

Bolton **Council**

INDUSTRIAL DEVELOPMENT RESOURCE

Development and Regeneration Department

April 2006

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 April 2005 to April 2006 and discuss the implications of these for the Council; and
 - To provide qualitative information about the sites, so that their availability can be viewed in context with wider development issues.
2. The Environment Scrutiny Committee last considered this issue on the 6th June 2005, report number SCE/26/05.

Changes to the Industrial Land Resource (ILR)

3. The basis for the Industrial Land Resource (ILR) is the 2005 Unitary Development Plan, which was formally adopted on 7th April 2005, and becomes the Authority's principle tool for determining planning applications. The Adopted 2005 UDP provides a list of industrial sites, which have Council support, and a full list of Industrial Land Resource (ILR) sites with site sizes as at April 2006 is included at Appendix 1.

A site is considered complete when a planning application has been constructed, and is ready for the market to occupy.

The ILR sites have been categorised in to Short, Medium, and Long term developments by considering the current land ownership, site access, strategic importance, and development issues to provide an expected timescale for development.

4. The collection and publication of Industrial Land completions are collected in compliance with Government Office North West Industrial Land monitoring requirements, to cover the financial year period. Table 1 below shows the number of hectares and the number of sites that have changed between April 2005 and April 2006.

Table 1

	Ha	No of Sites
2005 Industrial Land Resource (ILR)	85.74	29
<i>Completed sites (10E, 13E, 14E)</i>	<i>-4.84</i>	<i>3</i>
<i>Reductions in site size because of partial site completions (27E)</i>	<i>-1.41</i>	<i>1</i>
End of March 2006 Industrial Land Resource (ILR)	79.49	26

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	Ha	No. of sites
Sites currently under Construction	4.03	3

Changes: Completions and Partial completions

5. Since the last industrial monitoring report, completed in April 2005 there have been developments on 5 ILR sites, at 10E – Mansell Way/Cranfield Road (Parklands), 11E - Middlebrook, 13E – Station Road, 14E – Vale Industrial Estate and 27E – Burnden Park/Scholey Street. Of these sites there have been 3 full site completions, 10E, 13E, and 14E from the ILR list.

There are 3 ILR sites currently under construction (July 2006), 05E – Land of James Street, Westhoughton, 11E Middlebrook, and 12E Cranfield Road. This gives a total of 4.03 Ha currently under construction.

Other sites not included in the Industrial Land Resource

6. 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 Adopted 2005 UDP. Four UDP sites (01E, 04E, 26E, 29E) are known at this time as expansion land and comprise 6.89ha. During this monitoring period there were no changes in the supply of expansion land sites. However ILR Site 04E, Great Bank Road has started construction, to develop 5.53 Ha for speculative industrial occupation. The expansion land sites are listed in Appendix 2. Also listed in Appendix 2 are the 2005 UDP Town Centre allocations (42E, 43E), which are Urban Renaissance sites for conversion and redevelopment for commercial uses. Thus, a full list of the UDP allocations, which are not included as ILR sites, are set out at Appendix 2. This includes completed allocations for overall completeness.

The availability of land on the resource

7. 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, with further qualitative site details in Appendix 5 and a summary for the whole resource is shown in table 2 below.

Table 2

Timescale	Category of land	No of sites	Ha	% of land
Available now or within 3 years	Available	16	18.15	22.8
4-7 years	Medium term	5	52.05	65.5
8-15 years	Long term	2	5.70	7.2
N/A	Allocated sites in the resource but have no scope for development	3	3.59	4.5
	Total	26	79.49	100

The range of size of site on the resource

8. 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

Size of site	No of sites 2005	No of sites April 2006	Area of land April 2006	% of land April 2006
Under 0.49	5	5	1.75	2.2
0.5 - 0.99	9	9	6.34	8.0
1 - 3.99	8	7	14.66	18.4
4 - 9.99	5	3	23.74	29.9
10 – 19.99	2	2	33	41.5
Over 19.99	0	0	0	0
Total	29	26	79.49	100

N.B From Appendix 1 it can be seen that there are presently no ILR sites over 2.69 Hectares that are available within 3 years (Short Term).

Recent Industrial development

9. A list of industrial and office development completed in Bolton during the year up until end of March 2006 is provided at Appendix 4. Industrial and Office floorspace completed is compared with previous years in the table at Appendix 3.

10. 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

11. As shown in Appendix 3, since 2001 (the past 5 years), an average land take up of 11.30ha 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 2006 are somewhat higher than the average 5-year take up figure 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 10.10ha of 2006 completions, 6.25ha or 61.9% have occurred on UDP sites, as listed in the 2005 UDP.

Appendix 3 shows the annual land take up to be increasing when comparing the average take up over a 10 year period, and the average take up over the last 5 year period.

12. The ILR provides a snapshot of land availability within the Borough up until the end of March 2006. However, it should be noted that the situation in terms of land supply and completions are changing frequently. For further information on the current situation regarding completions and on site activity please contact our Inward Investment Team in the Development and Regeneration Department (tel: 01204 336224).

Summary of Key Issues

13. In order to achieve Urban Renaissance objectives and the potential of the sites identified on the Industrial Land Resource and Adopted 2005 UDP, continuing investment is required.
14. 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, remove barriers to development on existing ILR sites, and reduce the loss of ILR sites to other uses such as housing.
15. 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

16. 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 extraction of coal is expected to commence by 2006 up until 2010. The reclamation and subsequent industrial development of the site offer a significant large site development opportunity in the medium term (4-7 years), dependent upon policy constraints surrounding the site.
 - Part of site 11E at Middlebrook has been granted residential planning permission which will reduce the amount of industrial land available.
 - Site 41E, British Aerospace has been granted outline planning permission for the development of an indoor football school, residential development and industrial and warehouse development (B1 and B8 use). The final balance of uses on the site is still to be determined and will impact on the amount of industrial land available.
 - Further information on site development issues can be found within Appendix 5 – Information about available sites.

Future prospects

17. The Council aims to support the economic competitiveness and performance of Bolton's economy through a number of means including making available a range and choice of sites to meet the needs of local and inward investors. The success of this approach is demonstrated in the steady take-up of allocated UDP sites as identified in this report. A key success to highlight is the very significant progress in the Economic Development Zone where £9.5m of European funding has improved investment conditions which has encouraged significant development to take place across the EDZ. This investment has attracted many local and inward investing businesses to choose Bolton's EDZ as their investment destination.
18. At current average annual take-up rates, the immediately available sites in the industrial land resource totalling 18.1 hectares will provide less than 2 years supply. All the sites in the medium and long term categories are constrained by a range of contamination, access and ownership issues which will take time and resources to resolve. In accordance with recent emphasis on sustainable development and urban renaissance, the majority of the remaining sites, and all of those in the medium and long term availability categories are brownfield sites in accessible locations whose re-use will contribute towards Bolton's sustainable development.
19. At present there are no external public funding resources identified to assist in bringing forward sites in the industrial land resource. The Council is actively working with owners, investors, and economic development agencies to seek address these matters in order to continue to achieve local sustainable economic growth and contribute towards the Manchester City Region and North West regions strategic plans for economic

competitiveness. However the current snapshot highlights the importance and urgency of both taking steps to bring forward sites, and reduce the loss of existing sites to other uses.

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 1985-2006
- Appendix 4 Industrial and Office development completions April 2005 – March 2006
- Appendix 5 Qualitative Information about available sites
- Appendix 6 Supply and Demand for Industrial/Office premises – 1st April 2005 – 31st March 2006

Industrial Land Resource Sites

Appendix 1

UC = Under Construction

AVAILABILITY UNDEVSIZE	UDPRE	INDREF	SITENAME	
0-3 years				
	05E	1.19	Land off James Street, Westthoughton	UC 2.76
	07E	1.12C	Long lane/Lancaster Lane	0.39
	09E	1.09A	Lynstock Way (Network 61)	2.44
	11E	1.05	Middlebrook	UC 0.45
	12E		Cranfield Road	UC 0.82
	16E		Watersmeeting Road (b)	2.96
	17E		Watersmeeting Road C (South Triangle) (k.a)	0.73
	18E		Crompton Way	1.69
	19E	4.05	St Peter's Business Park A	1.50
	24E		Mill St	0.53
	25E	4.17(95)	Mill St/Mule St (or Back Broom Street)	0.74
	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
	35E	10.03	Mabel's Brow	0.73
Summary for 'AVAILABILITY' = 0-3 years (16 detail records)				
				Sum
				18.15
4-7 years				
	08E	1.15/1.16	Horwich Loco Works	16.3
	30E		Gower Street	0.44
	36E	10.07	Bolton Road, Kearsley (Singing Clough)	8.66
	38E		Salford Road (Cutacre)	16.7
	41E		British Aerospace	9.95
Summary for 'AVAILABILITY' = 4-7 years (5 detail records)				
				Sum
				52.05
8-15 years				
	22E	4.04	Watermead	5.13
	31E	7.06	Gower Street (reservoir)	0.57
Summary for 'AVAILABILITY' = 8-15 years (2 detail records)				
				Sum
				5.70
Allocated sites considered still in the resource but have no scope for development				
	23E	11.01	Britannia Way	0.28
	27E		Burnden Park/Scholey Street	1.60
	39E	5.07	Seddons Holdings, Plodder Lane	1.71
				Sum
				3.59
				Grand Total
				79.49

Adopted 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
	10E	1.08	Mansell Way/Cranfield Road (Parklands)	0	5.18
	13E	1.04	Station Road	0	3.82
	14E	1.17	Vale Industrial Estate	0	2.65
	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
	40E	5.03	Sunnyside Mills	0	0.21
	42E		Shiffnall Street	4.8	0
	43E		Wood Street	2.2	0
Summary for 'AVAILABILITY' = (12 detail records)					
Sum				13.89	22.50
Grand Total				13.89	22.50

N.B – This table shows a list of sites that were designated as Expansion sites, or sites, which have since been completed from the main ILR list. This list covers the period up until the start of April 2006. During the March 2005 to April 2006 monitoring period, sites 13E and 14E were completed from the ILR list and added to this table.

APPENDIX 3

Completions 1985 – 2006 in Hectares

Industrial Development in Bolton 1985 – End of March 2006

	Year	Completions	Year	Completions	Year	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	1996	5.8		
	1997	8.68	1997	8.68		
	1998	5.23	1998	5.23		
	1999	10.21	1999	10.21		
	2000	9.86	2000	9.86		
	2001	12.45	2001	12.45	2001	12.45
	2002	8.4	2002	8.4	2002	8.4
	March 2004	18.59	March 2004	18.59	March 2004	18.59
	March 2005	6.97	March 2005	6.97	March 2005	6.97
	March 2006	10.10	March 2006	10.10	March 2006	10.10
TOTAL		167.09		96.29		56.51
AVERAGE		7.96		9.63		11.30

APPENDIX 4

Industrial/Office Completions April 2005 to end of March 2006

COMPLETIONS ON UDP ALLOCATIONS APRIL 2005 TO END OF MARCH 2006						
Appl.No.	Applicant	Address	Gross F/space. sq.m.	Area	Development	UDP allocation?
68029/04	<i>Signature Developments</i>	<i>Lodge Bank Industrial Estate, Crown Lane, Horwich</i>	894	0.15	<i>Erection of industrial unit to form warehouse/light industrial use and offices</i>	14E
64706/03	<i>G H M (UK) Ltd.</i>	<i>Lodge Bank Industrial Estate, Crown Lane, Horwich</i>	400	0.07	<i>Erection of industrial unit</i>	14E
59178/01	<i>Orbit Developments</i>	<i>Plot 4, Enterprise Park PH.III Middlebrook</i>	6438	1.67	<i>Erection of two units including a two storey office building</i>	11E
59192/01	<i>Orbit Developments</i>	<i>Plot 1 Parklands, Off De-Haviland Way, Bolton</i>	6247	1.18	<i>Office park development (class B1) comprising 2 buildings with associated infrastructure</i>	10E
67654/04	<i>J Dickinson and Son (Horwich) Ltd</i>	<i>Rivington View Business, Park Station Road, Blackrod</i>	4225	1.77	<i>Erection of four industrial buildings with associated car parking</i>	13E
68717/04	<i>Services Support (Manchester) Ltd</i>	<i>Land at Scholey Street, Bolton</i>	4000	1.41	<i>Erection of new divisional police headquarters with associated access, car park and boundary details</i>	27E
Total			22,204	6.25		

COMPLETIONS ON OTHER LAND APRIL 2005 TO END OF MARCH 2006						
Appl.No.	Applicant	Address	Gross F/space. sq.m.	Area	Development	UDP allocation?
<i>69908/04</i>	<i>Holt Brothers Horwich</i>	<i>Holt Bros Ltd, Brunel Street, Horwich, Bolton</i>	<i>250</i>	<i>0.09</i>	<i>Erection of two storey workshop, (cutting drilling and welding) and demolition of adjacent brick warehouse</i>	<i>White land</i>
<i>68315/04</i>	<i>Dra Ltd.</i>	<i>Paragon Business Park, Chorley New Road, Horwich</i>	<i>650</i>	<i>0.37</i>	<i>Erection of two storey extension at the front of building to form reception area with offices above together with additional car park and means of access/link road</i>	<i>Protected Employment Land</i>
<i>69015/04</i>	<i>Amec Internal asset Management Ltd</i>	<i>Amec Internal asset management limited Lostock Lane, Lostock, Bolton</i>	<i>912</i>	<i>0.09</i>	<i>Erection of two storey modular office building following removal of temporary canteen building</i>	<i>Protected Employment Land</i>
<i>69252/04</i>	<i>Hurstwood Developments Ltd.</i>	<i>Waters Meeting, Britannia Way, Bolton</i>	<i>3397</i>	<i>0.72</i>	<i>Erection of two 2 storey and one 3 storey office buildings together with 135 car parking spaces</i>	<i>White land</i>
<i>58272/00</i>	<i>Marsden House Investments Ltd.</i>	<i>Marsden House, Bolton</i>	<i>2560</i>	<i>0.2</i>	<i>Erection of 8 storey building for mixed uses including - 82 residential units, B1 offices (2560sq m), A1 retail, A3 restaurant (1260 sq m), D2 Health and fitness studio (1400 sq m) plus 110 associated parking spaces.</i>	<i>White land</i>
<i>69097/04</i>	<i>Deeply Vale Estates Ltd</i>	<i>Unit 11, Dunscair Industrial Estate, Blackburn Road, Egerton</i>	<i>1096</i>	<i>0.38</i>	<i>Erection of single storey building to create offices</i>	<i>Major developed site in the green belt</i>
<i>70014/05</i>	<i>Mile End Estates LLP</i>	<i>1+2 Swan Mills Higher Swan Lane</i>	<i>11790</i>	<i>2.00</i>	<i>Change of use to business, industrial and warehouse use (B1, B2 and B8)</i>	<i>Protected Employment site</i>
Total			20,655	3.85		

19E St Peter's Business Park A **1.50 Ha**
The undeveloped remainder of this site is in private ownership. Orbit developments are marketing the site for leased offices that they plan to develop themselves.

24E Mill St **0.53 Ha**
This site is currently in use as a lorry park, but has the potential to be developed as industrial premises.

25E Mill St/Mule St (or Back Broom Street) **0.74 Ha**
The majority of this site is yard area for Harry Peers Construction Ltd. The private owners made application for 6 no. Industrial units on part of the site in March 2005, which was approved with conditions.

28E Nelson Street **0.79 Ha**
This site is in mixed private ownership. Half of the site is planned to be a modern industrial development, recently gaining planning permission. The remainder of the site currently has no development plans, with the council seeking to encourage modern industrial or office development to compliment the existing commercial uses in the Nelson Street area.

32E Stone Hill Road **0.66 Ha**
This site is believed to be in private ownership, and is adjacent to a recently constructed wholesale operation. The site has recently had the planning application to erect an industrial unit approved.

33E Express Industrial Estate C **0.19 Ha**
This site is adjacent to ILR 32E and is believed to be in private ownership. The site currently has no planning application.

34E Express Industrial Estate B **0.77 Ha**
This site is in private ownership, being utilised by a Civil Engineering company for storage, and temporary office accommodation.

35E Mabel's Brow **0.73 Ha**
This site is believed to require remedial work to make the site ready for development. A private developer submitted plans to develop the site for residential uses in 2004, which were subsequently withdrawn.

AVAILABILITY **4-7 years**

08E Horwich Loco Works **16.3 Ha**
This site is believed to be in private and public ownership, and has been highlighted by Bolton Council to be of strategic importance to the borough as a future

employment site.

30E Gower Street

0.44 Ha

This site is currently utilised as a scrap yard by the current occupier. Subject to ownership and development issues it is believed there is opportunity to intensify employment on this site.

36E Bolton Road, Kearsley (Singing Clough)

8.66 Ha

This site is currently in public ownership, and has medium term development issues such as access, and land remediation. Bolton Council has highlighted this site to be of strategic importance to the borough as a future employment site.

38E Salford Road (Cutacre)

16.7 Ha

This site is currently in single private ownership, and is being master planned to create a large mixed-use development. Remediation is required, and started on site in 2006. Bolton Council has highlighted this site to be of strategic importance to the borough as a future employment site.

41E British Aerospace

9.95 Ha

This site is currently in private ownership. A mixed-use application was approved with conditions on the site. The introduction of other uses on site has the potential to reduce the available land element of the ILR. Bolton Council has highlighted this site to be of strategic importance to the borough as a future employment site.

AVAILABILITY 8-15 years

22E Watermead

5.13 Ha

This site is currently in private ownership, and is occupied by a small industrial complex containing a mixture of B1 and B2 businesses. The site currently contains reservoirs, so development issues such as site remediation, land assembly and access would need to be resolved before development could commence.

31E Gower Street (reservoir)

0.57 Ha

This site is currently in private ownership, and is currently a reservoir adjacent to a large mill building. The site would require remediation, and access establishing, before development could commence.

Allocated sites considered still in the resource but have no scope for development

23E Britannia Way

0.28 Ha

This small site is currently land locked by modern development fronting the access road, and suffers from difficult level changes making the site uneconomical to develop.

27E Burnden Park/Scholey Street

1.60 Ha

This site is adjacent to a recent development that prevents access to the site. The other side of the site is blocked by the A666 dual carriageway. Alternative access would need to be sought, and the site suffers from difficult level changes, and a public footpath making the site uneconomical to convert for commercial uses.

39E Seddons Holdings, Plodder Lane

1.71 Ha

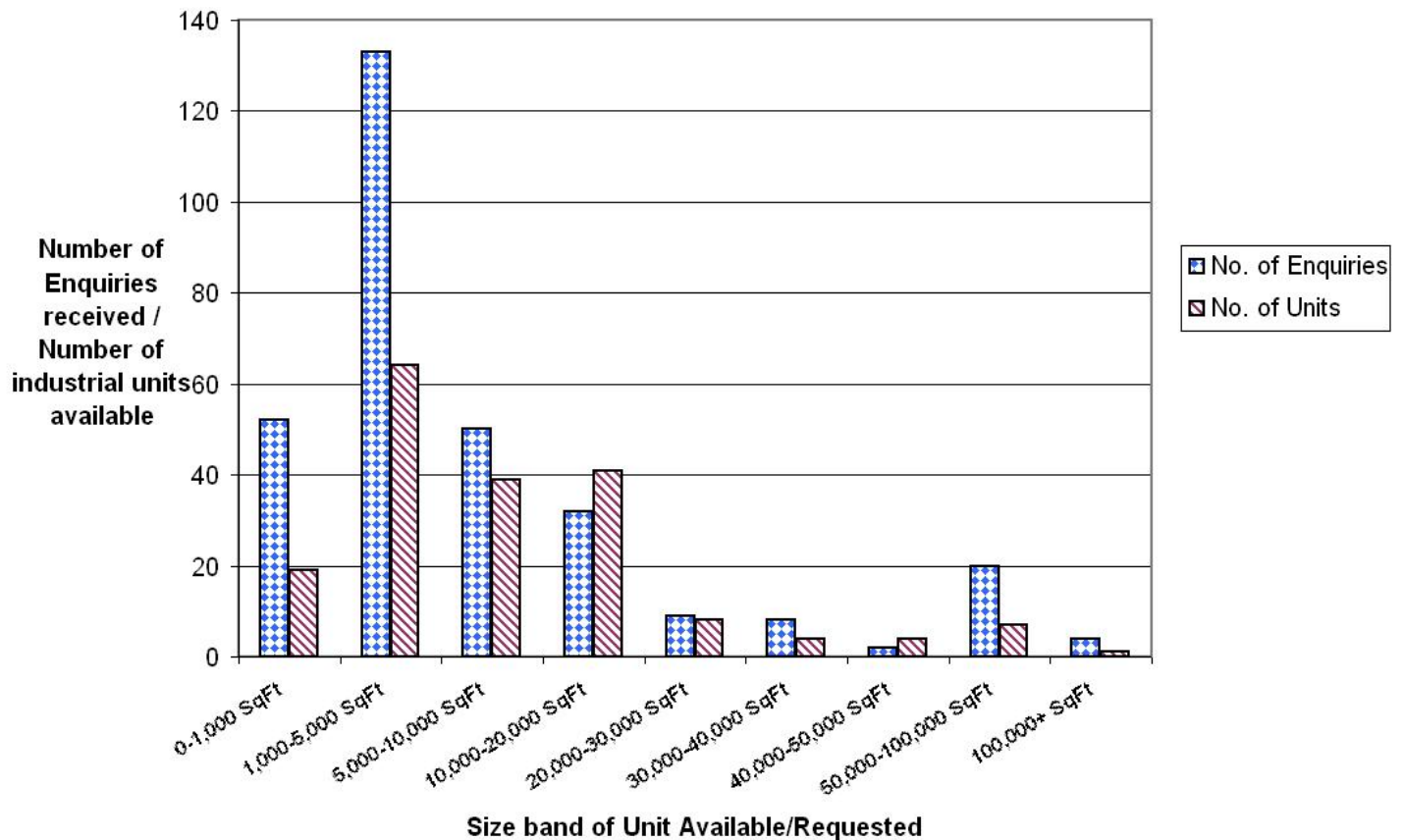
Seddons Group currently uses this site as surface level storage, and at the present time development for other commercial uses is not planned.

Appendix 6

Supply and Demand for Industrial/Office premises – 1st April 2005 – 31st March 2006

Supply and Demand – Industrial Premises:

**Chart Showing Supply and Demand for Industrial Units between
1st April 2005 and 30th March 2006**



The period 1st April 2005 to 30th March 2006 highlights a distinct shortage of quality industrial units for manufacturing and warehousing businesses to relocate to. This demonstrates an undersupply of industrial units in key areas of ‘Incubation Space/Grow On Space’ – 0-5000 sq ft, occupied by new and growing businesses in the Bolton borough.

Bolton’s available stock of units with larger floor plates is increasingly becoming upper floors of mills. This increase in low value floor space is mainly the result of access issues, with modern businesses preferring single storey manufacturing/warehousing operations with ground floor vehicular access.

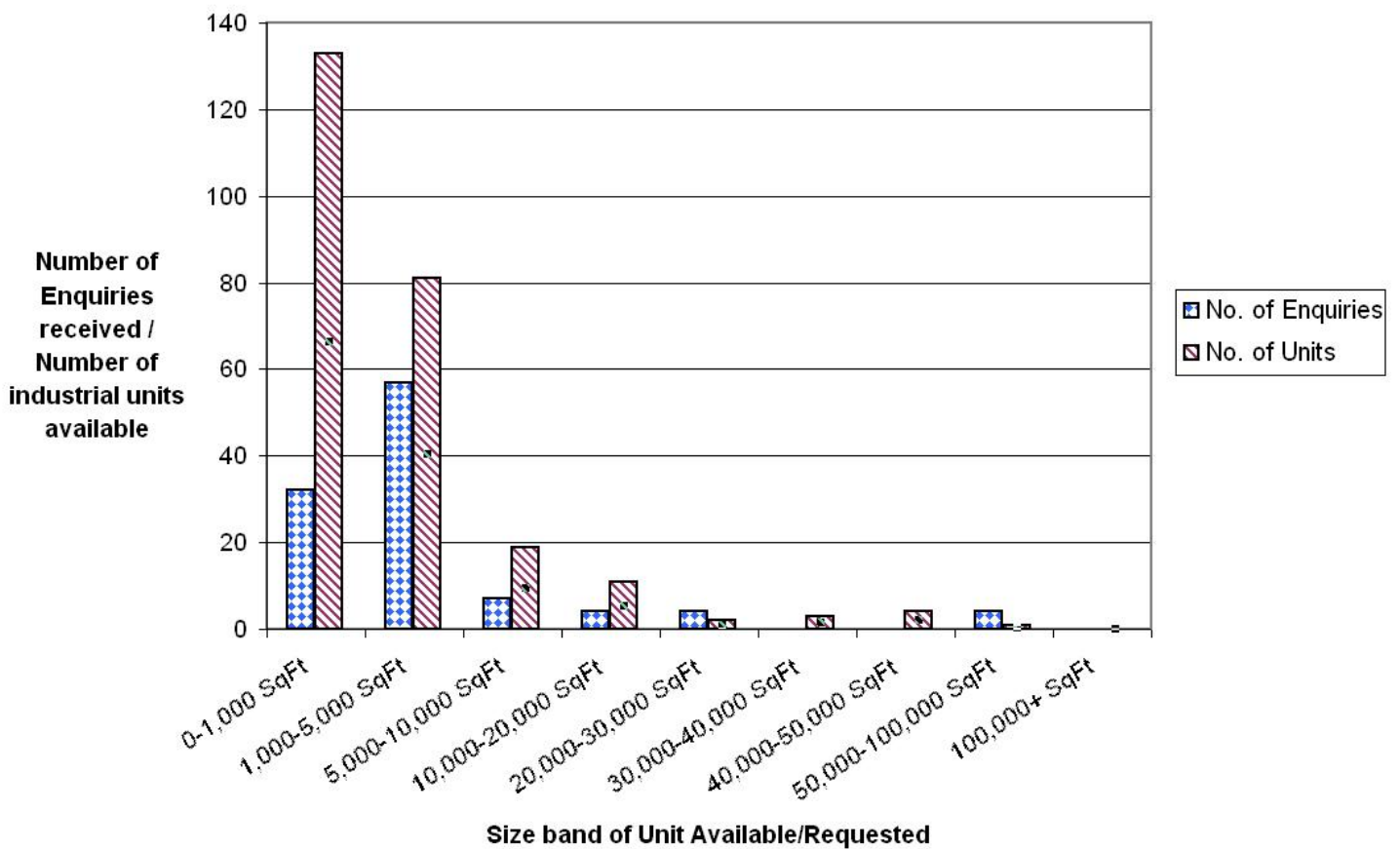
As a result a shortage of large single storey industrial units (20,000 sq ft plus) that medium sized successful businesses would seek exists in Bolton. This shortage risks the relocation of local expanding businesses to other towns and cities to meet their accommodation needs.

The council is addressing this issue and is currently working upon a Mills Action Framework to ensure a sustainable future for Bolton's mills.

Bolton Council would seek to protect existing protected employment areas in order to maintain a stock of suitable industrial premises, and in situations where buildings are no longer economically viable utilise the asset to generate future industrial development opportunities within Bolton.

Supply and Demand – Office

Chart Showing Supply and Demand for Office Units between 1st April 2005 and 30th March 2006



In contrast the office market is very buoyant in Bolton, with the current oversupply expected to diminish as we attract business away from other areas.

Demand in this sector is in two areas

- for both managed workspace for new business start ups, and
- for Freehold/Long Leasehold opportunities for established businesses to purchase modern high specification office buildings to expand.

At the top end of the market there is currently a shortage of large office buildings (50,000 sq ft plus) to attract major investors in to areas such as the town centre.

Current large office schemes to the West of the borough (Middlebrook) have been very successful, and supply of available offices in this area is reducing.