

# Housing Land Availability Study

Adjusted to March 2006

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## **Background**

1) On the 15th August 2005 Committee approved the Housing Land Availability Study for the period ending 31<sup>st</sup> March 2005. This report updates the housing land position relating to the situation at the 31<sup>st</sup> March 2006. 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**

2) The current Regional Spatial Strategy (RSS) requires Bolton to provide 450 dwellings per year. On this basis the annual net requirement over the next 15 years to 2021 will be for a total of 6750 dwellings.

3) The new draft RSS has a slightly higher figure of 511 dwellings per annum resulting in a total requirement of 7665 dwellings over the next 15 years to 2021. An allowance for clearance may have to be made for up to 2021.

4) The housing requirement will be met through the development of sites that currently have planning permission, a significant number of windfalls sites and sites allocated under the Housing Development Plan Document currently being prepared and due for adoption in 2008.

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

	<b>With Outline PP</b>	<b>With Full PP</b>	<b>On Sites Under- constructi on</b>	<b>Total supply</b>
Large sites greater than 0.40 hectares with planning permission for housing at April 2006	1033	836	1711	3580
Small sites below 0.40 hectares with planning permission for housing at April 2006	285	884	181	1350
<b>Total</b>	<b>1318</b>	<b>1720</b>	<b>1892</b>	<b>4930</b>

5) Table 1 shows the current identified supply as 4930 dwellings which includes sites under-construction and excludes sites on which planning permission had expired by the end of March 2006.

**Table 2 Outstanding Supply summary By Planning Status & Developer Type**

Category	Private Sector	Registered Social Landlords	Total
On Sites Under Construction	1748	144	1892
Full Planning Permission	1641	79	1720
Outline Planning Permission	1269	49	1318
<b>Totals</b>	<b>4658</b>	<b>272</b>	<b>4930</b>

6) Table 2 shows that 38% and 35% 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 2 shows the outstanding supply with full planning permission and under-construction, as 3612 dwellings. This represents 73% of the total supply.

Table 3 shows this broken down by house type and bedrooms. There are 2114 (59%) flats and 1813 (50%) 2 bedroom units.

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+	329(9%)	100 (3%)	164(5%)	0	<b>593(16%)</b>
3	87(2%)	150 (4%)	418(12%)	42 (1%)	<b>697(19%)</b>
2	44 (1%)	41 (1%)	163(5%)	1564(43%)	<b>1813(50%)</b>
1	1	0	0	508(14%)	<b>509(14%)</b>
<b>Total</b>	<b>461 (13%)</b>	<b>291 (8%)</b>	<b>746 (21%)</b>	<b>2114 (59%)</b>	<b>3612(100%)</b>

### **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, Westhoughton North, Kearsley, Halliwell and Great Lever. Bradshaw, Brightmet, Harper Green and Hulton wards currently make the lowest percentage contributions to housing land supply.

**Table 4. Housing Land Supply by Ward**

<b>WARD</b>	<b>% OUTSTANDING BOROUGH SUPPLY (INCLUDING UNDER-CONSTRUCTION)</b>
ASTLEY BRIDGE	6.0
BRADSHAW	0.6
BREIGHTMET	1.9
BROMLEY CROSS	6.1
CROMPTON	12.4
FARNWORTH	3.2
GREAT LEVER	8.0
HALLIWELL	7.5
HARPER GREEN	1.3
HEATON & LOSTOCK	5.1
HORWICH & BLACKROD	7.1
HORWICH NORTH EAST	2.6
HULTON	1.4
KEARSLEY	9.4
LITTLE LEVER & DARCY LEVER	6.2
RUMWORTH	2.4
SMITHILLS	2.9
TONGE & THE HAULGH	3.1
WESTHOUGHTON NORTH	11.1
WESTHOUGHTON SOUTH	1.7
<b>TOTAL</b>	<b>100</b>

### **Sites Under Construction**

10) At the end of March 2006 there were 1100 dwellings under construction representing 22% of the total supply. The wards with the highest level of construction activity are Crompton, Westhoughton South, Kearsley, Halliwell and Bromley Cross. There are currently no dwellings under construction in Harper Green & Rumworth.

11) Table 5 shows large sites (over 0.4 ha) commenced in the period April 2005 to March 2006.

**Table 5 Commencement Of Construction on Large Sites April 2005 to March 2006**

<b>Reference</b>	<b>Site Name</b>	<b>Capacity</b>
B/1720.00	Land bounded by Crescent Rd, Ena St. & Eustace St.	37
B/1766.00	Site of former Skagen Court, Slater Lane	107
B/1767.00	Former Steele Gardens	35
B/1792.00	Land at Watersmeeting Rd/Eagley Brook	155
B/1819.00	Site of Elizabeth Ashmore House, Overdale Drive	18
B/1822.00	Land off Endon Street.	19
B/5044.00	Land at William St, Little Lever	177
B/5046.00	Land at Booth Rd/Settle St	47
B/7143.00	Deakins Business Park	129
B/8333.01	Former Metal Box Works, Chew Moor Lane	376
	<b>TOTAL</b>	<b>1100</b>

## New Permissions

12) 142 new sites have received planning permission in the past year comprising a combined total of 1841 dwellings. Of these, 1197 are proposed on large sites greater than 0.4 hectares) representing 24% of the total supply.

**Table 6 New Large Sites Gaining Planning Permission**

Reference	Site Name	Land type	Permission type	Capacity
B/1838.00	Kershaw Mill, Kershaw St/Baldwin St	PDL	Full	24
B/1865.00	Greenroyd Ave	PDL	Outline	49
B/1874.00	Holden Mill, Blackburn Rd	PDL	Full	232
B/1890.00	Site off Jethro St	PDL	Full	20
B/1894.00	Rothwell Mill/ Moor Mill, Rothwell St	PDL	Outline	53
B/1897.00	Land at Dinsdale Drive	PDL	Full	14
B/1900.00	Land at Crescent Rd	PDL	Outline	45
B/1905.00	Bloomfield, Markland Hill	PDL	Full	21
B/3132.00	Clare Court, Exeter Ave	PDL	Outline	45
B/4067.00	Land at Longcauseway/Worsley Rd	PDL	Outline	40
B/5046.00	Land at Booth Rd/Settle St	PDL	Full	47
B/6195.00	Land at Star Lane, Horwich	PDL	Full	64
B/6208.00	Land at Horwich Fire Station, Chorley New Rd	PDL	Full	50
B/6209.00	Manchester Rd Garage	PDL	Full	45
B/7175.00	The Dell, Delph Brook Way	PDL	Full	8
B/7178.00	Land at Heyhead House, Bowstone Hill Rd	G	Full	1
B/8333.01	Former Metalbox Works, Chew Moor Lane	PDL	Full	376
B/8333.02	Land at Chew Moor Lane	PDL	Full	54
B/8352.00	Yew Tree Farm	G	Full	4
B/8361.00	Top O'th Cow Farm, Plodder Lane	G	Full	5
	PDL=Previously developed land G=Greenfield land	Total		1197

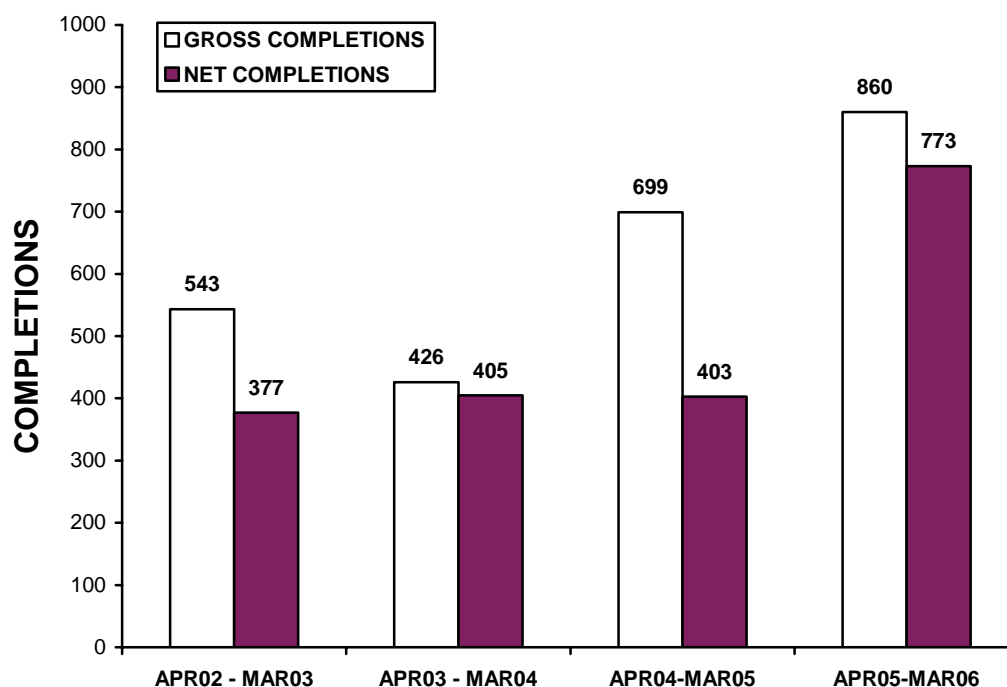
## House Completions

13) Between April 2005 and March 2006, 860 dwellings were completed, of which 580 were on large sites and 280 on small sites (table 7). In the same period there were 87 demolitions bringing completions net of clearance to 773.

14) Figure 1 shows gross and net completions since April 2002. The net completion rates have fluctuated over the last 4 years between 405 units in 2003/4 to 773 units in 2005/06 averaging out at 490 dwellings per annum. This represents a net completion rate of 9% over the RSS annual requirement of 450 dwellings per year or 5% under the draft revised RSS annual requirement of 511 (see page 1).

15) A total of 57 sites were fully completed in the period April 2005 to March 2006. The total number of dwellings completed over a period of years on these sites was 861. The total of the site areas was 29 hectares. Therefore the average density achieved on these fully completed sites was 30 dwellings per hectare. Planning Policy Guidance Note 3 – Housing, requires local authorities to avoid developments of fewer than 30 dwellings per hectare, which make inefficient use of land, and seeks to encourage higher densities in sustainable locations. This is reflected in Policy H5 of the Adopted UDP. The average figure of 30 dwellings per hectare shows that the density is being met in the Borough. However, this could mask the full range of densities of sites within the overall supply figures.

**Figure 1 Completion Rates since April 2002.**





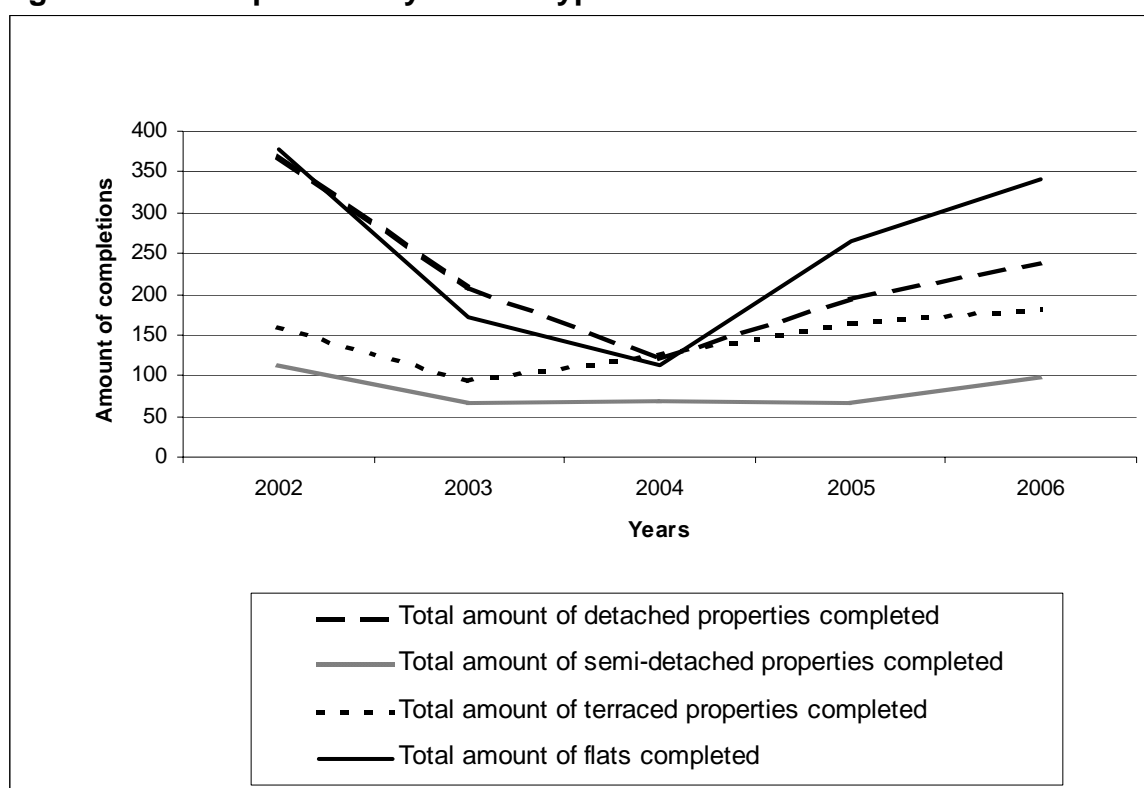
## Completions by House Type

16) In historical terms, it is evident from Fig. 2 below that the amount of detached properties being built over the past 5 years has reduced in number, whereas semi-detached have stayed quite stationary. The main differences can be seen with terraced properties; which have increased in number after decreasing in 2003 and flat completions; which were high in 2002, had a large slump in 2004, and have increased significantly up to the present time.

17) Table 7 shows that during the monitoring year 2005-06, the greatest proportion of completions (40%) by house type were flats. In terms of no of bedrooms, 39% of all completions were 2 bedroom units and 34% 3 bedroomed units.

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

**Fig. 2. Total completions by House Type from 2002-06**



**Table 7 Completions by House Type & No of Bedrooms**

	Detached	Semi-detached	Terraced	Flat	Total	%
4+	147	15	30	0	192	22
3	84	68	126	11	289	34
2	8	14	26	288	336	39
1	0	0	0	43	43	5
Total	239	97	182	342	860	
% of completions	28	11	21	40		100

**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	209	30	239	36	11	28
Semi-detached	63	34	97	11	12	11
Terraced/mews house	160	22	182	28	8	21
Flat	148	194	342	25	69	40
Total	580	280	860	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+	160	32	192	28	11	22
3	234	55	289	40	20	34
2	162	174	336	28	62	39
1	24	19	43	4	7	5
Total	580	280	860	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 2005 to March 2006, 34 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 272 dwellings (6% of the supply) are to be developed by RSLs.

**Previous Land Use**

21) The underlying themes of Planning Policy Guidance Note 3 – Housing, Regional Planning Guidance, and the Adopted UDP includes urban regeneration and concentration. The emphasis is on a sequential approach to development which prioritises the re-use or conversion of empty buildings, followed by the use of other previously developed land and then previously undeveloped land at the end of the sequence.

22) Regional Spatial Strategy for the North West (RSS) contains a direction 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.

23) During the year April 2005 to March 2006, 87% of the 860 dwellings completed were built on previously developed land, 7% over the RSS requirement.

24) The current supply on large sites with planning permission is 3572 dwellings and the supply on small sites is 1358 dwellings and the total outstanding capacity is 4930 dwellings of which 96% are on previously developed land. The remaining 4% are on greenfield sites. There are 9 greenfield sites over 0.4 ha with planning permission remaining in the supply.

25) Since 1<sup>st</sup> April 2005 142 new sites have been added to the Borough's housing land supply, with a combined capacity of 1841 dwellings. It is encouraging to report that of these 1841 dwellings, 95% are on previously developed sites. The recycling of this land will make a positive contribution to regeneration.

### **Key Conclusions:**

26) Bolton is currently required by Regional Spatial Strategy for the North West to make provision for 450 new dwellings per year net. The number of completions will be monitored year on year and reported annually through the Housing Land Availability Study. There is currently 10 years supply of land with planning permission on large and small sites.

27) 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 2005 to March 2006 87% of new dwellings were built on previously developed land.

28) The average annual number of completions in the period April 2002 to March 2006 is 632 dwellings gross and 490 dwellings net, when clearance is taken into account.

### **Recommendations**

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

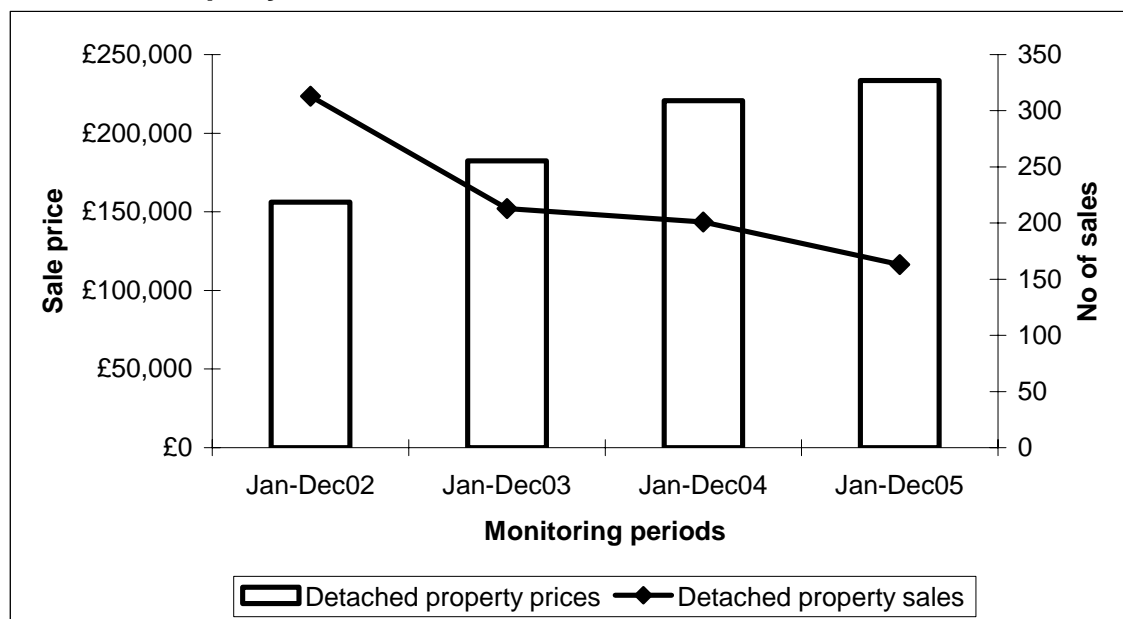
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## Appendix 1

### Housing Market Trends

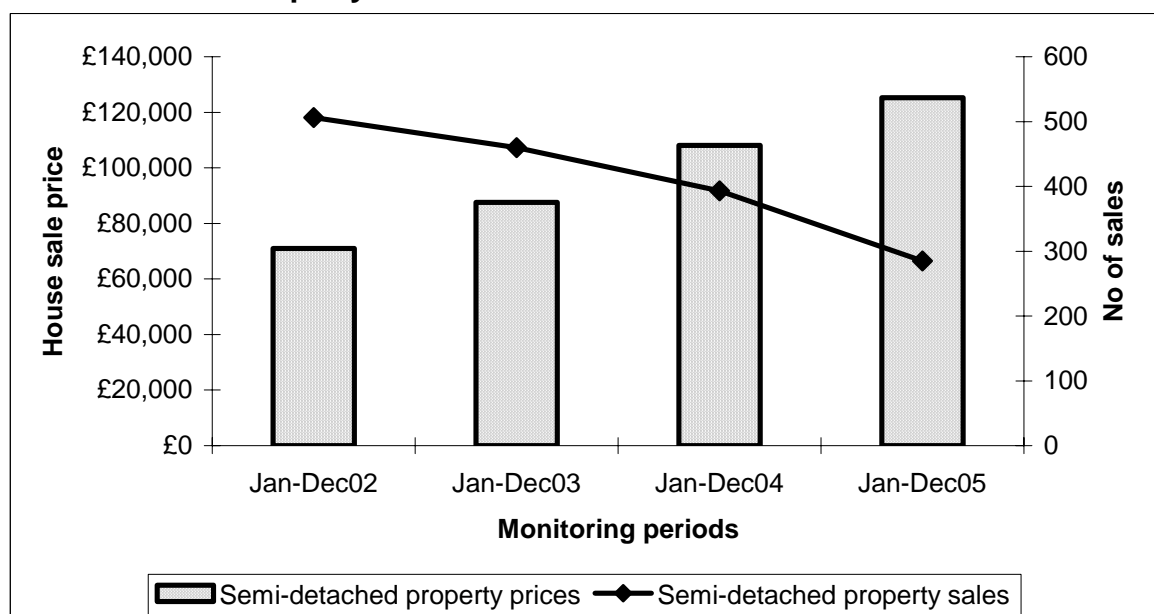
30) The graphs below show the average sale price and the amount of sales for detached, semi-detached, terraced and flats over a period of four years. It is evident that the increase in house prices that has occurred all over the country has continued in Bolton, with the average price of a detached property now just over £233,000 compared to £156,000 in 2002. However, in the same period of time, the amount of sales for detached, semi-detached and terraced properties has greatly decreased from the 2002 figure. Only flats have had an increase in sales between 2004-05, but as the figures from the 2005-06 monitoring report suggest, the majority of completions have been flats.

#### Detached Property Prices\No of Sales Jan02-Dec05.



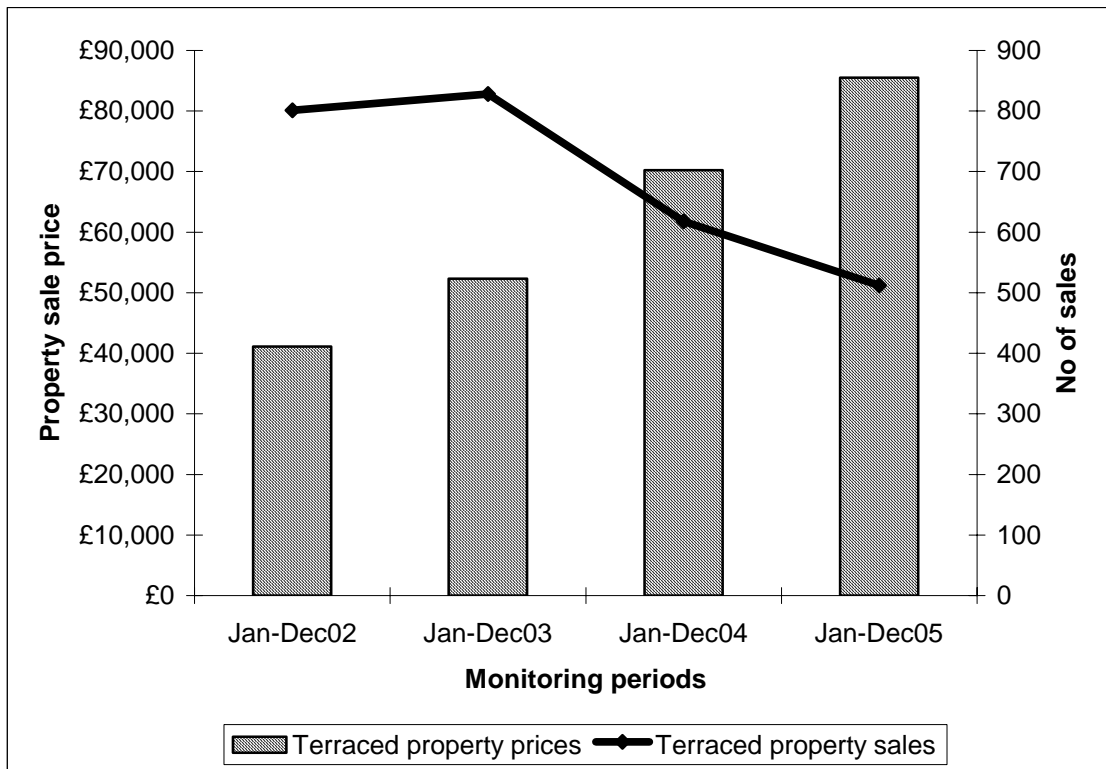
(Source: Land Registry, 2005)

#### Semi-detached Property Prices\ No of sales between Jan02-Dec05.



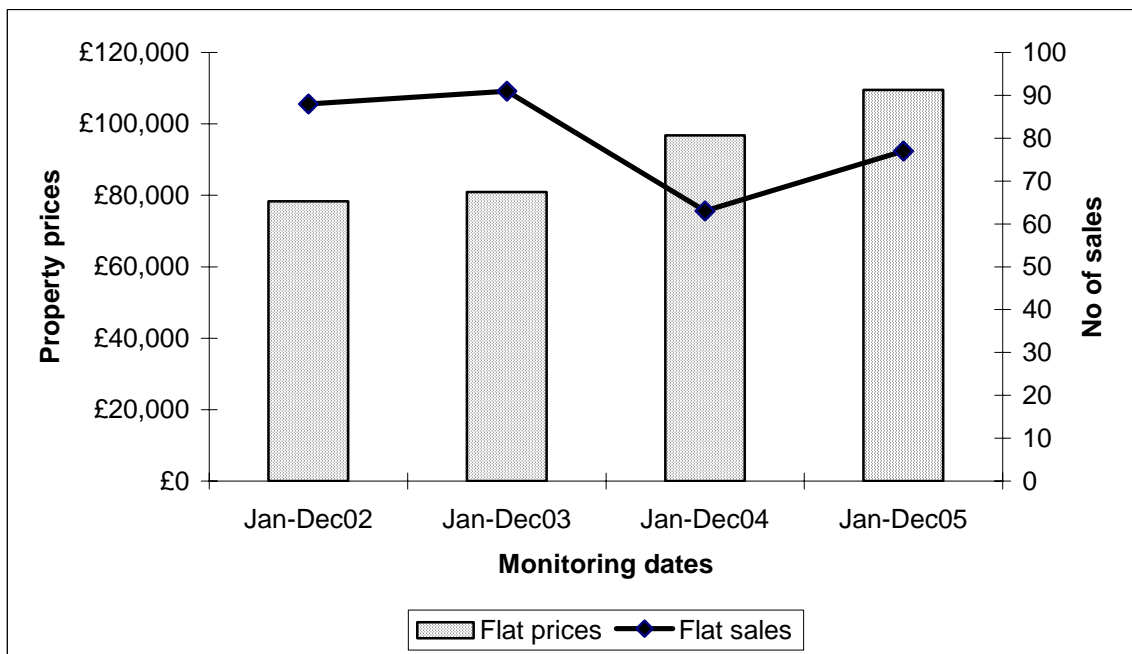
(Source: Land Registry, 2005)

**Terraced Property Prices\No of sales between Jan02-Dec05.**



(Source: Land Registry, 2005)

**Flat prices\Sales between Jan02-Dec 05.**



(Source: Land Registry, 2005)

## Appendix 2

## Large sites with Full/Detail Planning Permission

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/1217.00	Heaton Grange 2	Heaton & Lostock	58307	11
B/1504.00	Long Lane/Radcliffe Road	Little Lever & Darcy Lever	66631	50
B/1774.00	Wolfenden School	Crompton	68344	25
B/1783.00	Cleavelands, Chorley New Road	Heaton & Lostock	66137	54
B/1784.00	Land off Jethro Street	Tonge with the Haulgh	66270	46
B/1838.00	Kershaw Mill, Kershaw St/Baldwin St	Rumworth	70325	24
B/1874.00	Holden Mill, Blackburn Rd	Astley Bridge	71700	232
B/1890.00	Site off Jethro St	Tonge with the Haulgh	72506	20
B/1897.00	Land at Dinsdale Drive	Rumworth	72855	14
B/1905.00	Bloomfield, Markland Hill	Heaton & Lostock	67493	21
B/1906.00	Former Greenmount House, Chorley New Rd	Heaton & Lostock	73272	1
B/3116.00	Land off Heaton Avenue	Farnworth	69193	47
B/4055.00	Higher Heaps Farm, Ringley Road West	Kearsley	63335	1
B/6136.00	Low Wood, High Bank Lane	Horwich North East	62268	3
B/6178.00	Three Lovers Farm, Greenbarn Way	Horwich & Blackrod	63074	1
B/6195.00	Land at Star Lane, Horwich	Horwich & Blackrod	69777	64
B/6208.00	Land adj Horwich Fire Station, Chorley New Rd	Horwich & Blackrod	71514	50
B/6209.00	Manchester Rd Garage	Horwich & Blackrod	71227	45
B/7112.00	Brook Saw Mills, Bradshaw	Bromley Cross	60424	54
B/7161.00	Newfield, Grange Rd	Bromley Cross	70863	1
B/7178.00	Land at Heyhead House, Bowstone Hill Rd	Bradshaw	70254	1
B/8333.02	Land at Chew Moor Lane	Westhoughton North & Chew Moor	67965	54
B/8352.00	Yew Tree Farm	Westhoughton North & Chew Moor	72132	4
B/8361.00	Top O'th' Cow Farm, Plodder Lane	Hulton	72947	5

### Large sites with Outline Planning Permission

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/1349.00	Land at Bark St, Brooke St, Central St, Chapel Alley etc	Halliwell	71649	150
B/1820.00	Saint Paul's Mill, Barbara Street	Rumworth	68937	25
B/1823.00	Former Atlantis Club and adj land, Watersmeeting Rd	Crompton	70185	184
B/1824.00	Nuffield House, Lowndes Street	Smithills	68543	113
B/1826.00	Land at 1 Foster Lane, Brightmet, Bolton	Brightmet	69233	6
B/1830.00	Land at Tonge Mill, Clegg St	Tonge with the Haulgh	69783	36
B/1865.00	Greenroyd Avenue	Brightmet	71879	49
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/3118.00	Land at Minerva Road	Harper Green	66431	21
B/3123.00	Mill St/Albert Rd/Harrowby St	Farnworth	69401	25
B/3132.00	Clare Court, Exeter Ave	Harper Green	73148	45
B/4062.00	Causeway Mill, Longcauseway	Kearsley	66196	25
B/4064.00	Land at Old Hall Street	Kearsley	67326	31
B/4067.00	Land at Longcauseway/Worsley Rd	Kearsley	70041	40
B/6187.00	Land at Moss Lane	Horwich & Blackrod	66629	63
B/7068.00	Former Blair Hospital	Bromley Cross	67167	86
B/8162.00	Land, 338-340 Wigan Road, Westhoughton	Westhoughton South	66405	25
B/8189.01	Land off Cherwell Road	Westhoughton North & Chew Moor	69481	11

**Small Sites with Full/Detail Planning Permission**

<b>SITE REF</b>	<b>SITE NAME</b>	<b>WARD</b>	<b>Planning No</b>	<b>2005/6 CAPACITY</b>
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 Road	Halliwell	68848	1
B/1578.00	Brownlow Fold, Halliwell, Bolton.	Halliwell	62863	12
B/1634.00	Site of former cinema 95-101 Bradshawgate, Bolton	Great Lever	71958	44
B/1638.00	Carrbank, Victoria Rd	Heaton & Lostock	71715	1
B/1659.00	Land at Back Olga Street North	Crompton	65348	10
B/1671.00	Land adj 40 Forton Avenue	Breightmet	61478	1
B/1680.00	Land adj to 78 Harden Drive	Bradshaw	63781	1
B/1683.00	site of Monte Penna, Victoria Road	Heaton & Lostock	58617	10
B/1699.00	Adj 10 Bessy Brook Close	Heaton & Lostock	68313	2
B/1704.00	114 St Helens Road	Rumworth	60598	1
B/1706.00	Land at Kensington Place	Halliwell	60460	3
B/1708.00	Brownstones, Colliers Row	Smithills	60477	1
B/1710.00	Land at 767 Blackburn Road	Astley Bridge	60322	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 Road	Crompton	66824	2
B/1731.00	Queensborough House, St George's Street	Crompton	62731	6
B/1746.00	37/39 Chalfont Street	Crompton	63902	1
B/1754.00	Rear of 1111 Chorley Old Rd	Smithills	67393	1
B/1775.00	Land at 51 Oakwood Drive	Heaton & Lostock	65822	1
B/1780.00	50 Russell Street	Halliwell	66180	3
B/1782.00	Land adj 4 Brookside Road	Tonge with the Haulgh	66266	1
B/1797.00	Land adj 534 Wigan Rd	Heaton & Lostock	68406	14
B/1799.00	Land at the rear of Gilded Hollins	Hulton	65063	2
B/1801.00	Bury New Road/Phethean St	Tonge with the Haulgh	69011	18



SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/1802.00	Bradford Arms, Bradford St	Tonge with the Haulgh	66667	1
B/1803.00	Derby Barracks, Fletcher St	Great Lever	66945	23
B/1805.00	619 Chorley Old Rd	Heaton & Lostock	67015	2
B/1812.00	The Village Complex, St Georges St	Crompton	67274	53
B/1813.00	2 Danby Road	Great Lever	67262	1
B/1815.00	5 Albert Rd	Heaton & Lostock	68221	1
B/1817.00	Site off Pine Street/Ulleswater Street	Crompton	68908	9
B/1821.00	412-418 Belmont Road	Astley Bridge	68682	1
B/1825.00	Land at Derwent House, 67 Albert Rd West	Heaton & Lostock	71543	1
B/1827.00	Brunana 42 St Andrews Road, Bolton	Heaton & Lostock	69212	1
B/1828.00	The Sheiling, 3 Beaumont Road, Bolton	Heaton & Lostock	69307	3
B/1829.00	Site off Back Fairhaven Road, Bolton	Crompton	69298	4
B/1832.00	2/4 St Helens Rd	Rumworth	69607	6
B/1834.00	The Bungalow, Edge Hill Road	Hulton	69734	2
B/1836.00	Land adj 1 Back Fairhaven Rd	Crompton	65903	1
B/1840.00	Land adj to 33 Lena St	Crompton	70414	1
B/1842.00	Land adj to Flora St	Great Lever	71320	1
B/1844.00	138 Regent Rd	Heaton & Lostock	71412	1
B/1845.00	Clough Lodge, The Clough	Heaton & Lostock	72951	3
B/1846.00	101 Markland Hill Lane	Heaton & Lostock	71764	6
B/1848.00	36 Cambria St	Rumworth	71241	2
B/1849.00	295A Blackburn RD	Crompton	70871	2
B/1850.00	36-38 Argo St	Rumworth	70860	1
B/1858.00	Land between 129 and 133 Withins Lane	Breightmet	70730	1
B/1859.00	Land between Stonyhurst Ave & Sweetloves Lane	Astley Bridge	71426	18
B/1862.00	Garden curtilage of 11 Towncroft Lane	Heaton & Lostock	71987	1
B/1863.00	Hollin Hey Barn, Romney Rd	Smithills	71827	2
B/1866.00	Land at 8 Albert Rd	Heaton & Lostock	71867	14
B/1867.00	323/325 Bury Rd	Tonge with the Haulgh	71822	3
B/1868.00	Sandfield Park, Off Crompton Way	Crompton	71674	12
B/1870.00	230 Tonge Moor Rd	Tonge with the Haulgh	72094	6

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/1871.00	1111-1113 Chorley Old Rd	Smithills	71843	12
B/1873.00	125 Holland St	Astley Bridge	72086	1
B/1875.00	118 Halliwell Rd	Crompton	72273	2
B/1878.00	655-657 Chorley Old Rd	Smithills	71451	2
B/1881.00	287 Rishton Lane	Great Lever	70627	6
B/1883.00	711 Blackburn Rd	Astley Bridge	71110	1
B/1884.00	1-3 Easedale Rd	Heaton & Lostock	72240	6
B/1885.00	Land at Vernham Walk	Great Lever	72348	4
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	617 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/1889.00	Land at corner Castle St & Chadwick St	Tonge with the Haulgh	71368	7
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/1896.00	Former Yew Tree Cottage, Broad Oth Lane	Astley Bridge	73070	5
B/1898.00	Former Ancient Shepherd, 11 Bold St	Great Lever	73067	6
B/1901.00	Land at Rumworth Rd	Heaton & Lostock	73145	6
B/1902.00	6 St Georges St	Crompton	73299	1
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/1909.00	34/34a Battenberg Rd	Halliwell	70704	2
B/1910.00	4 Albert Rd	Heaton & Lostock	70512	2
B/3086.00	40/46 Lakeside Avenue	Great Lever	68599	2
B/3094.00	Adjoining 92 Barton Road	Farnworth	63215	5
B/3122.00	Flat 33-42 Campbell Court, Farnworth	Farnworth	69439	5
B/3128.00	Land adj 24 Flyde St	Farnworth	72553	3

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/3130.00	124 Market St	Farnworth	73271	6
B/3131.00	Land at Lucas Rd	Farnworth	73150	8
B/3133.00	Land at Barton Rd	Farnworth	73019	10
B/4048.00	Land at Unity Brook Farm	Kearsley	68266	1
B/4051.00	24 Egerton Street	Farnworth	60602	4
B/4056.00	Former Man & Scythe PH, Manchester Rd	Kearsley	63360	22
B/4057.00	Land of former 7 & 9 Cross St	Kearsley	66253	1
B/4065.00	169/173 Albert Road	Kearsley	67214	1
B/4071.00	Land at rear of Cooke St	Kearsley	72280	4
B/5016.00	Land Adj. 68 Ascot Road	Little Lever & Darcy Lever	63437	1
B/5042.00	Former Grosvenor House, Radcliffe Rd	Little Lever & Darcy Lever	69278	24
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/6091.00	Adj 15 Essex St, Horwich	Horwich & Blackrod	66594	1
B/6130.00	r/o 24 Wingates Lane, Westhoughton	Westhoughton North & Chew Moor	67545	1
B/6139.01	Barn C, Knowles Farm	Horwich North East	62284	2
B/6146.00	Land at School St, rear of Victoria Road	Horwich North East	67435	1
B/6159.00	367/369 Chorley Road	Westhoughton North & Chew Moor	60006	1
B/6164.00	37 Winter Hey Lane	Horwich & Blackrod	62511	2
B/6165.00	60 Regent Road	Heaton & Lostock	63994	1
B/6171.00	Beech House, Slack Lane	Westhoughton North & Chew Moor	70529	1
B/6174.00	417 Chorley Road	Westhoughton North & Chew Moor	63502	4
B/6180.00	24 Essex Street	Horwich & Blackrod	68054	1
B/6181.00	692 Chorley Road	Horwich & Blackrod	64982	1
B/6182.00	Chorley New Rd CP School, Horwich	Horwich North East	69256	23
B/6183.00	Land adj Fernbank, 582 Chorley New Rd	Heaton & Lostock	72415	1
B/6189.00	Beehive Garage, Austins Lane, Lostock	Horwich North East	69609	4
B/6190.00	69 Winter Hey Lane	Horwich & Blackrod	69657	1
B/6194.00	Land at Woodbarns Farm	Horwich & Blackrod	69992	1
B/6196.00	34 Brownlow Rd, Horwich	Horwich North East	69806	14

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/6199.00	Land at junction Arkwright St/Thirlmere Ave	Horwich North East	72144	4
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/6203.00	76 Chorley New Rd	Horwich & Blackrod	72569	1
B/6204.00	Acorn Nursery, Lostock Lane	Horwich & Blackrod	72739	1
B/6205.00	26 Lever Park Ave	Horwich North East	72484	2
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
B/6210.00	Land at Scot Lane Garage, Scot Lane	Horwich & Blackrod	71629	4
B/6211.00	Pope's Farm, 461-463 Manchester Rd	Horwich & Blackrod	71138	2
B/6212.00	187 Lee Lane	Horwich North East	70724	1
B/6213.00	244 Chorley New Rd	Horwich & Blackrod	70701	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/7140.00	Howarth Fold Farm, Blackburn Rd	Bromley Cross	61833	1
B/7145.00	Land at Brown Barn Farm	Bradshaw	67434	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/7160.00	110 Darwen Road	Bromley Cross	67016	1
B/7166.00	Hawthorn Bank, Off Ruins Lane	Bradshaw	71257	5
B/7169.00	Asmus Farm, Brookfield Lane	Bradshaw	72070	2
B/7170.00	Walsh's Institute, Longsight	Bradshaw	72171	7
B/7171.00	Land adj 23 Oaks Lane	Bromley Cross	71258	1
B/7173.00	Land adj Thomas Court, Toppings Green	Bromley Cross	72792	2
B/7174.00	123 Bradshaw Rd	Bradshaw	72825	3
B/7175.00	The Dell, Delph Brook Way	Bromley Cross	72488	8
B/7176.00	Wendover, Windy Harbour Lane	Bromley Cross	70222	1
B/8195.00	Land adjacent to 71 Dobb Brow Rd	Westhoughton South	68641	1
B/8213.00	Rear of Pavilion Square	Westhoughton South	65994	2
B/8217.00	Land between 21 & 23 Molyneux Rd	Westhoughton North & Chew Moor	70134	1

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/8219.00	Chequerbent Yard, land adj to 331Park Rd	Westhoughton North & Chew Moor	70943	1
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 Road, Westhoughton	Westhoughton North & Chew Moor	72256	12
B/8226.00	Bolton Rd/Central Dr	Westhoughton North & Chew Moor	69828	12
B/8229.00	Land at Bampton Close	Westhoughton North & Chew Moor	72910	4
B/8230.00	Corges Farm, Dicconson Lane	Westhoughton North & Chew Moor	72961	1
B/8330.00	Land adj 272 Hindley Rd	Westhoughton South	72012	1
B/8331.00	332 Wigan Road	Westhoughton South	70263	1
B/8332.00	Adj Smethurst Lane	Hulton	70058	10
B/8334.00	154 Church St	Westhoughton North & Chew Moor	70406	4
B/8335.00	Land adj to 46 Coverdale Rd	Westhoughton South	70659	1
B/8336.00	Land off Central Drive	Westhoughton North & Chew Moor	70718	1
B/8337.00	930 Wigan Rd	Westhoughton North & Chew Moor	71127	2
B/8338.00	214-216 Church St	Westhoughton North & Chew Moor	72324	8
B/8339.00	Garden adj to 2 Higher Landedmans	Westhoughton North & Chew Moor	71375	1
B/8343.00	Land at Townsfield Rd	Westhoughton South	71222	2
B/8347.00	31 Southover	Westhoughton South	71959	1
B/8348.00	Rear of 283 & 285 St Helens Rd	Hulton	71783	2
B/8354.00	B&B Motors, Central Drive	Westhoughton North & Chew Moor	71373	7
B/8355.00	85-87 Wigan Rd	Westhoughton South	72509	2
B/8363.00	418 Hulton Lane	Hulton	72889	1
B/8364.00	Land at Mill St	Westhoughton South	72921	27
B/8365.00	67 Church St	Westhoughton South	72176	1
B/8367.00	601 Hindley Rd	Westhoughton South	70475	1

### Small Sites with Outline Planning Permission

SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
B/1634.01	85-93 Bradshawgate	Great Lever	66072	20
B/1634.02	85-93 Bradshawgate	Great Lever	66072	28
B/1776.00	Land at 137 Junction Road	Heaton & Lostock	65969	1
B/1790.00	14 Dalegarth Avenue	Heaton & Lostock	66410	1
B/1807.00	Land at Smethurst Lane	Hulton	66799	5
B/1808.00	Marsh Villa, Junction Road	Heaton & Lostock	67223	1
B/1816.00	Land adj 25 Thorns Close	Astley Bridge	68220	1
B/1831.00	Shepherd Cross Street	Halliwell	69539	37
B/1852.00	Bradford Ward Labour Club, Bridgeman St	Great Lever	70681	9
B/1853.00	Land and Buildings Brownlow Way/Topping St	Halliwell	70671	4
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/3120.00	Land adjacent to 31 Darley Grove	Farnworth	69041	1
B/3127.00	Land to rear of 24 Fylde St	Farnworth	72554	2
B/3129.00	Land adj 37 Ivanhoe St	Farnworth	72676	2
B/4028.00	Land r/o 5-10 Holcombe Close, Kearsley	Kearsley	65466	1
B/4058.00	The Yard, Norris St	Kearsley	64110	2
B/4066.00	196 Manchester Road, Kearsley	Kearsley	69430	18
B/4068.00	45 Longcauseway	Kearsley	70064	10
B/4069.00	202 Springfield Rd	Kearsley	71122	2
B/4072.00	Land adj 220 Springfield Rd	Kearsley	70145	1
B/6087.00	New St/Chapel St	Horwich & Blackrod	64075	1
B/6186.00	Land at side of 25 Whitehall Lane	Horwich & Blackrod	67126	2

B/6191.00	Higher Makinson Farm, Sandringham Rd	Horwich North East	70202	1
SITE REF	SITE NAME	WARD	Planning No	2005/6 CAPACITY
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/7147.00	Longworth Rd, Egerton	Bromley Cross	64746	2
B/7148.01	Land at Dene Bank	Bromley Cross	65336	1
B/7152.00	Land at Stitch mi Lane	Bradshaw	65820	4
B/7156.00	Rear of Glenholme, Chapeltown Rd	Bromley Cross	65618	2
B/7172.00	Land at Hospital Rd/Back Darwen Rd North	Bromley Cross	72620	1
B/7177.00	Land adj 2 Cherry Tree Way	Bromley Cross	73360	2
B/8207.00	Land at 265 Park Rd	Westhoughton North & Chew Moor	64178	1
B/8215.00	Land at Bolton Road	Westhoughton North & Chew Moor	66310	11
B/8216.00	Hulton Bolt Works, ManchesterRd/Rutherford Dr	Hulton	66354	4
B/8221.00	Adj 586 Manchester Road	Westhoughton North & Chew Moor	66021	1
B/8223.00	Rear 324 Hindley Rd	Westhoughton South	68121	2
B/8228.00	16-18 Waters Nook Road	Westhoughton North & Chew Moor	69386	4
B/8350.00	1 Braddyf Rd, Westhoughton	Hulton	71808	1
B/8356.00	The Timber Yard. Off Marsh St	Westhoughton South	72366	12
B/8358.00	The Grove, Firs Rd	Hulton	71246	2
B/8360.00	682 St Helens Rd	Hulton	70897	12

# Housing Land Availability: Large Sites

(as at 31st March 2006)

Development and Regeneration  
Department  
Policy and Transport Planning

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# Bolton Council

