

Housing Land
Availability Study
Adjusted to March 2007

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Background

On the 2nd October 2006 Committee approved the Housing Land Availability Study for the period ending 31st March 2006. This report updates the housing land position relating to the situation at the 31st March 2007. The report considers the distribution of development land, provides information on new planning permissions, and assesses the balance between private and housing association provision. It also provides detailed information relating to dwellings completed in the past year.

Housing Land Requirements & Supply

1) Planning Policy Statement 3: Housing (PPS 3) was published in November 2006 with an objective to ensure that the planning system delivers a flexible, responsive supply of land, reflecting the principles of “Plan, Monitor, Manage”. Local Planning Authorities are required to identify sufficient specific and deliverable sites to ensure a rolling 5-year supply of housing and demonstrate the extent to which existing plans already fulfil the housing requirement. To be deliverable sites must be: available, suitable and achievable in the next 5 years. This requirement applies from 1st April 2007 and the Council needs to demonstrate it has sufficient provision to 2012.

2) The current Regional Spatial Strategy (RSS) sets a net annual housing requirement for Bolton of 450 dwellings between 2003 and 2016, giving a 5-year requirement of 2250. In the last 5 years there were 2885 net completions (Figure 1, page 7) giving an oversupply of 635 dwellings (i.e. 2885-2250). This gives a 5-year residual requirement of 1615 dwellings (i.e. 2250-635) to 2012 for which there is an adequate supply even if only sites currently under-construction are considered as being immediately available. (Table 1).

3) It is worth noting, however, that while the calculations this year are based on the RSS adopted in 2003, the requirement figures are being recalculated through the RSS review and will change once the revised RSS is adopted early 2008. The draft RSS proposed a revised net figure of 9200 or 511 units per annum between 2003 and 2021. In its submissions on the draft RSS, the Council put forward a revised figure of 11700 or 650 annually. The recent RSS Panel consider the figure should be 10400 or 578 annually. Thus, the finally adopted RSS figure is likely to give a 5-year requirement in the range of 2890 (578x5) to 3250 (650x5).

4) The housing requirement will be met through the development of sites that currently have planning permission and windfall sites. In the future the Allocations Development Plan Document, currently in the early stages of preparation, will identify further sites.

Table 1 Summary of housing land supply (number of dwellings) with planning permission

	With Outline PP	With Full PP	On Sites Under-construction	Total supply
Large sites greater than 0.40 hectares with planning permission for housing at 31 st March 2007	695	1015	1967	3665
Small sites below 0.40 hectares with planning permission for housing at 31 st March 2007	335	1010	407	1764
Total	1030	2025	2374	5429

5) Table 1 shows the current identified supply as 5429 dwellings, well above the highest 5-year requirement referred to above in 3.

Table 2 Outstanding Supply Summary by Planning Status & Developer Type

Category	Private Sector	Registered Social Landlords	Total
On Sites Under Construction	2189	185	2374
Full Planning Permission	1964	61	2025
Outline Planning Permission	1025	5	1030
Totals	5178	251	5429

6) Table 2 shows that 44% and 37% of the total supply is on sites already under-construction or has full planning permission respectively. It is likely, therefore that a significant proportion of the existing supply will be completed in the next few years.

Supply by House Type & No Bedrooms

7) Table 3 shows an outstanding supply of 4399 dwellings (81% of the total supply) with full planning permission and under-construction, of which, 62% are for flats and 54% are for 2 bedrooms.

8) House type information is generally not available for sites with outline planning permission.

Table 3. Outstanding Supply with Full PP & Under-construction by housetype & bedrooms

Bedrooms	Detached	Semi	Terraced	Flat	Total
4+	306	119	267	3	695 (16%)
3	83	120	454	47	704 (16%)
2	50	40	191	2089	2370 (54%)
1	2	1	8	619	630 (14%)
Total	441 (10%)	280 (6%)	920 (21%)	2758 (62%)	4399

Housing Land Supply by Ward

9) Table 4 expresses the outstanding housing land supply in each ward as a proportion of the Borough total. This supply consists of land with planning permission and outstanding capacity on sites currently under construction. The proportion of land supply is greatest in Crompton, Halliwell and Horwich & Blackrod. Bradshaw, Breightmet, Harper Green, Rumworth, Hulton and Westhoughton South wards currently make the lowest percentage contributions to housing land supply.

Table 4. Housing Land Supply by Ward

WARD	% OUTSTANDING BOROUGH SUPPLY (INCLUDING UNDER-CONSTRUCTION)
ASTLEY BRIDGE	7%
BRADSHAW	Below 1%
BREIGHTMET	1%
BROMLEY CROSS	4%
CROMPTON	14%
FARNWORTH	4%
GREAT LEVER	5%
HALLIWELL	14%
HARPER GREEN	2%
HEATON & LOSTOCK	5%
HORWICH & BLACKROD	10%
HORWICH NORTH EAST	3%
HULTON	2%
KEARSLEY	7%
LITTLE LEVER & DARCY LEVER	4%
RUMWORTH	2%
SMITHILLS	3%
TONGE & THE HAULGH	4%
WESTHOUGHTON NORTH	6%
WESTHOUGHTON SOUTH	2%

Sites Under Construction

10) At the end of March 2007 there were 1704 dwellings under construction representing 31% of the total supply. The wards with the highest level of construction activity are Astley Bridge, Westhoughton North and Kearsley. The lowest level of construction activity is in Brightmet and Rumworth.

11) Table 5 shows large sites (0.4 ha and over) commenced in the period April 2006 to March 2007.

Table 5 Commencement Of Construction on Large Sites April 2006 to March 2007

Reference	Site Name		Capacity
B/1217.00	Heaton Grange 2	G	11
B/1735.00	Hampsons Farm	G	4
B/3140.00	Land at Harrowby Street	G	23
B/4078.00	Ryders Farm, Manchester Road	G	1
B/6208.00	Land adj Horwich Fire Station, Chorley New Road	G	50
B/7178.00	Land at Heyhead House, Bowstone Hill Road	G	1
B/7192.00	Top O'th Knotts Farm and Outbuildings	G	12
B/8352.00	Yew Tree Farm	G	4
B/8361.00	Top O'th Cow Farm, Plodder Lane	G	5
	Total Greenfield		111
B/1783.00	Cleavelands, Chorley Road	PDL	54
B/1784.00	Land off Jethro Street	PDL	46
B/1823.00	Former Atlantis Nightclub, adj Watersmeeting	PDL	184
B/1874.00	Holden Mill, Blackburn Road	PDL	286
B/1905.00	Bloomfield, Markland Hill	PDL	21
B/1906.00	Former Greenmount House, Chorley New Road	PDL	26
B/1960.00	Land off Scrowcroft Street	PDL	53
B/3116.00	Land off Heaton Avenue	PDL	47
B/4055.00	Higher Heaps Farm, Ringley Road West	PDL	1
B/4062.00	Causeway Mill, Longcauseway	PDL	97
B/6136.00	Low Wood, High Bank Lane	PDL	3
B/8333.02	Land at Chew Moor Lane	PDL	54
B/8372.00	Land at Former Hulton Hospital	PDL	72
	Total Brownfield		944
	TOTAL	PDL=Previously developed G=Greenfield	1055

New Permissions

12) 126 new sites have received planning permission in the past year comprising a combined total of 1298 dwellings, representing 24% of the total supply. 720 of these are on large sites (above 0.4ha).

Table 6 New Large Sites Gaining Planning Permission

Reference	Site Name	Land type	Permission type	Capacity
B/1919.00	Land at Moor Lane/Hanover St	PDL	Full	289
B/1956.00	Land at Temple Road	PDL	Full	85
B/1958.00	Land at side Astley Bridge Social Club	PDL	Full	6
B/1960.00	Land off Scrowcroft Street	PDL	Full	53
B/1961.00	Brynmoor, Harpers Lane	PDL	Full	15
B/3137.00	Site of Conservative Club, Greenland Road	PDL	Outline	7
B/4075.00	Former Farnworth Neighbourhood Centre	PDL	Outline	40
B/6221.00	Chortex, Victoria Mills Chorley New Road	PDL	Full	149
B/8374.00	Greenvale Works, Leigh Road	PDL	Full	75
B/8382.00	Oakhurst Cottage, Wigan Road	PDL	Full	1
	PDL=Previously developed land G=Greenfield land	Total		720

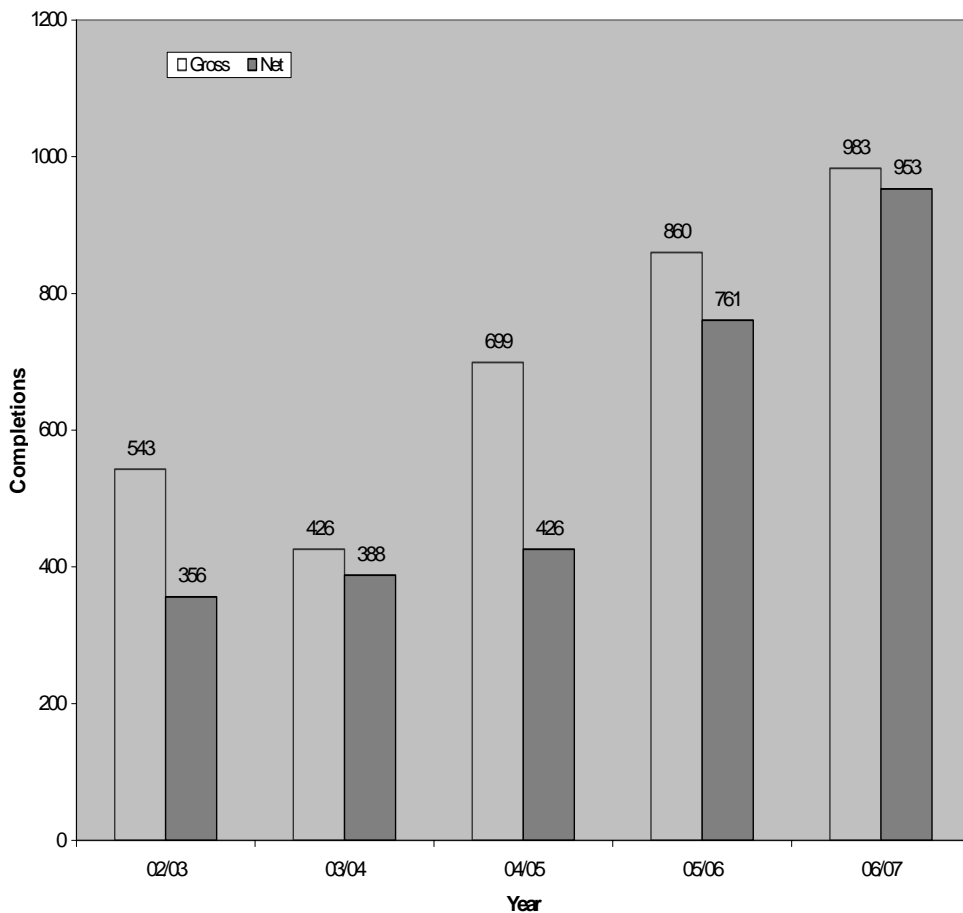
House Completions

13) Between April 2006 and March 2007, 983 dwellings were completed, of which 753 were on large sites and 230 on small sites (Table 7). In the same period there were 30 demolitions bringing completions net of clearance to 953.

14) Figure 1 shows gross and net completions since April 2002. The net completion rates have fluctuated over the last 5 years between 356 units in 2002/3 to 953 units in 2006/7 averaging out at 577 dwellings per annum. This represents a net completion rate of 28% over the RSS annual requirement of 450 dwellings per year or 25% over the draft revised RSS annual requirement of 511. It is also almost exactly the rate suggested by the RSS Panel recommendation and 11% below the Council suggestion of 650 per annum (paragraph 3).

15) A total of 57 sites were fully completed in the period April 2006 to March 2007. The total number of dwellings completed over a period of years on these sites was 593. The total of the site areas was 15.6 hectares. Therefore the average density achieved on these fully completed sites was 38 dwellings per hectare. However, this masks a range of densities on different sites.

Figure 1 Completion Rates since April 2002.



Completions by House Type

16) Figure 2 shows the pattern of completions by house-type over the last 6 years. Whilst completions of semi-detached and terraced units have remained relatively steady, completions of detached have reduced quite significantly. Flat completions decreased significantly between 2001/2 and 2003/4 followed by an even sharper increase to 2006/7. Flat completions in 2006/7 were almost 50% higher than in 2005/6.

17) Table 7 shows that during the monitoring year 2006-07, the greatest proportion of completions (60%) by house type were flats. In terms of the number of bedrooms, 46% of all completions were 2 bedroom units.

Note: all completion rates in this section are expressed in terms of gross completions.

Figure 2 Completions by House Type 2002-07

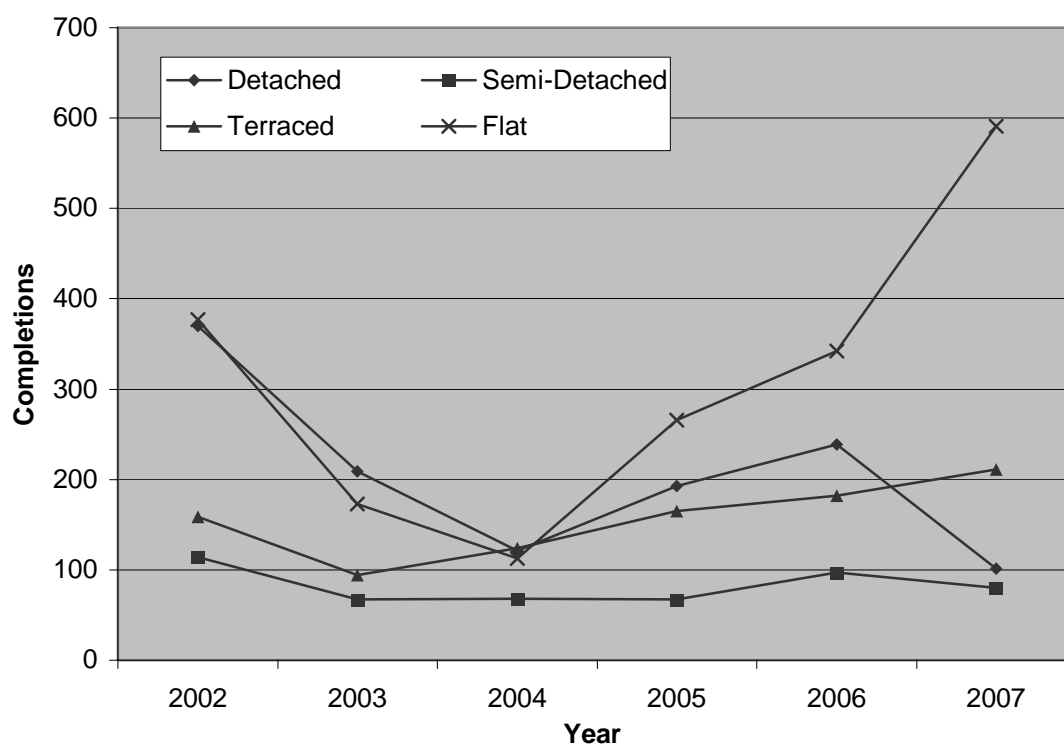


Table 7 Completions by House Type & No of Bedrooms

	Detached	Semi-detached	Terraced	Flat	Total	%
4+	87	32	60	2	181	18
3	11	35	117	13	176	18
2	3	13	34	404	454	46
1	0	0	0	172	172	17
Total	101	80	211	591	983	
% of completions	10	8	21	60		

Table 8 Completions by House Type

House Type	Number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large Sites	Small Sites	All
Detached	77	24	101	10	10	10
Semi-detached	55	25	80	7	11	8
Terraced/mews house	202	9	211	27	4	21
Flat	419	172	591	56	75	60
Total	753	230	983	100	100	100

Table 9 Completions by No of Bedrooms on Large & Small Sites

Number of bedrooms	Number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large Sites	Small Sites	All
4+	148	33	181	20	14	18
3	148	28	176	20	12	18
2	334	120	454	44	52	46
1	123	49	172	16	21	17
Total	753	230	983	100	100	100

Housing Needs

18) Members will be aware of the need for housing to satisfy the requirements of all households in the Borough, whether this is for owner-occupation, rented or affordable housing.

19) During the year April 2006 to March 2007, 39 dwellings were completed by registered social landlords, which represents 4% of the total number of completions.

20) An examination of the current supply of sites with planning permission indicates that 251 dwellings (5% of the supply) are to be developed by RSL's.

21) A Housing Market and Needs Study was completed in Autumn 2006. The survey examined housing needs and initial detailed findings were reported to Elected Members at Development and Regeneration Scrutiny Committee on 26 March 2007. These included the need for a significant increase in the number of affordable houses per year. The accompanying Housing Supply and Demand Analysis has provided an indication of the levels of new housing needed across six housing market areas in the affordable and private sectors.

22) Further research to be commissioned later this year will examine the operation of housing markets in Bolton – this will be a Strategic Housing Market Assessment, to be provided in line with PPS3. The research will build upon the information included within Bolton's Housing Market and Needs Study as well as the Greater Manchester AGMA led study Making Housing Count.

Previous Land Use

23) The underlying themes of the Adopted UDP include urban regeneration and concentration.

24) Regional Spatial Strategy for the North West (RSS) contains a policy that local authorities in Greater Manchester should achieve on average at least 80% of new dwellings on previously developed land. It is therefore necessary to monitor progress towards achieving this requirement.

25) During the year April 2006 to March 2007, 96% of the 983 dwellings completed were built on previously developed land, 16% over the RSS requirement.

26) The current supply on large sites with planning permission is 3665 dwellings and the supply on small sites is 1764 dwellings and the total outstanding capacity is 5429 dwellings of which 92% are on previously developed land. The remaining 8% are on greenfield sites. There are 2 greenfield sites over 0.4 ha with planning permission remaining in the supply.

27) Since 1st April 2006 126 new sites have been added to the Borough's housing land supply, with a combined capacity of 1298 dwellings the majority of which are on previously developed sites. The recycling of this land will make a positive contribution to regeneration.

Key Conclusions:

28) Bolton is currently required by Regional Spatial Strategy for the North West to make provision for 450 new dwellings per year net. Based on this the number of completions there is currently over 12 years supply of land with planning permission and a good supply to meet the requirement over the next 5 years.

29) Regional Spatial Strategy for the North West requires the achievement of at least 80% recycling of land for housing. This underlines the importance of resisting the development of Greenfield sites in order to promote urban regeneration through the re-use of previously developed urban land. In the year April 2006 to March 2007 96% of new dwellings were built on previously developed land.

30) The average annual number of completions in the period April 2002 to March 2007 is 702 dwellings gross and 577 when clearance is taken into account.

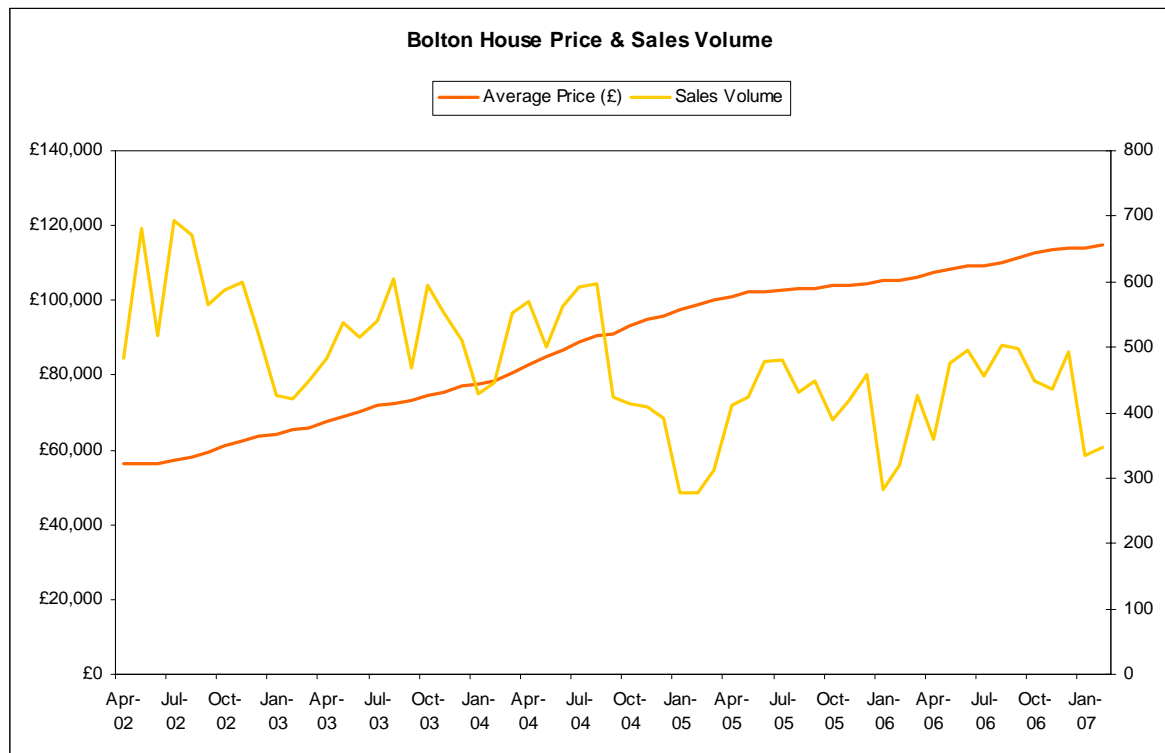
Recommendations

31) The Scrutiny Committee is recommended to note this report and other matters highlighted.

Appendix 1

Bolton Housing Market Trends

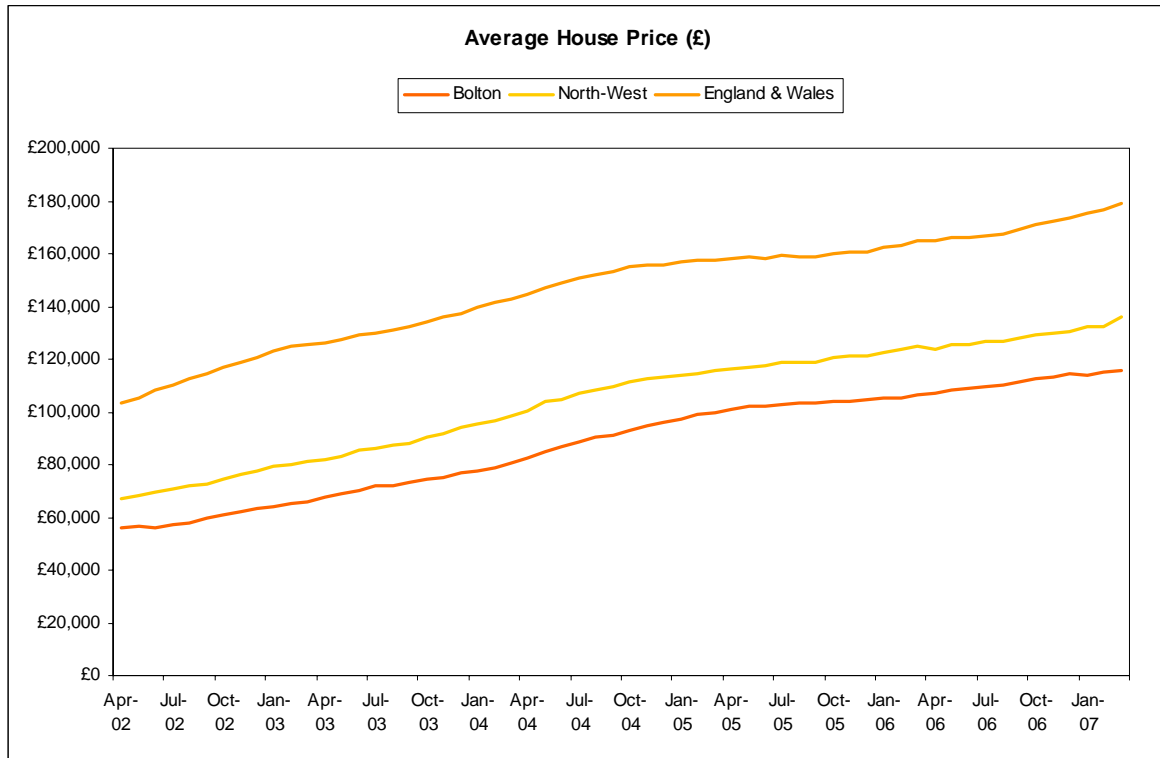
- The average sale price in Bolton has risen steadily from £56,235 in April 02 to £115,748 in March 07, representing a 106% increase. The monthly volume of sales has remained relatively constant during that period, with a slight downturn in sales from 05 onwards. The number of sales per month ranged from 693 in July 02 to 277 in February 05.



Source: Land Registry House Price Index Report, Crown Copyright.

<http://www.landregistry.gov.uk/houseprices/housepriceindex>

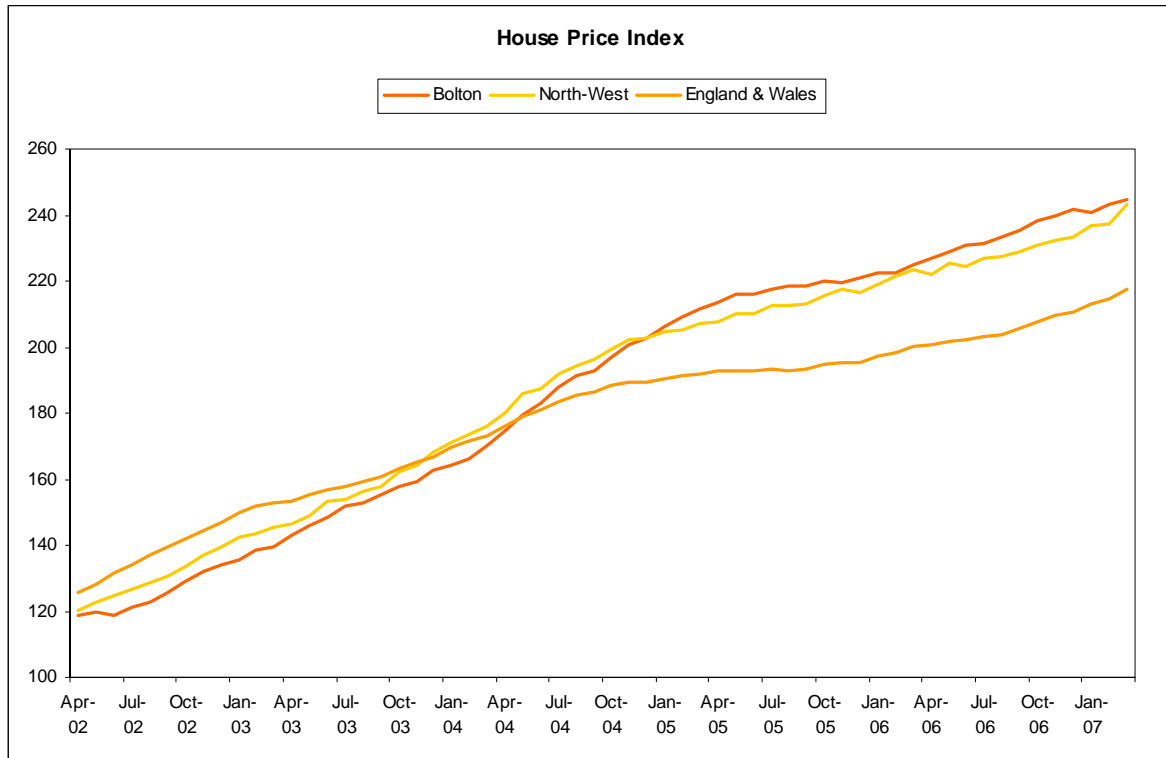
- Average house prices can be compared with regional & national trends, in order to gain a fuller picture of Bolton's housing market. In March 07 the average price in Bolton was £115,748, £135,789 in the Northwest and £178,863 in England & Wales as a whole. During the period April 02-March 07 house prices increased in Bolton by 106%, in the Northwest by 99% and in England & Wales by 68%. Therefore although overall average house prices in Bolton are lower than the regional & national average, prices are increasing at a faster rate.



Source: Land Registry House Price Index Report, Crown Copyright.

<http://www.landregistry.gov.uk/houseprices/housepriceindex>

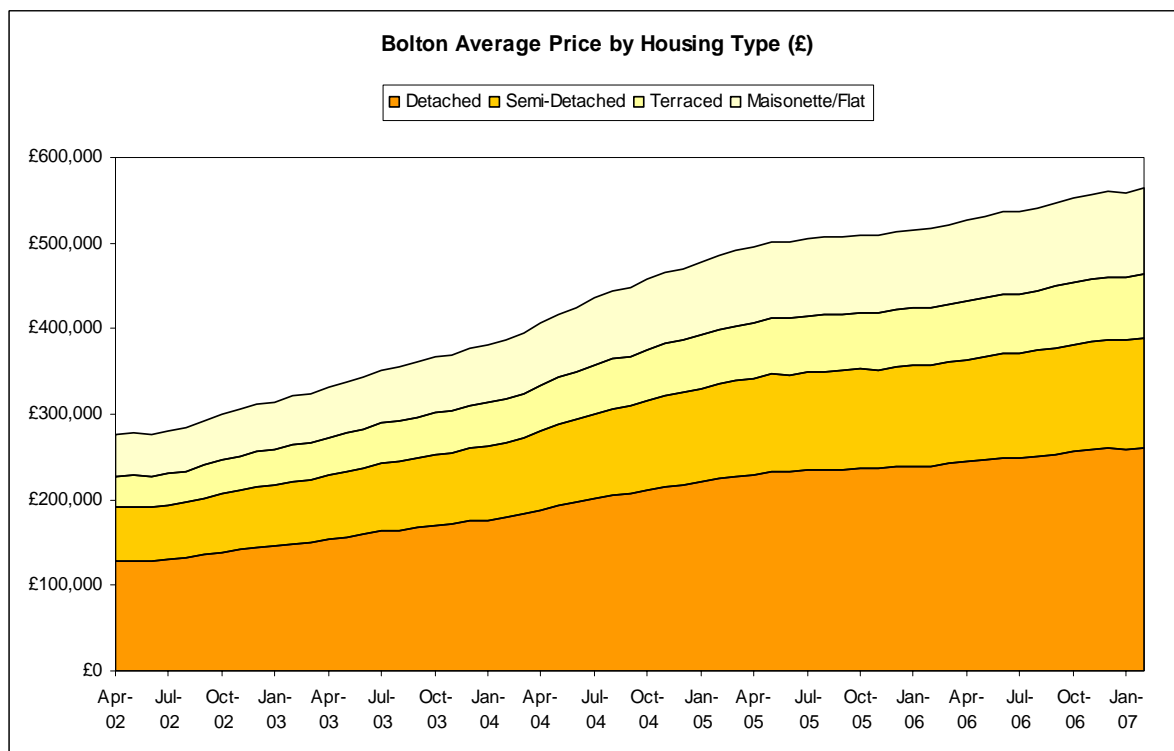
- Using house prices alone as a guide can often give a misleading impression of housing markets, as variations in the type and quality of housing in different areas can distort measures. The Land Registry has therefore published a new measure to compare markets, known as the 'House Price Index'. This is intended to capture changes in the value of residential properties and compare 'like with like' by using a 'repeat sales regression analysis'. Using this method house price growth is measured by observing the same houses that have been sold more than once using repeat sales data, meaning that distortions resulting from the differences in the quality of homes are reduced. This was then compiled into a ratio, with April 2000 classed as the baseline of 100.
- Current House Price Index reports put Bolton with a figure of 245, the Northwest with 244 and England & Wales as a whole with 218. House Price Index report figures have been rising steadily in all areas during the period April 02-March 07. However Bolton and the Northwest have shown growth that surpasses that of the national figure from 2005 onwards, therefore showing that increasing prices in 'like for like' sales in Bolton have outstripped other areas of the country from 2005 onwards.



Source: Land Registry House Price Index Report, Crown Copyright.

<http://www.landregistry.gov.uk/houseprices/housepriceindex>

- Average house prices vary across housing type in Bolton. In March 2007 the average price in Bolton for a detached property was £263,505, a semi-detached £129,078, a terraced £74,243 and a flat/maisonette £101,451. According to Land Registry reports house prices have increased at a similar rate for all property types for the period April 02-March 07.



Source: Land Registry House Price Index Report, Crown Copyright.

<http://www.landregistry.gov.uk/houseprices/housepriceindex>

Appendix 2 Detailed Schedule of Sites with Planning Permission

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
Small Outline				
B/1808.00	Marsh Villa, Junction Rd	Heaton & Lostock	67223	1
B/1831.00	Shepherd Cross St	Halliwell	69539	37
B/1852.00	Bradford Ward Labour Club, Bridgeman St	Great Lever	70681	36
B/1855.00	Emblem Works, Emblem St	Rumworth	69720	24
B/1869.00	Site of 92 Great Moor St	Great Lever	71672	22
B/1872.00	Fletcher St Garage	Great Lever	72173	13
B/1899.00	Land at rear 15 Lea Gate	Bradshaw	72552	1
B/1918.00	25 Thicketford Rd	Tonge with the Haulgh	73403	5
B/1929.00	Tramways Hotel, 307 Blackburn Rd	Crompton	74409	2
B/1945.00	Land and Premises at Jct of New Holder St/Garside St	Halliwell	73130	55
B/1957.00	Land Adjacent to 534 Wigan Road	Heaton & Lostock	75807	3
B/3123.00	Mill St/Albert Rd/Harrowby St	Farnworth	69401	25
B/3127.00	Land at rear of 24 Fylde St	Farnworth	72554	2
B/3134.00	Land on Southside, Peel St	Farnworth	73815	25
B/3142.00	Land Adjacent to 57 Trafford Street	Farnworth	75858	1
B/3143.00	2 Heathfield,	Farnworth	75862	1
B/4058.00	The Yard, Norris St	Kearsley	75958	2
B/4069.00	202 Springfield Rd	Kearsley	71122	4
B/4072.00	Land adj 220 Springfield Rd	Kearsley	70145	1
B/4080.00	7 - 17 Presto Street	Kearsley	75590	23
B/6192.00	Land off Knowsley Grove/Greenwood Lane	Horwich & Blackrod	70284	1
B/6193.00	137-141 Chorley New Rd	Horwich & Blackrod	71235	12
B/6225.00	Portman Mill, Telford St	Horwich North East	74521	30
B/7156.00	Rear of Glenholme, 77 Chapeltown Rd	Bromley Cross	76152	1
B/7183.00	Garden at 85 Hardy Mill Rd	Bradshaw	74220	1
B/8221.00	Land adj 586 Manchester Rd	Westhoughton North & Chew Moor	66021	1
B/8228.00	16-18 Waters Nook Rd	Westhoughton North & Chew Moor	69386	4
B/8358.00	The Grove, Firs Rd	Hulton	71246	2

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
Small Full				
B/1304.01	Ellesmere Gardens	Great Lever	70818	4
B/1385.00	Rear of 127 Junction Rd	Heaton & Lostock	70687	1
B/1410.00	Fronting 81 & 83 Wingates Lane	Westhoughton North & Chew Moor	66193	1
B/1521.00	3 Beatrice Rd	Halliwell	68848	1
B/1659.00	Land at Back Olga St. North	Crompton	65348	10
B/1671.00	Land adj 40 Forton Ave	Brightmet	61478	1
B/1680.00	Land adj 78a Harden Drive	Bradshaw	63781	1
B/1699.00	Adj 10 Bessy Brook Close	Heaton & Lostock	68313	2
B/1706.00	Land at Kensington Place/St Georges Rd	Halliwell	73630	3
B/1708.00	Brownstones, Colliers Row	Smithills	74590	1
B/1723.00	330/332 Deane Church Lane	Rumworth	61792	2
B/1725.00	Land adj 46 The Beeches	Astley Bridge	63662	1
B/1729.00	132-136 Halliwell Rd	Crompton	66824	2
B/1731.00	Queensborough House, St George's St	Crompton	62731	6
B/1746.00	37/39 Chalfont St	Crompton	63902	1
B/1780.00	50 Russell St	Halliwell	66180	3
B/1797.00	Land adj 534 Wigan Rd	Heaton & Lostock	68406	14
B/1801.00	Bury New Rd/Phethean St	Tonge with the Haulgh	69011	18
B/1802.00	Bradford Arms, Bradford St	Tonge with the Haulgh	66667	1
B/1805.00	619 Chorley Old Rd	Heaton & Lostock	67015	2
B/1812.00	The Village Complex, St Georges St.	Crompton	67274	53
B/1815.00	5 Albert Rd	Heaton & Lostock	76255	1
B/1816.00	Land adj 25 Thorns Close	Astley Bridge	70935	2
B/1817.00	Site off Pine St/Ulswater St	Crompton	68908	9
B/1818.00	Former St Peters Methodist Church, 7 St Helens Rd	Rumworth	68275	15
B/1821.00	412-418 Belmont Rd	Astley Bridge	68682	1
B/1827.00	Brunana, 42 St Andrews Rd	Heaton & Lostock	69212	1
B/1828.00	The Sheiling, 3 Beaumont Rd	Heaton & Lostock	69307	3
B/1832.00	2/4 St. Helens Rd	Rumworth	69607	6
B/1834.00	The Bungalow, Edge Hill Rd	Hulton	69734	2
B/1836.00	Land adj 1 Back Fairhaven Rd	Crompton	65903	1
B/1840.00	Land adj 33 Lena St	Crompton	70414	1
B/1846.00	101 Markland Hill Lane	Heaton & Lostock	71764	6
B/1848.00	36 Cambria St	Rumworth	71241	2

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
B/1849.00	295A Blackburn Rd	Crompton	70871	1
B/1850.00	36-38 Argo St	Rumworth	70860	1
B/1858.00	Land between 129/133 Withins Lane	Breightmet	70730	1
B/1859.00	Land between Stonyhurst Ave & Sweet Loves Lane	Astley Bridge	71426	18
B/1863.00	Hollin Hey Barn, Romney Rd	Smithills	71827	2
B/1867.00	323/325 Bury Rd	Tonge with the Haulgh	71822	3
B/1873.00	125 Holland St	Astley Bridge	72086	1
B/1875.00	118 Halliwell Rd	Crompton	72273	2
B/1883.00	711 Blackburn Rd	Astley Bridge	71110	1
B/1884.00	1-3 Easedale Rd	Heaton & Lostock	75584	6
B/1886.00	617 Chorley New Rd	Heaton & Lostock	72443	1
B/1886.01	617 Chorley New Rd	Heaton & Lostock	72444	2
B/1886.02	618 Chorley New Rd	Heaton & Lostock	72445	1
B/1887.00	4-14 Great Moor St	Great Lever	71259	50
B/1888.00	Land adj 120 Willows Lane	Rumworth	72664	2
B/1892.00	IGW Garage & 241-245 Belmont Rd	Astley Bridge	72118	36
B/1893.00	1 Rushey Fold Lane	Crompton	72334	1
B/1895.00	290 Chorley Old Rd	Halliwell	72911	1
B/1901.00	Land at Rumworth Rd	Heaton & Lostock	73145	6
B/1903.00	12 White Lion Brow	Halliwell	72928	22
B/1904.00	Beaumont, 452 Chorley New Rd	Heaton & Lostock	70099	6
B/1907.00	870 Bury Rd	Breightmet	71237	1
B/1908.00	63-65 Thicketford Rd	Tonge with the Haulgh	71019	2
B/1910.00	4 Albert Rd	Heaton & Lostock	70512	2
B/1914.00	37-39 Higher Bridge St	Halliwell	73876	2
B/1915.00	7 Lever Grove	Great Lever	73628	2
B/1916.00	Schooner Inn, Hollin Hey Rd	Smithills	73566	15
B/1920.00	Land at Valletts Lane	Halliwell	71718	15
B/1921.00	65 Tonge Moor Rd	Tonge with the Haulgh	74105	1
B/1922.00	56 Chorley Old Rd	Halliwell	74056	1
B/1923.00	Car park adj Brown St/Water St	Crompton	73473	101
B/1924.00	Site at Bridge St/St Georges St	Crompton	73878	7
B/1925.00	104-110 St. Georges Rd	Halliwell	76153	18
B/1926.00	Land at 226-228 Wigan Rd	Tonge with the Haulgh	74064	13
B/1928.00	152-154 Derby St	Rumworth	74408	4
B/1930.00	513 Halliwell Rd	Crompton	74520	1

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
B/1931.00	504 Chorley New Rd	Heaton & Lostock	74355	1
B/1933.00	Regent House ,60 St. Andrews Rd	Heaton & Lostock	74307	9
B/1934.00	33-35 Rawcliffe Ave	Brightmet	74756	2
B/1935.00	Land at 10 Elgin St.	Crompton	74723	3
B/1937.00	Lever House, Greenmount Lane	Heaton & Lostock	74779	14
B/1938.00	Land at rear of Stags Head, 31 Junction Rd	Heaton & Lostock	74684	8
B/1939.00	168A Paulhan St	Great Lever	74911	1
B/1940.00	Garden of 34 Lostock Junction Lane	Heaton & Lostock	74655	1
B/1941.00	Summer Hill Coach House, Whitehill Lane	Astley Bridge	75366	1
B/1943.00	Chorley Old Road Methodist Church	Smithills	74704	12
B/1944.00	16-18 Bank Street.	Crompton	75261	2
B/1946.00	Rear of 40/42 Cope Bank	Smithills	75276	1
B/1948.00	Flat A, & B Summer Hill Coach House, Whitehill Lane	Astley Bridge	75366	3
B/1949.00	Land to rear of Oakenbottom Road Former Montserrat Transmitter Radio Station, Walker Fold	Brightmet	75475	2
B/1950.00	Road	Smithills	74864	1
B/1951.00	Flats 18-50, Mayor Street, Deane	Rumworth	75771	4
B/1952.00	92 Bradford Street	Tonge with the Haulgh	75804	2
B/1954.00	104 Park Road Land off Scowcroft Street (opposite 23-37 Scowcroft	Halliwell	75646	4
B/1959.00	Street)	Tonge with the Haulgh	75848	4
B/1962.00	91 Radcliffe Road	Tonge with the Haulgh	75832	4
B/1964.00	Greentops, Knowsley Grange, Chorley New Road	Heaton & Lostock	76028	1
B/1971.00	Plot 1, Land Adjacent to Ellesmere Gardens	Great Lever	69790	4
B/1974.00	20 Gregory Avenue	Brightmet	76280	2
B/1976.00	86 Regent Street	Heaton & Lostock	76046	1
B/1977.00	Land adjacent to 26 Bradford Park Drive	Tonge with the Haulgh	68122	4
B/1980.00	Fernhill Farm, Belmont Road	Astley Bridge	64533	1
B/3094.00	Land at Barton Rd	Farnworth	73019	10
B/3120.00	Land adj 31 Darley Grove	Farnworth	76181	1
B/3122.00	Flat 33-42 Campbell Court	Farnworth	69439	5
B/3128.00	Land adj 24 Fylde St	Farnworth	72553	3
B/3130.00	124 Market St	Farnworth	73271	6
B/3138.00	Hawker Social Club, Gladstone Rd	Farnworth	74556	1
B/3139.00	Egerton St	Farnworth	74427	17
B/3141.00	Bolton Council Storage Depot, Gladstone Road	Farnworth	74724	22
B/3145.00	54 Market Street	Farnworth	76175	1

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
B/4028.00	Land rear of 5-20 Holcombe Close	Kearsley	74456	1
B/4056.00	Former Man & Scythe Pub, Manchester Rd	Kearsley	63360	22
B/4057.00	Land at 7-9 Cross St	Kearsley	66253	1
B/4065.00	169/173 Albert Rd	Kearsley	67214	1
B/4066.00	196 Manchester Rd	Kearsley	73346	21
B/4074.00	Land adj Wells House, Ringley Rd	Kearsley	74653	1
B/4076.00	93 Bradford St	Kearsley	74977	1
B/4077.00	Garden of 19 Princess Avenue	Kearsley	75457	1
B/5045.00	Land adj 130 Stopes Rd	Little Lever & Darcy Lever	71603	1
B/5047.00	6 Mytham Rd	Little Lever & Darcy Lever	72821	5
B/5048.00	Land adj 22 Nandywell	Little Lever & Darcy Lever	72989	1
B/5049.00	28 Bentley St.	Little Lever & Darcy Lever	74758	2
B/5050.00	Wellfield House, Boscow Road	Little Lever & Darcy Lever	75549	1
B/5051.00	Ladyshore Cottage, Ladyshore Road	Little Lever & Darcy Lever	75774	1
B/5052.00	Ring O Bells, 56 Church Street	Little Lever & Darcy Lever	75975	2
B/6091.00	Adj 15 Essex St	Horwich & Blackrod	76180	2
B/6130.00	Rear of 24 Wingates Lane	Westhoughton North & Chew Moor	67545	1
B/6139.01	Barn C, Knowles Farm	Horwich North East	62284	2
B/6164.00	37 Winter Hey Lane	Horwich & Blackrod	62511	2
B/6165.00	60 Regent Rd	Heaton & Lostock	63994	1
B/6171.00	Beech House, Slack Lane	Westhoughton North & Chew Moor	70529	1
B/6174.00	417 Chorley Rd	Westhoughton North & Chew Moor	63502	4
B/6181.00	692 Chorley Rd	Horwich & Blackrod	64982	1
B/6182.00	Chorley New Rd CP School	Horwich North East	69256	23
B/6183.00	Land adj Fernbank, 582 Chorley New Rd	Heaton & Lostock	72415	1
B/6191.00	Higher Makinson Farm, Sandringham Rd	Horwich North East	75669	2
B/6194.00	Land at Woodbarns Farm	Horwich & Blackrod	69992	1
B/6196.00	34 Brownlow Rd	Horwich North East	69806	14
B/6200.00	High Rid Farm, High Rid Lane	Horwich North East	71371	1
B/6202.00	482 Manchester Rd	Horwich & Blackrod	72309	2
B/6204.00	Acorn Nursery, Lostock Lane	Horwich & Blackrod	72739	1
B/6206.00	Sharrocks Farm, Blundell Lane	Horwich & Blackrod	73022	1
B/6207.00	Land at former Whigham Institute, Manchester Rd	Horwich & Blackrod	72429	1

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
B/6211.00	Pope's Farm, 461-463 Manchester Rd	Horwich & Blackrod	71138	2
B/6214.00	Higher Wilson Fold Farm, High Rid Lane	Horwich North East	69791	1
B/6215.00	Claypool Farm Barn, New Chapel Lane	Horwich North East	68987	1
B/6216.00	Land adj 30 & 36 Scholes Bank	Horwich & Blackrod	73922	1
B/6218.00	Goodman Fold Farm	Horwich & Blackrod	73235	1
B/6219.00	Gorton Fold, Church St	Horwich & Blackrod	73016	10
B/6222.00	Land at New St, Rivington St, Boardman St	Horwich & Blackrod	72557	6
B/6228.00	Land Adj 2 Travers Street	Horwich & Blackrod	75293	1
B/6229.00	Huyton Lodge, Chorley Road	Horwich & Blackrod	75404	1
B/6230.00	Land adj. 565 Manchester Road	Horwich & Blackrod	75406	1
B/6231.00	Acresfield House, 30 Chorley Road	Horwich & Blackrod	75492	5
B/6233.00	Land adjacent to 87 Catherine Street East	Horwich North East	75853	4
B/6234.00	8 - 10 Little Scotland, Blackrod	Horwich & Blackrod	75888	2
B/6236.00	Land adjacent 15 Lindsay Street	Horwich & Blackrod	76155	2
B/7140.00	Howarth Fold Farm, Blackburn Rd	Bromley Cross	61833	1
B/7153.00	Adj 9 Higher Dunscar	Bromley Cross	65780	1
B/7155.00	Dayspring, Shady Lane	Bromley Cross	68786	3
B/7159.00	17 Shady Lane	Bromley Cross	72505	8
B/7166.00	Hawthorn Bank, off Ruins Lane	Bradshaw	71257	5
B/7169.00	Asmus Farm, Brookfield Lane	Bradshaw	72070	2
B/7171.00	Land adj 23 Oaks Lane	Bromley Cross	76025	2
B/7173.00	Land adj Thomas Court, Toppings Green	Bromley Cross	72792	2
B/7186.00	7 Oaks Lane	Bromley Cross	75121	1
B/7187.00	1 Egerton Court, Blackburn Road	Bromley Cross	75300	1
B/7190.00	Land Adj. 90 Darwen Road, Turton	Bromley Cross	75713	1
B/7191.00	Land adj. 55 Turton Road, Turton	Bromley Cross	75604	1
B/8213.00	Rear of Pavillion Sq	Westhoughton South	65994	2
B/8216.00	Hulton Bolt Works, Manchester Rd/Rutherford Drive	Hulton	76055	15
B/8222.00	Former car park, La Scala restaurant, Chorley Rd	Westhoughton North & Chew Moor	72665	36
B/8225.00	Fourgates Service Station, 420 Chorley Rd	Westhoughton North & Chew Moor	72256	12
B/8331.00	332 Wigan Rd	Westhoughton South	70263	1
B/8335.00	Land adj 46 Coverdale Rd	Westhoughton South	70659	1
B/8336.00	Land off Central Drive	Westhoughton North & Chew Moor	70718	1

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
B/8348.00	Rear of 283 & 285 St Helens Rd	Hulton	71783	2
B/8355.00	85-87 Wigan Rd	Westhoughton South	75767	2
B/8360.00	682 St Helens Rd	Hulton	75516	16
B/8364.00	Land at Mill St	Westhoughton South	72921	27
B/8369.00	Former Haulage Yard, Dixon St	Westhoughton North & Chew Moor	75689	4
B/8370.00	Land adj 11 Albion St	Westhoughton North & Chew Moor	76213	2
B/8373.00	Land at rear of The Grove, Firs Rd	Hulton	72243	1
B/8375.00	Morris Farm, Pocket Nook Rd	Westhoughton North & Chew Moor	74278	4
B/8376.00	Baldwins Farm, Old Fold Rd	Westhoughton South	75035	2
B/8377.00	6 Bolton Rd	Westhoughton North & Chew Moor	75405	1
B/8378.00	420 Chorley Road	Westhoughton North & Chew Moor	75422	1
B/8379.00	Adjacent 20, The Avenue	Westhoughton North & Chew Moor	75510	1
B/8380.00	Land at 42 Chew Moor Lane	Westhoughton North & Chew Moor	76040	4
B/8383.00	116 Parkway	Westhoughton South	69706	1

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
Large Outline				
B/1349.00	Land at Bark St, Brooke St, Central St, Chapel Alley etc	Halliwell	71649	150
B/1820.00	St Pauls Mill, Barbara St	Rumworth	68937	25
B/1824.00	Nuffield House, Lowndes St	Smithills	68543	113
B/1826.00	Land at 1 Foster Lane	Brightmet	69233	6
B/1830.00	Land at Tonge Mill, Clegg St	Tonge with the Haulgh	69783	36
B/1894.00	Rothwell Mill/Moor Mill Rothwell St	Great Lever	72512	53
B/1900.00	Land at Crescent Rd	Great Lever	72774	45
B/1917.00	Egyptian Mill, Slater Lane	Halliwell	73484	40
B/3132.00	Clare Court, Exeter Ave	Harper Green	73148	45
B/3136.00	Land off George St	Farnworth	72024	1
B/3137.00	Site of Conservative Club, Greenland Rd	Harper Green	74351	7
B/4064.00	Land at Old Hall St	Kearsley	67326	31
B/4067.00	Land at Longcauseway/Worsley Rd	Kearsley	70041	40
B/4075.00	Former Farnworth Neighbourhood Centre, Longcauseway	Kearsley	74591	40
B/6187.00	Land at Moss Lane	Horwich & Blackrod	66629	63

SITE REF.	SITE NAME	WARD (2004)	PP NO	CAPACITY
Large Full				
B/1504.00	Long Lane/Radcliffe Rd	Little Lever & Darcy Lever	66631	50
B/1774.00	Wolfenden School	Crompton	68344	25
B/1838.00	Kershaw Mill, Kershaw St/Baldwin St	Rumworth	73560	13
B/1865.00	Greenroyd Ave	Brightmet	75011	36
B/1897.00	Land at Dinsdale Drive	Rumworth	72855	14
B/1919.00	Land at Moor Lane/Hanover St/Garside St	Halliwell	74966	289
B/1956.00	Land at Temple Road	Crompton	74821	85
B/1958.00	Land at side of Astley Bridge Bowling Club, Ivy Bank Road	Astley Bridge	75674	6
B/1961.00	Brynmoor, Harpers Lane	Smithills	75637	15
B/3118.00	Land off Minerva Rd	Harper Green	72716	45
B/6178.00	Three Lovers Farm, Greenbarn Way	Horwich & Blackrod	63074	1
B/6195.00	Land at Star Lane, Horwich	Horwich & Blackrod	69777	70
B/6209.00	Manchester Rd Garage	Horwich & Blackrod	71227	45
B/6221.00	Chortex, Victoria Mills, Chorley New Rd Former Institute of Islamic Higher Education, Hospital Road	Horwich & Blackrod	72253	149
B/7068.00		Bromley Cross	73099	86
B/7161.00	Newfield Grange Rd	Bromley Cross	74142	10
B/8374.00	Greenvale Works, Leigh Rd	Westhoughton South	68302	75
B/8382.00	Oakhurst Cottage, Wigan Road	Westhoughton South	76065	1

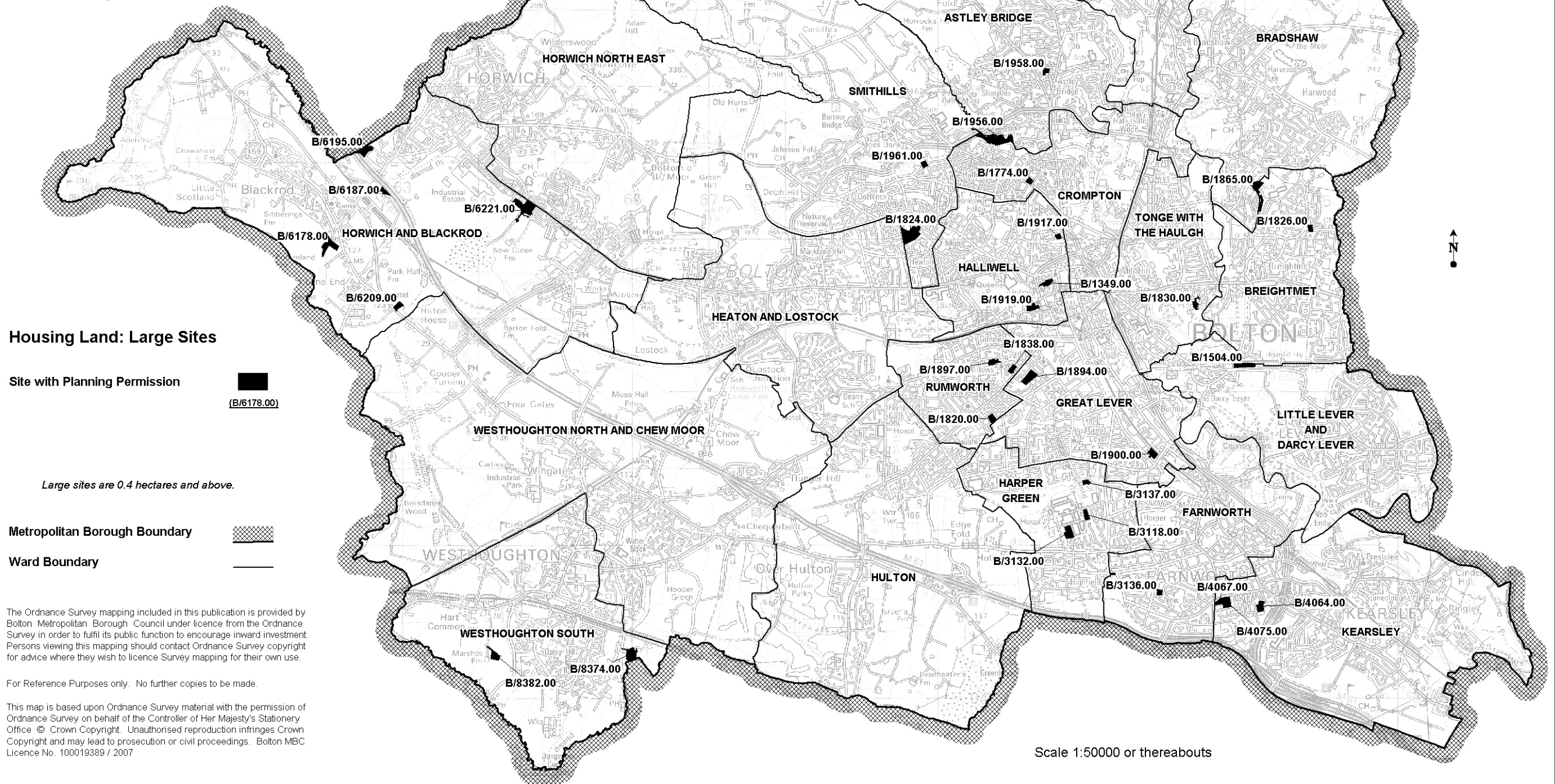
Housing Land Availability: Large Sites

(as at 31st March 2007)

Development and Regeneration
Department
Policy and Transport Planning

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333333 Fax (01204) 336119
www.bolton.gov.uk

Bolton Council



Housing Land: Large Sites

Site with Planning Permission
(B/6178.00)

Large sites are 0.4 hectares and above.

Metropolitan Borough Boundary
Ward Boundary

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Scale 1:50000 or thereabouts