

Local Development Framework

Bolton's Authority Monitoring Report
2018/2019: Volume 3
Employment Land Update

Shaping the future of Bolton

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2019 Employment Land Update

1. Introduction:

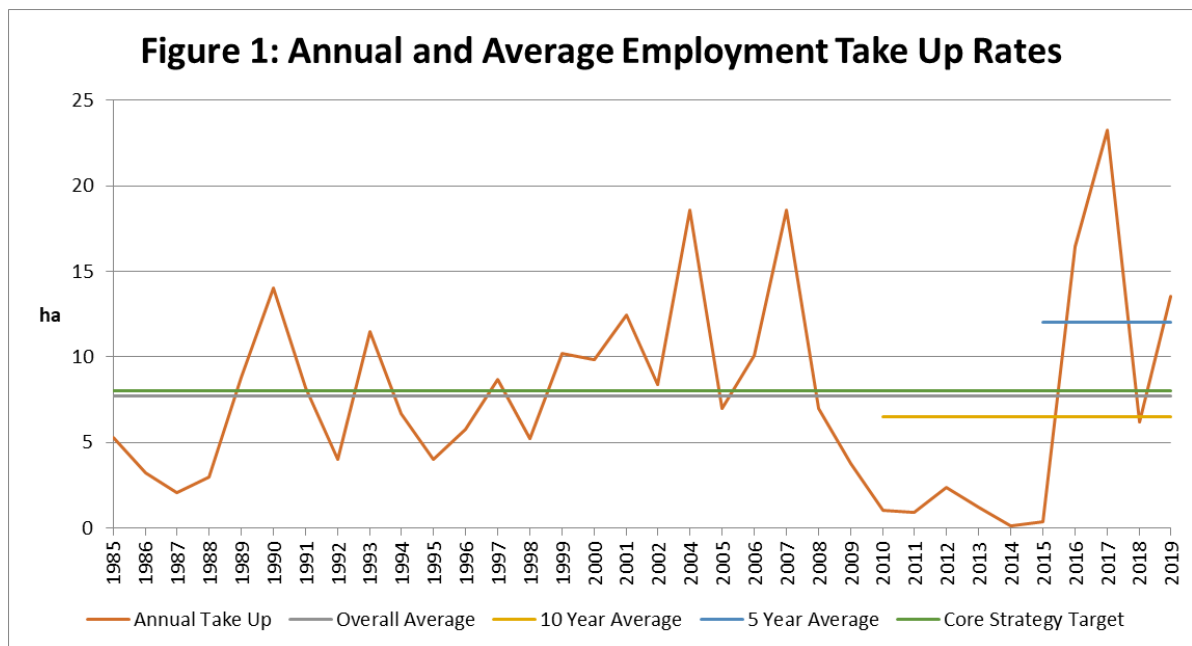
The 2019 Employment Land Update has the following objectives:

- To monitor the supply, availability and development rates of employment land and floorspace across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1st April 2018 to the 31st March 2019;
- To form part of Bolton Council's Local Plan Evidence Base;
- 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;
- To help ensure that Bolton takes advantage of the economic opportunities presented by Bolton town centre and the M61 corridor;
- To help create a transformed and vibrant Bolton town centre;
- To ensure that Bolton takes full economic advantage of its location in the Greater Manchester City Region;
- To ensure that Bolton fully contributes to and benefits from the development of the Greater Manchester Spatial Framework.

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 1 illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough, in the 34 years between 1985 and 2019. During the monitoring period 13.52 hectares of land was developed for new employment use. The majority of this is a result of completions at Logistics North/Cutacre (Employment Allocation 5P1.1). The 5 year average of 12 ha exceeds the core strategy target of 8 hectares per year.



Prior to the 2015-2016 monitoring period there had been two periods where employment land completions were particularly high – 1990 to 1993 and 2004 to 2007. This was a result of two factors. First, these were both periods of economic growth. Second, the availability of good quality employment land. During these periods there was significant take up of employment land at attractive sites along the M61 Corridor, for example, Wingates Industrial Estate (1990-1993) and Middlebrook (2004-2007) and also at The Valley (1990-1993).

The Allocations Plan ensures the availability of an attractive, flexible portfolio of employment sites through its employment allocations including the 80 hectare site in the M61 Corridor at Logistics North (Cutacre) (site 5P1.1). However, if current take up rates continue at Logistics North there will be no remaining developable capacity at this site within the next few years. The draft GMSF (2019) proposes to allocate significant new, high quality employment land in the M61 corridor.

3. Employment Completions April 2018 – March 2019.

A. Completions on Allocated Employment Land

The Allocations Plan allocates 12 sites for employment development, consisting of between 130 and 145 hectares of land (Appendix 2).

There were two completions of new employment land at Employment Allocation 5P1.1 Logistics North (Cutacre) during the monitoring period:

- 96580/16 (Plot E2): This 7.29 ha plot was developed as a 26650m² B8 building
- 01805/17 (Plots F2C/D/E/F/G & J): Six employment buildings (B2/B8) totalling 25106m² were constructed on this 5.67ha site. Occupiers include Utility Warehouse and Rijo42.

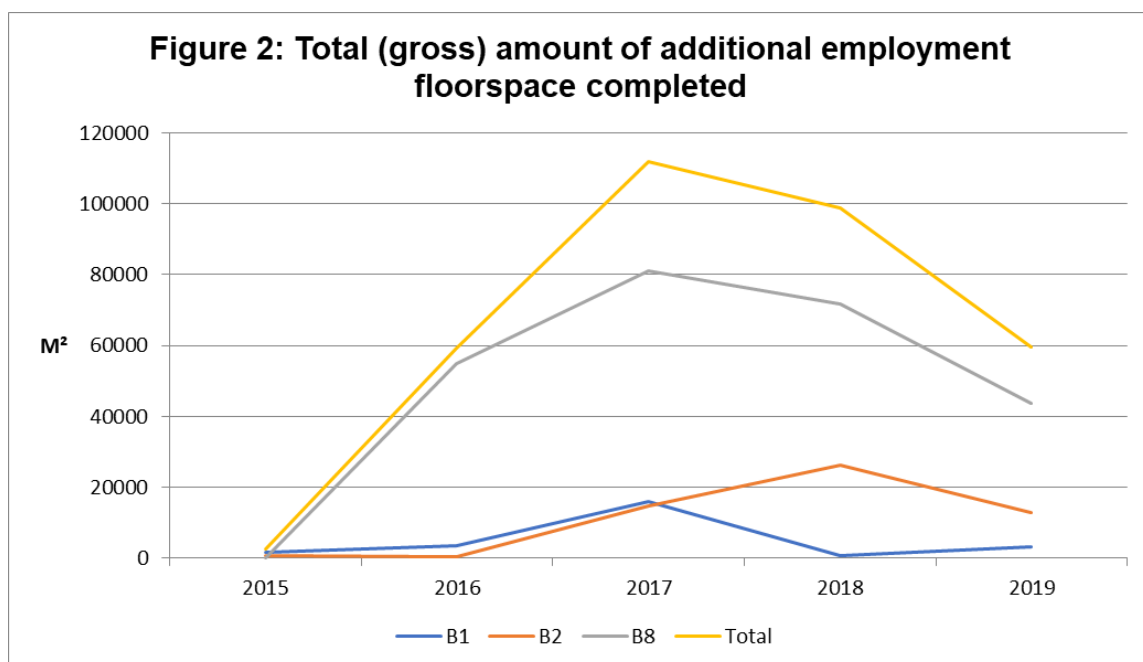
B. All completions

The following section provides an analysis of all new employment land completions and the amount of employment floorspace developed.

Table 1: Total (gross) amount of additional employment floorspace completed (M²)

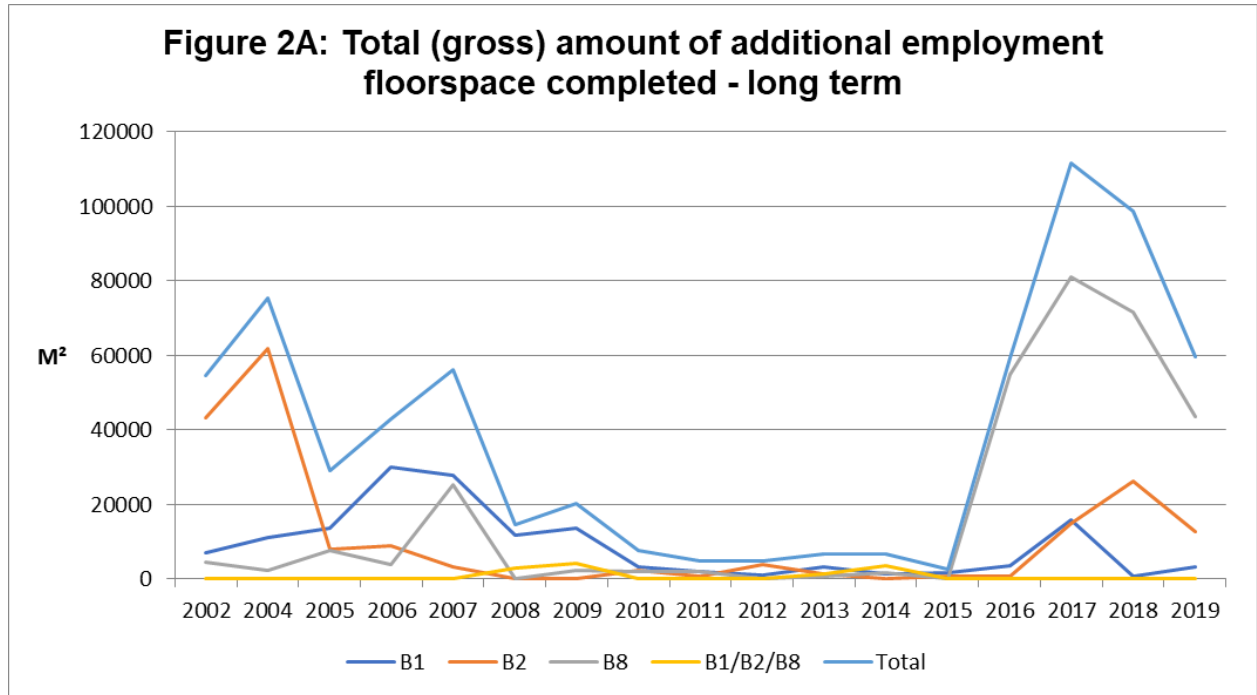
Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions.

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
B1	1754	3579	15927	739	3285
B2	880	606	14767	26344	12861
B8	Nil	55040	81074	71624	43559
Total	2634	59225	111768	98707	59705



In the last 4 years there has been a significant amount of gross employment floorspace developed, with the vast majority falling within Use Class B8. This is primarily due to completions at Logistics North/Cutacre (Employment Allocation 5P1.1).

Figure 2A illustrates the long term trend with regard to gross additional floorspace. The significant increase in employment floorspace development since 2015, primarily due to the completions at Logistics Noth/Cutacre, can clearly be seen.



Total (Net) amount of additional employment floorspace completed 2018-2019 (M²)

Net additional employment floorspace is calculated as new gross floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions. This monitoring period 24,341m² of employment floorspace was lost to other uses, meaning that overall the amount of employment floorspace in the borough increased by 35,364m². This is illustrated further in the table below.

Table 2: Total (Net) amount of additional employment floorspace completed 2018-2019 (M²)

	Gross additional floorspace (M²)	Losses through demolitions, change of use and conversion (M²)	Net additional floorspace (M²)
B1	3285	13959	-10674
B2	12861	6319	6542
B8	43559	4063	39496
Total	59705	24341	35364

Further discussion of employment losses can be found in section 4, with full details in Appendix 7.

Net additional floorspace completions since 2010 are illustrated in figure 3.

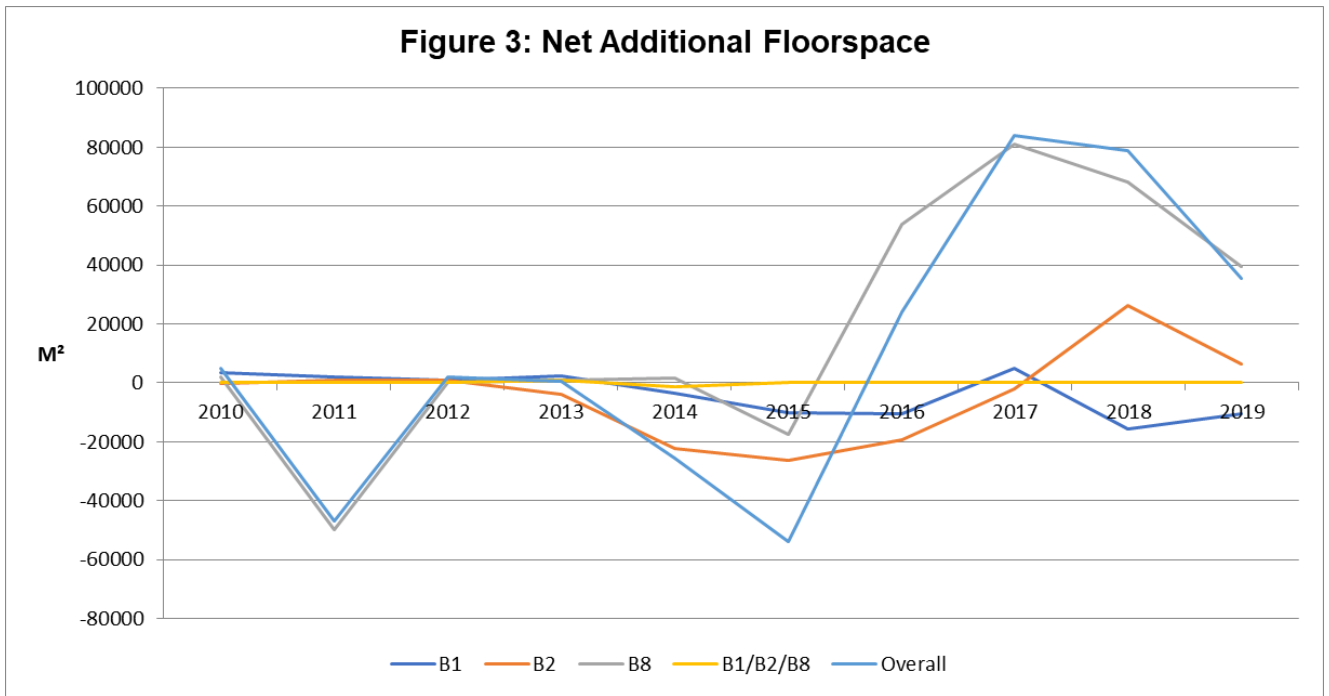
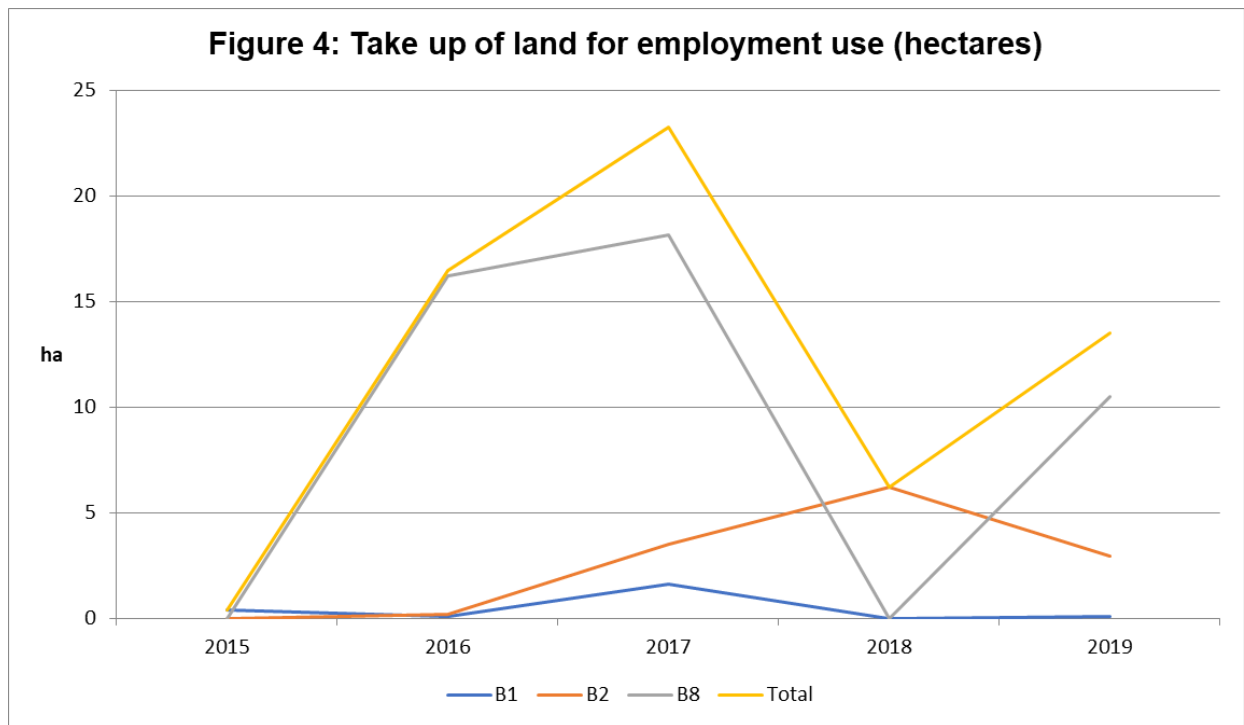


Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

Table 3: Take up of land for employment use (hectares)

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
B1	0.4	0.07	1.62	0	0.07
B2	Nil	0.17	3.5	6.21	2.95
B8	Nil	16.2	18.12	0	10.5
Total	0.4	16.44	23.24	6.21	13.52



13.52 hectares of land was developed for new employment use in the 12 months up to 31st March 2019. The majority of this was for B8 use at Logistics North/Cutacre (5P1.1).

The continued availability of quality employment land at Logistics North/Cutacre (5P1.1), as well as other development, is expected to result in significant employment land completions in next few years. However, if the current rate of development at Logistics North continues there will be no remaining developable capacity within the next few years. The draft GMSF (2018) proposes to allocate significant new, high quality employment land in the M61 corridor.

C. Completions on Previously Developed Land (2018/2019)

Table 4 illustrates, for Use Classes B1, B2 and B8, the total amount of completed floorspace across the borough as well as the amount of that floorspace on previously developed land.

Table 4: Completions on Previously Developed Land (2018/2019)

	B1	B2	B8	Total
Total amount of additional employment floorspace completed (m²)	3285	12861	43559	59705
Total amount of additional employment floorspace completed on previously developed land (m²)	3285	12861	43559	59705
% of additional employment floorspace completed on previously developed land	100	100	100	100

Like in other recent years all employment completions were on previously developed land, in line with the aims of the Core Strategy and one of the core planning principles of the National Planning Policy Framework.

D. B1 (office) schemes in Bolton town centre

Table 5 illustrates the total amount of B1 (office) floorspace completed across the local authority area as well as the amount of that floorspace in Bolton town centre.

Table 5: B1 (office) schemes in Bolton town centre

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019
Total amount of B1 (office) floorspace developed within the borough (m²)	539	707	15927	661	1174
Total amount of B1 (office) floorspace developed within Bolton town centre (m²)	0	0	3793	386	500
% of floorspace developed within Bolton town centre	0	0	24	58	43

In the 12 month period up to 31st March 2019 1174m² of new B1 office floorspace was completed. This all consisted of change of use schemes, with 43% located in Bolton town centre.

E. Completions by Core Strategy area

The Core Strategy focuses employment development in Bolton town centre, the three renewal areas and the M61 corridor. The actual distribution of the new employment land completed in the 12 months leading up to 31st March 2019 is illustrated in table 6. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

Table 6: Completions by Core Strategy Area

Core Strategy Area	Core Strategy Indicator	Core Strategy Target	Land Developed (ha)
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	0
Renewal Areas	Amount of employment land developed in the renewal areas	N/A	0.28
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works	An average of 1ha annually after 2013	0
M61 Corridor: Logistics	Amount of employment land developed at Logistics North/	N/A	12.96

North/Cutacre	Cutacre		
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites	An average of 2ha annually until 2015	0
Other areas	N/A	N/A	0.28
Bolton Borough	Amount of employment land developed	An average of 8 hectares annually	13.52

13.52 hectares of land was developed for new employment use during the monitoring period. The majority of this was within the M61 Corridor at employment allocation 5P1.1 Cutacre (Logistics North), in line with the Local Plan.

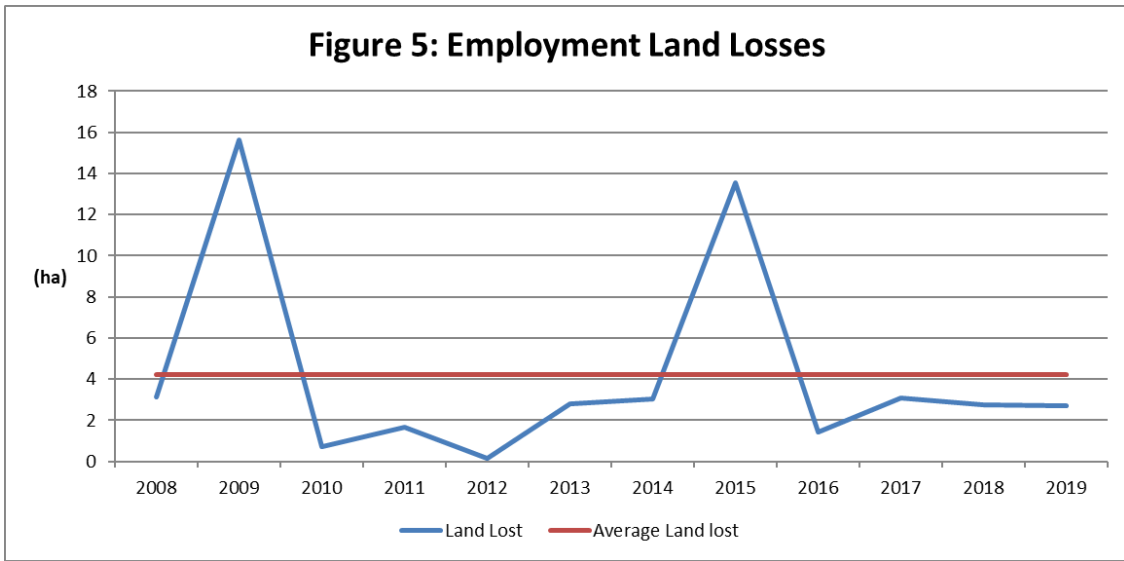
4. Loss of Employment Land and floorspace to other uses

Between 1st April 2018 and 31st March 2019 2.7 hectares of employment land was lost to other uses. Details are provided below.

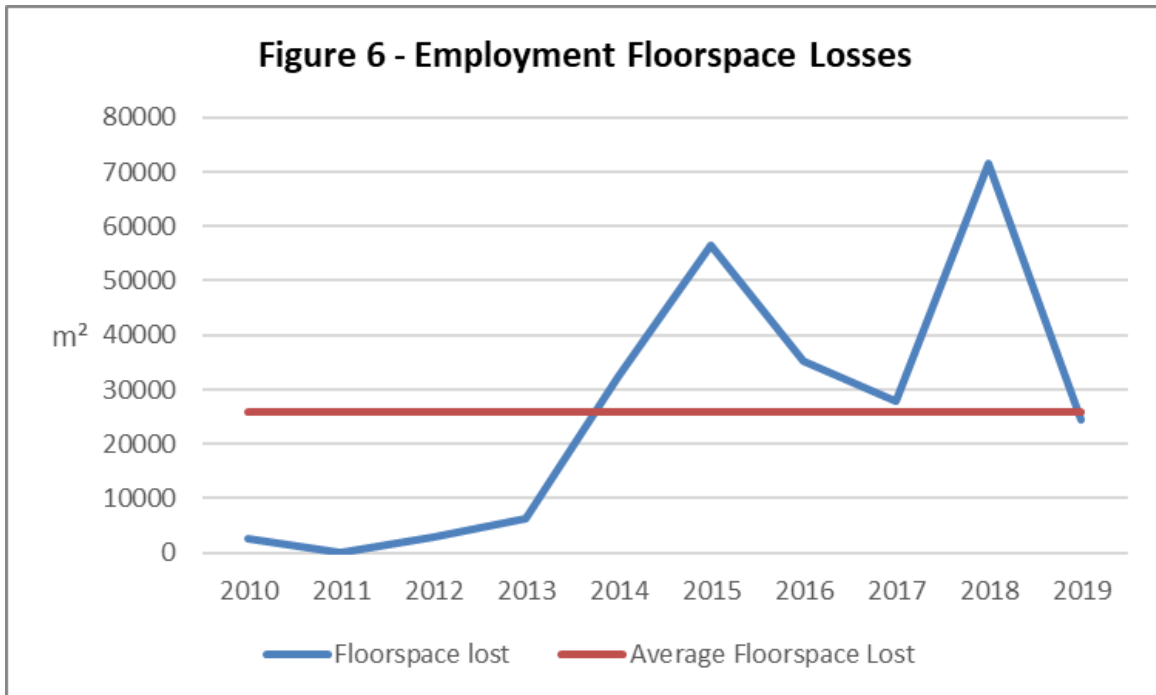
Table 7a: Employment land losses

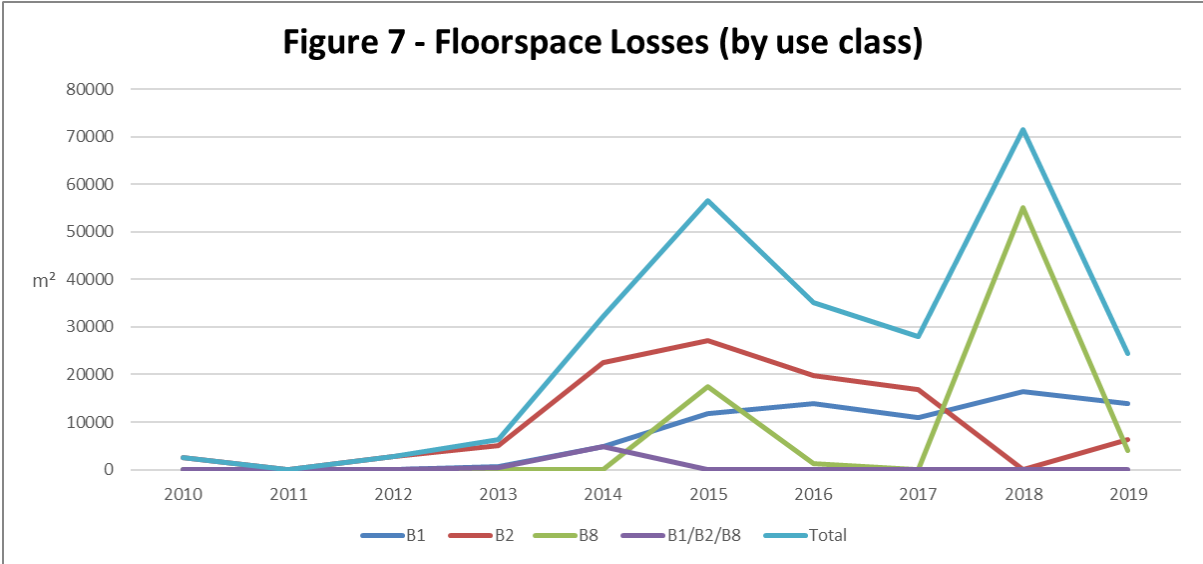
Application Number	Development	Location	Allocation	Employment land lost (ha)
02582/17	Demolition of all buildings on site and erection of 4 commercial units (drive thru restaurant, petrol garage, drive thru cafe and gymnasium), along with associated landscaping, parking and altered access from Manchester road.	Land bounded by Manchester Road, Kearsley Drive, Bradford Avenue and railway line	N/A	2.15
01777/17	Demolition of existing workshop and erection of 1no. Residential detached dwelling	Land Off Brookside Road, Bolton, BL2 2SE	N/A	0.11
94790/15	Erection Of 23 Dwellings (Resubmission)	Land At Junction Hatfield Road And Shepherd Cross Street, Bolton	N/A	0.3
95263/15	Outline application for 8 town houses (access, layout and scale details only)	Albion Mill, Lark Hill, Farnworth, Bolton, BL4 9LH	N/A	0.14
				2.7

Figure 5 shows annual losses of employment land since 2008.



24,341² of employment floorspace was lost to other uses during the monitoring period. This is illustrated in figures 6 and 7, and details are provided in appendix 7.





5. Employment Land Supply

The Allocations Plan allocates 129.59-144.59ha of land for new employment development, details can be found in Appendix 2. Take up of this land for employment use and losses of this land to other uses during the current monitoring period are outlined in table 9. This table also illustrates the total supply i.e. allocations plus sites under construction and unimplemented planning permissions.

Table 9: Changes to Employment Land Resource (1st April 2018 – 31st March 2019)

	Area in Hectares	Total Number of Sites
Employment Allocations available at end of March 2018	85.27-100.27	11
Allocations completed	-	-
Allocations partially completed	Logistics North (Cutacre): 12.96	1
Allocations lost to other uses	-	-
Allocations partially lost to other uses	-	-
Employment Allocations available at 31 March 2019	72.31-87.31	11
Mixed use sites under construction*	1.4	2
Permissions not implemented on mixed use sites	0.13	1
Unallocated sites under construction	0.19	1
Permission not implemented on unallocated sites	0.18	3
Total Land Available at the end of March 2018	74.21 - 89.21	18
Core Strategy target employment land supply	50	N/A

*91080/13 not included. This is the outline permission. Nothing is actively under construction.

The employment land resource now consists of 11 sites making up 72.31-87.31 hectares of employment land. A full list of all the sites in the Employment Land Resource, as of April 2019, can be found in Appendix Two.

The addition of under construction and unimplemented permissions, brings the total supply to 74.21 - 89.21 hectares. Further details can be seen in Appendices 3 and 4.

The Core Strategy sets a target of 50 hectares of employment land being available at any one time. Table 9 illustrates that this target is currently being exceeded.

Appendix 1: All Employment Completions across the borough April 2018 - March 2019:

The tables below show all new employment completions in the borough. This includes the development of new land for employment use, extensions to existing employment premises, changes of use to employment and schemes involving the demolition of existing employment premises being replaced by new employment development.

Appendix 1A: New Employment Land Completions on allocated employment land

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m ²)	Area (ha)
96590/16	Reserved matters application pursuant to outline planning permission 90539/13 - access, appearance, landscaping, layout and scale for a building (use class b2/b8) with ancillary office development (b1a)	Plot e2 logistics north, south of a6 (salford road/manchester road west), bolton	5P1.1 (cutacre)	B8	26650	7.29
01805/17	Reserved matters application pursuant to outline planning permission 90539/13 access, appearance, landscaping, layout and scale for six buildings (use class b1c/b2/b8) with ancillary offices (use class b1a) at plots f2c, f2d, f2e, f2f, f2g and f2j.	Plots f2c/d/e/f/g & j logistics north, cutacre, bolton	5P1.1 Cutacre	B2 and B8	25106	5.67
					51756	12.96

Appendix 1B: New Employment Land Completions on protected employment land

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m ²)	Area (ha)
89812/13	Erection of production storage building with associated service/hardstanding areas	Vil resins LTD, union road, bolton, BL2 2DT	4P1.2: The Valley	B8	1200	N/A
92342/14	Erection of 2no industrial units in lieu of previous approved scheme (72378/05)	Unit 16 & 17, meadow Business Park, Meadow Lane, Bolton, BL2 6PT	10P1.2: Bury New Road/ brightmet Fold Lane	B2/B8	436	N/A
01757/17	Erection Of Unit For Light Industrial (Class B1) Or General Industrial (Class B2) Uses With Associated Parking And Service Area.	Site D, Waters Meeting Business Park, Britannia Way, Bolton	4P1.2: The Valley	B2	466	0.21
					2102	0.21

Appendix 1C: New Employment Land Completions on other unallocated land

Application Number	Development Description	Address	Use Class	Gross Floorspace (m ²)	Area (ha)
05055/18	Erection of new external storage units (class b8) on existing car park	Sure Store, Manchester Road, Bolton, BL2 1DU	B8	288	0

93418/15	Erection of light industrial building (class b1) comprising 3no units together with parking for 6no vehicles.	7 Lever Grove, Bolton, BL2 1EZ	B1c	220	0.07
01935/17	Siting of 48 self storage units (use class b8) with associated access, landscaping and erection of boundary fence	Land Adj. Iceland Frozen Foods Plc, Mason Street, Horwich, Bolton, BL6 5QH	B8	720	0.28
				1228	0.35

There were no new employment land completions on mixed use allocation or in Bolton town centre.

Appendix 1E: Completed changes of use, extensions and schemes involving demolition of existing employment floorspace

	Application Number	Development Description	Address	Site	Use Class	Floorspace
Extensions	00091/17	Erection of two storey extension to be used for chilling and packing, new plant room and bin store together with enclosed conveyor belt for transporting product from extension to cold store unit 30	Unit 33, Stateside Food, Great Bank Road, Westhoughton, Bolton, BL5 3XA	3P1.2 Wingates Industrial Estate	B2	1150
	93867/15	Erection of a two storey office/warehouse extension to front of existing office/warehouse building	Unit 36, Britannia Way, Bolton, BL2 2HH	4P1,2: The Valley	B8	158

	96110/16	Erection of warehouse extension.	Unit 35, Waters Meeting Point, Britannia Way, Bolton, BL2 2HH	4P1.2 The Valley	B8	246
Change of use	00706/17	Change of use of the ground floor from sandwich shop to computer services (b1) with ancillary office at the first floor and alterations to shop front and siting of roller shutters	86 Market Street, Westhoughton, Bolton, BL5 3AZ	Not allocated for employment	B1	90
	02021/17	Change of use and conversion of first and second floors from retail to offices	3-11 Marsden Road, Bolton, BL1 2JX	Bolton Town Centre	B1	500
	02779/18	Change of use from d1 (non-residential institution) to b1 (offices) including increased parking provision	Miller House, 47-49 Market Street, Farnworth, Bolton, BL4 7NS	Not allocated for employment	B1	584
Demolition	94609/15	Demolition of existing employment & construction waste transfer premises and erection of 9no. New employment units (b1c / b2 / b8) and new construction waste transfer unit (sui generis) along with associated parking and landscaping	Edge Fold Industrial Estate, Plodder Lane, Bolton, BL4 OLW	14P1.2 Edge Fold	B2	1891

Appendix 1E: Summary of completions

	Gross floor space (m²)	Area (ha)
On Allocated Employment Land	51,756	12.96
On protected employment land	2102	0.21
On mixed use allocations	0	0
In Bolton town centre	0	0
On other unallocated land	1228	0.35
Changes of use	1174	N/A
Extensions	1554	N/A
Schemes involving demolition	1891	N/A
Total	59,705	13.52

Appendix 2: Allocations Plan Employment Sites 2019

The below table illustrates the current status of the employment allocations.

Site name/ref	Site size (ha)	Remaining developable capacity March 2018	New employment land completions (ha)	Land lost to other uses (ha)	Remaining Developable Capacity March 2019	New employment land under construction (ha)	Permission for new employment land (ha)	New employment land under consideration (ha)	Permission for loss of employment land (ha)	Loss of employment land under consideration (ha)
Bolton town centre (1P1.1)	25-35	24.37-34.37	0	0	24.37-34.37	0	0	0	0	0
Barr's Fold Close (2P1.1)	0.47	0.47	0	0	0.47	0	0	0	0	0
Horwich Loco Works (3P1.1)	15-20	15-20	0	0	15-20	0	0	0	0	0
Logistics North (Cutacre) (net development area) (5P1.1)	80	37.25	7.29 (96590/16) 5.67 (01805/17)	0	24.29	2.59 (05408/19)	1.4 (00976/17)	17.76 (04904/18)	0	0
The Linkway, Middlebrook (6P1.1)	0.94	0	0	0	0	0	0	0	0	0
St. Peter's Business Park A (7P1.1)	0.94	0.94	0	0	0.94	0.94 (61422/02)	0	0	0	0
Watermead (8P1.1)	3.79	3.79	0	0	3.79	0	0	0	0	0
Mill Street (9P1.1)	0.53	0.53	0	0	0.53	0	0	0	0	0
Mill Street/Mule Street (10P1.1)	0.74	0.74	0	0	0.74	0	0	0	0	0
Stone Hill Road (11P1.1)	0.60	0.60	0	0	0.60	0	0	0	0	0
Express Industrial Estate B (12P1.1)	0.77	0.77	0	0	0.77	0	0	0	0	0
Undershore Works (13P1.1)	0.81	0.81	0	0	0.81	0	0	0	0	0
Total	129.59-144.59	85.27-100.27	12.96	0	72.31-87.31	3.53	1.4	17.76	0	0

Appendix 3: New employment land currently under construction

The tables below show schemes under construction involving the development of new employment land on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

Appendix 3A: New employment land currently under construction on allocated employment land (31st March 2019)

Application Number	Development description	Address	Site	Use Class	Area (ha)
90539/13 01521/17	Part A: outline application (access details only) for phased employment development scheme comprising up to 102ha of storage and distribution use (Class B8), industrial use (Class B2), associated/ancillary uses including business (class B1), hotel (Class C1), shop, services and food & drink (Class A1-A5) with associated access, utilities, ground works and sustainable drainage system part b: full application for access and drainage infrastructure to serve initial phase(s) of development	Former Cutacre Opencast Mining Site, Land To The South Of The A6 (Salford Road/Manchester Road West)	5P1.1: Cutacre	B2/B8	102
61422/02	Erection of three storey office building and associated car parking	Calvin Street, The Valley, Bolton	7P1.1 St. Peter's Business Park A	B1	0.94
05408/19	Reserved matters pursuant to outline planning permission 90539/13 for access, appearance, landscaping, layout and scale for an industrial unit (use class b1c/b2/b8) with ancillary office space (use class b1a) at plot f2h, logistics north	Logistics North - Plot F Phase 3: Plot F2H	5P1.1: Cutacre	B2/B8, B1	2.59

Appendix 3B: New employment land currently under construction on protected employment land (31st March 2019)

Application Number	Development description	Address	Site	Use Class	Area (ha)
72378/05	Erection of eleven units for (B1,B2,B8 use),offices,light industrial/wholesale warehouse.	Land at Brightmet Industrial Estate, Brightmet, Bolton.	10P1.2: Bury New Road/Brightmet Fold Lane	B2/B8	1.86
02889/18	Erection of 2no single storey buildings comprising 7no industrial units for class b1c & b8 use (light industry & storage) including new access from james street, parking for 12 vehicles, 1.8m high railings and concrete slab and posts to boundary, cctv and associated landscaping.	Absolute Concrete Limited, James Street, Westthoughton, Bolton, BL5 3QR	3P1.2 Wingates Industrial Estate	B1c & B8	0.13
91788/14	Demolition Of Existing Public House/Hotel (Class A4) And Erection Of Six Storey Building (Including Mezzanine Floor), Comprising Offices (Class B1), Restaurant/ Cafe (Class A3), And Ground Floor Office (A2), Retail (A1) And Cafe/Restaurant Use (A3), Together With Car Parking And External Works	Cattle Market Hotel, 6-8 Orlando Street, Bolton, BL3 6DE	8P1.2: Great Lever	B1	0.071

94923/15	Erection of an industrial building, including four vehicle bays, storage area, offices, new access, vehicle test facility and HGV and staff parking areas	Land Off Salford Road, Bolton, BL5 1BW	24P1.2 Salford Road, Over Hulton	B2	0.95
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Appendix 3C: New employment land currently under construction on mixed use allocations (31st March 2019)

Application Number	Development description	Address	Site	Use Class	Area (ha)
91080/13	Outline application (all matters reserved) for the erection of employment units (class B1/B2/B8) and associated works	Land North Of Britannia Way, Bolton	7P6AP: Crompton Way	B2/B8	3.55
00292/17	Proposed car repair & tyre replacement garage	169 St Helens Road, Bolton, BL3 3OS	3P6AP: Higher Swann Lane/Sunnyside	B2	0.016
78297/07	Approval of details of layout, appearance, scale and landscaping for a mixed-use development comprising 200 no. Residential dwellings and 6,038 sqm (65,000 sq ft) of b1(c)/b8 employment development, along with associated car parking and infrastructure.	Hercules Business Park, Lostock Lane, Horwich, Bolton.	6P6AP: British Aerospace	B1c/B8	1.38

Appendix 3D: New employment land currently under construction in Bolton town centre (31st March 2019)

As at 31st March 2019 there were no schemes involving the take up of new employment land under construction in Bolton town centre.

Appendix 3E: New employment land currently under construction on other unallocated land (31st March 2019)

Application Number	Development description	Address	Use Class	Area (ha)
98049/16	Erection of two storey building comprising research and development centre, office and staff facilities together with associated landscaping	Warburtons Limited, Hereford Street, Bolton, BL1 8JB	B1b	0.19
95574/16	Removal of portable building and erection of 2no offices	Dunscar Industrial Estate, Egerton, Bolton, BL7 9PQ	B1	0

Appendix 3F: New employment land currently under construction summary

Land Type	Employment land under construction (ha)
Allocated Employment Land	3.53*
Protected Employment Land	3.01
Mixed Use Allocations	4.95
Bolton Town Centre	0
Other Unallocated land	0.19
Total	11.68
*90539/13 01521/17 not included because these relate to the original outline permission which is partially complete, partially under construction and partially uncommenced.	

Appendix 4: Permissions for new employment land development not implemented

The tables below show permissions for new employment land development that have not been implemented on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include unimplemented extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

Appendix 4A: Permissions for new employment land development not implemented on allocated employment land (31st March 2019)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
00976/17	Planning application pursuant to outline planning permission 90539/13 access, appearance, landscaping, layout and scale for the erection of an employment unit (class B2) with ancillary offices (class B1a) and car park together with associated vehicular access, servicing area, and hard and soft landscaping.	Land north of unit D1, Logistics North, Cutacre, Bolton	5P1.1 Cutacre/Logistics North	B2	1.4
					1.4

Appendix 4B: Permissions for new employment land development not implemented on protected employment land (31st March 2019)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
01656/17	Erection of 5no single storey buildings comprising 17no industrial units together (B1c/light industrial use) with new access, parking and landscaping.	Furniture in Fashion Limited Causeway Mill, Express Trading Estate, 14 Stone Hill Road, Farnworth, Bolton, BL4 9TP	5P1.2 Express Industrial Estate	B1c	1.35
01944/17	Erection of portal-framed storage building.	The Vanliners, Raikes Lane, Bolton, BL3 2RE	11P1.2 Raikes Lane Industrial Estate	B8	0
87058/11	Outline application for the redevelopment of an existing industrial site to provide B2 and B8 uses with ancillary B1 offices use only	Great Bank Road, Westhoughton, Bolton, BL5 3XU	3P1.2 Wingates Industrial Estate	B2/B8	N/A – available due to fire already historically included already)
05348/19	Erection of storage unit	Unit Y, Union Road, Bolton, BL2 2HF	4P1.2 The Valley	B8	0
05533/19	Erection of industrial unit	Unit 4, Westhoughton Industrial Estate, James Street, Westhoughton, Bolton, BL5 3QR	3P1.2 Wingates Industrial Estate	B1c	0.07

02217/17	Erection of warehouse and extension to existing industrial unit together with associated parking, delivery areas and landscaping.	Lynstock House, Lynstock Way, Lostock, Bolton, BL6 4SA	2P1.2 Lostock Industrial Estate (Lynstock Way)	B2/B8	1.5
					2.92

Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31st March 2020)

Application Number	Development Description	Address	Site	Use Class	Area (ha)
97211/16	Erection of 2no. industrial units together with car parking and landscaping	Land at Phoenix Street, Bolton, BL1 2SY	1P6AP Moses Gate	B2	0.13
02807/18	Outline application for erection of 2no. Storage units (access, landscape, and scale details only).	Majestic Self Drive, Henry Lee Street, Bolton, BL3 3PT	3P6AP Higher Swan Lane	B8	0
					0.13

Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31st March 2018)

As at 31st March 2019, there are no unimplemented planning permissions for the development of new employment land within Bolton town centre.

Appendix 4E: Permissions for new employment land development not implemented on other land (31st March 2019)

Application Number	Development Description	Address	Use Class	Area (ha)
02940/18	Alterations to front elevation of no 115. Along with erection of two storey building comprising financial and professional services (class a2) and office use (class b1) together with car parking and associated works to mulliner street	115 And Land Adjacent, Blackburn Road, Bolton, BL1 8HF	B1a	0.03
05484/19	Erection of 5no. Commercial units (class b2/b8)	Chulsey Street Works, Chulsey Street, Bolton, BL3 4EH	B8	0.07
02519/17	Erection of 1no. Engineering unit and associated works.	Lynstock Office Park, Lynstock Way, Lostock, Bolton, BL6 4SG	B2	0.08
				0.18

Appendix 4F: Permissions for new employment land development not implemented at Horwich Loco Works (31st March 2019)

Application Number	Development Description	Address	Use Class	Area (ha)
91352/14	Part a - full planning application for site access, demolition of some and change of use of core heritage buildings for a1 retail and d2 leisure (both up to 2,500 sqm) plus a2, a3, a4, a5, b1, c1 and d1 uses inc car parking, diversions to public rights of way, land remodelling / site remediation, together with related associated works. Part b - outline application for residential development (c3) up to 1,700 dwellings, a1 retail (up to 2,500sqm), employment zone of b1 and b2 uses and up to 2,700sqm of ancillary d1 uses, childrens play area, recreational open space and landscaping together with ecological mitigation areas, attenuation features and new cycle/pedestrian connections, (means of access details only) outline	Land At Former Horwich Loco Works, Horwich, Bolton	B1/B2	4.38

In relation to planning application 91352/14 the housing development has commenced. A reserved matters application is expected to be submitted prior to employment development.

There are no permissions for new employment land not implemented in Bolton town centre.

Appendix 4G: Permissions for new employment land development not implemented summary

Land Type	Unimplemented Permissions (ha)
Allocated Employment Land	1.4
Protected Employment Land	2.92
Mixed Use Allocations	0.13
Bolton Town Centre	0
Other Unallocated land	0.18
Horwich Loco Works	4.38
Total	9.01

Appendix 5: Applications for new employment land yet to be determined

The tables below show applications for new employment land development that have not yet been determined on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions or changes of use. This relates to planning applications submitted by 31st March 2019.

Appendix 5A: Applications for new employment land yet to be determined on allocated employment land (31st March 2019)

Application Number	Development Description	Address	Use Class	Area (ha)
04904/18	Reserved matters approval for application 90539/13 the erection of a regional distribution centre use class b8 plus ancilliary offices and associated outbuildings.	Unit G1 Logistics North, Bolton	B8	17.76
				17.76

Appendix 5B: Applications for new employment land yet to be determined on other land (31st March 2019)

Application Number	Development Description	Address	Use Class	Area (ha)
04766/18	Part A: Outline application for strategic employment development for industrial (class B1c/B2), storage and distribution (class B8) and/or research and development (class B1b) uses each with ancillary office space (class B1a) parking and associated facilities, (class D1) ancillary food and drink (class A3/A4/A5) and associated roads and landscape works. Part B: full planning application for demolition of building/structures, upgrade to highway infrastructure, creation of new access to Wimberry Hill Road, formation of development platforms, boundary landscaping and ecological enhancement area.	Land West Of Wingates Industrial Estate Of Chorley Road, Westhoughton, Bolton, BL5 3LY	B1c/B2/B8	32.8
				32.8

There are no applications for new employment land yet to be determined on protected employment land, mixed use allocations or in Bolton town centre.

Appendix 5C: Applications for new employment land development yet to be determined summary

Land Type	Undetermined Applications (ha)
Allocated Employment Land	17.76
Protected Employment Land	0
Mixed Use Allocations	0
Bolton Town Centre	0
Other Unallocated land	32.8
Total	50.56

Appendix 6: Annual and Average Take Up Rates 1985 – March 2019

Year	Completions (ha)	Year	10 yr Completions (ha)	Year	5 yr Completions (ha)
1985	5.3				
1986	3.2				
1987	2.1				
1988	3				
1989	8.8				
1990	14				
1991	8.2				
1992	4				
1993	11.5				
1994	6.7				
1995	4				
1996	5.8				
1997	8.68				
1998	5.23				
1999	10.21				
2000	9.86				
2001	12.45				
2002	8.4				
March 2004	18.59				
March 2005	6.97				
March 2006	10.10				
March 2007	18.56				
March 2008	6.97				
March 2009	3.79				
March 2010	1.06	March 2010	1.06		
March 2011	0.9	March 2011	0.9		
March 2012	2.4	March 2012	2.4		
March 2013	1.2	March 2013	1.2		
March 2014	0.1	March 2014	0.1		
March 2015	0.4	March 2015	0.4	March 2015	0.4
March 2016	16.44	March 2016	16.44	March 2016	16.44
March 2017	23.24	March 2017	23.24	March 2017	23.24
March 2018	6.21	March 2018	6.21	March 2018	6.21
March 2019	13.52	March 2019	13.52	March 2019	13.52
TOTAL	261.88		65.47		59.81
AVERAGE	7.7		6.55		11.96

Appendix 7: Losses of employment land and floorspace

There were employment losses in Bolton town centre, on protected employment land, mixed use allocations and other land. These are outlined below:

Application Number	Development	Location	Site/allocation	Use Class Lost	Floorspace lost (M²)	Employment land lost (ha)	Under construction or complete?
04381/18	Change of use from freight depot and yard (class B8) to bus and coach depot (sui generis)	Unit 2, Lodge Bank, Horwich, Bolton, BL6 5HY	16P1.2 Crown Lane/Lodge Bank, Horwich	B8	2663	N/A	Complete
04333/18	Change of use from B1/B2/B8 to also accommodate gym usage (D2) and erection of ground floor front extension and balcony	Unit 1, Meadow Business Park, Meadow Lane, Bolton, BL2 6PT	10P1.2 Bury Road/Brightmet Fold Lane	B1c	347	N/A	Complete
03326/18	Change of use of land from concrete mixing (B2) to car sales (Sui Generis).	Pioneer Concrete UK LTD, Mill Hill Street, Bolton, BL2 2AA	17P1.2 Mill Hill	B2	2400	N/A	Complete
04184/18	Change of use from motor vehicle body repair shop (B2) to trampoline club (D2)	Egerton Works, Egerton Street, Farnworth, Bolton, BL4 7ER	1P6AP Moses Gate	B2	929	N/A	Complete
94682/15	Prior notification of demolition	Shakespeare Foundry LTD, Salop Street, Bolton, BL12 1BZ	Bolton town centre	B2	1416	N/A	Complete
01858/17	Change of use fom B1 (office) to D1 (medical centre).	2-4 Moor Lane, Bolton, BL1 4TH	Bolton town centre	B1	458	N/A	Complete
93470/15	Demolition of prefabricated offices to extend car park, demolition and replacement of lower workshop and new roof to entrance/reception area.	Movetech UK , Emblem Street, Bolton, BL3 5BW	N/A	B1c	15	0	Complete

00638/17	Change of use of the ground floor from computer services (Blass b1) to massage salon (Sui Generis).	5 School Street, Westhoughton, Bolton, BL5 2BG	N/A	B1	62	N/A	Complete
94273/15	Conversion of first floor office to bedsit and elevational changes	2 John Street, Bromley Cross, Bolton, BL7 9BA	N/A	B1	30	N/A	Complete
96559/16	Change of use of ground floor garage and vacant unit to class A1, first floor storage area to residential flat and flat roof converted to pitched roof	19 Egerton Street, Farnworth, Bolton, BL4 7LB	N/A	B2	116	N/A	Complete
02772/18	Change of use of first and second floors from offices (B1) to 4no. dwelling apartments (C3).	43-47 Market Street, Bolton, BL1 1BQ	Bolton Town Centre	B1	336	N/A	Under construction
95893/16	Change of use from office (class B1) to 11no. self contained flats (class C3), together with associated alterations and refurbishment.	124 Newport Street, Bolton, BL13 6AB	Bolton Town Centre	B1	550	N/A	Under construction
94589/15	Prior approval of a proposed change of use of a building from office use to 62 residential apartments	Churchgate House, 30 Churchgate, Bolton, BL1 1HL	Bolton Town Centre	B1	980	N/A	Under construction
95263/15	outline application for 8 town houses (access, layout and scale details only)	albion mill, lark hill, farnworth, bolton, bl4 9lh	N/A	B8	1400	0.14	Under construction
02582/17	Demolition of all buildings on	Land bounded by	N/A	B1	11107	2.15	Under

	site and erection of 4 commercial units (drive thru restaurant, petrol garage, drive thru cafe and gymnasium), along with associated landscaping, parking and altered access from manchester road.	Manchester Road, Kearsley Drive, Bradford Avenue and Railway Line					construction
94790/15	Erection of 23 dwellings (resubmission)	Land at junction Hatfield Road and Shepherd Cross Street, Bolton	N/A	B2	1458	0.3	Under construction
01777/17	Demolition of existing workshop and erection of 1no. residential detached dwelling	Land off Brookside Road, Bolton, BL2 2SE	N/A	B1c	74	0.11	Under construction
					24341	2.7	

Appendix 8B: Logistics North Summary by Status

I. Uncommenced Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Proposed Occupier
A4	No application	No application	0.3	B2/B8 (assume B2)	503	Unknown
C1	No application	No application	0.89	B2/B8 (assume B2)	2916	Unknown
Land North of Unit D1	00976/17	Erection of an employment unit	1.4	B2	2574	Aldi
G1	04904/18	Erection of a Distribution Centre	17.7	B8	59389	Lidl
			20.29		65382	

II. Under Construction Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Proposed Occupier
F2/H	05408/19	Erection of Industrial Unit	2.59	B2/B8 (assume B8)	12202	Unknown
			2.59		12202	

III. Completed Schemes/Plots

Plot	Planning Application Number	Brief Development Description	Site Size (ha)	Use Class	Floors pace M ²	Occupier	Year Complete
A6	94417/15	Erection of two employment buildings	8.6	B8	37172	Unit A – Whistl Unit B - Vacant	2016/2017
B1	93774/15	Erection of a manufacturing building	3.34	B2	12501	MBDA	2016/2017
	94578/15	Two storey extension	N/A	B2	3063	MBDA	2017/2018
B2	93656/15	Erection of a warehouse building	2.04	B8	8281	Komatsu (Joy Global)	2016/2017
C4/C5	97463/16	Erection of two employment buildings	1.09	B2	4853	C4: Northern Building Plastics C5:	2017/2018

						Vaclensa	
D1	90543/13	Construction of Regional Distribution Centre	16.2	B8	54240	Aldi	2015/2016
	92327/14	Erection of additional second floor	N/A	B8	2011	Aldi	2015/2016
	94612/15	Erection of extension	N/A	B8	800	Aldi	2016/2017
E1	94999/15	Erection of storage and distribution unit	7.4	B8	33231	Amazon	2016/2017
	97730/16	Extensions and alterations	N/A	B8	5571	Amazon	2016/2017
	97822/16	Two levels of mezzanine floorspace	N/A	B8	63490	Amazon	2017/2018
E2	96590/16	Erection of an employment unit	7.29	B8	26650	TBC	2018/2019
F1a/F2a/F2b	97567/16	Erection of three employment buildings	4	B2	15746	TBC	2017/2018
F2c/F2d/F2e/F2f/F2g/F2	01805/17	Erection of 6 employment buildings	5.67	B2/B8	B2: 11245 B8: 13861	F2c: Utility Warehouse F2e: Rijo 42 Others TBC	2018/2019
			55.63		292715		

IV. Summary

	Land (ha)	Floorspace (m ²)
Uncommenced schemes	20.29	65382
Under construction schemes	2.59	12202
Completed schemes	55.63	292715
Total	78.51	370299

The following plots relate to non B1/B2/B8 uses and have therefore not been considered as part of this report:

Plot	Use Class	Occupier
A1	A3/A4	Greene King
A2	A1	Aldi Store
A3	A3	Costa

The following plots are within Salford and therefore have not been considered as part of this report:

Plot	Use Class	Floorspace M²
G2	B8	41818
H1a	B2/B8 (assume B2)	6825