |
| 74758/06 | CHANGE OF USE AND CONVERSION FROM OFFICES (B1) TO TWO FLATS. | 28 BENTLEY STREET, BOLTON, BL2 1NE | 80 | 0.01 |
| | | | 2300* | 0.3 |

* This total is different to the total in table 3B because one of the demolitions (326 sm) in table 3B was replaced by another employment use and was therefore not included as a loss of employment land in this table.

Table 7B: Losses of employment land supply

| Application Number | Development | Location | UDP Allocation | Employment land lost (ha) |
|---------------------------|--|---|-----------------------|----------------------------------|
| 82272/09 | CHANGE OF USE FROM CAR PARK TO MOTORBIKE TRAINING FACILITY, ERECTION OF TEMPORARY BUILDING AND TWO STORAGE CONTAINERS, INSTALLATION OF UNDERGROUND FOUL WATER STORAGE AND ERECTION OF CHAIN LINK FENCING | CAR PARK AT WATERS MEETING INDUSTRIAL ESTATE, KENTFIELD DRIVE, BOLTON | 18E | 0.41 |

It can be seen from tables 7A and 7B that 0.71 hectares of employment land was lost to other uses between 1st April 2009 and 31st March 2010. This is lower than the average loss of employment land to other uses per annum between 2001 and 2010, which was 6.6 hectares.

5. Employment Land Supply

A. Sites added to and removed from Employment Land Resource (2009/2010)

No new sites were added to the Employment Land Resource following the 2009/2010 update. Likewise no sites have been removed because they were considered to have no scope for development or because they were fully developed.

B. Table 8 Summary of April 2010 Position:

Table 8 illustrates the changes to the employment land resource between 1st April 2009 and 31st March 2010.

Table 7: Changes to Employment Land Resource (1st April 2009 – 31st March 2010)

| | Area in Hectares | Number of Sites |
|--|-------------------------|------------------------|
| Land available at end of March 2009 | 84.42 | 26 |
| ELR Sites Completed | 0 | 0 |
| ELR Sites Partially Completed | -0.41 | -1 |
| ELR Sites Under Construction | 0 | 0 |

| | | |
|--|--------------|-----------|
| Sites removed from ELR as they have no scope for development | 0 | 0 |
| Sites added to ELR | 0 | 0 |
| ELR Land Available at the end of March 2010. | 84.01 | 26 |
| Non ELR sites under construction | 4.2 | 7 |
| Permission not implemented on non ELR sites | 5.5 | 12 |
| Total Land Available at the end of March 2010 | 93.71 | 45 |

Following developments in the period between 1st April 2009 and 31st March 2010 the employment land resource consists of 26 sites making up 84.01 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2010, can be found in appendix two. In addition there are 7 sites under construction and 12 sites which have been granted planning permission but have not yet been implemented. These sites total 9.7 hectares and are listed in appendices three and four.

The council seeks to ensure that Bolton has a portfolio of high quality, flexible employment sites that are capable of adapting to changing conditions and that meet the needs of both its own residents and the wider area. A 2010 update of the ARUP Employment Land Study identified the need for Bolton to allocate 145-165 hectares of employment land in the period up to 2026. The location of this land will be identified through the Core Strategy and Allocations DPD.

Appendix One: All Employment Completions across the borough April 2009 - March 2010

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 |
|---------------------------|---|---|------------------|--|------------------|--------------------------------|
| 75565/06 | Erection of two storey office building and vehicle workshop and erection of office/workshop/warehouse building (redesign and relocation of previous approved application 61689/02). With associated car parking and service yard areas. | Land situated at junction of James Street/Long Lane and Church Street | B1 | 1920 | 0.98 | Employment Commitment |
| Total | | | | 1920 | 0.98 | |

B. Employment Completions on land identified within the 2008-2009 Annual Employment Land Resource

No completions between 1st April 2009 and 31st March 2010

C. Employment Completions on other land

| Application Number | Development Description | Address | Use Class | Gross Floor Space (m²) | Area (ha) |
|---------------------------|--------------------------------------|---|------------------|--|------------------|
| 81143/08 | ERECTION OF (LIGHT) INDUSTRIAL UNITS | WESTHOUGHTON INDUSTRIAL ESTATE, JAMES STREET, WESTHOUGHTON, BOLTON, BL5 3QR | B1 | 360 | 0.08 |
| Total | | | | 360 | 0.08 |

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 | 4 | 338 |
| Extensions | 6 | 4713 |
| Schemes involving demolition | 1 | 326 |

E. Summary of completions

| | Gross floor (m²) | Area (ha) |
|---|------------------------------------|------------------|
| On UDP (2005) employment land | 1920 | 0.98 |
| On land identified within the 2008-2009 Annual Employment Land Resource Update | 0 | 0 |
| On other land | 360 | 0.08 |
| Changes of use | 338 | NA |
| Extensions | 4713 | NA |
| Schemes involving demolition | 326 | NA |
| Total | 7657 | 1.06 |

Appendix Two: Annual Employment Land Resource Sites – April 2010

| Site Name | Site Reference | Site Size (Reference) |
|---|-----------------------|------------------------------|
| Long Lane/Lancaster Way | 07E | 0.47 |
| Horwich LocoWorks | 08E | 0.39 |
| Crompton Way | 18E | 16.3 |
| St. Peters Business Park A | 19E | 0.8 |
| Watermead | 22E | 1.24 |
| Mill Street/Mule Street (or Back Broom Street) | 25E | 3.90 |
| Nelson Street | 28E | 0.53 |
| Stone Hill Road | 32E | 0.74 |
| Express Industrial Estate C | 33E | 0.36 |
| Express Industrial Estate B | 34E | 0.14 |
| Salford Road (Cutacre) | 38E | 0.66 |
| British Aerospace | 41E | 0.19 |
| Westpoint | 4MU | 0.77 |
| St. Georges Gateway | 5MU | 16.7 |
| Clarence Street | 7MU | 9.95 |
| Merchant's Quarter | 10MU | 2.89 |
| Westbrook | 14MU | 0.77 |
| Trinity Gateway | 16MU | 0.84 |
| Blackhorse Street Car Park | 18MU | 5.91 |
| Knowledge Campus | 19MU | 3.14 |
| Cultural Quarter | 21MU | 5.29 |
| King Street | 22MU | 0.75 |
| Church Wharf | SO2 | 2.18 |
| Barr's Fold Close, Wingates | 01E | 3.01 |
| Campbell Street | 29E | 0.22 |
| Mill Street | 24E | 5.87 |
| Total | 26 | 84.01 |

Appendix Three: Non ELR Sites Under Construction (31st March 2010)

| 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 |
| 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 | 0.32 |
| 80662/08 | ERECTION OF SELF STORAGE FACILITY AND ASSOCIATED CAR PARKING. | LAND AT MANCHESTER ROAD/SUMMERFIELD ROAD, BOLTON. | B8 | 0.45 |
| 81049/08 | ERECTION OF A SINGLE STOREY COMMERCIAL/INDUSTRIAL UNIT | LAND ADJACENT TO 85 LEVER STREET, BOLTON, BL3 2AB | B2 | 0.03 |
| 82858/09 | ERECTION OF AN INDUSTRIAL UNIT. | WESTHOUGHTON INDUSTRIAL ESTATE, JAMES STREET, WESTHOUGHTON, BOLTON, BL5 3QR | B2 | 0.1 |
| 82627/09 | DEMOLITION OF INDUSTRIAL UNIT FOLLOWED BY ERECTION OF SINGLE STOREY INDUSTRIAL UNIT INCLUDING ASSOCIATED ACCESS AND CAR PARKING | HOLT BROS LTD, BRUNEL STREET, HORWICH, BOLTON, BL6 5NX | B2 | 0.01 |
| Total | | | | 4.2 |

Appendix Four: Permissions not implemented on non ELR sites (31st March 2010)

| Application Number | Development Description | Address | Use Class | Area (ha) |
|---------------------------|---|---|-------------------|------------------|
| 76568/07 | Demolition of cinema and erection of mixed use development of retail on ground floor, hotel on floors ground-eight. Leisure on 1st floor. Residential (50 Units) floors two-eleven. Offices floors three-nine. Basement parking for 86 spaces | Former cinema, Ashburner Street, Bolton, BL1 4TQ | B1/A1/C1/C3/B1/A2 | 0.21 |
| 77798/07 | Renewal of permission (61984/02) for erection of four storey office building together with formation of 317 car parking spaces and vehicular access to the Linkway | Land Adjacent to the Linkway, Horwich, Bolton. | B1 | 0.95 |
| 78145/07 | Erection of 3 No. Industrial Buildings. | Land at Star Lane, Horwich | B8 | 0.4 |
| 79815/08 | DEMOLITION OF FORMER CLUB (public house) AND ERECTION OF BUILDING COMPRISING OF SIX APARTMENTS IN ROOF AND ON FIRST FLOOR AND OFFICE ACCOMMODATION AT GROUND FLOOR LEVEL. | FORMER CENTRAL CLUB, HARRISON STREET HORWICH, BOLTON. | C3/B1 | 0.0775 |
| 80138/08 | ERECTION OF LIGHT INDUSTRY WORKSHOP (USE CLASS B1) WITH ANCILLARY OFFICES, CAR PARKING AND BIN STORAGE | LAND AT MALLINSON STREET, BOLTON | B1 | 0.036 |

| | | | | |
|--------------|---|---|-------|------------|
| 80245/08 | ERECTION OF TWO SINGLE STOREY INDUSTRIAL UNITS. | CLYDE MILL, STEWART STREET, BOLTON, BL1 3PA | B2 | 0.6 |
| 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 | 0.7 |
| 82136/09 | DEMOLITION OF GARAGE AND ERECTION OF STUDIO WORKSHOP WITH LIVING ACCOMMODATION. | LAND AT CAPTAINS CLOUGH ROAD, BOLTON, BL1 6AP | B1 | 0.11 |
| 82623/09 | ERECTION OF OFFICE BUILDING. | UNIT 2, FISHBROOK WORKS, ROSCOW ROAD, KEARSLEY, BOLTON, BL4 8NX | B1 | 0.5 |
| 83003/09 | ERECTION OF STORAGE UNIT. | UNIT 10B ROSCOW ROAD, KEARSLEY, BOLTON, BL4 8NX | B8 | 0.2 |
| 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 |
| Total | | | | 5.5 |

Appendix 5: Annual and Average Take Up Rates 1985 – March 2010

| | 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 | 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 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 |
| | TOTAL | 197.47 | | 96.75 | | 40.48 |
| | AVERAGE | 7.9 | | 9.68 | | 8.1 |

Annex 2: Bolton Town Centre Vitality and Viability Assessment 2010

Introduction

The 2010 assessment of the vitality and viability of Bolton town centre is a limited exercise using easily available sources of information rather than the carrying out of any original research or surveys. This is the fourteenth 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 retail, leisure and office floorspace in edge of centre and out of centre locations
- Retailer demand
- Shopping rents: Pattern of movement in Zone A rents within primary shopping areas
- Town centre development schedule

The amount of retail, leisure and office floorspace in 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 2010 is analysed below, including the percentage of development located in centres, at the edge of centres and out of centres. It should be noted that for this section of the study Little Lever, Horwich, Farnworth and Westhoughton town centres are considered in addition to Bolton town centre.

Table 1: B1 (Office) Floorspace

| | |
|---|-----------------------|
| Total amount of B1 floor space developed within the local authority (m ²) | 3044 |
| Total amount of floor space developed within town centres (m ²). This is broken down as follows: <ul style="list-style-type: none"> • Little Lever town centre • Horwich town centre | 172 (6%) 52 120 |
| Total amount of B1 floor space developed at edge of centre locations | Nil |
| Total amount of B1 floor space developed at out of centre locations | 2872 (94%) |

In the 12 month period up to 31st March 2010 six per cent of B1 office floorspace completions in the borough were located in town centres as defined in the 2005 UDP. This consisted of an extension to existing office floorspace in Little Lever town centre and a change of use from residential to B1 offices in Horwich town centre. The most significant out of centre B1 office scheme was for 1920m² and is located to the North West of Westhoughton town centre. It is important to acknowledge that this scheme also incorporates workshop and warehouse uses. The other out of centre B1 office schemes involved either change of use or extensions to existing B1 office floorspace. The need to focus more B1 office development in town centres is addressed by the emerging Core Strategy.

Table 2: Retail Floorspace

| | |
|---|--------------------|
| Total amount of retail floor space developed within the local authority (m ²) | 8099 |
| Total amount of retail floor space developed within town centres (m ²) | Nil |
| Total amount of retail floor space developed at edge of centre locations. This is broken down as follows: <ul style="list-style-type: none"> • Westhoughton | 4299 (53%) 4299 |
| Total amount of retail floor space developed at out of centre locations | 3800 (47%) |

In the 12 month period up to 31st March 2010 no retail completions were located within town centres as defined by the 2005 UDP. Of the retail completions that took place almost half were located at out of centre locations with just over half at edge of centre locations. It should be noted that the edge of centre development consisted of a single supermarket scheme in Westhoughton, which was assessed against the sequential test. As no suitable town centre site was available, the edge of centre location was considered to be the most appropriate available site. The out of centre retail development consisted entirely of a garden centre. This is appropriate as such a use would not represent an effective use of town centre space. The need to focus more retail development in town centres is addressed through the emerging Core Strategy.

Table 3: Leisure Floorspace

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

In the 12 month period up to 31st March 2010 all leisure completions were located at out of centre locations. It should be noted that the total leisure completions were made up of a single hotel scheme at Middlebrook. Although out of centre this is considered appropriate to support the aspirations for commercial development along the M61 corridor area. The need to focus more leisure completions in town centres is addressed through the emerging Core Strategy.

Table 4: Summary

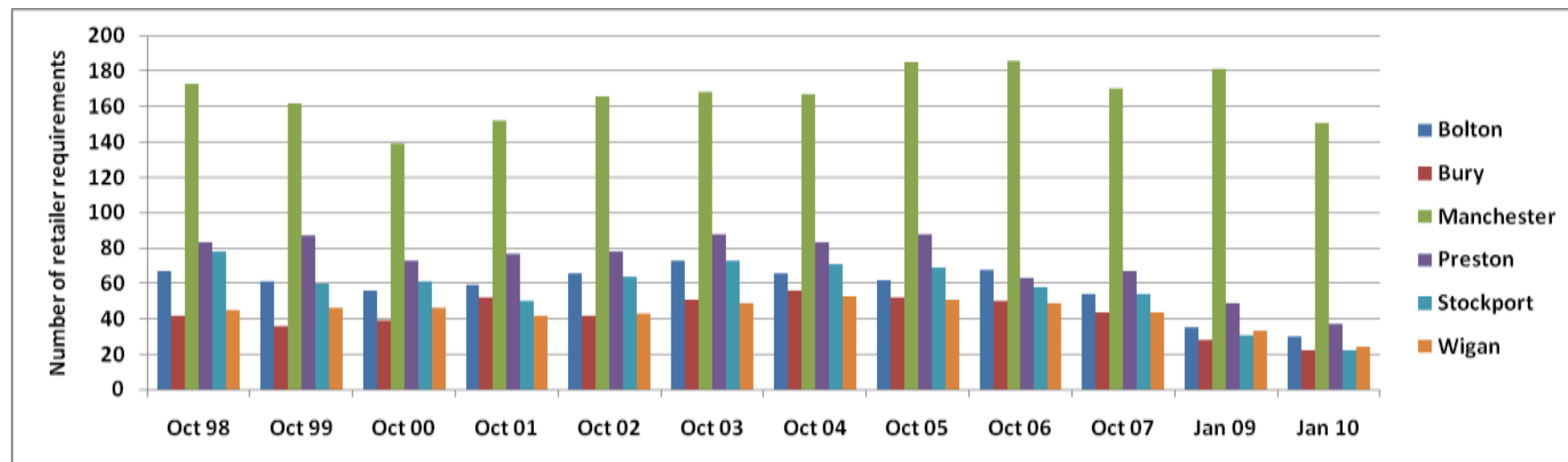
The above information is summarised below:

| | |
|---|---------------------------|
| Total amount of office, retail and leisure floor space developed within the local authority (m ²) | 12438 |
| Total amount of office, retail and leisure floor space developed within town centres (m ²). This is broken down as follows: *Little Lever town centre *Horwich town centre | 172 (1%) 52 120 |
| Total amount of office, retail and leisure floor space developed at edge of centre locations. This is broken down as follows: *Westhoughton town centre | 4299 (35%) 4299 |
| Total amount of office, retail and leisure floor space developed at out of centre locations | 7967 (64%) |

Retailer demand

The current and past 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. This continues a longer term trend: retailer demand in Bolton has 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.

Chart 1: Retailer requirements in Bolton and comparative centres



Focus (2010)

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:

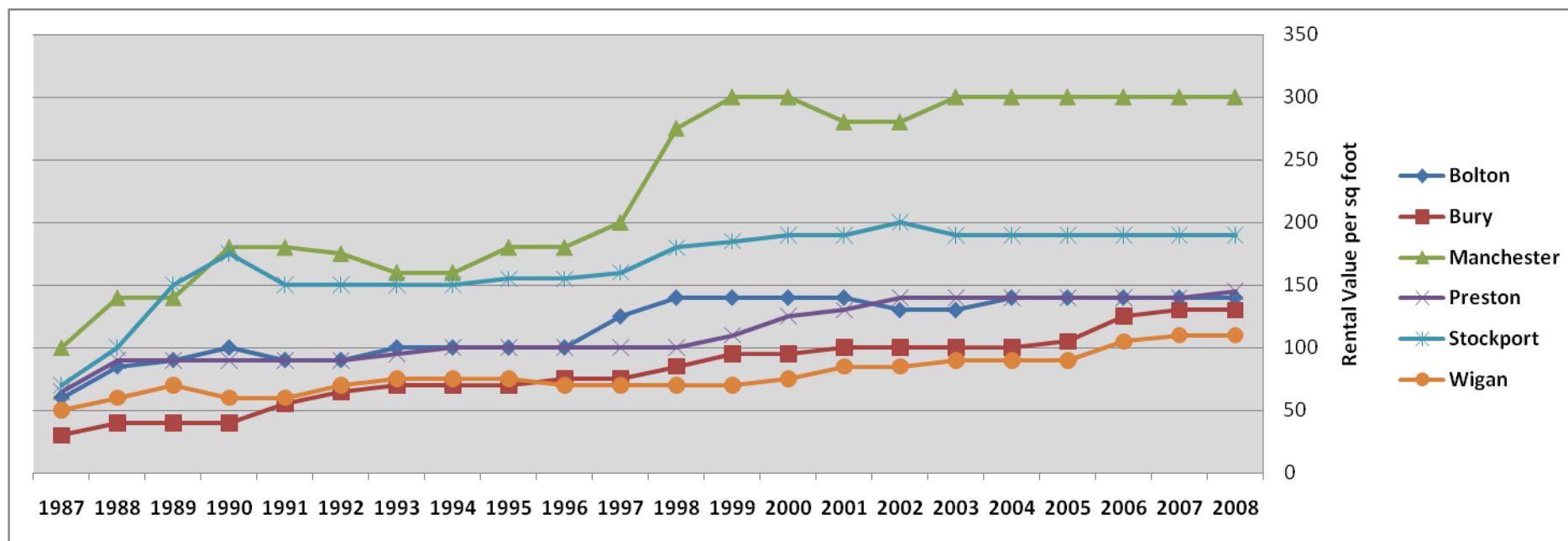
- The nature of accommodation available;
- Location; and
- Rental levels.

In addition if a retailer with a requirement in Bolton locates in an appropriate store 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 current and past level of prime Zone A shopping rents in Bolton town centre, and comparative centres, are 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

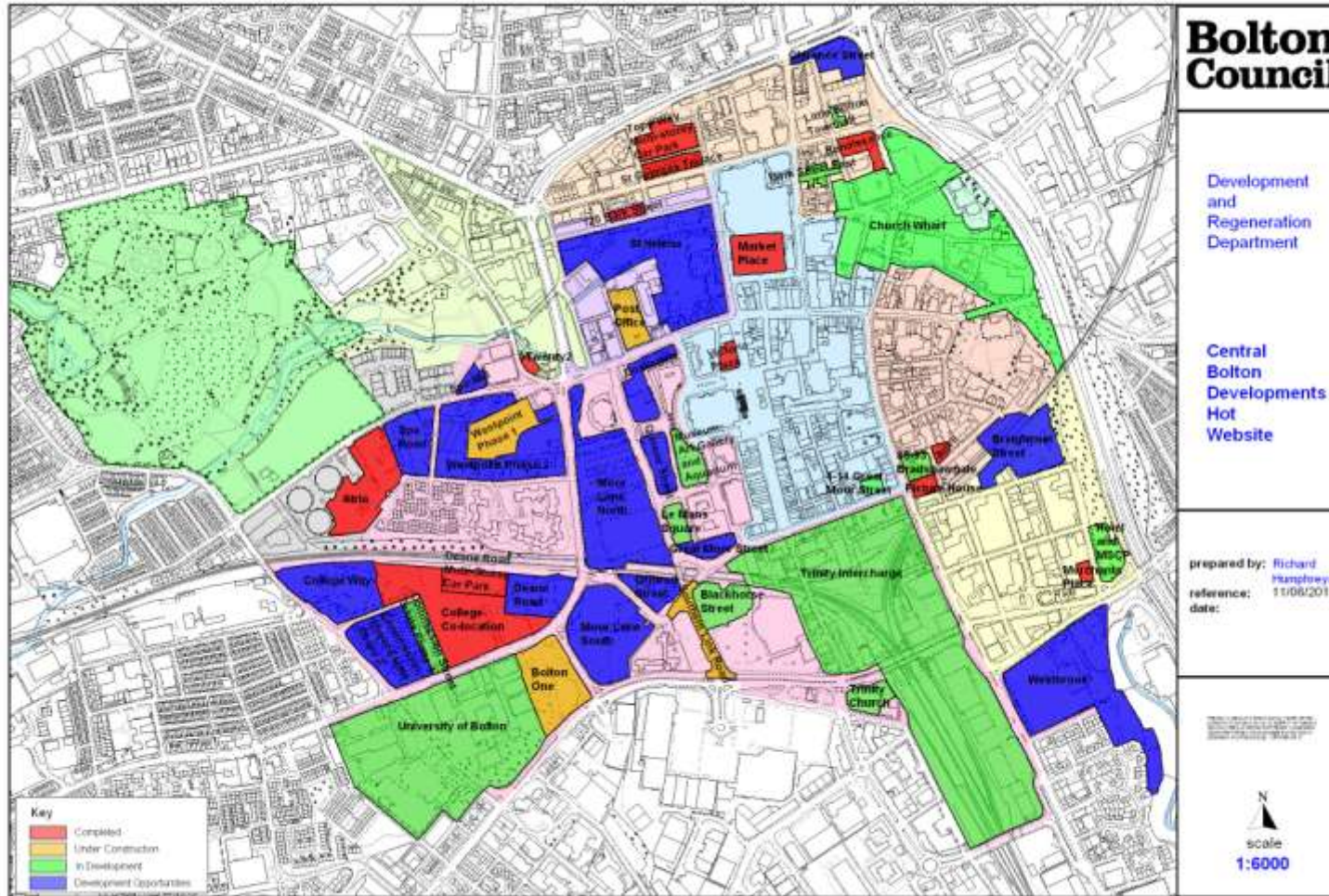


Focus (2010)

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 are considerably below those being achieved in Manchester and Stockport but above those being achieved in Bury and Wigan. Over the last decade Zone A rent has increased significantly in Wigan town centre, Bury town centre and Preston city centre. It has, however, remained relatively constant in Manchester city centre, Stockport town centre and 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 illustrated in the map below and summarised in the accompanying text:



Recently completed schemes

- Topp Way and Deane Road Multi Storey Car Parks are located at sites on the edge of Bolton town centre where the previous use was surface level car parking. This will assist with the aim of discouraging extraneous traffic from entering the central area and will also free up sites for other development.
- A new co-located educational campus in the town centre for Bolton College and Bolton Sixth Form College has opened increasing the town centres diversity of uses as well as pedestrian footfall.

Under construction schemes

- 40 apartments are currently under construction at Garside Street, these are expected to open in 2011 and will increase both the diversity of uses within the town centre and pedestrian footfall.
- 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.

Schemes in the pipeline

- Construction and conversion is expected to commence in 2011 on 33 apartments at the rear of the Deansgate Post Office. This will again increase both the diversity of uses within the town centre and pedestrian footfall.
- Tesco are expected to submit a planning application in spring 2011 on the Bark Street site. This will involve the development of approximately 115,000 sq. ft of retail floor space.
- Bolton Transport Interchange with commercial development at the front. This will involve a £48 million investment with a reserved matters planning application expected in February 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 prime Zone A rent remaining strong. 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, that will increase the vitality and viability of Bolton town centre.

Annex 3: Housing Land Update

1. Introduction

This briefing note updates the housing land position 1st April 2009 to 31st March 2010 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 housing requirement will be met through the development of sites that currently have planning permission and windfall sites. In the future the Allocations Development Plan Document will identify further sites.

2. Five Year Housing Supply 2011-16

In this monitoring year the five year housing supply 2011-16 has been calculated against both the Regional Spatial Strategy (RSS) and Core Strategy housing targets. This provides a transitional arrangement to accommodate both the newly emerging Core Strategy and RSS, which remained extant throughout the monitoring period.

The current Regional Spatial Strategy (RSS) sets a net annual dwelling requirement of 578 dwellings between 2003 and 2021 and table 1 translates this into a 5 year rolling residual dwelling requirement for 2011-2016 of 2810 dwellings taking account of 2003-2010 net completions, 2010-2011 projected net completions and a clearance allowance of 20 dwellings per annum.

Table 2 shows the projected supply for 2011-2016 of 3841 dwellings set against the residual requirement of 2810 giving an over-supply of 1031 dwellings.

As an alternative, as part of the Government housing ‘growth points’ initiative and emerging Core Strategy the Council has put forward an annual net completions requirement of 694 dwellings between 2008 and 2026. Table 3 translates this into a 5 year rolling residual dwelling requirement for 2011-2016 of 3830 dwellings taking account of 2008-2010 net completions, 2010-2011 projected net completions and a clearance allowance of 20 dwellings per annum.

Table 4 shows the projected supply for 2011-2016 of 3841 dwellings set against the residual requirement of 3830 giving an over-supply of 11 dwellings.

| Table 1 - RSS Requirement Summary 5 year Supply | Dwellings |
|--|------------------|
| RSS Requirement 2003-2021=578x18 | 10400 |
| less net completions 03-10 | -4578 |
| less projected net completions 10-11 | -400 |
| Residual RSS requirement 2011 - 2021 | 5422 |
| Annualised requirement | 542 |
| 5 year RSS requirement at 31/03/2011 | 2710 |
| Clearance Allowance 2011-2015/16 | 100 |
| Gross residual requirement at 31/3/2011 (Y) | 2810 |

| Table 2 - 5 year Supply 2011-2015/16 against RSS Requirement | |
|---|-------------|
| Large Site (over 0.25ha) Supply 2011-2015/16 | 3391 |
| Small Site Allowance 2011-2015/16 | 450 |
| Projected 5 year supply at 31/3/2011 (X) | 3841 |
| less residual RSS requirement | -2810 |
| Projected over-supply at 31/3/2011 | 1031 |
| Supply of ready to develop housing 31/3/10 (NI159) | 137% |

| Table 3 – Core Strategy Requirement Summary 5 year Supply | Dwellings |
|--|------------------|
| Core Strategy (CS) Requirement 2008-2026=694x18 | 12492 |
| less net completions 08-10 | -902 |
| less projected net completions 10-11 | -400 |
| Residual CS requirement 2011 - 2026 | 11190 |
| Annualised requirement | 746 |
| 5 year CS requirement at 31/03/2011 | 3730 |
| Clearance Allowance 2011-2015/16 | 100 |
| Gross residual requirement at 31/3/2011 (Y) | 3830 |

| Table 4 - 5 year Supply 2011-2015/16 against Core Strategy Requirement | |
|---|-------------|
| Large Site (over 0.25ha) Supply 2011-2015/16 | 3391 |
| Small Site Allowance 2011-2015/16 | 450 |
| Projected 5 year supply at 31/3/2011 (X) | 3841 |
| less residual Core Strategy requirement | -3830 |
| Projected over-supply at 31/3/2011 | 11 |
| Supply of ready to develop housing 31/3/10 (NI159) | 100% |

Table 5 sets out the identified sites over 0.24 ha for the 5 year supply period 2011-2016 that have been drawn from sites under-construction or with outstanding or full planning permission as at 31st March 2010. Under current market conditions there are question marks over the delivery of apartment based schemes, including those in Bolton Town Centre, in the short-term. Consequently, a number of full permissions have not been included within the 5 year period. A small site completion rate of 90 per annum has also been applied in line with the 2007 Strategic Housing Land Availability Assessment (SHLAA).

| Table 5 5 Year Supply 2011-2016 | | | |
|--|--|-----------------|------------------|
| 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 | 86 | 7.32 |
| 1774 | FORMER WOLFENDEN SCHOOL, WOLFENDEN STREET, BOLTON, BL1 3QE | 25 | 0.62 |
| 1784 | LAND OFF JETHRO ST | 38 | 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 |
| 1846 | LAND AT MOORSIDE AND THE MARKLANDS, 99-101 MARKLAND HILL LANE, BOLTON, GREATER MANCHESTER, BL1 5NH | 12 | 0.4 |
| 1859 | LAND BETWEEN STONYHURST AVE & SWEET LOVES LANE | 10 | 0.31 |
| 1874 | HOLDEN MILL, BLACKBURN RD | 244 | 1.80 |
| 1892 | IGW GARAGE & 241-245 BELMONT RD | 36 | 0.33 |
| 1900 | LAND AT CRESCENT ROAD, BOLTON | 6 | 1.06 |
| 1906 | FORMER GREENMOUNT HOUSE, CHORLEY NEW RD (next to clevelands) | 35 | 0.42 |
| 1919 | LAND AT MOOR LANE/HANOVER ST/GARSDIE ST | 289 | 1.09 |
| 1923 | CAR PARK ADJ BROWN ST/WATER ST | 101 | 0.28 |
| 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 |
| 2025 | ATLAS MILL, BENTINCK STREET, BOLTON. | 11 | 0.38 |
| 2031 | YEW TREE HOUSE, BROAD OTH LANE, BL1 6QN | 8 | 0.30 |
| 2034 | ORIENT MILL, BRANDWOOD STREET, BL3 4BH | 24 | 0.38 |
| 2056 | SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE | 18 | 0.37 |
| 2060 | LAND OFF SCOWCROFT STREET. | 41 | 1.16 |
| 2106 | THE LAURELS, MARKLAND HILL, BOLTON, BL1 5AL | 6 | 1.28 |
| 2121 | ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF | 30 | 0.6 |
| 2132 | RED LANE UNITED REFORM CHURCH, RED LANE, BOLTON, BL2 5EQ | 7 | 0.32 |
| 3116 | LAND OFF HEATON AVE | 43 | 0.51 |
| 3132 | CLARE COURT, EXETER AVE | 79 | 1.50 |
| 3136 | CENTURY MOTORS, GEORGE STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 9RJ | 24 | 0.64 |
| 3137 | SITE OF CONSERVATIVE CLUB, GREENLAND RD | 7 | 0.45 |
| 3140 | LAND AT HARROWBY STREET | 23 | 0.40 |
| 3168 | LAND AT ST CATHERINES DRIVE, FARNWORTH, BOLTON | 7 | 0.33 |
| 4049 | STONECLOUGH MILL, RINGLEY RD | 92 | 5.54 |

| | | | |
|------|--|-------------|--------------|
| 4062 | CAUSEWAY MILL, TOPP ST / LONGCAUSEWAY | 32 | 1.34 |
| 4064 | LAND AT OLD HALL STREET / MABELS BROW, KEARSLEY, BOLTON, BL4 9DB | 73 | 1.11 |
| 4081 | LAND AT OLD HALL STREET, KEARSLEY, BOLTON | 64 | 0.42 |
| 5058 | LAND AT LEVER STREET, LITTLE LEVER | 82 | 1.34 |
| 5069 | LAND AT HEYWOOD STREET, LITTLE LEVER, BOLTON | 17 | 0.28 |
| 5071 | LAND AT RADCLIFFE ROAD, BOLTON | 42 | 1.14 |
| 6099 | BOLTON SPORTS VILLAGE (aka The Meadows & site has been merged with adjacent Chortex site by TL) | 190 | 17.83 |
| 6161 | WALLSUCHES BLEACHWORKS | 46 | 3.39 |
| 6187 | LAND AT MOSS LANE | 42 | 0.54 |
| 6195 | LAND AT STAR LANE, HORWICH | 28 | 1.55 |
| 6209 | MANCHESTER RD GARAGE | 12 | 0.77 |
| 6225 | PORTMAN MILL, TELFORD ST | 30 | 0.30 |
| 6251 | SWALLOWFIELD HOTEL, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HN | 42 | 0.42 |
| 6255 | FORMER FALL BIRCH HOSPITAL, FALL BIRCH ROAD, HORWICH, BOLTON, GREATER MANCHESTER, BL6 4LQ | 45 | 1.98 |
| 6260 | LAND AT LOSTOCK LANE, LOSTOCK, BOLTON | 301 | 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 |
| 7068 | FORMER INSTITUTE OF ISLAMIC HIGHER EDUCATION, HOSPITAL ROAD | 60 | 2.00 |
| 7229 | 86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE | 14 | 0.65 |
| 8372 | LAND AT FORMER HULTON HOSPITAL, HULTON LANE | 70 | 1.71 |
| 8374 | LAND OFF LEIGH ROAD, FORMER GREENVALE WORKS, WESTHOUGHTON, BOLTON. | 49 | 2.22 |
| 8392 | LAND OFF HUDSON ROAD, BOLTON | 65 | 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 |
| | | 3391 | 99.47 |
| | Small Site Allowance 2011-2016@90 per annum | 450 | |
| | 5 Year Supply 2011-2016 | 3841 | |

3. Housing Trajectory

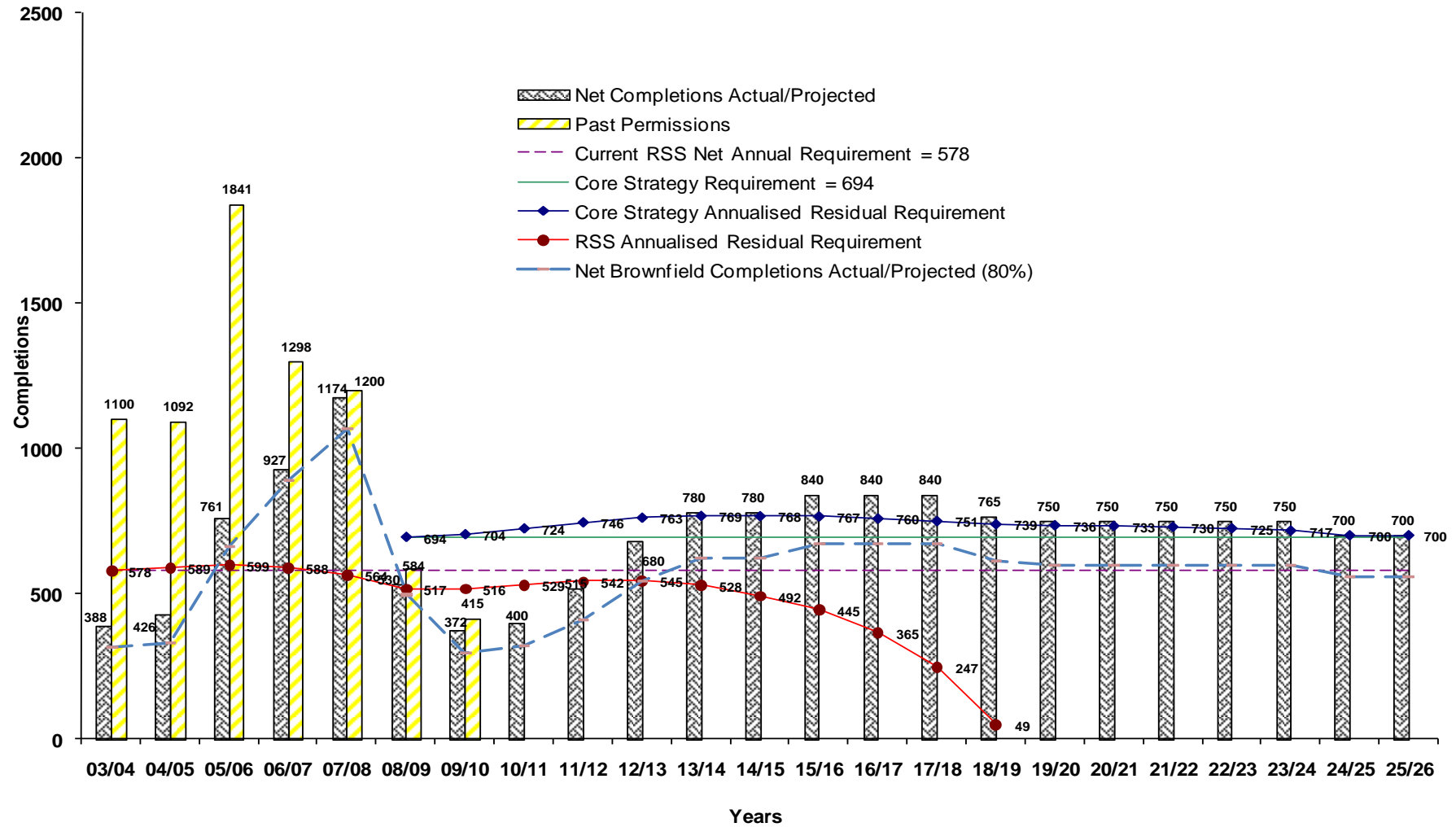
The actual net completions for 09/10 was 372, 114 units lower than anticipated, and a 158 unit decrease on the previous year reflecting the continued effects of the downturn in the housing market and economy generally.

The 09/10 housing trajectory graph (Figure 1) shows the level of permissions granted and net additional dwellings (NAD) from 2003/4 to 2009/10. The anticipated NAD for 2008 to 2026 is based on the AGMA Growth Points trajectory, providing a 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, and the RSS requirement, are 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.

Figure 1
Housing Trajectory - Bolton



4. 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 2009 | 649 | 1663 | 1843 | 4155 |
| Small sites below 0.25 hectares with planning permission for housing at April 2009 | 242 | 938 | 271 | 1451 |
| Total | 891 | 2601 | 2114 | 5606 |

Table 6 & 7 show the current identified permissions as 5606 dwellings notably, with 38% on sites currently under-construction and 46% 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 | 2089 | 25 | 2114 |
| Full Planning Permission | 2414 | 187 | 2601 |
| Outline Planning Permission | 891 | 0 | 891 |
| Totals | 5394 | 212 | 5606 |

Table 8 shows outstanding permissions of 4717 dwellings (84% of the total commitment) with full planning permission or under construction, of which, 63% are for flats and 52% 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+ | 408 | 150 | 336 | 5 | 899 (19%) |
| 3 | 109 | 132 | 366 | 37 | 644 (14%) |
| 2 | 34 | 31 | 184 | 2221 | 2470 (52%) |
| 1 | 4 | 2 | 3 | 695 | 704 (15%) |
| Total | 555 12 (%) | 315 7 (%) | 889 19 (%) | 2958 63 (%) | 4717 |

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, Harper Green, Westhoughton North and Westhoughton South.

Table 9 - Housing permissions by ward

| Ward | % Outstanding borough permissions (including units under construction) |
|----------------------------|---|
| Astley Bridge | 6% |
| Bradshaw | 1% |
| Brightmet | 1% |
| Bromley Cross | 3% |
| Crompton | 12% |
| Farnworth | 5% |
| Great Lever | 3% |
| Halliwell | 17% |
| Harper Green | 2% |
| Heaton & Lostock | 3% |
| Horwich & Blackrod | 13% |
| Horwich North East | 4% |
| Hulton | 4% |
| Kearsley | 7% |
| Little Lever & Darcy Lever | 5% |
| Rumworth | 3% |
| Smithills | 3% |
| Tonge & the Haulgh | 5% |
| Westhoughton North | 2% |
| Westhoughton South | 2% |

5. Sites under Construction

At the end of March 2010 there were 2114 dwellings under construction representing 38% of the total commitment. The wards with the highest level of construction activity are Astley Bridge, Crompton, Horwich & Blackrod, Hulton and Kearsley. The lowest level of construction activity is in Bradshaw, Bromley Cross, Harper Green and Rumworth.

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

| Reference | Site Name | Capacity |
|------------------|---|-----------------|
| 1983 | LAND AT BRADFORD ROAD/CRESCENT ROAD | 33 |
| 2128 | THE COTTAGE, RAVENSDALE ROAD, BOLTON | 1 |
| 6255 | FORMER FALL BIRCH HOSPITAL, FALL BIRCH ROAD | 45 |
| 8416 | BALDWINS FARM, OLD FOLD ROAD, WESTHOUGHTON | 1 |

6. New Permissions

101 new sites have received planning permission in the past year comprising a combined total of 415 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 |
|-----------|---|--------------|-----------------|------------|
| 2106 | THE LAURELS, MARKLAND HILL, BOLTON | PDL | Full | 6 |
| 6275 | HORWICH RMI, CHORLEY NEW ROAD, HORWICH | PDL | Full | 48 |
| 7229 | 86 CHAPELTOWN ROAD, BROMLEY CROSS | PDL | Full | 14 |
| 2121 | ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON | PDL | Full | 30 |
| 6281 | LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON. | PDL | Full | 7 |
| 2132 | RED LANE UNITED REFORM CHURCH, RED LANE, BOLTON | PDL | Full | 7 |
| 5069 | LAND AT HEYWOOD STREET, LITTLE LEVER, BOLTON | PDL | Full | 17 |
| 6285 | LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON. | PDL | Full | 1 |
| 5071 | LAND AT RADCLIFFE ROAD, BOLTON | PDL | Full | 42 |
| 3168 | LAND AT ST CATHERINES DRIVE, FARNWORTH | G | Full | 7 |
| | PDL = Previously developed land, G = Greenfield land | TOTAL | | 179 |

7. Housing Completions (Figure 1)

In 2003/04 there were 388 net additional dwellings rising every year to 1174 in 2007/08, before experiencing a drop to 372 in 2009/10. This averages out at 753 net additional dwellings per annum. This average rate is 30% over the current RSS annual housing requirement of 578 dwellings per year, and 8.5% over the Growth Points annual completions target of 694 dwellings per year.

A total of 31 sites were fully completed in the period April 2009 to March 2010 on which the total number of dwellings completed over a period of years is 128. The average density achieved on these fully completed sites was 47.1 dwellings per hectare, exceeding the 30 dwelling per hectare guideline set by the RSS. However, this masks a range of densities across different sites.

8. Completions by House Type

Figure 1 shows the pattern of gross completions by house-type over the last 6 years. Whilst completions of semi-detached and terraced units have remained relatively steady, 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 2009/10 back to 2004/05 levels. Flat completions in 2009/10 were over 60% less than in 2007/8. All house types have experienced continually reducing completions since 2007/8.

Table 12 shows that during the monitoring year 2009-10, the greatest proportion of completions (58%) by house type were still flats. In terms of the number of bedrooms, 55% of all completions were 2 bedroom units.

Figure 1 - Completions by house type 2004 to 2010

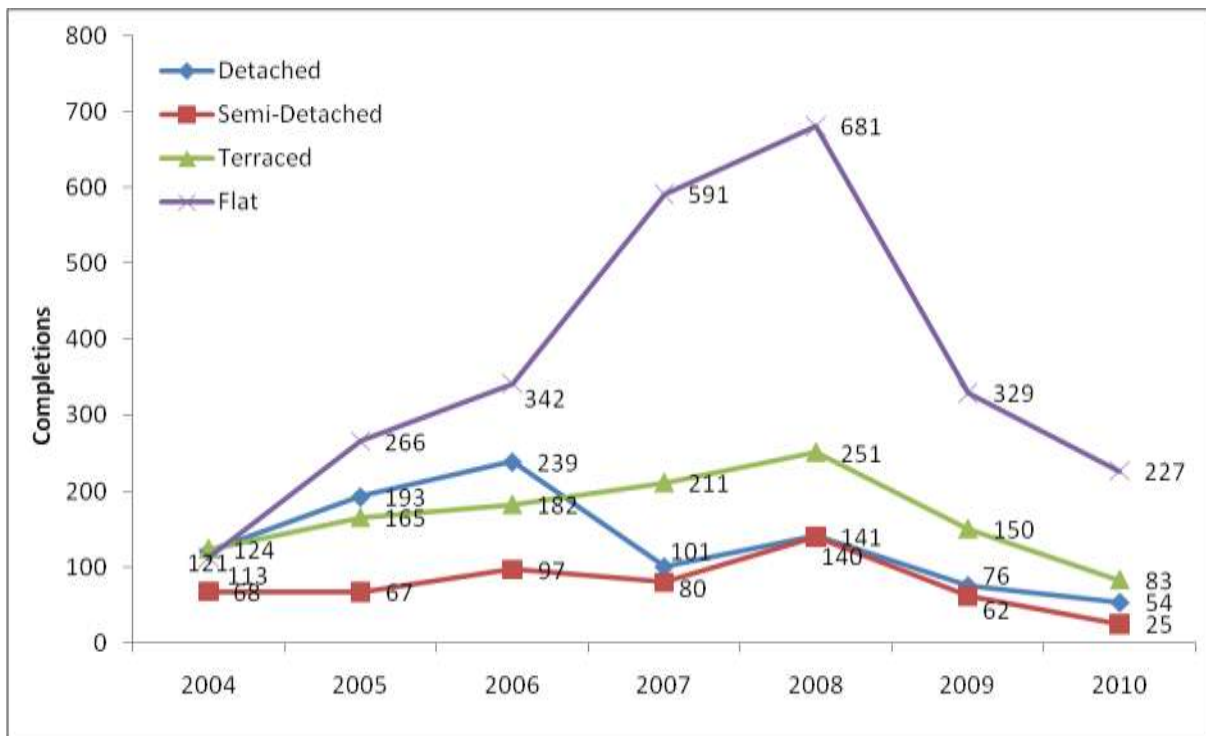


Table 12 - Completions by house type & number of bedrooms

| | Detached | Semi-detached | Terraced | Flat | Total | % |
|-------------------------|----------|---------------|----------|------|-------|------|
| 4+ | 47 | 11 | 34 | 0 | 92 | 24% |
| 3 | 6 | 12 | 35 | 2 | 55 | 14% |
| 2 | 0 | 2 | 13 | 200 | 215 | 55% |
| 1 | 1 | 0 | 1 | 25 | 27 | 7% |
| Total | 54 | 25 | 83 | 227 | 389 | 100% |
| % of completions | 14% | 6% | 21% | 58% | | |

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 | 37 | 17 | 54 | 14% | 14% | 14% |
| Semi-detached | 10 | 15 | 25 | 4% | 12% | 6% |
| Terraced/mews house | 68 | 15 | 83 | 25% | 12% | 21% |
| Flat | 153 | 74 | 227 | 57% | 61% | 58% |
| Total | 268 | 121 | 389 | 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+ | 75 | 17 | 92 | 28% | 14% | 24% |
| 3 | 32 | 23 | 55 | 12% | 19% | 14% |
| 2 | 141 | 74 | 215 | 53% | 61% | 55% |
| 1 | 20 | 7 | 27 | 7% | 6% | 7% |
| Total | 268 | 121 | 389 | 100% | 100% | 100% |

9. 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 2009 to March 2010, 52 dwellings were completed by registered social landlords (RSL), which represents 13% of the gross completions. An examination of the current commitment of sites with planning permission indicates that 212 dwellings (4% of the commitment) are to be developed by RSL's.

10. Previously Developed Land

The underlying themes of the Adopted UDP and emerging Core Strategy include urban regeneration and concentration. Regional Spatial Strategy for the North West (RSS) contains a policy that local authorities in Greater Manchester should achieve on average at least 80% of new dwellings on previously developed land. It is therefore necessary to monitor progress towards achieving this requirement.

During the year April 2009 to March 2010, 99% of the 389 gross completions were built on previously developed land, 19% over the 2003 RSS requirement.

The current commitment is 5606 dwellings of which 5377 dwellings (96%) are on previously developed land with the remaining 4% on greenfield sites. There are 16 greenfield sites over 0.24 ha with planning permission remaining in the commitment.

Since 1st April 2009 101 new sites have been added to the Borough's housing land commitment, with a combined capacity of 415 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.

11. Conclusion

- UDP policies continue to provide a relevant context for housing developments relating to Strong and Confident Bolton.
- There is an identified 5-year supply of deliverable housing sites.
- The number of net additional dwellings nearly doubled between 2005/2006 and 2007/2008 but has since reduced.

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 |
|-----------|------------------------|---|--------------------------------|----------|
| 1855 | 79096 | EMBLEM WORKS, EMBLEM ST | RUMWORTH | 24 |
| 1929 | 74409 | TRAMWAYS HOTEL, 307 BLACKBURN RD | CROMPTON | 2 |
| 1957 | 75807 | LAND ADJACENT TO 534 WIGAN ROAD | HEATON & LOSTOCK | 3 |
| 1997 | 76405 | DAWSON HOUSE, 41 CHAPELTOWN ROAD, TURTON, BOLTON, BL7 9LY | BROMLEY CROSS | 8 |
| 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, BREIGHTMET HILL, BOLTON | BREIGHTMET | 4 |
| 3134 | 73815 | LAND ON SOUTHSIDE, PEEL ST | FARNWORTH | 25 |
| 3143 | 75862 | 2 HEATHFIELD, | FARNWORTH | 1 |
| 4058 | 75958 | THE YARD, NORRIS ST | KEARSLEY | 2 |
| 5056 | 77369 | LAND ADJ TO BACK LEVER STREET NORTH, LITTLE LEVER, BOLTON. | LITTLE LEVER & DARCY LEVER | 12 |
| 5060 | 79089 | LAND ADJACENT TO LITTLE LEVER CONSERVATIVE CLUB, FLETCHER STREET, LITTLE LEVER, BOLTON, GREATER MANCHESTER, BL3 1HW | LITTLE LEVER & DARCY LEVER | 18 |
| 5064 | 80463 | LAND ADJ. 4 FEARNEY SIDE, LITTLE LEVER, BOLTON, BL3 1BU | LITTLE LEVER & DARCY LEVER | 33 |
| 6258 | 78353 | LAND AT DRAYCOTT, CHORLEY OLD ROAD, HORWICH, BOLTON, GREATER MANCHESTER. BL6 6QB | HORWICH NORTH EAST | 1 |
| 7156 | 76152 | REAR OF GLENHOLME, 77 CHAPELTOWN RD | BROMLEY CROSS | 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 |
| 8228.01 | 69386 | 16-18 WATERS NOOK RD | WESTHOUGHTON NORTH & CHEW MOOR | 2 |
| 8401 | 77950 | REAR OF 203 WIGAN ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 2AJ | WESTHOUGHTON SOUTH | 2 |
| 8429 | 80878 | HOSKERS NOOK FARM, EATOCK WAY, WESTHOUGHTON, BOLTON, BL5 2RB | WESTHOUGHTON SOUTH | 4 |
| 6279 | 82067 | LAND ADJ. TO MAKINSONS VIEW, HALF ACRE LANE, BLACKROD, BOLTON, BL6 5LR | HORWICH & BLACKROD | 1 |
| 8446 | 83058 | LAND ADJ. TO 16 SALTERTON DRIVE, BOLTON, BL3 3RG | HULTON | 1 |
| 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 |
|-----------|------------------------|---------------------------------------|------------------|----------|
| 1385 | 70687 | REAR OF 127 JUNCTION RD | HEATON & LOSTOCK | 1 |
| 1682 | 68555 | HOLME FOLD FARM, SLACK FOLD LANE | HULTON | 1 |
| 1703 | 80781 | 323 WIGAN ROAD, BOLTON, BL3 5QU | HULTON | 0 |
| 1704 | 80247 | 504 CHORLEY OLD ROAD, BOLTON, BL1 6AB | SMITHILLS | 0 |
| 1705 | 81370 | 403 CHORLEY OLD ROAD, BOLTON, BL1 6AH | SMITHILLS | 0 |

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|--|-----------------------|----------|
| 1706 | 73630 | LAND AT KENSINGTON PLACE/ST GEORGES RD | HALLIWELL | 3 |
| 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 |
| 1797 | 79099 | 530 -532 WIGAN ROAD, BOLTON BL3 4QW | HEATON & LOSTOCK | 12 |
| 1805 | 67015 | 619 CHORLEY OLD RD | HEATON & LOSTOCK | 2 |
| 1815 | 76255 | 5 ALBERT RD | HEATON & LOSTOCK | 1 |
| 1817 | 68908 | SITE OFF PINE ST/ULSWATER ST | CROMPTON | 9 |
| 1818 | 68275 | FORMER ST PETERS METHODIST CHURCH, 7 ST HELENS RD | RUMWORTH | 15 |
| 1821 | 68682 | 412-418 BELMONT RD | ASTLEY BRIDGE | 1 |
| 1828 | 69307 | THE SHEILING, 3 BEAUMONT RD | HEATON & LOSTOCK | 3 |
| 1829 | 69298 | SITE OFF BACK FAIRHAVEN RD | CROMPTON | 4 |
| 1832 | 69607 | 2/4 ST. HELENS RD | RUMWORTH | 6 |
| 1834 | 69734 | THE BUNGALOW, EDGE HILL RD | HULTON | 2 |
| 1840 | 70414 | LAND ADJ 33 LENA ST | CROMPTON | 1 |
| 1849 | 70871 | 295A BLACKBURN RD | CROMPTON | 1 |
| 1850 | 70860 | 36-38 ARGO ST | RUMWORTH | 1 |
| 1853 | 73974 | LAND & BUILDINGS ON BROWNLOW WAY/TOPPING ST | HALLIWELL | 7 |
| 1869 | 79015 | FORMER GEORGE HOTEL, 92 GREAT MOOR STREET, BOLTON, GREATER MANCHESTER, BL3 6DS | GREAT LEVER | 24 |
| 1883 | 71110 | 711 BLACKBURN RD | ASTLEY BRIDGE | 1 |
| 1901 | 77755 | LAND AT RUMWORTH RD | HEATON & LOSTOCK | 6 |
| 1907 | 71237 | 870 BURY RD | BREIGHTMET | 1 |
| 1908 | 71019 | 63-65 THICKETFORD RD | TONGE WITH THE HAULGH | 2 |
| 1910 | 70512 | 4 ALBERT RD | HEATON & LOSTOCK | 2 |
| 1914 | 73876 | 37-39 HIGHER BRIDGE ST | HALLIWELL | 2 |
| 1915 | 73628 | 7 LEVER GROVE | GREAT LEVER | 2 |
| 1916 | 73566 | SCHOONER INN, HOLLIN HEY RD | SMITHILLS | 15 |
| 1918 | 78854 | LAND AT 25 THICKETFORD ROAD, BOLTON, GREATER MANCHESTER, BL2 2LL | TONGE WITH THE HAULGH | 24 |
| 1920 | 71718 | LAND AT VALLETTS LANE | HALLIWELL | 15 |
| 1922 | 74056 | 56 CHORLEY OLD RD | HALLIWELL | 1 |
| 1925 | 77046 | 104-110 ST. GEORGES RD | HALLIWELL | 18 |
| 1928 | 74408 | 152-154 DERBY ST | RUMWORTH | 4 |
| 1930 | 74520 | 513 HALLIWELL RD | CROMPTON | 1 |
| 1931 | 74355 | 504 CHORLEY NEW RD | HEATON & LOSTOCK | 1 |
| 1933 | 74307 | REGENT HOUSE ,60 ST. ANDREWS RD | HEATON & LOSTOCK | 9 |
| 1934 | 74756 | 33-35 RAWCLIFFE AVE | BREIGHTMET | 2 |
| 1935 | 74723 | LAND AT 10 ELGIN ST. | CROMPTON | 3 |
| 1938 | 74684 | LAND AT REAR OF STAGS HEAD, 31 JUNCTION RD | HEATON & LOSTOCK | 8 |

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|---|-----------------------|----------|
| 1940 | 74655 | GARDEN OF 34 LOSTOCK JUNCTION LANE | HEATON & LOSTOCK | 1 |
| 1942 | 75279 | 14 ASHNESS PLACE | BREIGHTMET | 0 |
| 1944 | 75261 | 16-18 BANK STREET. | CROMPTON | 2 |
| 1946 | 75276 | REAR OF 40/42 COPE BANK | SMITHILLS | 1 |
| 1948 | 75366 | FLAT A, & B SUMMER HILL COACH HOUSE, WHITEHILL LANE | ASTLEY BRIDGE | 3 |
| 1950 | 74864 | FORMER MONTSERRAT TRANSMITTER RADIO STATION, WALKER FOLD ROAD | SMITHILLS | 1 |
| 1952 | 75804 | 92 BRADFORD STREET | TONGE WITH THE HAULGH | 2 |
| 1955 | 75645 | MORNINGTON HOUSE, 142 CHORLEY NEW ROAD | HALLIWELL | 0 |
| 1962 | 75832 | 91 RADCLIFFE ROAD | TONGE WITH THE HAULGH | 4 |
| 1963 | 76058 | 183 HALLIWELL ROAD | HALLIWELL | 0 |
| 1985 | 76454 | 28 LUTON STREET, BOLTON, BL3 2QU | GREAT LEVER | 2 |
| 1986 | 76855 | 85 LEVER STREET, BOLTON, BL3 2AB | GREAT LEVER | 0 |
| 1992 | 76452 | 83 BRADFORD STREET, BOLTON, BL2 1JY | TONGE WITH THE HAULGH | 5 |
| 1993 | 77286 | 77 UNION ROAD, BOLTON, BL2 2DS | TONGE WITH THE HAULGH | 2 |
| 1995 | 76788 | 42 SEYMOUR ROAD, BOLTON, BL1 8PT | CROMPTON | 0 |
| 1998 | 77655 | 247 AINSWORTH LANE, BOLTON, GREATER MANCHESTER, BL2 2QQ | TONGE WITH THE HAULGH | 1 |
| 2000 | 77431 | 12 DEANSGATE, BOLTON, GREATER MANCHESTER, BL1 2RU | CROMPTON | 3 |
| 2002 | 78348 | LAND AT HOWCROFT WORKS, REAR OF TAVISTOCK ROAD, | HALLIWELL | 9 |
| 2008 | 78858 | HAULGH COTTAGE, 89 RADCLIFFE ROAD, BOLTON, GREATER MANCHESTER, BL2 1NU | TONGE WITH THE HAULGH | 12 |
| 2011 | 77795 | LAND ADJACENT TO 64 GLEN AVENUE, BOLTON, GREATER MANCHESTER, BL3 5QY | RUMWORTH | 1 |
| 2013 | 77956 | REAR OF 64 NEW HALL LANE, BOLTON, GREATER MANCHESTER, BL1 5LG | HEATON & LOSTOCK | 1 |
| 2015 | 77667 | 10-22 MEALHOUSE LANE (1ST, 2ND AND 3RD FLOORS), BOLTON, GREATER MANCHESTER, BL1 1DD | GREAT LEVER | 10 |
| 2016 | 78483 | 363-365 BLACKBURN ROAD, BOLTON. | CROMPTON | 1 |
| 2017 | 78392 | 197/199 ESKRICK STREET, BOLTON, GREATER MANCHESTER, BL1 3JA | CROMPTON | 2 |
| 2022 | 78618 | GHOSIA MOSQUE, 81-83 AUBURN STREET, BL3 6UE | RUMWORTH | 1 |
| 2027 | 78482 | 549 CHORLEY OLD ROAD, BL1 6AE | HEATON & LOSTOCK | 0 |
| 2028 | 78429 | 51 ASHWORTH LANE, BOLTON, BL1 8RD | ASTLEY BRIDGE | 0 |
| 2029 | 78425 | 36 CHORLEY NEW ROAD, BOLTON, BL1 4AP | HALLIWELL | 0 |
| 2032 | 78004 | 134 GREEN LANE, BOLTON, GREATER MANCHESTER, BL3 2HX | GREAT LEVER | 1 |
| 2033 | 77647 | LAND AT FORRESTER HILL AVENUE, BOLTON. | GREAT LEVER | 4 |
| 2036 | 78554 | 85-93 BRADSHAWGATE AND LAND TO THE REAR FRONTING SILVERWELL LANE | GREAT LEVER | 24 |
| 2039 | 79080 | 676 BLACKBURN ROAD, BOLTON, GREATER MANCHESTER, BL1 7AD | ASTLEY BRIDGE | 1 |
| 2040 | 79054 | 13 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3NL | RUMWORTH | 1 |
| 2041 | 79115 | 68 ASHWORTH LANE, BOLTON, GREATER MANCHESTER, BL1 8RD | ASTLEY BRIDGE | 1 |
| 2045 | 79210 | 44 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3NH | RUMWORTH | 0 |
| 2046 | 78954 | 1040 CHORLEY OLD ROAD, BOLTON, GREATER MANCHESTER, BL1 5SE (Bolton at Home) | SMITHILLS | 1 |
| 2047 | 79256 | 216 DEANE ROAD, BOLTON, GREATER MANCHESTER, BL3 5DP | RUMWORTH | 1 |

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|-----------|------------------------|---|-----------------------|----------|
| 2048 | 79232 | 282 MANCHESTER ROAD, BOLTON, GREATER MANCHESTER, BL3 2QS | GREAT LEVER | 1 |
| 2049 | 79148 | 42 WOODGATE STREET, BOLTON, GREATER MANCHESTER, BL3 2HN | GREAT LEVER | 1 |
| 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 |
| 2072 | 80818 | 14 CABLE STREET, BOLTON, BL1 2SG | CROMPTON | 0 |
| 2073 | 80620 | 179 ST HELENS ROAD, BOLTON, BL3 3PS | RUMWORTH | 1 |
| 2074 | 80557 | 6 THICKETFORD ROAD, BOLTON, BL2 2LP | TONGE WITH THE HAULGH | 0 |
| 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 |
| 2097 | 80001 | LAND ADJACENT 190 AINSWORTH LANE, BOLTON, BL2 2PY | TONGE WITH THE HAULGH | 1 |
| 2098 | 79833 | LOWER HOUSE FARM, 565 CHORLEY NEW ROAD, LOSTOCK, BOLTON, BL6 4JU | HEATON & LOSTOCK | 2 |
| 2099 | 79724 | 652 CROMPTON WAY, BOLTON, BL1 8TJ | ASTLEY BRIDGE | 1 |
| 3122 | 69439 | FLAT 33-42 CAMPBELL COURT | FARNWORTH | 5 |
| 3138 | 74556 | HAWKER SOCIAL CLUB, GLADSTONE RD | FARNWORTH | 1 |

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|-----------|------------------------|--|--------------------------------|----------|
| 3139 | 74427 | EGERTON ST | FARNWORTH | 17 |
| 3145 | 76175 | 54 MARKET STREET | FARNWORTH | 1 |
| 3146 | 76634 | 165 BUCKLEY LANE, FARNWORTH, BOLTON, BL4 9SH | FARNWORTH | 2 |
| 3149 | 79447 | 27 BOLTON ROAD, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 7JN | FARNWORTH | 1 |
| 3151 | 77630 | 129A CAMPBELL STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 7HW | FARNWORTH | 2 |
| 3152 | 77799 | 13/15 BOLTON ROAD, FARNWORTH BL4 7JN | FARNWORTH | 5 |
| 3153 | 77317 | ALL SAINTS CHURCH, DEVON STREET, FARNWORTH, BOLTON. | FARNWORTH | 14 |
| 3155 | 78765 | 107 CAWDOR STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 7HX | FARNWORTH | 0 |
| 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 |
| 4051 | 75677 | 24 EGERTON ST | FARNWORTH | 0 |
| 4065 | 67214 | 169/173 ALBERT RD | KEARSLEY | 1 |
| 4066 | 77233 | LAND ADJACENT 190 MANCHESTER ROAD, KEARSLEY, BOLTON, BL4 8QR | KEARSLEY | 24 |
| 4079 | 74612 | 89 STATION ROAD | KEARSLEY | 0 |
| 4083 | 79100 | 10 BIRCH ROAD, KEARSLEY, BOLTON, GREATER MANCHESTER, BL4 8LY | KEARSLEY | 3 |
| 4084 | 79036 | 93 BRADFORD STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 9JY | KEARSLEY | 1 |
| 4086 | 79324 | 183A/B LORD STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 8AR | KEARSLEY | 1 |
| 4087 | 79264 | 432 BOLTON ROAD, KEARSLEY, BOLTON, GREATER MANCHESTER, BL4 8NJ | KEARSLEY | 0 |
| 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 |
| 5050 | 77341 | WELLFIELD HOUSE, BOSCOW ROAD | LITTLE LEVER & DARCY LEVER | 1 |
| 5051 | 75774 | LADYSHORE COTTAGE, LADYSHORE ROAD | LITTLE LEVER & DARCY LEVER | 1 |
| 5052 | 75975 | RING O BELLS, 56 CHURCH STREET | LITTLE LEVER & DARCY LEVER | 2 |
| 5057 | 78013 | 57 VICTORY ROAD, LITTLE LEVER, BOLTON, GREATER MANCHESTER, BL3 1HY | 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 |
| 6130 | 67545 | REAR OF 24 WINGATES LANE | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 6164 | 78341 | 37 WINTER HEY LANE, HORWICH, BOLTON, GREATER MANCHESTER, BL6 7AD | HORWICH & BLACKROD | 2 |
| 6200 | 71371 | HIGH RID FARM, HIGH RID LANE | HORWICH NORTH EAST | 1 |
| 6211 | 71138 | POPE'S FARM, 461-463 MANCHESTER RD | HORWICH & BLACKROD | 2 |
| 6213 | 73646 | 244 CHORLEY NEW RD | HORWICH & BLACKROD | 1 |
| 6229 | 75404 | HUYTON LODGE, CHORLEY ROAD | HORWICH & BLACKROD | 1 |
| 6235 | 74104 | 6 CHORLEY NEW ROAD | HORWICH & BLACKROD | 0 |
| 6243 | 76272 | 224 CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5NP | HORWICH & BLACKROD | 0 |

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| 6245 | 82918 | 28 LEVER PARK AVENUE, HORWICH, BOLTON, BL6 7LG | HORWICH NORTH EAST | 1 |
| 6250 | 77057 | 98 WINTER HEY LANE, HORWICH, BOLTON, BL6 7PJ | HORWICH & BLACKROD | 1 |
| 6254 | 78140 | 197 LEE LANE, HORWICH, BOLTON, GREATER MANCHESTER, BL6 7JD | HORWICH NORTH EAST | 1 |
| 6256 | 78386 | BOLTON GOLF CLUB, CHORLEY NEW ROAD, BL6 4AJ | HORWICH NORTH EAST | 2 |
| 6259 | 78889 | THE PRINTING WORKS, LONGWORTH ROAD, HORWICH, BOLTON, GREATER MANCHESTER | HORWICH NORTH EAST | 6 |
| 6261 | 79815 | FORMER CENTRAL CLUB, HARRISON STREET HORWICH, BOLTON. | HORWICH & BLACKROD | 6 |
| 6262 | 79768 | LAND ADJ 1 LINDSAY STREET, HORWICH, BOLTON, BL6 6EF | HORWICH & BLACKROD | 1 |
| 6263 | 79142 | HIGHER WILSON FOLD FARM, HIGH RID LANE, LOSTOCK, BOLTON, BL6 4LH | HORWICH NORTH EAST | 1 |
| 6267 | 79460 | 1 VALE COPPICE, HORWICH, BOLTON BL6 5RP | 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 |
| 7155 | 68786 | DAYSRING, SHADY LANE | BROMLEY CROSS | 3 |
| 7166 | 71257 | HAWTHORN BANK, OFF RUINS LANE | BRADSHAW | 5 |
| 7187 | 75300 | 1 EGERTON COURT, BLACKBURN ROAD | BROMLEY CROSS | 1 |
| 7190 | 75713 | LAND ADJ. 90 DARWEN ROAD, TURTON | BROMLEY CROSS | 1 |
| 7196 | 76837 | 74 BRADSHAW ROAD, TURTON, BOLTON, BL2 3EW | BRADSHAW | 3 |
| 7197 | 77145 | FORMER VICTORY WORKS, GRUNDY ROAD, FARNWORTH, BOLTON, BL4 8HR | BROMLEY CROSS | 28 |
| 7198 | 77272 | 220-222 BLACKBURN ROAD, TURTON, BOLTON, BL7 9SR | BROMLEY CROSS | 2 |
| 7200 | 77692 | FORMER GARAGE, HARDY MILL ROAD, TURTON, BOLTON. | BRADSHAW | 12 |
| 7201 | 78007 | BARWOOD HOUSE, BRADSHAW BROW, BOLTON, GREATER MANCHESTER, BL2 3DD | BROMLEY CROSS | 0 |
| 7203 | 78346 | 468 DARWEN ROAD, TURTON, BL7 9DX | BROMLEY CROSS | 0 |
| 7206 | 79146 | 30 BRADSHAW BROW, BOLTON, GREATER MANCHESTER, BL2 3DH | BROMLEY CROSS | 4 |
| 7207 | 79284 | 5 HARLEY AVENUE, TURTON, BOLTON, GREATER MANCHESTER, BL2 4NU | BRADSHAW | 0 |
| 7208 | 78926 | PORT WALL, WINDY HARBOUR LANE, TURTON, BOLTON, GREATER MANCHESTER, BL7 9AP | BROMLEY CROSS | 1 |
| 7211 | 76477 | GARDEN AT 18 OAKDALE, TURTON | BRADSHAW | 1 |
| 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 |
| 8213 | 78930 | REAR OF PAVILLION SQ | WESTTHOUGHTON SOUTH | 2 |
| 8216 | 76055 | HULTON BOLT WORKS, MANCHESTER RD/RUTHERFORD DRIVE | HULTON | 15 |
| 8331 | 70263 | 332 WIGAN RD | WESTTHOUGHTON SOUTH | 1 |

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|-----------|------------------------|--|--------------------------------|----------|
| 8336 | 78472 | LAND AT CENTRAL DRIVE, WESTHOUGHTON, BOLTON. | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8355 | 75767 | 85-87 WIGAN RD | WESTHOUGHTON SOUTH | 2 |
| 8377 | 75405 | 6 BOLTON RD | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8379 | 75510 | ADJACENT 20, THE AVENUE | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8380 | 76040 | LAND AT 42 CHEW MOOR LANE | WESTHOUGHTON NORTH & CHEW MOOR | 4 |
| 8383 | 69706 | 116 PARKWAY | WESTHOUGHTON SOUTH | 1 |
| 8389 | 76620 | 252-254 ST HELENS ROAD, BOLTON, BL3 3PZ | HULTON | 0 |
| 8390 | 76526 | 121 CHORLEY STREET, BOLTON, BL1 4AL | HULTON | 1 |
| 8391 | 76767 | LAND ADJ, 697 ST HELENS ROAD, BOLTON, BL3 3SQ | HULTON | 21 |
| 8393 | 77008 | SIDE GARDEN 313 BOLTON ROAD, WESTHOUGHTON, BOLTON, BL5 3EL | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8394 | 76486 | LAND ADJACENT 45 COVERDALE ROAD, WESTHOUGHTON, BOLTON. | WESTHOUGHTON SOUTH | 4 |
| 8396 | 79338 | CHULSEY GATE KENNELS, CHULSEY GATE LANE, BOLTON, BL6 4EY | WESTHOUGHTON NORTH & CHEW MOOR | 4 |
| 8397 | 77547 | D BURNETT CAR SALES, 287-289 ST HELENS ROAD, BOLTON, GREATER MANCHESTER, BL3 3QA | HULTON | 21 |
| 8400 | 77969 | 75-77 MARKET STREET, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3AA | WESTHOUGHTON SOUTH | 1 |
| 8402 | 77925 | 62 MARKET STREET, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3AZ | WESTHOUGHTON SOUTH | 2 |
| 8405 | 78074 | 225 LEIGH ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 2JG | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8407 | 78686 | WINGATES MOTORS, CAR SALES, CHURCH LANE, WESTHOUGHTON. BOLTON. BL5 3LP | WESTHOUGHTON NORTH & CHEW MOOR | 5 |
| 8410 | 79097 | LAND AT 56 BEEHIVE GREEN, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3HS | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8411 | 78959 | HEATONS FARM, CHORLEY ROAD, WESTHOUGHTON, BOLTON, GREATER MANCHESTER, BL5 3NJ | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 8412 | 75196 | 5 BRACKLEY VILLAS, SALFORD ROAD, WESTHOUGHTON, BOLTON, BL5 1BZ | HULTON | 1 |
| 8413 | 76901 | LAND 11 DOBB BROW & BETWEEN 118 & 134 OLD LANE, DOBB BROW | WESTHOUGHTON SOUTH | 1 |
| 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 |

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|---|--------------------------------|----------|
| 2100 | 81936 | 241 TONGE MOOR ROAD, BOLTON, BL2 2HR | TONGE WITH THE HAULGH | 1 |
| 7225 | 81929 | ASMUS FARM, BROOKFOLD LANE, BOLTON, BL2 4LT | BRADSHAW | 1 |
| 2102 | 81953 | 19 PARK STREET, BOLTON, BL1 4BD | HALLIWELL | 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 |
| 8437 | 81836 | HULTON COTTAGE, MANCHESTER ROAD, OVER HULTON, BOLTON, BL5 1BE | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 2104 | 81835 | BROWNLOW WAY/ TOPPING STREET | HALLIWELL | 5 |
| 8438 | 81828 | 24 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 7227 | 81793 | 43 DENSTONE CRESCENT, BOLTON, BL2 5DE | BRADSHAW | 0 |
| 2105 | 81758 | 13 RAVENSWOOD DRIVE, BOLTON, BL1 5AJ | HEATON & LOSTOCK | 2 |
| 7228 | 80759 | LAND ADJACENT TO 90 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BQ | BROMLEY CROSS | 2 |
| 8439 | 82073 | 124 CHURCH STREET, WESTHOUGHTON, BOLTON, BL5 3SF | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 2107 | 82070 | LAND AT END OF VERMONT STREET, VERMONT STREET, BOLTON | HALLIWELL | 3 |
| 3162 | 82058 | 42-44 EGERTON STREET, FARNWORTH, BOLTON, BL4 7LE | FARNWORTH | 2 |
| 5066 | 82041 | 95-97 MARKET STREET, LITTLE LEVER, BOLTON, BL3 1HH | LITTLE LEVER & DARCY LEVER | 2 |
| 2108 | 81970 | 36 HALLIWELL ROAD, BOLTON, BL1 3QS | CROMPTON | 1 |
| 2109 | 81891 | LAND AT SITE OF NUMBER 42, VICTORIA GROVE, BOLTON | HALLIWELL | 1 |
| 5067 | 82306 | 2, 4, 6 CHURCH STREET AND 2 LEVER STREET, LITTLE LEVER | LITTLE LEVER & DARCY LEVER | 4 |
| 2112 | 82276 | 389-391 HALLIWELL ROAD, BOLTON, BL1 8DE | CROMPTON | 2 |
| 8441 | 82252 | 622A MANCHESTER ROAD, WESTHOUGHTON, BOLTON, BL5 3JD | WESTHOUGHTON NORTH & CHEW MOOR | 2 |
| 2115 | 82184 | LAND ADJACENT TO 313-319 DERBY STREET, BOLTON. | RUMWORTH | 5 |
| 3163 | 82177 | 122 - 124 MARKET STREET, FARNWORTH, BOLTON, BL4 7PD | FARNWORTH | 6 |
| 2116 | 82169 | THE SCHOOL HOUSE, STITCH MI LANE, BOLTON, BL2 4HR | BREIGHTMET | 1 |
| 5068 | 82135 | WORKSHOP AT DOVE BANK BUNGALOW, RADCLIFFE ROAD, BOLTON, BL3 1AJ | LITTLE LEVER & DARCY LEVER | 2 |
| 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 |
| 6278 | 82072 | 573 MANCHESTER ROAD, BLACKROD, BOLTON, BL6 5RU | HORWICH & BLACKROD | 2 |
| 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 |
| 6280 | 82461 | LAND ADJACENT 4 CRAVEN STREET EAST, HORWICH, BOLTON | HORWICH NORTH EAST | 1 |
| 2123 | 82445 | 5A ALBERT ROAD, BOLTON, BL1 5HE | HEATON & LOSTOCK | 1 |
| 2124 | 82435 | GIBRALTAR ROCK, 244 DEANE ROAD, BOLTON, BL3 5HP | RUMWORTH | 5 |
| 8442 | 82283 | 361 WIGAN ROAD, BOLTON, BL3 5QU | HULTON | 0 |
| 8443 | 82104 | MARSHES FARM, WIGAN ROAD, WESTHOUGHTON, BOLTON, BL5 2BT | WESTHOUGHTON SOUTH | 1 |
| 2125 | 82772 | 302 DERBY STREET, BOLTON, BL3 6LF | RUMWORTH | 2 |
| 2126 | 82737 | 1042 BURY ROAD, BOLTON, BL2 6PZ | BREIGHTMET | 1 |

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|--|--------------------------------|----------|
| 4097 | 82600 | 36-38 HIGHER MARKET STREET, FARNWORTH, BOLTON, BL4 9AJ | KEARSLEY | 2 |
| 2127 | 82562 | LAND AT 34 CAMBRIA STREET, BOLTON, BL3 4DE | RUMWORTH | 2 |
| 2129 | 82476 | LAND AT DRUMMOND STREET, BOLTON | ASTLEY BRIDGE | 2 |
| 8444 | 82426 | LAND ADJACENT TO 669 SALFORD ROAD, BOLTON, BL5 1BY | HULTON | 1 |
| 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 |
| 8445 | 83176 | 617 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3NJ | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 3165 | 83160 | 2 RAWSON AVENUE, FARNWORTH, BOLTON, BL4 7RW | FARNWORTH | 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 |
| 7232 | 82792 | LAND ADJACENT TO 90 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BQ | BROMLEY CROSS | 2 |
| 2137 | 82762 | 295 BLACKBURN ROAD, BOLTON, BL1 8HB | CROMPTON | 1 |
| 6283 | 82755 | LEE LANE CHURCH, LEE LANE, HORWICH, BOLTON | HORWICH NORTH EAST | 1 |
| 2138 | 82677 | 80 CLARENCE STREET, BOLTON, BL1 2DQ | HALLIWELL | 8 |
| 8447 | 82659 | HARTLEYS FARM, 54 WINGATES LANE, WESTHOUGHTON, BOLTON, BL5 3LP | WESTHOUGHTON NORTH & CHEW MOOR | 3 |
| 2139 | 83639 | 363/365 BLACKBURN ROAD, BOLTON, BL1 8DZ | CROMPTON | 2 |
| 7234 | 83559 | 269 DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS | BROMLEY CROSS | 1 |
| 5070 | 83507 | LAND ADJACENT TO 17 SETTLE STREET, LITTLE LEVER, BOLTON, BL3 1LF | LITTLE LEVER & DARCY LEVER | 1 |
| 2140 | 83424 | 8 ENTWISTLE STREET, BOLTON, BL2 2ER | TONGE WITH THE HAULGH | 1 |
| 3166 | 83419 | 206-208 HIGHFIELD ROAD, FARNWORTH, BOLTON, BL4 9RY | HARPER GREEN | 2 |
| 2141 | 83400 | 35 GREAT MOOR STREET/ 58-60 NEWPORT STREET, BOLTON, BL1 1SW | GREAT LEVER | 1 |
| 8449 | 83364 | LAND ADJ. 45 COVERDALE ROAD, WESTHOUGHTON, BOLTON, BL5 3RG | WESTHOUGHTON SOUTH | 1 |
| 3167 | 83356 | LAND AT CARLTON STREET, FARNWORTH, BOLTON. | FARNWORTH | 8 |
| 6286 | 83355 | LAND BOUNDED BY WRIGHT STREET AND CAPTAIN STREET, HORWICH, BOLTON. | HORWICH & BLACKROD | 8 |
| 6287 | 83354 | LAND ADJACENT 37 SINGLETON AVENUE, HORWICH, BOLTON, BL6 7DY | HORWICH NORTH EAST | 6 |
| 6288 | 83336 | LAND TO REAR OF 175 - 195 STATION ROAD, BLACKROD, BOLTON. | HORWICH & BLACKROD | 6 |
| 2142 | 83317 | 218 HALLIWELL ROAD, BOLTON, BL1 3QJ | CROMPTON | 1 |
| 2143 | 83148 | LAND AT ELDON STREET, BOLTON. | TONGE WITH THE HAULGH | 14 |
| 4098 | 83120 | LAND OFF THOMAS MORE CLOSE, KEARSLEY, BOLTON, BL4 8ND | KEARSLEY | 2 |
| 4099 | 83095 | FORMER HOLLYWOOD, LARK HILL, FARNWORTH, BOLTON, BL4 9LH | KEARSLEY | 19 |
| 2144 | 82973 | LAND ADJACENT 12 DRAYCOTT STREET, BOLTON, BL1 3QW | CROMPTON | 1 |

Large sites with outline planning permission

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|--|-----------------------|----------|
| 1824 | 77562 | NUFFIELD HOUSE, LOWNDES ST | SMITHILLS | 113 |
| 1917 | 73484 | EGYPTIAN MILL, SLATER LANE | HALLIWELL | 40 |
| 1945 | 73130 | LAND AND PREMISES AT JCT OF NEW HOLDER ST/GARSDIE ST | HALLIWELL | 55 |
| 1994 | 76638 | CHADWICK STREET CAMPUS, CHADWICK STREET, BOLTON. | TONGE WITH THE HAULGH | 120 |
| 2063 | 79736 | CHURCH WHARF | CROMPTON | 234 |
| 3137 | 74351 | SITE OF CONSERVATIVE CLUB, GREENLAND RD | HARPER GREEN | 7 |
| 4075 | 74591 | FORMER FARNWORTH NEIGHBOURHOOD CENTRE, LONGCAUSEWAY | KEARSLEY | 40 |
| 4094 | 80577 | LAND AT MATHER STREET, FARNWORTH, BOLTON | KEARSLEY | 10 |
| 6225 | 74521 | PORTMAN MILL, TELFORD ST | HORWICH NORTH EAST | 30 |

Large sites with full planning permission

| SITE REF. | MAIN PERMISSION NUMBER | SITE NAME | WARD (2004) | CAPACITY |
|-----------|------------------------|--|--------------------------------|----------|
| 1504 | 66631 | LONG LANE/RADCLIFFE RD | LITTLE LEVER & DARCY LEVER | 50 |
| 1838 | 73560 | KERSHAW MILL, KERSHAW ST/BALDWIN ST | RUMWORTH | 13 |
| 1919 | 74966 | LAND AT MOOR LANE/HANOVER ST/GARSDIE ST | HALLIWELL | 289 |
| 2006 | 77237 | CENTRAL POST OFFICE AND SORTING DEPOT, DEANSGATE, BOLTON, BL1 1AD | HALLIWELL | 132 |
| 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 |
| 3154 | 70246 | THE HOLLIES REST HOME, 18 WORSLEY ROAD, FARNWORTH, BOLTON, BL4 9LN | FARNWORTH | 54 |
| 4081 | 77085 | LAND AT OLD HALL STREET, KEARSLEY, BOLTON | KEARSLEY | 64 |
| 6244 | 74608 | LAND AT HORWICH RMI, OFF CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX | HORWICH & BLACKROD | 24 |
| 8375 | 74278 | MORRIS FARM, POCKET NOOK RD | WESTHOUGHTON NORTH & CHEW MOOR | 4 |
| 1774 | 76999 | FORMER WOLFENDEN SCHOOL, WOLFENDEN STREET, BOLTON, BL1 3QE | CROMPTON | 25 |
| 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 |
| 2031 | 78376 | YEW TREE HOUSE, BROAD OTH LANE, BL1 6QN | ASTLEY BRIDGE | 8 |
| 2034 | 77599 | ORIENT MILL, BRANDWOOD STREET, BL3 4BH | RUMWORTH | 24 |
| 2056 | 79363 | SHEPHERD CROSS STREET INDUSTRIAL ESTATE, SHEPHERD CROSS STREET BL1 3DE | HALLIWELL | 18 |
| 3132 | 79866 | CLARE COURT, EXETER AVE | HARPER GREEN | 79 |
| 3136 | 77794 | CENTURY MOTORS, GEORGE STREET, FARNWORTH, BOLTON, GREATER MANCHESTER, BL4 9RJ | FARNWORTH | 24 |
| 5058 | 74765 | LAND AT LEVER STREET, LITTLE LEVER | LITTLE LEVER & DARCY LEVER | 82 |
| 6260 | 75979 | LAND AT LOSTOCK LANE, LOSTOCK, BOLTON | HORWICH & BLACKROD | 301 |

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|-----------|------------------------|--|--------------------------------|----------|
| 6266 | 80311 | LAND AT REAR OF 175-211 STATION ROAD, BLACKROD, BOLTON. | HORWICH & BLACKROD | 11 |
| 8406 | 78287 | LAND AT 42 BOLTON ROAD, WESTHOUGHTON, BL5 3DN | WESTHOUGHTON NORTH & CHEW MOOR | 14 |
| 8427 | 81303 | LAND AT FORMER LA SCALA CAR PARK AND WINGATES LABOUR CLUB, CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD | WESTHOUGHTON NORTH & CHEW MOOR | 14 |
| 2106 | 81665 | THE LAURELS, MARKLAND HILL, BOLTON, BL1 5AL | HEATON & LOSTOCK | 6 |
| 6275 | 79414 | HORWICH RMI, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 5XX | HORWICH & BLACKROD | 48 |
| 7229 | 81876 | 86 CHAPELTOWN ROAD, BROMLEY CROSS, BOLTON, BL7 9NE | BROMLEY CROSS | 14 |
| 2121 | 78757 | ST ANDREWS SCHOOL, WITHINS DRIVE, BOLTON, GREATER MANCHESTER, BL2 5LF | BREIGHTMET | 30 |
| 6281 | 82296 | LAND AT REAR OF 565-571 MANCHESTER ROAD, BLACKROD, BOLTON. | HORWICH & BLACKROD | 7 |
| 2132 | 83206 | RED LANE UNITED REFORM CHURCH, RED LANE, BOLTON, BL2 5EQ | BREIGHTMET | 7 |
| 5069 | 82998 | LAND AT HEYWOOD STREET, LITTLE LEVER, BOLTON | LITTLE LEVER & DARCY LEVER | 17 |
| 6285 | 83616 | LOW WOOD, OFF HIGH BANK LANE, LOSTOCK, BOLTON. | HORWICH NORTH EAST | 1 |
| 5071 | 83365 | LAND AT RADCLIFFE ROAD, BOLTON | LITTLE LEVER & DARCY LEVER | 42 |
| 3168 | 83305 | LAND AT ST CATHERINES DRIVE, FARNWORTH, BOLTON | HARPER GREEN | 7 |
| 8432 | 80568 | LOWER LEECHES FARM, DICCONSON LANE, WESTHOUGHTON, BOLTON, BL5 3NR | WESTHOUGHTON NORTH & CHEW MOOR | 1 |
| 6277 | 82147 | WILDERSWOOD COTTAGE, OLD RAKE, HORWICH, BOLTON, BL6 6SJ | HORWICH NORTH EAST | 1 |
| 7231 | 82171 | HARRY FOLD FARM, BRADSHAW ROAD, BOLTON, BL2 4JS | BRADSHAW | 3 |