

**BOLTON METROPOLITAN BOROUGH COUNCIL**

**INDUSTRIAL DEVELOPMENT  
RESOURCE**

**April 2004**



## Background

1. The purpose of this report is:
  - To monitor the supply, availability and development rates of industrial land within the Borough.
  - To analyse any significant changes that have occurred during the period January 2003 to April 2004 and discuss the implications of these for the Council.
2. The Environment Scrutiny Committee last considered this issue on 2nd December 2002, report number SCE/41/02.

## Changes to the Industrial Land Resource (ILR)

3. The basis for the Industrial Land Resource (ILR) is the Second Deposit UDP published in January 2001 which provides a list of industrial sites which have Council support. A full list of Industrial Land Resource (ILR) sites with site sizes as at April 2004 is included at Appendix 1.
4. The Council has proposed changes to the Second Deposit UDP, in response to written representations and issues raised at the Inquiry. The next stage in the Review of the UDP will be the publication of the post modifications in response to the Inspector's Report in mid 2004.
5. The collection and publication of Industrial Land completions has been altered for this report to cover the financial year, in order to comply with Government Office North West Industrial Land monitoring requirements. Table 1 below shows how the land resource has changed between January 2003 and April 2004.

**Table 1**

	Ha	No of Sites
<b>2002 Industrial Land Resource (ILR)</b>	<b>99.89</b>	<b>31</b>
<i>Completed sites (6E)</i>	<i>3.98</i>	<i>-1</i>
<i>Reductions in site size because of partial site completions (11E, 14E, 23E, 41E)</i>	<i>2.369</i>	<i>4</i>
<b>End of March 2004 Industrial Land Resource (ILR)</b>	<b>93.54</b>	<b>30</b>

## Changes: Completions and Partial completions

- One site has been fully completed, and sites at Middlebrook, Vale Industrial Estate, Britannia Way, and British Aerospace, Lostock have been partially completed in the period up to April 2004.

## Other sites not included in the Industrial Land Resource

- It is considered useful to maintain a list of the known expansion sites and to monitor their development, particularly as they contribute to completed land and are allocated in the UDP. Four UDP sites (01E, 04E, 26E, 29E) are known at this time as expansion land and comprise 6.89ha. The expansion land sites are listed in Appendix 2. Also listed in Appendix 2 are the review UDP Town Centre allocations (42E, 43E), which are Urban Renaissance sites for conversion and redevelopment for industry. Thus, a full list of the Second Deposit UDP allocations, which are not included as ILR sites, is set out at Appendix 2, also including completed allocations for overall completeness.

## The availability of land on the resource

- The availability of a site is recorded by the timescale within which it is likely to come forward. The timescale for each site is set out in Appendix 1 and a summary for the whole resource is shown in table 2 below.

**Table 2**

<b>Timescale</b>	<b>Category of land</b>	<b>No of sites</b>	<b>Ha</b>	<b>% of land</b>
<b>1</b>	Available now or within 12 months	18	30.85	32.98
<b>2</b>	1-3 years	7	36.6	39.13
<b>3</b>	3 years or more	5	26.09	27.89
	<b>Total</b>	<b>30</b>	<b>93.54</b>	<b>100</b>

## The range of size of site on the resource

- A wide range of sites of differing sizes serves to meet the needs of different users. Table 3 below lists the number of sites on the resource according to size.

**Table 3**

<b>Size of site</b>	<b>No of sites 2002</b>	<b>No of sites April 2004</b>	<b>Area of land April 2004</b>	<b>% of land April 2004</b>
<b>Under 0.49</b>	5	5	1.45	1.55
<b>0.5 - 0.99</b>	8	10	7.36	7.86

<b>1 - 3.99</b>	11	7	16.08	17.19
<b>4 - 9.99</b>	4	5	35.65	38.12
<b>10 – 19.99</b>	3	2	33	35.28
<b>Over 19.99</b>	0	0	0	0
<b>Total</b>	<b>31</b>		<b>93.54</b>	<b>100</b>

## Recent Industrial development

10. A list of industrial and office development completed in Bolton during the period up until end of March 2004 is provided at Appendix 4. Industrial and Office floorspace completed is compared with previous years in the table at Appendix 3.
11. *It is important to note that the information on completions at Appendix 3 and Appendix 4 includes extensions to industrial buildings, and developments on sites not on the Industrial Land Resource including expansion land. Also it does not record completions for uses that do not contribute to industrial development or industrial developments of less than 50sqm.*

## Supply of land

12. As shown in Appendix 3, since 1999 (the past 5 years), an average land take up of 11.47ha per annum has been experienced. As set out in the note above this annual take up can include extensions to existing firms within their curtilage, developments on expansion land and land not identified in the resource. The average 5-year land take up figure, between 2001 and the end of March 2004 are somewhat higher than that identified in 2002. The figures at Appendix 3 show that considerable variations are found between annual completions but that there does appear to be consistent uptake of land over the past five years. Of the 19.28 ha of 2003 completions, 9.52 ha or 49.4% have occurred on UDP sites, as set out in the Second Deposit UDP. Due to the alteration of the monitoring period (to bring it in to line with the financial year), Industrial Land completions in this report cover a period of 1¼ year. This may account for the higher than expected level of completions in comparison to previous years.
13. If the 5-year average take up figure of 11.47ha per annum is used as a guide, there is adequate land immediately available in the ILR (30.85ha) to accommodate about 2.7 years of supply. However, historical land take up figures have also included expansion land developments. If expansion land is included in the immediate supply a total of 44.74ha is available (30.85 + 13.89) representing some 4 years of supply. However, it should be noted that previous take up of land does not solely demonstrate whether an adequate supply of industrial land is available. Other factors can influence this figure, depending upon what sites are available, and whether these available sites meet the requirements of businesses looking to locate within the Borough.

## **Summary of Key Issues**

14. In order to achieve Urban Renaissance objectives and the potential of the sites identified on the Industrial Land Resource and Second Deposit UDP, continuing investment is required.
15. The supply of immediately available industrial land is reducing as sites are completed. Steps need to be taken to increase the supply of available sites, and reduce the loss of ILR sites to other uses such as housing.
16. All sites are of particular importance in offering development opportunities to local small expanding or relocating firms and work to bring forward such sites should continue.

## **Specific sites**

17. The following are examples of site-specific issues:
  - The Cutacre site was granted planning permission through an appeal decision on 30 July 2001, for a site of 16.7 ha (within Bolton). The reclamation and subsequent industrial development of the site offer a significant large site development opportunity in the long term, dependant upon policy constraints surrounding the site.
  - Part of site 11E at Middlebrook has been granted residential planning permission because site constraints made employment development non viable. Site development will reduce the amount of industrial land available.

## **Future prospects**

18. The Council's aim is to set out a portfolio of available sites to meet the needs of incoming and local industry. Recent emphasis on Sustainable Development and Urban Renaissance has an influence on the land resource. In this resource the emphasis is therefore on the re-use of land and the use of sites in accessible locations.
19. This report contains a snapshot of industrial land at April 2004. Land assembly and preparation often require long lead in times. The Council has already put in place various measures to bring forward land. Bolton and its partners have been successful in attracting over £10.5m of European Funding for its Economic Development Zone (EDZ) centred on the Middlebrook partnership area in close proximity to the M61. The EDZ funding will enable initiatives to bring forward sites on the Western side of the Borough that include British Aerospace and the Horwich Loco Works. A new Bolton Economic Development Strategy is currently under preparation and will do much to direct and stimulate development. In particular the emerging proposals for the identification of a "Bolton Innovation Zone" to the south of Bolton Town Centre are expected to generate new redevelopment sites and

the refurbishment of existing premises. The Regional Development Agency continue to play a key role and the Council will seek to work closely with it.

### **Recommendation**

20. The Scrutiny Committee is recommended to note this report and variations/other matters highlighted.

## **Appendices**

- Appendix 1 List of Available Sites and expected timescale
- Appendix 2 Expansion land sites, completed sites and other sites not included
- Appendix 3 Completions 1985-2003
- Appendix 4 Industrial and Office development completions 2003 – End of March 2004

# Available Industrial Land Resource Sites

## Appendix 1

AVAILABILITY	UDPRE	INDREF	SITENAME	UNDEVSIZE
<b>Within 12 months</b>				
	05E	1.19	Land off James Street, Westhoughton	7.12
	07E	1.12C	Long Lane/Lancaster Lane	0.39
	09E	1.09A	Lynstock Way (Network 61)	2.44
	10E	1.08	Mansell Way/Cranfield Road (Parklands)	0.51
	11E	1.05	Middlebrook	5.54
	12E		Cranfield Road	0.82
	13E	1.04	Station Road	1.77
	14E	1.17	Vale Industrial Estate	0.22
	18E		Crompton Way(Land previously part of	2.69
	19E	4.05	St Peter's Business Park A	1.5
	23E	11.01	Britannia Way	0.51
	27E		Burnden Park/Scholey Street	3.01
	28E	3.01	Nelson Street	0.79
	32E	10.02A(95)	Stone Hill Road	0.66
	33E	10.02C	Express Industrial Estate C	0.19
	34E	10.02B	Express Industrial Estate B	0.77
	39E	5.07	Seddons Holdings, Plodder Lane	1.71
	40E	5.03	Sunnyside Mills	0.21
Summary for 'AVAILABILITY' = Within 12 months (18 detail records)				
<b>Sum</b>				<b>30.85</b>
<b>1-3 years</b>				
	08E	1.15/1.16	Horwich Loco Works	16.3
	24E		Mill St	0.53
	25E	4.17(95)	Mill St/Mule St (or Back Broom Street)	0.74
	30E		Gower Street	0.44
	35E	10.03	Mabel's Brow	0.73
	36E	10.07	Bolton Road,Kearsley (Singing Clough)	8.66
	41E		British Aerospace	9.2
Summary for 'AVAILABILITY' = 1-3 years (7 detail records)				
<b>Sum</b>				<b>36.6</b>
<b>3 years or more</b>				
	16E		Watersmeeting Road (b)	2.96
	17E		Watersmeeting Road C (South triangle) (k.a	0.73
	22E	4.04	Watermead	5.13
	31E	7.06	Gower Street (reservoir)	0.57
	38E		Salford Road ( Cuttacre)	16.7
Summary for 'AVAILABILITY' = 3 years or more (5 detail records)				
<b>Sum</b>				<b>26.09</b>
<b>Grand Total</b>				<b>93.54</b>



## 2nd Deposit UDP Sites not included in ILR plus completed sites/unavailable sites

### Appendix 2

AVAILABILITY	UDPR	INDRE	SITENAME	UNDEVSIZE	COMPLETED
	01E	1.11	Barrs Fold Close, Wingates	0.47	0.01
	02E	1.12D	Great Bank Road (West)	0	1.49
	03E	1.12B	Great Bank Road (East)	0	2.04
	04E	1.12A	Great Bank Road (adj Bernstein )	5.53	0
	06E	1.10	Wimberry HillRd/Great Bank Rd	0	3.98
	20E	4.08B	East of Calvin Street B	0	1.32
	21E	4.08A	East of Calvin Street A	0	0.55
	26E	4.02(95)	Bury New Road	0.75	0
	29E	7.04(95)	Campbell Street	0.14	0.5
	37E	10.06	Europa C	0	0.75
	42E		Shiffnall Street	4.8	0
	43E		Wood Street	2.2	0
Summary for 'AVAILABILITY' = (12 detail records)					
	<b>Sum</b>			<b>13.89</b>	<b>10.64</b>
	<b>Grand Total</b>			<b>13.89</b>	<b>10.64</b>

## APPENDIX 3

### Completions 1985 – 2003 in Hectares

#### Industrial Development in Bolton 1985 – End of March 2004

	<b>Year</b>	<b>Completions</b>	<b>Year</b>	<b>Completions</b>	<b>Year</b>	<b>Completions</b>
	<b>1985</b>	5.3				
	<b>1986</b>	3.2				
	<b>1987</b>	2.1				
	<b>1988</b>	3				
	<b>1989</b>	8.8				
	<b>1990</b>	14				
	<b>1991</b>	8.2				
	<b>1992</b>	4				
	<b>1993</b>	11.5				
	<b>1994</b>	6.7	<b>1994</b>	6.7		
	<b>1995</b>	4	<b>1995</b>	4		
	<b>1996</b>	5.8	<b>1996</b>	5.8		
	<b>1997</b>	8.68	<b>1997</b>	8.68		
	<b>1998</b>	5.23	<b>1998</b>	5.23		
	<b>1999</b>	10.21	<b>1999</b>	10.21	<b>1999</b>	10.21
	<b>2000</b>	9.86	<b>2000</b>	9.86	<b>2000</b>	9.86
	<b>2001</b>	12.45	<b>2001</b>	12.45	<b>2001</b>	12.45
	<b>2002</b>	8.4	<b>2002</b>	8.4	<b>2002</b>	8.4
	<b>March 2004</b>	19.28	<b>March 2004</b>	19.28	<b>March 2004</b>	19.28
<b>TOTAL</b>		<b>150.71</b>		<b>90.61</b>		<b>60.20</b>
<b>AVERAGE</b>		<b>7.93</b>		<b>9.06</b>		<b>11.47</b>

## APPENDIX 4

### Industrial/Office Completions End of March 2004

COMPLETIONS ON UDP ALLOCATIONS END OF MARCH 2004						
Appl.No.	Applicant	Address	Gross F/space. sq.m.	Area	Development	UDP allocation?
59566/01	Grosvenor Windows	Lodge Bank, off Crown Lane, Horwich	1,500	0.068	Erection of industrial unit	14E
60309/01	Commercial Developments Projects Ltd.	Land at Gt. Bank Rd., Wingates South Industrial Park	5,494	1.49	5 industrial units (1 & 2 930 sq.m.) Unit 3 1,400 sq.m. Unit 4 (1,488 sq.m.) Unit 5 (746 sq.m.)	2E
60333/01	C&A Drake	Star Vale/Star Lane, Horwich	274	0.46	Erection of two storey detached building to form workshop & assoc. offices	14E
60709/01	Commercial Developments Properties Ltd.	Land off Wimberry Hill/Chorley Rd., Westhoughton	3485	1.23	1 Industrial Unit (3001) 19,500 sq.ft. with 2,000 att office space (3002) 16,250 sq.ft.) with att 1,000 office space	6E
61837/02	Commercial Developments Properties Ltd.	Land at Gt. Bank Rd., Wingates	6030	1.49	Erection of 4 industrial/warehouse units with ancillary offices	2E
61872/02	Orbit Investments	Plot 1, Enterprise Park, Middlebrook	2200	0.93	Erection of 1 storey building for B1 use	11E
58734/01	Lancashire Stone Development	Vale Industrial Estate, Horwich	600	0.1	Erection of industrial building	14E
55199/99	G.H.M Developments Ltd.	Vale Industrial Estate, Horwich	700	0.32	Erection of industrial building	14E
56795/00	I.I. Protective Coatings	Vale Industrial Estate, Horwich	700	0.31	Erection of industrial building	14E
58089/00	BAe Systems PLC Taylor Woodrow Properties	British Aerospace, Lostock	5850	0.59	211 space car park	41E
59317/01	Commercial Development Projects Ltd.	Wimberry Hill Road/Great Bank Road, Wingates	8640	1.34	Erection of industrial/office accommodation	6E
64272/03 or 63539/02	Burden Group	Campbell Street	4300	0.5	Formation of a car port to existing facility/Installation of car park	29E
59480/01		Land at Britannia Way, The Valley Bolton	1310	0.69	Erection of an industrial/warehouse unit	23E
<b>Total</b>			<b>47,328</b>	<b>9.518</b>		

<b>COMPLETIONS ON OTHER LAND END OF MARCH 2004</b>						
<b>Appl.No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Gross F/space. sq.m.</b>	<b>Area</b>	<b>Development</b>	<b>UDP allocation?</b>
58204/00	Universal Body Repair Ltd.	Unit 2, Fishbrook Industrial Estate, Roscow Rd., Kearsley	540	0.01	Erection of single storey workshop extension, enlarged counter & toilet	Protected Employment Site
58308/00	Thistlewaite Tyres and Exhausts	Thistlewaite	700	0.22	Erection to building to form a tyre and exhaust centre	Retail allocation
58943/01	J. Lever	Land adj. 133 Church Street, Horwich	392	0.05	Erection of three storey building to form offices	Within TC Boundary
59575/01	Bently Estates Ltd.	Land at Weston Street, Bolton	1000	0.14	Erection of three storey office building with car parking	Housing Allocation
60791/01	Bernstein Group	Silburn House, Great Bank Rd., Wingates	1150	0.09	Single storey extension to form compressor house & maintenance. Store with encl.	Protected Employment Site
61498/02	Fieldings Porter Solicitors	Silverwell House, Silverwell St., Bolton	350	0.02	Erection of 2 storey extension to side for additional offices	Business Use
61804/02	Hampsons Ltd	Sidney Street, Bolton	3800	0.66	Erection of 1st floor extension	Protected Employment Site
61807/02	C G H Moulds	Tonge Bridge Industrial Estate., Hypatia St., Bolton	260	0.25	Erection of single storey extension to warehouse	Protected Employment Site
62167/02	DRA Ltd	Paragon Business Park, Chorley New Rd., Bolton	250	0.05	Erection of single storey extension to form additional office space	Protected Employment Site
62858/02	MBDA	Lostock Lane, Lostock	200	0.01	Erection of two storey building	Protected Employment Site
64164/03	Severfield Rowan PLC	Lostock Industrial Estate	14400	7.79	Erection of new steel fabrication production building	Protected Employment Site
59480/01 or 60720/01	Westhoughton Developments Ltd.	Pavillion Square, Westhoughton	4500	0.38	Erection of 3 storey office building	Local Town Centre
63935/03	Flightmasters	83 Blackburn Road, Bolton	300	0.03	Erection of two storey side extension to provide offices	White land
65295/03	HA England Pensions	Comtech Park, Unit 1, Manchester Rd., Westhoughton	200	0.06	Extension to factory	White land
<b>Total</b>			<b>28,042</b>	<b>9.76</b>		