

Annual Employment Land Resource

April 2007

Department of Development and Regeneration

Reported to Development and Regeneration Scrutiny Committee

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1.0 Purpose of the report

1.1 The purpose of the report is four fold

- To monitor the supply, availability and development rates of employment land within the Borough;
- To analyse any significant changes that have occurred during the monitoring period April 2006 to end of March 2007 and discuss the implications of these for the Council;
- To feed into the evidence base for the Council's Local Development Framework (LDF) which is the spatial expression of the Bolton's Sustainable Community Strategy,
- To provide some qualitative information about the sites, so that their availability can be viewed in context with wider development issues.

1.2 The Development and Regeneration Scrutiny Committee last considered this issue on the 14th August 2006, report number DRSC/2/06. It should be noted that this monitoring report supersedes any information contained in previous employment land monitoring reports.

Summary of Key Issues

1.3 In order to achieve Urban Renaissance objectives and the potential of the sites identified on the Employment Land Resource continuing investment is required.

1.4 The supply of immediately available industrial land is reducing as sites are completed. Currently we have an immediately available supply of land in the resource of 6.29Ha. This report provide information that steps need to be taken to increase the supply of available sites.

2.0 Background Information

2.1 The Annual Employment Land Resource (AELR) monitors employment land as defined under the Town and County Planning, (Use Classes) 1987 Order, as

amended by the Use Classes (Amendment) Orders, 1992, 1993 and 2005. The Use Classes monitored within this report consist of the following:

Class B1: Business – Offices (not within A2); Research and Development (of products and processes); Studios; Laboratories; Hi-tech; Light industry

Class B2: General industry

Class B8: Storage or distribution - Wholesale warehouse; Distribution centres; Repositories

Mixed (B1, B2 and B8): Refers to land with either a range of B Class uses, or where no use can be defined (as in the case of undeveloped, allocated land)

- 2.2 The monitoring survey is conducted annually from April 1st to March 31st and identifies sites with current planning permission and that are available for development. The monitoring period was changed in 2004 to reflect the approach taken in the Housing Land Monitoring Report and Regional Spatial Strategy (RSS) monitoring requirements. The collection and publication of the AELR completions data is in line with Government Office North West monitoring requirements. Information has been gathered through a combination of desk-based assessment together with on site investigation for evidence of completions. Comparative figures have been included from previous monitoring periods in order to identify historical land take up trends.
- 2.3 The importance of monitoring is emphasized in Regional Planning Guidance (RPG)/RSS and recent planning policy statements, Planning Policy Statement 3 (Housing) and Planning Policy Statement 1 (Consultation of Planning and Climate Change). Monitoring is an essential part of the planning system and is crucial in steering policy development and delivering the aims and objectives of plans and strategies. Monitoring the effectiveness of Unitary Development Plan (UDP) policies will help to identify priorities as to where policies and objectives need strengthening, maintaining or changing in any future LDF work. Monitoring is also a requirement of the Regional Assembly and provides a mechanism to measure changes across the wider sub region on a comparable basis.

3.0 Context

- 3.1 The next two sections of the report will provide background information regarding the economy and the recent policy guidance documents.

4.0 Economic background

4.1 Regional Economic Strategy (March 2006) and Bolton Economic Strategy

The North West as a region is committed to building sustainable economic growth, a high quality workforce and developing a region where everyone has the opportunity to fulfil their potential.

- 4.2 The Regional Economic Strategy (RES), written by the North West Development Agency is a 20-year rolling strategy with the aim of reducing the regions £13 billion economic production output gap (compared with the average for England). This strategy intends to create and maintain conditions that would enable continuous sustainable growth and private sector investment.

The RES aims to deal with three big growth issues that will help to reduce the output gap with the average for England, with the intention to:

- Improve productivity and grow the market (which accounts for £10 billion of the output gap);
- Increase the size and capability of the workforce (£3 billion of the output gap is due to fewer people working); and
- Create and maintain the conditions for sustainable growth

4.4 The Northern Way Growth Strategy (September 2004)

This document broke the North West, North East and Yorkshire and Humber into 8 city regions. The document brings together the three regions Economic Strategies and Regional Spatial Strategies to identify actions of an appropriate scale. The Northern Way is designed to address the prospect of continuing economic inequality amongst the regions. The Northern Way document

investigates ways in which the economic disparity, which exists, between the North and the rest of the country can be overcome through acceleration of its economic growth rate.

4.5 Bolton's Economic Profile

Bolton has a large number of small and medium sized businesses within the borough, which are viewed as important economic drivers. Bolton has few private sector employers of national and regional significance and is under represented in terms of target growth clusters identified by the North West Regional Development Agency (NWRDA). Bolton economic profile is characterised by its large service sector.

4.6 In the short to medium term the sites for inward investment in the Borough are primarily based around the existing developments at Middlebrook and along the M61 corridor. These areas are considered attractive to new and growing businesses, however they are located far from the areas of the Borough that suffer high deprivation levels. The Community Strategy indicates that new employment opportunities should be made more accessible for local people..

4.7 It should be noted that the Bolton Town Centre located close to some of Bolton's most deprived wards, offers potential employment opportunities to those areas that need them most.

4.8 Unemployment in the Borough

The Council produces regular monthly updates relating to unemployment, known as the Unemployment Bulletin. That bulletin contains information relating to claimants of Job Seeker Allowance.

4.9 The most recent data relates to May 2007. In May 4361 people in Bolton were claiming job seekers allowance, representing an unemployment rate of 2.7%. Unemployment in Bolton is currently above the regional rate of 2.6% and above the national rate of 2.4%. Unemployment rates by ward show that the central

and inner urban areas are the worst affected with Halliwell, Rumworth, Great Lever, , and Crompton wards experiencing the most significant levels.

5.0 Policy Background Documents

5.1 This section of the report provides an overview of current policy guidance relevant to spatial planning for economic development. There is a wide range of policy guidance/statements that provide this overall context.

5.2 Regional Spatial Strategy for the North West (NWRSS)

The Regional Spatial Strategy for the North West was approved by the Secretary of State in 2003. In 2006 the North West Regional Assembly published the draft NWRSS review and in 2006/7 this was subject to an Examination in Public. Following the Examination in Public, the Panel prepared a report of findings and recommendations on how the draft Regional Spatial Strategy might be improved. This Report was published for information on 8 May 2007. The report states that the RSS should aim to strengthen the regional economy and should provide a spatial framework for the programme set out in the Regional Economic Strategy (RES). Although the Panel Report suggests that the RSS shouldn't list specific sites it indicates that it should make provision for a supply of land to ensure that the sustainable development of the regional economy is not constrained.

In relation to the broad locations identified in draft RSS, the Panel Report indicates that it is unclear as to why some broad locations are overlooked. The report raised the issue that there are potential economic development sites in the northern part of Greater Manchester which, taken together, are of equivalent importance to those in South Manchester. The report states that, "if that is so, it is difficult to see why no locations in, say, Bury, Bolton or Wigan have been included." The Panel also recommends that an additional 774 hectares of employment land will be required in Greater Manchester before 2021 , over and

above that already identified. There is no recommendation about how this should be apportioned between districts.

As part of the next stage of the RSS process the Secretary of State will consider the Report, together with representations made on the draft RSS, with the aim of publishing Proposed Changes in Autumn 2007. There will be a public consultation on the Proposed Changes, likely to be 12 weeks.

Following consideration of responses to the consultation on the Proposed Changes, the Secretary of State is expected to publish the final North West Plan in early 2008.

5.3 Sustainable Community Strategy: Bolton: Our vision 2007-2017 and Local Economic Strategy

Bolton's community strategy sets out a vision for Bolton in 2017. It will be a place where everyone has an improved quality of life and confidence to achieve their ambitions. The two main aims are to narrow the gap between the most and least well off and to ensure economic prosperity. To support this a key priority theme is "Prosperous Bolton" and includes targets to match jobs and investment with those most in need. This means that over 2,500 new jobs will be created by 2008 and 10,000 by 2017. Key to prosperity will be investment in Bolton Town Centre. We will build a transformed and vibrant town centre and raise and improve the profile of Bolton.

5.4 Unitary Development Plan (2005)

The basis for this Annual Employment Land Report is the 2005 Unitary Development Plan (UDP), which was formally adopted on 7th April 2005. This document is the Authority's principal tool for determining planning applications. The UDP provides a list of identified industrial sites, which have Council support and are included at Appendix 5 of the UDP and Appendix 4 of this document.

5.5 Work is currently underway on the Local Development Framework, with the Core Strategy Issues and Options currently out for consultation . Further details of LDF progress can be seen in the March 2007 Local Development Scheme.

5.6 Planning Policy Statement 1 – Delivering Sustainable Development

This PPS was published in February 2005 and outlines the overarching planning policies for the delivery of sustainable development through the planning system. Paragraph 23 provides detailed guidance of what is expected of Planning Authorities in relation to achieving sustainable economic development. The 10 objectives that are highlighted within the PPS provide a positive context for economic development.

5.7 Planning Policy Guidance 4 - Industrial and Commercial Development and Small Firms

This document was first published in 1992 and sets out the broad guidelines for the location of industrial and commercial land uses in development plans, and the approach to development control with respect to economic development. Paragraph 6 of PPG4 states that, in allocating land for industry and commerce, planning authorities should “aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure. They should also ensure that there is a variety of sites available to meet differing needs.” Locational policies in development plans can reduce the need to travel while the re-use of urban land is encouraged.

5.8 It should be noted that as part of the Planning White Paper: Planning for a Sustainable Future (May 2007) Central Government intends to publish a new Planning Policy Statement, *Planning for Economic Development*. This will further reinforce the Government’s commitment set out in PPS1 to promote a strong, stable and productive economy with access for all to jobs, to regeneration and improved employment prospects.

6.0 1st April 2006 – March 31st 2007 Completions

6.1 This part of the report will look at completions on UDP sites allocated for employment uses. The following tables will identify sites that result in fully completed sites, partially completed sites, and sites currently under construction. Appendix 5 outlines industrial and office completions on sites not allocated in the UDP during the financial year. The development of these sites feed into the overall take up figures for the year and contribute to the overall historical take up rates.

6.2 Annual Employment Land Report (AELR) Sites

The 2006 AELR identified 79.49ha of land, consisting of 26 available sites. Of the 26 sites, all were expected to come forward within a prescribed expected timescale of 0-3 years, 4-7 years or 8-15 years. During the monitoring period 1st April 2006 to March 31st 2007 a number of developments occurred on a range of AELR sites.

6.3 Completed Sites

Table 1 below identifies developments that occurred 06/07 on sites within the AELR, and consequently no longer form part of the resource. .These are as follows:

Table 1

Allocation name and number	Site Name	Development	Size completed in Hectares	Developable area remaining
05E – Land off James Street, Westhoughton	Plot 6, Wingates Industrial Estate, Great Bank Road	Erection of 1 industrial warehouse unit	2.76	0
11E, Middlebrook	Plot 4, Enterprise Park, Middlebrook, Bolton	Erection of three storey office buildings with associated parking	0.45	0
12E, Cranfield Road	Plot 4 Parklands, off De-Haviland Way, Bolton	Erection of four storey office building and associated car parking	0.82	0
16E, Watersmeeting Road (b)	Watersmeeting (formerly Denvale Mills, Britannia Wy	Erection of industrial buildings	2.96	0
TOTAL AMOUNT OF LAND DEVELOPED			6.99	

6.4 The table shows that allocations 05E – Land off James Street, Westhoughton, 11E - Middlebrook, 12E - Cranfield Road, and 16E Watersmeeting Road (b) are now fully completed and as a consequence drop out of the AELR.

6.5 Partial site completions

A development completed on part of 19E – St Peters Business Park A, has resulted in a partial site completion. Unlike the fully completed sites above, where a completion resulted in the site dropping out of the AELR, this partial 0.26ha completion results in a residual 1.24ha of developable land within the AELR.

Table 2

Allocation name and number	Site Name	Development	Size completed in Hectares	Developable area remaining
19E, St Peter's Business Park A	Land at St. Peters Business Park, Watersmeeting Road	Erection of one two storey office building	0.26	1.24
TOTAL AMOUNT OF LAND DEVELOPED			0.26	

6.6 Sites under construction

Two sites are currently under construction, 9E – Lynstock Way (Network 61) and 28E – Nelson Street. Although these two sites are not complete the size of the developed area, based on the planning application has been removed from the AELR, as it is considered no longer available for development. These developments are anticipated to be fully complete by the time next year's monitoring is carried out and as such will be noted in the report. These sites are noted in Table 4 as being a loss to the resource.

Table 3

Allocation name and number	Site Name	Development	Site size Expected to be completed in Hectares	Developable area remaining
9E, Lynstock Way, Lynstock	Network 61, Lynstock Way, Lynstock	Erection of four Class B1 Business buildings together with associated access road, parking, landscaping, 2,4 metres high palisade boundary fencing and newt mitigation measures	2.44	0
28E, Nelson Street	Land at Nelson Street	Erection of a two storey mixed office and workshop building with 43 car parking spaces	0.43	0.36
TOTAL AMOUNT OF LAND UNDER CONSTRUCTION			2.87	

6.7 Allocated sites which did form part of the resource but have no scope for development

Of the 79.49ha of land identified within the resource last year 05/06, 3.59ha of land (identified in para 6.8 below with *) was categorized as '*Allocated sites considered still in the resource but which have no scope for development*'. This year after further consideration additional sites have been added to this category. These sites, allocated in the UDP (many of which are brown field sites) are subject to significant constraints such as topology, accessibility, existing uses etc. and the sites are unlikely to come forward in the foreseeable future. Unlike the

approach in previous years, this year these sites are *not* included within the calculations of available industrial land for the resource.

- 6.8 For reference, the following sites, which are unlikely to come forward in the foreseeable future, have been removed from the AELR. They are considered to have no further scope for development;

17E	Watersmeeting Road C (South Triangle)	0.73ha
*23E	Britannia Way	0.28ha
24E	Mill Street	0.53ha
*27E	Burnden Park/Scholey Street	1.60ha
30 E	Gower Street	0.44ha
*39E	Seddons Holdings, Plodder Lane	1.71ha
	Total	5.29ha

7.0 Summary of 2007 AELR position

7.1 The summary table below outlines the amount of available land within the Employment Land Resource (ELR) at the end of the 2007 monitoring period compared to the position at the end of March 2006.

Table 4

	Area in Hectares	Number of Sites
Land available at end of March 2006	79.49	26
<i>Sites with size adjustments (18E & 22E)</i>	<i>-1.7i</i>	
<i>Sites completed</i>	<i>-6.99</i>	<i>-4</i>
<i>Partial sites completed</i>	<i>-0.26</i>	<i>0</i>
<i>Sites under construction</i>	<i>-2.87</i>	<i>-1</i>
<i>Sites removed from AELR as they have no scope for development and with current existing uses on them</i>	<i>-5.29</i>	<i>-6</i>
Land available at end of March 2007	62.37	15

7.2 There have been a number of other notable B1, B2 and B8 completions on sites not allocated within the ELR. A list of these developments can be found in Appendix 5.

8.0 Analysis of AELR sites remaining in the resource at the end of March 2007

8.1 The market requires a variety of available sites in order to provide choice and to meet a range of needs and uses of different types of employer. How attractive to the market the AELR sites are will be influenced not only by their size but also by their quality. This relates to factors such as ease of access (in particular location in relation to the motorway network, M61), adjacent development, environmental setting, economics of developing the site, existing infrastructure and services, as well as planning status.

8.2 Classification of sites

In relation to this document sites are classified in two ways;

- Availability by timescale, or
- Site size

8.3 Availability by timescale

The availability of a site is recorded by the timescale within which it is likely to come forward. AELR sites have been categorised in to the following expected timescales for development

- Short term (0-3 years)
- Medium term (4-7 years)
- Long term (8-15 years)

8.4 To classify the sites the following characteristics have been taken into account; current land ownership, site access, strategic importance and other development issues.

8.5 From the table below and Appendix 1 it can be seen that in terms of % of land, the overwhelming majority of available land will come forward between 4 - 7 years time. Of the 4 sites within this category all are large in size (+8ha). . The Horwich Locoworks and Salford Road (Cutacre) sites are flagged up as potential strategic sites within the evolving Core Strategy Document.

Table 5

Timescale	Category of land	No. of sites	Hectares	% of land
Available now or within 3 years	Available	9	6.29	10.08
4-7 years	Medium term	4	51.61	82.75
8-15 years	Long term	2	4.47	7.17
	TOTAL	15	62.37	100

8.6 Of the sites available within the 0-3 years category, the majority of sites are small and generally less than 1 hectare in size. Only 2 sites are identified that are over this 1 hectare size. This suggests that any potential future businesses looking to locate within the Borough that require a large developable site area will be restricted as to the sites available to them. Site 19E St Peter's Business Park A is the largest site available within the resource in the 0-3 year timeframe, covering a site size of 1.24ha.

8.7 Site Size

The table below identifies the sites within the resource categorised into site size presents a comparison to the 2006 site size figures. Site size influences the potential uses and versatility of the site.

8.8 It can be identified that the overall number of sites in the resource has diminished compared to the 2006 figures. Although sites identified above 4 hectares have remained the same as 2006, the number of sites and the area of land covered smaller than 4 hectares has diminished greatly. Sites covering the 1-3.99 hectare range have decreased the significantly in terms of actual numbers of sites. This can be partially explained by the removal of sites 27E, Burnden Park and 39E, Seddons Holdings, Plodder Lane from the resource as these sites have no further scope for development.

Table 6

Size of site	No of sites 2006	No of sites April 2007	Area of land April 2007	% of land April 2007
Under 0.49	5	3	0.94	1.51
0.5 - 0.99	9	4	3.47	5.56
1 - 3.99	7	3	6.35	10.18
4 - 9.99	3	3	18.61	29.84
10 – 19.99	2	2	33.00	52.91
Over 19.99	0	0	0	0
Total	26	15	62.37	100%

8.9 It is important to note that the information on completions at Appendix 5 and Appendix 6 includes extensions to industrial buildings, and developments on

sites not on the Employment 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.

8.10 Historical take up of sites

The historical take up of land is often used as an indicator of future requirements. A record of take up rates has been kept by the Council since 1985 and can be seen in Appendix 3 of the AELR. The annual take up rate includes extensions to existing firms within their curtilage, developments on expansion land and land not identified in the resource.

8.11 Appendix 3 highlights the take up rate of sites and indicates the average for the total monitoring period, a 5-year period, and 10-year period. Historical take up is often seen as a good indicator of employment growth across the Borough. However when analysing historical take up rates caution should be attached to this as it represents an average only. The ODPM guidance note, Employment Land Reviews – December 2004, indicated that historic data is, “less useful when dealing with new and emerging sectors” (paragraph 5.22).

8.12 The data highlighted in Appendix 3 suggests that the amount of land developed for employment uses per year is increasing. Measured over the past 10 years the annual average is 10.9 ha per annum, but measured over the last 5 years the annual average has increased to 12.52 ha per annum.

8.13 Of the 18.56ha of completions in 2007,

- 7.25ha are on the Employment Land Resource Sites (ELR), (listed as completed at Table 1 and 2)
- 6.37 ha are on other UDP allocated sites not listed in the ELR (because they were under construction or expansion land) included in the list at Appendix 6
- 4.94 ha are on sites not allocated under Policy E2 in the UDP nor identified in the ELR listed at Appendix 5.

Thus 13.62ha or 73% have occurred on 2005 UDP sites. It is also of note that 11.31 ha (6.37ha + 4.94ha), 61% of completions were on land not identified in last years ELR.

- 8.14 The AELR provides a snapshot of land availability within the Borough up until the end of March 2007. However, it should be noted that the situation in terms of land supply and completions are changing frequently. Information on the completions and on site activity is also collected by the Inward Investment Team in the Development and Regeneration Department.

Further details of the completions can be found in Appendix 5 and 6 of this report.

8.15 Employment Land Pressures

Throughout the Borough there are many established long-standing industrial sites, which provide valuable sources of local employment. Policy E5 of the UDP, 'Protection/regeneration of existing employment areas' endeavours to safeguard existing employment areas for B1, B2 and B8 uses, unless development of the site for alternative uses are proved beneficial. The introduction of brownfield housing development targets in RSS (over 80% for Bolton) and the policy approach outlined in PPS3 (2006) has increased pressures on some employment sites for alternative uses such as housing.

- 8.16 The following permissions have been granted on sites allocated for employment uses within the current UDP:

11E - Middlebrook

59069/01 - Erection of 35 Dwellings

72253/05 - Outline application for 149 dwellings

74970/06 - Substitution of house types 35 dwellings

74971/06 - Reserved matters for 149 dwellings

18E - Crompton Way

66975/04 - Erection of 148 Apartments and 100 houses in one, two, two and a half and three storey units.

35E - Mabel's Brow, Kearsley

68695/04 - Outline application for residential development

41E - British Aerospace, Lostock

62283/02 - Outline application for a football academy

72337/05 - 129 residential units

75979/06 – Approval of details of layout, appearance, scale and landscaping for 306 dwellings (141 apartments and 165 houses)

E5 - Protected Employment Land - Crown Lane/Lodge Bank, Horwich

63995/03 - Erection of 71 dwellings

69777/04 - Erection of 64 dwellings

74048/06 - 36 dwellings (substitution of housing types)

74049/06 - 4 dwellings and associated works

E5 - Protected Employment Land - Spar Road, Halliwell

73130/06 - Outline application for the demolition of existing buildings and erection of 55 no apartments with parking and amenity areas (siting, design and means of access details only)

69846/04 - Demolition of all buildings and erection of four buildings comprising (building A1 - six storeys) 36 two bedroomed apartments; (building a 2 - part six/part nine storeys) 84 two bedroomed and 12 one bedroomed apartments and 4 penthouses; (building a 3 - part six/part twelve storeys) 78 two bedroomed apartments and 4 penthouses; (building c4 - part five/part six storeys) 520 square metres classes A3, A4, A5 food and drink (split level) and 4125 square metres class B1 offices; together with associated means of access to buildings A1, A2 and A3 from Gartside street to basement car park with 226 car parking spaces, and to building c4 from Hanover street to ground level car park with 45 spaces, associated hard and soft landscaping and highway alterations.

69352/04 - Listed building consent for the conversion to residential accommodation comprising of 13 apartments, minor external alterations and modification.

E5 - Protected Employment Land - Halliwell Industrial Estate

74821/06 - details of the siting, design, external appearance and landscaping for the erection of 85 no. dwellings

70127/05 - demolition of all buildings and outline application for the erection of 70 dwellings (all matters reserved)

E5 - Protected Employment Land - William Street/High Street

65785/03 - Erection of 178 dwellings including new access

9.0 Summary of Key Issues

- 9.1 In order to achieve Urban Renaissance objectives and the potential of the sites identified on the Employment Land Resource and the Adopted 2005 UDP, continuing investment is required.
- 9.2 The supply of immediately available industrial land is reducing as sites are completed. Currently we have an immediately available supply of land in the resource of 6.29Ha. Steps need to be taken to increase the supply of available sites,
- bring forward long term sites
 - Identify more sites as part of the work on the Local Development Framework
 - remove barriers to development on existing ELR sites,
 - and reduce the loss of ELR sites to other uses such as housing.
- 9.3 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.

10.0 Future Prospects

- 10.1 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 £9.5m of European funding was used to improve investment conditions and this has encouraged significant and ongoing development to take place across the EDZ. This investment has attracted many local and inward investing businesses to choose Bolton's EDZ as their location.
- 10.2 All the sites in the medium and long-term categories are constrained (see also para 6.7) by a range of contamination, access and ownership issues that 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.
- 10.3 Sites will come forward in addition to those identified on the resource and these will add to available supply as described in para 8.13. Amongst others these include;
- a number of sites in the town centre and within the Innovation Zone will add to identified supply over coming years and bring forward jobs,
 - the Mills Framework currently under preparation will also assist in the consideration of future brownfield sites for employment.
- 10.4 At present there are no external public funding resources identified to assist in bringing forward sites in the industrial land resource. Para 9.2 identifies some of the steps that may need to taken. 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.

10.5 This scrutiny report monitors the figures for the take up of employment land, it is a “snapshot”. This report does not set out new policy, though it provides an information source for the development of new policy through other documents including the Core Strategy being developed as part of the work on the Local Development Framework.

Appendix 1**List of available sites and expected timescales**

AVAILABILITY	UDPRE	INDREF	SITENAME	UNDEVSIZE
0-3 years				
	07E	1.12C	Long lane/Lancaster Lane	0.39
	18E		Crompton Way	1.21
	19E	4.05	St Peter's Business Park A	1.24
	25E	4.17(95)	Mill St/Mule St (or Back Broom Street)	0.74
	28E	3.01	Nelson Street	0.36
	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 (9 detail records)				
			Sum	6.29
4-7 years				
	08E	1.15/1.16	Horwich Loco Works	16.3
	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 (4 detail records)				
			Sum	51.61
8-15 years				
	22E	4.04	Watermead	3.90
	31E	7.06	Gower Street (reservoir)	0.57
Summary for 'AVAILABILITY' = 8-15 years (2 detail records)				
			Sum	4.47
Grand Total				62.37

Appendix 2**UDP sites with remaining developable area April 2007 not included in the AELR**

UDP Ref	INDRE	SITENAME	UNDEVSIZE	COMPLETED
01E	1.11	Barrs Fold Close, Wingates	0.47	0.01
29E	7.04(95)	Campbell Street	0.14	0.5

Sites under construction April 2007 not included in the AELR

UDP Ref	INDRE	SITENAME	UNDER CONS	AVAILABLE
09E	1.09A	Lynstock Way (Network 61)	2.44	0
28E	3.01	Nelson Street	0.43	0.36

UDP sites with no remaining developable area April 2007

UDP Ref	INDRE	SITENAME	UNDEVSIZE	COMPLETED
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)	0	5.53
05E	1.19	Land off James Street, Westhoughton	0	8.21
06E	1.10	Wimberry HillRd/Great Bank Rd	0	3.98
10E	1.08	Mansell Way/Cranfield Road (Parklands)	0	5.18
11E	1.05	Middlebrook	0	8.11
12E		Cranfield Road	0	0.82
13E	1.04	Station Road	0	3.82
14E	1.17	Vale Industrial Estate	0	2.65
16E		Watersmeeting Road (b)	0	2.96
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	0.75
37E	10.06	Europa C	0	0.75
40E	5.03	Sunnyside Mills	0	0.45

N.B - Sites 42E - Shiffnall Street and 43E - Wood Street are identified within the UDP and are town centre sites. Both sites are seen as being important areas that add to the vitality and viability of the Town Centre. Shiffnall Street offers redevelopment and re-use opportunities for Use Classes B1, B2 and B8 uses whereas Wood Street is an existing office location where any redevelopment or re-use of existing buildings would primarily be for Use Classes A2 and B1. Policy TC6 and Appendix 5 of the 2005 UDP offer further information regarding these sites.

Appendix 3

Industrial Development Completions in Bolton 1985 – End of March 2007 in Hectares

	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	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		
	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
	March 2007	18.56	March 2007	18.56	March 2007	18.56
	TOTAL	185.65		109.05		62.62
	AVERAGE	8.44		10.9		12.52

Appendix 4**Information about available sites**

AVAILABILITY**0-3 years**

07E Long lane/Lancaster Lane**0.39**

This site is in private ownership. The site has good access and has the potential to be developed in the short term subject to ownership and site investigation.

18E Crompton Way**1.21**

This site is in split private ownership. One owner has developed residential on approximately 1/3rd of the allocation. The remaining area of the site is currently used as car parking for the Sandusky Walmsley Industrial plant adjacent.

19E St Peter's Business Park A**1.24**

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.

25E Mill St/Mule St (or Back Broom Street)**0.74**

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**0.36**

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**

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**

This site is adjacent to AELR 32E and is believed to be in private ownership. The site currently has no planning permission.

34E Express Industrial Estate B**0.77**

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**

This site is believed to require remedial work to make the site ready for development. A private developer submitted a planning application to develop the site for residential uses in 2004, but it was withdrawn.

AVAILABILITY	4-7 years
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08E Horwich Loco Works**16.3**

This site is in private ownership. Horwich Loco Works is highlighted by Bolton Council as a site of strategic economic importance that requires public funding to pump prime development. The site currently operates as a site of heavy industry and low density employment storage areas, and the Council's aspiration is to encourage regeneration of the site to provide higher value, and increased density of jobs for the future. The site is also a conservation area, encouraging refurbishment of the existing buildings as opposed to brownfield development of a derelict site. The main part of the site is currently leased out by the owner and therefore prevents development from taking place in the short term.

36E Bolton Road, Kearsley (Singing Clough)**8.66**

The site is currently in Public ownership with the intention to develop the site for

commercial uses. The site currently suffers from severe access issues (bounded by a school, motorway, residential estate, and deep railway cutting) currently preventing direct access on to the site. In addition the site also requires extensive remediation works – a renewed site survey is due to be undertaken in August 2007 to monitor the site conditions. 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

This site is the site identified in the UDP. It currently is in the single private ownership of UK Coal PLC. UK Coal currently has planning consent to extract coal from the site as part of a wider remediation strategy. The current timescale for completion of this activity is 2010. This site also has poor access. A UK coal planning permission ref 68456/04 for B1, B2 and B8 uses includes part of this allocated site and in addition adjoining green belt land. Any future commercial development on the employment allocation will have to address green belt planning policy. Bolton Council has highlighted this site to be of strategic importance to the borough as a future employment site.

41E British Aerospace

9.95

This site is currently in single private ownership. A mixed-use application was approved with conditions on the site. A current planning application seeks to replace 5.5 acres of employment land to residential use. Bolton Council has highlighted this site to be of strategic importance to the borough as a future employment site. It is envisaged that the owner will develop a high quality commercial office park in three phases between 2009 and 2015 across the whole commercial site.

AVAILABILITY **8 – 15 years**

22E Watermead

3.90

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**

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.

Sites allocated in UDP with current existing uses on them

30E Gower Street**0.44**

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.

24E Mill St**0.53**

This site is currently in use as a lorry park, but has the potential to be developed as industrial premises.

Appendix 5**Other significant developments not on allocated sites**

App. No	Site Name	Description	Total Site area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	B1/B2/B8 (ha)	Floorspace (Sq M)	Previously Developed Land?	Located within Protected Employment Area
73626/06	Acorn House, Bolton Road, Westhoughton, Bolton, BL5 3JH	Erection of three storey extension at rear of existing building	0.07	0.07	0	0	0	300	No	No
67901/04	BD Structures Ltd Westhoughton Industrial Estate James Street Westhoughton	Extension to existing workshop to form loading bay	0.44	0	0.44	0	0	500	Yes	Yes
70113/05	Land at Folds Road, Bolton	Erection of two office buildings (Class B1) together with vehicular access, 60 car parking spaces, landscaping and 1.8 metres high boundary railings	0.43	0.43	0	0	0	4000	Yes	Yes
60949/02	Lynstock Way, Lostock	Erection of extension to existing works	0.21	0	0.21	0	0	500	Yes	Yes
61498/02	Silverwell House, Silverwell Street, Bolton	Erection of two storey extension to form offices	0.02	0.02	0	0	0	200	Yes	Yes
71417/05	Undershore works, Brookside Road, Bolton, BL2 2SE	Demolition of existing industrial premises (part) and erection of a new industrial unit (Classes B1 and B8)	0.08	0.04	0	0.04	0	500	Yes	No
68372/04	107 Halliwell Road, Bolton	Erection of a first floor extension over wholesale warehouse unit	0.05	0	0	0.05	0	500	Yes	No

App. No	Site Name	Description	Total Site area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	B1/B2/B8 (ha)	Floorspace (Sq M)	Previously Developed Land?	Located within Protected Employment Area
69252/04	Waters Meeting, Britannia Way, Bolton	Erection of two 2 storey and one 3 storey office buildings together with 135 car parking spaces	0.72	0.72	0	0	0	3397	No	No
73816/06	Variety Bakery, 6 Britannia Way, Bolton, BL2 2HH	Extension to existing building to form engineer's workshop	0.03	0	0.03	0	0	211	No	Yes
73768/06	Mason Street/Chorley New Road	Erection of a three storey office building	0.18	0.18	0	0	0	1000	Yes	Yes
67840/04	Land at junction of Crown Lane and Star Lane Horwich	Erection of portal framed industrial unit containing part 2 storey offices together with car parking and goods vehicle turning areas	1.77	1.77	0	0	0	4225	Yes	Yes
66943/04	Four Studio offices, 328/338 Chorley Old Road	Demolition of Church and Church Hall and erection of four terraced studio offices (B1 uses) and laying out of car park on land at rear of 328-338 Chorley Old Road.	0.04	0.04	0	0	0	550	Yes	No
73629/06	38A Chorley New Road, Bolton, BL1 4AP	Demolition of outbuilding and erection of three storey office building with car parking	0.07	0.07	0	0	0	220	Yes	No
60388/01	Bolton Institute, College Way	2 storey offices	0.19	0.19	0	0	0	200	No	No
63458/02	Land off Viking Street, Bolton	Erection of 3 business units for Class B1 & B8	0.37	0.19	0	0.18	0	1000	Yes	No
71886/05	Junction of Bury Road/Ainsworth Road, Bolton	Erection of extension to workshop/parts department and erection of new prep. bay	0.27	0	0.27	0	0	350	Yes	No
	TOTAL		4.94							

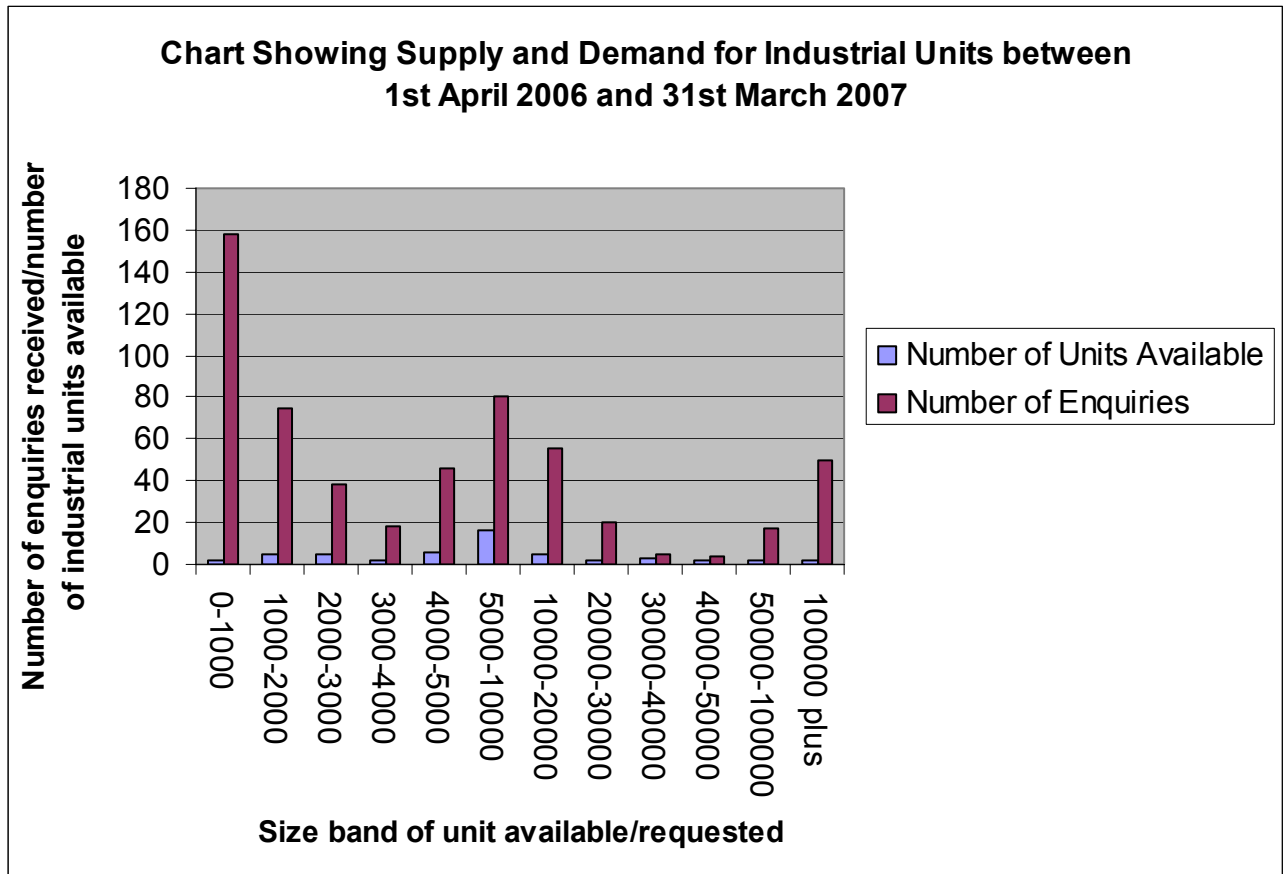
Appendix 6 Completions on UDP sites

App. No	Site Name	Description	Total Site area (ha)	B1 (ha)	B2 (ha)	B8 (ha)	B1/B2/B8 (ha)	Floorspace (Sq M)	Previously Developed Land?	Located within Protected Employment Area
68472/04	Plot 4, Wingates Industrial Estate, Great Bank Road	5 E Erection of 1 industrial warehouse unit	2.76	0	0	0	2.76	4,645	No	Yes
69192/04	Plot 4 Parklands, off De-Haviland Way, Bolton	12 E Erection of four storey office building and associated car parking	0.82	0.82	0	0	0	5000	No	Yes
64913/03	Land adjacent to Great Bank Road and Long Lane Westhoughton, Bolton	4 E Erection of a 22,424sq m distribution centre with 1,146sq m two storey associated office accommodation, 6.5 metres high acoustic barrier, and associated provision, 2.4m high palisade fencing	5.62	0.52	0	5.1	0	B1 - 1,146 and B8 - 22,424	No	Yes
64912/03	Plot 4, Enterprise Park, Middlebrook, Bolton	11 E Erection of 3 no. three storey office buildings with associated parking	0.45	0.45	0	0	0	2000	No	Yes
71805/05	Land at Bury New Road/Mule Street, Bolton	26 E Erection of a car dealership	0.75	0	0.75	0	0	300	Yes	Yes
71473/05	Land at St. Peters Business Park, Watersmeeting Road	19 E Erection of one two storey office building	0.26	0.26	0	0	0	1000	Yes	Yes
66201/03 + 68576/04	Watersmeeting (formerly Denvale Mills, Britannia Way	16 E Erection of industrial buildings	2.96	2.96	0	0	0	2000	Yes	Yes
TOTAL			13.62							

Appendix 7

Supply and Demand for Industrial/Office premises – 1st April 2006- 31st March 2007

Industrial Premises



Source: Evolutive and EGI Property Link 2006/2007

The period 1st April 2006 to the 31st March 2007 demonstrates a serious undersupply of commercial premises across the range of size bands against a back drop of increasing enquiries for industrial premises. During this same period a total of 150,975sqft or 14,025 SqM was let or sold.

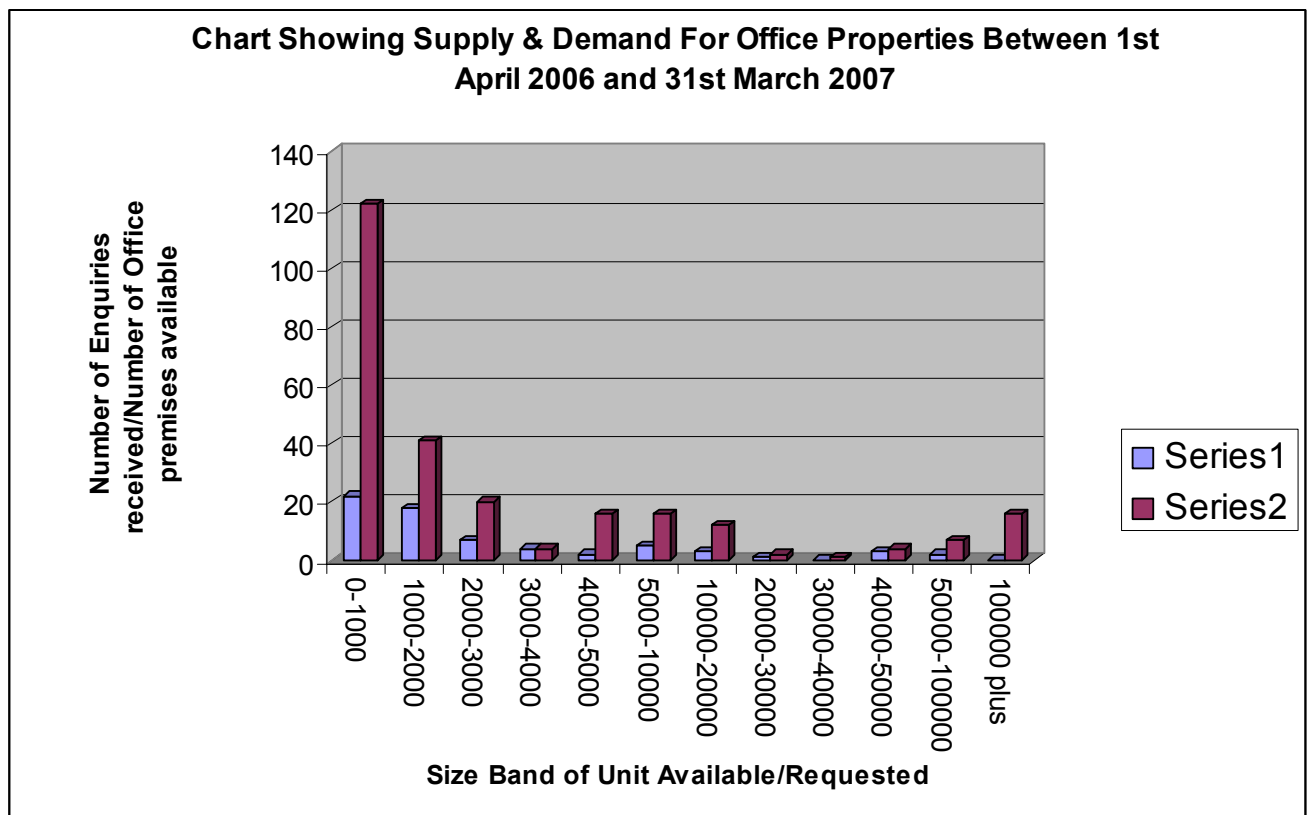
There is significant demand for units up to 1,000 sq ft for business incubation space. All of the council managed business incubation space such as Bolton Enterprise are currently full to capacity and have opened waiting lists.

There is also significant demand for units between 4,000 and 30,000 sq ft, for new and expanding businesses looking to relocate in the borough. However the serious shortage of industrial units available on the market is increasingly leading to many companies relocating to neighbouring towns and cities to meet their accommodation needs.

There are very few large industrial units of 50,000 sq ft and above available within the borough. A recent speculative build scheme of 270,000sqft of warehouse premises at Wingates was on the market for a period of four months before a letting was secured.

There is an increasing trend of housing developers purchasing large industrial sites, (especially mills) and then applying for planning permission to convert these mills for residential use. This is further depleting an already limited stock of industrial premises, therefore Bolton Council actively seeks to protect existing employment areas, under policy E5 of the existing Unitary Development Plan.

Office Premises



Source: Evlutive and EGI Property Link 2006/2007

The period 1st April 2006 to the 31st March 2007 demonstrates a serious undersupply of commercial premises across the range of size bands against a back drop of

increasing enquiries for properties. During this same period a total of 386,973sqft or 35951sqm office premises were let or sold.

The office market continues to be buoyant in Bolton, this is largely due to the success of the Middlebrook and Parklands Business Park. However, this development is nearing maximum capacity with only a handful of plots left to develop which include Linkway House and Parklands Plot 5.

Developer confidence is high in Bolton town centre, with a number of office developments ongoing such as the speculative build scheme at Bark Street and Merchants Place which is converting a former mill building into Grade A office accommodation.

There is significant demand for office premises up to 1,000 sq ft for business incubation space. However all of the Council managed and serviced offices such as those at Bolton Enterprise Centre and Endeavour House are currently full to capacity and therefore there is currently an undersupply of available offices for this size band.

There is significant demand for small to medium sized offices of 1,000 – 3,000 sq ft. The current lack of suitable and freehold available office space has led to several companies relocating to neighbouring towns and cities to meet their accommodation needs. However, the new quality office developments being progressed in the town centre will help to reverse this trend.

