

Bolton Metro
Housing Land Availability Study
Adjusted To 31st March 2005



B·O·L·T·O·N
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For Further Information Please Contact:- Tony Lomax ☎ 01204 336105

BACKGROUND

1) On the 17th May 2004 Committee approved the Housing Land Availability Study for the period ending 31st March 2004. This report updates the housing land position relating to the situation at the 31st March 2005.

2) 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 AND SUPPLY

3) The Regional Spatial Strategy (RSS) requires Bolton to provide 450 dwellings per year. In making a nominal allowance for clearance of 20 dwellings per year it is envisaged that provision will need to be made for the completion of 470 dwellings per annum.

4) The housing requirement will be met through the development of sites that currently have planning permission. In the Adopted Unitary Development Plan 2005 there are only sites with planning permission. The identified supply includes sites under-construction and excludes sites on which planning permission had expired at the end of March 2005.

Table 1. Summary of housing land supply with planning permission

	With Outline PP	With Full PP	Under- construction	Total supply
Large sites greater than 0.40 hectares with planning permission for housing at April 2005	965	608	1406	2979
Small sites below 0.40 hectares with planning permission for housing at April 2005	274	419	322	1015
Total	1239	1027	1728	3994

5) Table 1 shows that there is currently 8 years supply of land with planning permission for housing in relation to requirements. This supply is therefore sufficient to meet requirements to at least 2013. In addition to these permissions it is anticipated that a considerable number of windfall sites will also come forward in the period.

6) Under the provisions of the new Planning & Compulsory Purchase Act 2004 a detailed Annual Monitoring Report has to be submitted to Government Office by 31st December 2005. While wide ranging this needs to contain a more detailed assessment of housing provision and requirements, taking into account clearance levels, over the life of the Local Development Framework to ensure that under or over – provision does not occur. This housing trajectory will be reported to members along with other monitoring information towards the end of the year.

NEW PERMISSIONS

7) 75 new sites have received planning permission in the past year comprising a combined total of 1092 dwellings. Of these dwellings, 752 are proposed on large sites (greater than 0.4 hectares).

Table 2. New Large Sites Gaining Planning Permission

Reference	Site Name	Land type	Capacity
B/1819.00	Site of Elizabeth Ashmore House	PDL	18
B/1820.00	Saint Paul's Mill, Barbara Street	PDL	25
B/1822.00	Land off Endon Street	PDL	19
B/1823.00	Former Atlantis Nightclub	PDL	92
B/1824.00	Nuffield House, Lownes Street	PDL	113
B/1826.00	Land at Foster Lane, Breightmet	PDL	6
B/1830.00	Land at Old Hall Street	PDL	36
B/3123.00	Mill St/Albert Road/Harrowby St	PDL	25
B/4062.00	Causeway Mill, Longcauseway	PDL	25
B/4064.00	Land at Old Hall Street	PDL	31
B/5044.00	Land at William Street	PDL	178
B/6187.00	Land at Moss Lane	PDL	63
B/7161.00	Newfield Grange Road	PDL	4
B/8333.00	Land off Metal Box Way	PDL	117
		Total	752

PDL: Previously developed land

G: Greenfield land

HOUSE COMPLETIONS

8) Between April 2004 and March 2005, 699 dwellings were completed, of which 372 were on large sites and 327 on small sites. Completions since April 2002 are shown in Figure 1 below.

Figure 1 COMPLETION RATES SINCE APRIL 2002.

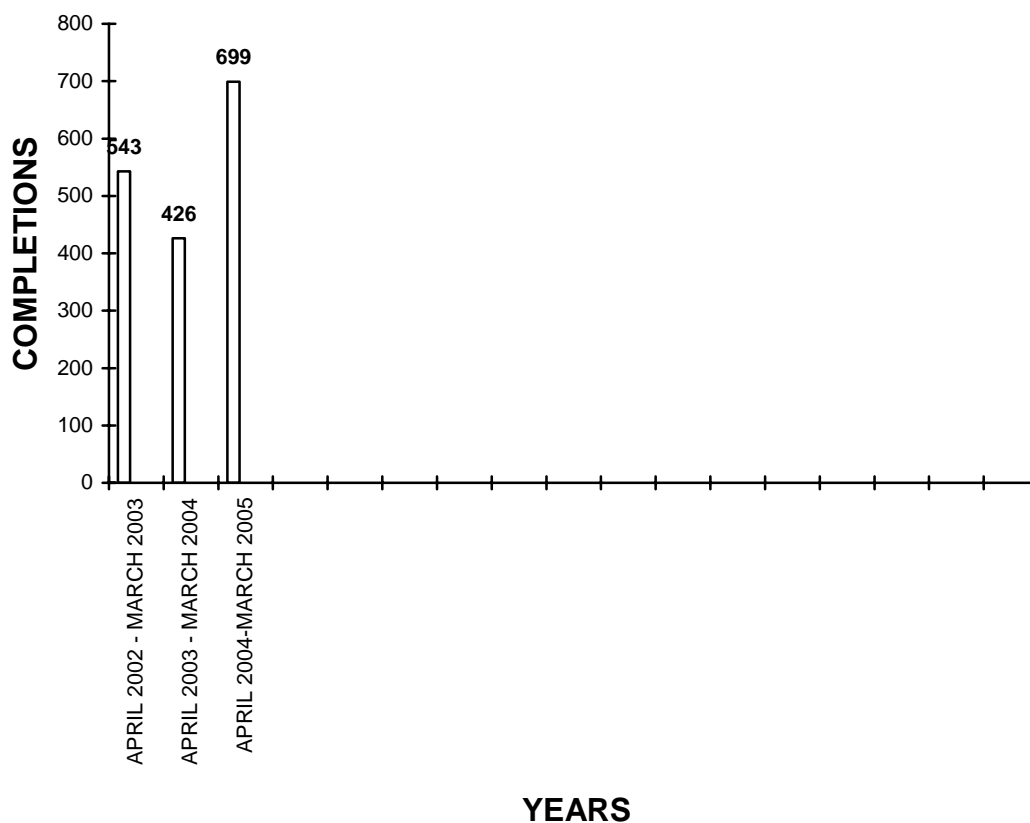


Table 3 Completions by House Type

House Type	Number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large Sites	Small Sites	All
Detached	135	60	195	36	18	28
Semi-detached	36	33	69	10	10	10
Terraced/mews house	103	64	167	28	20	24
Flat	98	170	268	26	52	38
Total	372	327	699	100	100	100

Table 4 Completions by the number of bedrooms in a dwelling

Number of bedrooms	Number completed			Completions as a percentage of total		
	Large sites	Small sites	All	Large Sites	Small Sites	All
4+	106	75	181	29	23	26
3	143	40	183	38	12	26
2	98	133	231	26	41	33
1	25	79	104	7	24	15
Total	372	327	699	100	100	100

9) A total of 77 sites were fully completed in the period April 2004 to March 2005. The total number of dwellings completed on these sites was 591. The total of the site areas was 18.2 hectares. Therefore the average density achieved on these fully completed sites was 32 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 32 dwellings per hectare shows that the density requirement is being met in the Borough. However, it could be that this masks the full range of densities of sites within the overall supply figures.

HOUSING NEEDS

10) 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.

11) During the year April 2004 to March 2005, 134 dwellings were completed by registered social landlords, which represent 19% of the total number of completions.

12) An examination of the current supply of sites with planning permission indicates that 264 dwellings (7% of the supply) are to be developed by RSLs.

PREVIOUS LAND USE

13) 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.

14) 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.

15) During the year April 2004 to March 2005, 78% of the 699 dwellings completed were built on previously developed land, within 2% of the RSS requirement. There are only 2 sizeable greenfield sites with planning permission remaining in the supply: at Middlebrook and Croftside, Darcy Lever. When development has been completed on these sites which are currently in development the previously developed target is likely to increase to significantly above the 80% target level.

16) The current supply on large sites with planning permission is 2979 dwellings and the supply on small sites is 1015 dwellings. Therefore, the total outstanding capacity is 3994 dwellings of which 93% are on previously developed land. The remaining 7% are on greenfield sites.

17) Since 1st April 2004 75 new sites, with a combined capacity of 1092 dwellings, have been added to the Borough's housing land supply. It is encouraging to report that of these 1077 dwellings or 98% are on previously developed sites. The recycling of this land will make a positive contribution to regeneration.

SITES UNDER CONSTRUCTION.

18) Construction of dwellings on the following large sites commenced in the period April 2004 to March 2005.

Table 5. Commencement Of Construction on Large Sites April 2004 to March 2005

Reference	Site Name	Capacity
B/1007.01	Croft Side/Raikes Road	131
B/1637.00	Thomasson Memorial School	48
B/1703.00	Newlands, Overdale Drive	49
B/1735.00	Hampsons Farm	4
B/1742.00	Land at Sutton Road/Cressingham Road	23
B/1760.00	Greenmount House	24
B/1768.00	Moss Hall Farm	19
B/1778.00	Chadwicks Close Farm, Coal Pit Road	1
B/1783.00	Clevelands, Chorley New Road	54
B/4049.00	Stoneclough Mill, Ringley Road	273
B/5038.00	Former Factory, Tong Road	24
B/8186.00	Land at Tithe Barn Street	28
B/8197.00	Land at Pavilion Square	24
B/8333.00	Land off Metal Box Way	117

CURRENT DEVELOPMENT

19) The first column of Table 6 (page 10) shows the number of dwellings under construction in each ward expressed as a percentage of the Borough total. At the end of March 2005 there were 743 dwellings under construction. The wards with the highest level of construction activity are Halliwell, Heaton & Lostock, Crompton and Little Lever & Darcy Lever. There are currently no dwellings under construction in Harper Green & Rumworth.

OUTSTANDING SUPPLY

20) The second column of Table 7 (page 10) 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. This therefore excludes sites on which planning permission has expired. Land supply is greatest in Crompton, Kearsley and Little Lever & Darcy Lever wards.

21) Astley Bridge, Bradshaw, Harper Green and Bromley Cross wards currently make the lowest contributions to housing land supply.

22) Table 6 (page 9) sets out the total Borough supply position broken down by planning status and developer type.

Table 6 Outstanding Supply Summary

Category	Private Sector	Registered Social Landlords	Total
Sites Under Construction	1663	66	1728
Full Planning Permission	950	76	1027
Outline Planning Permission	1117	122	1239
Totals	3730	264	3994

Table 7. HOUSING LAND SUPPLY BY WARD

WARD	% UNDER CONSTRUCTION	% OUTSTANDING SUPPLY (excluding UNDER-CONSTRUCTION)
ASTLEY BRIDGE	0.1	0.2
BRADSHAW	0.1	0.5
BREIGHTMET	0.1	1.3
BROMLEY CROSS	0.7	9.5
CROMPTON	10.0	19.2
FARNWORTH	1.8	3.5
GREAT LEVER	1.3	4.8
HALLIWELL	18.9	7.1
HARPER GREEN	0.0	0.8
HEATON & LOSTOCK	18.5	2.4
HORWICH & BLACKROD	3.1	7.7
HORWICH NORTH EAST	5.3	3.8
HULTON	5.5	0.8
KEARSLEY	5.3	10.9
LITTLE LEVER & DARCY LEVER	12.4	8.7
RUMWORTH	0.0	1.5
SMITHILLS	3.9	3.7
TONGE & THE HAULGH	0.3	5.0
WESTHOUGHTON SOUTH	5.0	1.1
WESTHOUGHTON NORTH	7.8	7.6
TOTAL	100	100

KEY CONCLUSIONS:

23) Bolton is required by Regional Spatial Strategy for the North West to make provision for 450 new dwellings per year. The number of completions will be monitored year on year and reported annually through the Housing Land Availability Study. There is currently 8 years supply of land with planning permission on large and small sites.

24) 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 2004 to March 2005 78% of new dwellings were built on previously developed land.

25) The average annual number of completions in the period April 2002 to March 2005 is 556 dwellings.

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

PTP/TL
June 2005

Appendix 1
Detailed Schedule of all Housing Sites with Planning Permission @ 31st March 2005

SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
SMALL SITES WITH FULL PLANNING PERMISSION									
B/1267.00	Adj 64 Crompton Way	Tonge with the Haulgh	0.04	0	1	G U	66640	0812	PR
B/1410.00	Fronting 81&83 Wingates Lane	Westhoughton North & Chew Moor	0.03	0	1	G U	66193	0812	PR
B/1482.00	Land Adj. 96 Ellesmere Rd	Harper Green	0.06	0	1	B U	66674	0903	PR
B/1521.00	3 Beatrice Road	Halliwell	0.01	0	1	B U	68848	0909	PR
B/1578.00	Brownlow Fold, Halliwell, Bolton.	Halliwell	0.13	0	12	B U	62863	0801	PR
B/1634.04	Site of former cinema 95-101 Bradshawgate, Bolton	Great Lever	0.11	0	36	B U	69128	0911	HA
B/1638.00	Land adj Carrbank, Victoria Road	Heaton & Lostock	0.06	0	1	B U	63693	0803	PR
B/1659.00	Land at Back Olga Street	Crompton	0.08	0	10	B U	65348	0810	PR
B/1667.00	119/121 Halliwell Road	Halliwell	0.02	0	1	B U	57629	0511	PR
B/1669.00	128/136 Bradshawgate	Great Lever	0.03	0	7	B U	57933	0512	PR
B/1671.00	Land adj 40 Forton Avenue	Brightmet	0.02	0	1	B U	61478	0705	PR
B/1675.00	Land at Back Fairhaven Road	Crompton	0.04	0	1	B U	62065	0708	PR
B/1679.00	Land at Back Holly Street	Astley Bridge	0.04	0	2	B U	58656	0603	PR
B/1680.00	Land adj to 78 Harden Drive	Bradshaw	0.02	0	1	B U	63781	0803	PR
B/1683.00	site of Monte Penna, Victoria Road	Heaton & Lostock	0.26	0	10	B U	58617	0605	PR
B/1693.00	Land side of 397 Crompton Way	Crompton	0.06	0	1	B U	59459	0608	PR
B/1699.00	Adj 10 Bessy Brook Close	Heaton & Lostock	0.04	0	1	B U	68313	0909	PR
B/1704.00	114 St Helens Road	Rumworth	0.01	0	1	B U	60598	0612	PR
B/1706.00	Land at Kensington Place	Halliwell	0.01	0	3	B U	60460	0701	RSL
B/1708.00	Brownstones, Colliers Row	Smithills	0.27	0	1	B	60477	0702	PR
B/1710.00	Land at 767 Blackburn Road	Astley Bridge	0.08	0	1	B U	60322	0702	PR
B/1723.00	330/332 Deane Church Lane	Rumworth	0.01	0	2	B U	61792	0707	PR
B/1725.00	Land adj 46 The Beeches	Astley Bridge	0.05	0	1	B U	63662	0709	PR
B/1729.00	132-136 Halliwell Road	Crompton	0.03	0	2	B U	66824	0903	PR
B/1730.00	47 Seymour Road	Crompton	0.14	0	19	B U	62204	0711	PR
B/1731.00	Queensborough House, St George's Street	Crompton	0.03	0	6	B U	62731	0711	PR
B/1746.00	37/39 Chalfont Street	Crompton	0.01	0	1	B U	63902	0803	PR
B/1754.00	Rear of 1111 Chorley Old Rd	Smithills	0.08	0	1	B U	67393	0904	PR

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SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
B/1775.00	Land at 51 Oakwood Drive	Heaton & Lostock	0.06	0	1	B U	65822	0811	PR
B/1780.00	50 Russell Street	Halliwell	0.01	0	3	B U	66180	0812	PR
B/1782.00	Land adj 4 Brookside Road	Tonge with the Haulgh	0.03	0	1	B U	66266	0812	PR
B/1786.00	Land adj 135 Mayor Street	Halliwell	0.02	0	2	B U	68283	0908	PR
B/1796.00	Land adj 442 Chorley New Rd	Heaton & Lostock	0.11	0	1	B U	66655	0902	PR
B/1797.00	Land adj 534 Wigan Rd	Heaton & Lostock	0.21	0	14	B U	68406	0909	PR
B/1799.00	Land at the rear of Gilded Hollins	Hulton	0.15	0	2	B U	65063	0903	PR
B/1801.00	Bury New Road/Phethean St	Tonge with the Haulgh	0.13	0	18	B U	69011	0903	PR
B/1802.00	Bradford Arms, Bradford St	Tonge with the Haulgh	0.03	0	1	B U	66667	0903	PR
B/1803.00	Derby Barracks, Fletcher St	Great Lever	0.31	0	1	B U	66945	0904	PR
B/1805.00	619 Chorley Old Rd	Heaton & Lostock	0.04	0	4	B U	67015	0904	PR
B/1811.00	Land at 59 Tonge Fold Road	Tonge with the Haulgh	0.12	0	1	B U	67418	0905	PR
B/1812.00	The Village Complex, St Georges St	Crompton	0.22	0	53	B U	67274	0906	PR
B/1813.00	2 Danby Road	Great Lever	0.01	0	1	B U	67262	0905	PR
B/1815.00	5 Albert Rd	Heaton & Lostock	0.21	0	1	B U	68221	0908	PR
B/1817.00	Site off Pine Street/Ulleswater Street	Crompton	0.16	0	9	B U	68908	0910	PR
B/1818.00	Former St Peter's Methodist Church, 7 St Helens Road	Rumworth	0.12	0	15	B U	68275	0909	PR
B/1821.00	412-418 Belmont Road	Astley Bridge	0.10	0	1	B U	68682	0909	PR
B/1827.00	Brunana 42 St Andrews Road, Bolton	Heaton & Lostock	0.19	0	1	B U	69212	0912	PR
B/1828.00	The Sheiling, 3 Beaumont Road, Bolton	Heaton & Lostock	0.04	0	1	G	69307	0912	PR
B/1829.00	Site off Back Fairhaven Road, Bolton	Crompton	0.24	0	4	G U	69298	1001	PR
B/1832.00	2/4 St Helens Rd	Rumworth	0.03	0	6	B U	69607	1001	PR
B/1834.00	The Bungalow, Edge Hill Road	Hulton	0.10	0	2	B U	69734	1003	PR
B/3086.00	40/46 Lakeside Avenue	Great Lever	0.06	0	2	B U	68599	0909	PR
B/3094.00	Adjoining 92 Barton Road	Farnworth	0.09	0	5	B U	63215	0712	PR
B/3119.00	1-11 Coniston Ave	Harper Green	0.04	0	3	B U	66990	0904	PR
B/3121.00	Gladys Street, Farnworth	Farnworth	0.03	0	4	B U	69460	0912	PR
B/3122.00	Flat 33-42 Campbell Court, Farnworth	Farnworth	0.05	0	5	B U	69439	0912	PR
B/4048.00	Land at Unity Brook Farm	Kearsley	0.14	0	1	G	68266	0908	PR

Appendix 1
Detailed Schedule of all Housing Sites with Planning Permission @ 31st March 2005

SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
B/4051.00	24 Egerton Street	Farnworth	0.01	0	4	B U	60602	0701	PR
B/4056.00	Former Man & Scythe PH, Manchester Rd	Kearsley	0.24	0	22	B U	63360	0802	PR
B/4057.00	Land of former 7 & 9 Cross St	Kearsley	0.01	0	1	B U	66253	0812	PR
B/4065.00	169/173 Albert Road	Kearsley	0.01	0	1	B U	67214	0904	PR
B/5016.00	Land Adj. 68 Ascot Road	Little Lever & Darcy Lever	0.04	0	1	B U	63437	0801	PR
B/5033.00	21 Chatsworth Grove, Little Lever	Little Lever & Darcy Lever	0.03	0	1	B U	57685	0510	PR
B/5039.00	Land adj 45 Church St	Little Lever & Darcy Lever	0.02	0	1	B U	63545	0710	PR
B/6091.00	Adj 15 Essex St, Horwich	Horwich & Blackrod	0.01	0	1	B U	66594	0903	PR
B/6130.00	r/o 24 Wingates Lane, Westhoughton	Westhoughton North & Chew Moor	0.10	0	1	G U	67545	0906	PR
B/6137.00	Land at Buckingham Ave	Horwich North East	0.03	0	1	G U	56389	0504	PR
B/6139.01	Barn C, Knowles Farm	Horwich North East	0.09	0	2	G	62284	0709	PR
B/6145.00	Barn at Barkers Farm, Moss Lane	Horwich & Blackrod	0.11	0	1	G	57372	0510	PR
B/6146.00	Land at School St, rear of Victoria Road	Horwich North East	0.02	0	1	B U	67435	0906	PR
B/6147.00	243 Lee Lane	Horwich North East	0.01	0	1	B U	57831	0511	PR
B/6150.00	94/96 Lee Lane	Horwich & Blackrod	0.03	0	1	B U	58259	0601	PR
B/6159.00	367/369 Chorley Road	Westhoughton North & Chew Moor	0.01	0	1	B U	60006	0701	PR
B/6164.00	37 Winter Hey Lane	Horwich & Blackrod	0.01	0	2	B U	62511	0709	PR
B/6165.00	60 Regent Road	Heaton & Lostock	0.10	0	1	B U	63994	0811	PR
B/6171.00	Beech House, Slack Lane	Westhoughton North & Chew Moor	0.15	0	1	B	63318	0801	PR
B/6174.00	417 Chorley Road	Westhoughton North & Chew Moor	0.04	0	4	B	63502	0802	PR
B/6180.00	24 Essex Street	Horwich & Blackrod	0.01	0	1	B U	68054	0907	PR
B/6181.00	692 Chorley Road	Horwich & Blackrod	0.04	0	1	B	64982	0810	PR
B/6182.00	Chorley New Rd CP School, Horwich	Horwich North East	0.28	0	22	B U	69256	1003	PR
B/6184.00	Makinsons Farm, Half Acre Lane	Horwich & Blackrod	0.07	0	1	B U	66486	0901	PR
B/6189.00	Beehive Garage, Austins Lane, Lostock	Horwich North East	0.07	0	4	B U	69609	1001	PR
B/6190.00	69 Winter Hey Lane	Horwich & Blackrod	0.01	0	1	B U	69657	1001	PR
B/7122.00	The Lamb Inn, Bradshaw Road	Bradshaw	0.02	0	1	B	56806	0506	PR
B/7140.00	Howarth Fold Farm, Blackburn Rd	Bromley Cross	0.13	0	1	G	61833	0710	PR
B/7144.00	117-119 & 123 Bradshaw Rd	Bradshaw	0.06	0	5	B	64537	0806	PR
B/7145.00	Land at Brown Barn Farm	Bradshaw	0.14	0	1	G	67434	0906	PR

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Detailed Schedule of all Housing Sites with Planning Permission @ 31st March 2005

SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
SMALL SITES WITH OUTLINE PLANNING PERMISSION									
B/1385.00	Rear of 127 Junction Rd	Heaton & Lostock	0.11	0	1	B U	66671	0609	PR
B/1424.00	3 Hall ith Wood Lane	Tonge with the Haulgh	0.08	0	10	B U	69119	0712	PR
B/1634.01	85-93 Bradshawgate	Great Lever	0.07	0	20	B U	66072	0612	PR
B/1634.02	85-93 Bradshawgate	Great Lever	0.07	0	28	B U	66072	0612	PR
B/1634.03	85-93 Bradshawgate	Great Lever	0.07	0	18	B U	66072	0612	PR
B/1717.00	Land at St Edmunds St/Blundell St	Halliwell	0.20	0	32	B U	61054	0505	PR
B/1733.00	Land between 156 Bromwich St & 1 Strawberry Hill Rd	Tonge with the Haulgh	0.02	0	1	B U	63120	0512	PR
B/1747.00	Land at Brown St/Water St	Crompton	0.28	0	8	B U	61437	0602	PR
B/1776.00	Land at 137 Junction Road	Heaton & Lostock	0.05	0	1	B U	65969	0611	PR
B/1790.00	14 Dalegarth Avenue	Heaton & Lostock	0.08	0	1	B U	66410	0701	PR
B/1807.00	Land at Smethurst Lane	Hulton	0.18	0	5	B U	66799	0704	PR
B/1808.00	Marsh Villa, Junction Road	Heaton & Lostock	0.06	0	1	B U	67223	0704	PR
B/1809.00	Land adj 54 Loxham Street	Farnworth	0.13	0	12	B U	66610	0705	PR
B/1816.00	Land adj 25 Thorns Close	Astley Bridge	0.05	0	1	B U	68220	0708	PR
B/1825.00	Land at Derwent House, 67 Albert Road, West Heaton	Heaton & Lostock	0.09	0	1	B U	69393	0712	PR
B/1831.00	Shepherd Cross Street	Halliwell	0.13	0	37	B U	69539	0703	PR
B/3120.00	Land adjacent to 31 Darley Grove	Farnworth	0.02	0	1	B U	69041	0710	PR
B/4028.00	Land r/o 5-10 Holcombe Close, Kearsley	Kearsley	0.05	0	1	B U	65466	0610	PR
B/4058.00	The Yard, Norris St	Kearsley	0.05	0	2	B U	64110	0604	PR
B/4063.00	Land at Topp Street	Kearsley	0.38	0	11	B U	67127	0705	PR
B/4066.00	196 Manchester Road, Kearsley	Kearsley	0.21	0	18	B U	69430	0801	PR
B/5045.00	Land adjacent to 130 Stopes Road	Little Lever & Darcy Lever	0.03	0	1	B U	69427	0712	PR
B/6087.00	New St/Chapel St	Horwich & Blackrod	0.01	0	1	B U	64075	0605	PR
B/6183.00	Land adj Fern Bank, 582 Chorley New Rd	Heaton & Lostock	0.10	0	1	B U	65658	0610	PR
B/6186.00	Land at side of 25 Whitehall Lane	Horwich & Blackrod	0.06	0	2	B U	67126	0704	PR
B/7147.00	Longworth Rd, Egerton	Bromley Cross	0.10	0	2	G U	64746	0607	PR
B/7148.01	Land at Dene Bank	Bromley Cross	0.14	0	1	B U	65336	0609	PR

Appendix 1
Detailed Schedule of all Housing Sites with Planning Permission @ 31st March 2005

SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
SMALL SITES UNDER-CONSTRUCTION									
B/1417.00	Rear of 508, 510, 514 Wigan Rd	Heaton & Lostock	0.12	2	2	B U	52676	0307	PR
B/1494.00	Adj railway Regent Rd, Lostock	Heaton & Lostock	0.21	1	3	G U	53815	0402	PR
B/1529.00	Land at Silverdale Road	Halliwell	0.03	0	2	B U	66050	0807	PR
B/1556.00	Marsden House, Marsden Road, Bolton.	Halliwell	0.20	0	73	B U	62247	0710	PR
B/1567.00	R/O 40 Cope Bank, Smithills, Bolton	Smithills	0.01	0	2	B U	52190	0306	PR
B/1603.00	East Bank, New Church Road	Smithills	0.15	5	0	B U	62227	0509	PR
B/1621.00	471 Halliwell Road	Crompton	0.01	1	1	B U	55085	0408	PR
B/1654.00	Overdale Drive, Heaton	Heaton & Lostock	0.32	0	13	B U	56777	0507	PR
B/1657.00	Lostock Junction Goods Yard	Heaton & Lostock	0.27	0	16	B U	60156	0703	PR
B/1682.00	Holme Fold Farm, Slack Fold Lane	Hulton	0.02	0	1	G	68555	0909	PR
B/1705.00	Spinners Hall, St Georges Rd	Halliwell	0.07	0	24	B U	59557	0701	PR
B/1719.00	Land at Riverside View, Oakenbotton Rd	Brightmet	0.32	0	1	B	61316	0706	PR
B/1732.00	Land adj 39 Redcar Road	Smithills	0.06	0	1	B U	67492	0906	PR
B/1737.00	113 Chorley St	Halliwell	0.02	0	1	B U	62938	0712	PR
B/1740.00	Former Polish Club, Avenue Street	Halliwell	0.30	11	3	B U	65214	0809	RSL
B/1752.00	Barn at Croft Cottage, Barrow Bridge	Smithills	0.18	1	0	B U	63910	0804	PR
B/1766.01	Land at Skagen Court	Halliwell	0.21	0	23	B U	64981	0808	RSL
B/1781.00	Seymour House, Seymour Rd	Crompton	0.18	0	9	B U	66197	0812	PR
B/1793.00	Land adj to 1041 Chorley Old Rd	Smithills	0.05	0	2	B U	66477	0902	PR
B/1800.00	Land off Spa Rd	Halliwell	0.30	0	14	B U	66583	0903	PR
B/1804.00	Land off Viola St/rear of 1-7 Waverley Rd	Astley Bridge	0.03	0	1	B U	68308	0908	PR
B/1814.00	Land side of 5 Greenlas	Heaton & Lostock	0.05	0	1	B U	69317	0912	PR
B/1833.00	119-165 Paulhan St	Great Lever	0.21	0	10	B U	69540	1001	PR
B/1835.00	50-52 Bromwich St	Tonge with the Haulgh	0.05	0	2	B U	70009	1003	PR
B/3105.00	152-162 Buckley Lane, Farnworth	Farnworth	0.06	0	2	G U	68166	0905	PR
B/3110.00	84 Campbell Street, Farnworth	Farnworth	0.02	0	2	B U	57404	0509	PR
B/4042.00	Seddon Fold Farm	Kearsley	0.13	0	1	G	53556	0402	PR
B/4054.00	5 Prestolee Road	Kearsley	0.22	0	2	B U	61427	0706	PR
B/4061.00	Former filling station, Manchester Rd	Kearsley	0.13	0	2	B U	66456	0903	PR

Appendix 1
Detailed Schedule of all Housing Sites with Planning Permission @ 31st March 2005

SITE REF	SITE NAME	WARD	AREA (HA)	COMPLETED	SUPPLY*	PREVIOUS USE	PP Ref	EXPIRY DATE	DEVELOPER TYPE
B/5034.00	74/76 Lever Street	Little Lever & Darcy Lever	0.02	0	2	B U	58164	0602	PR
B/5041.00	Land at Radcliffe Rd	Little Lever & Darcy Lever	0.04	0	6	B U	64911	0809	PR
B/5042.00	Former Grosvenor House, Radcliffe Rd	Little Lever & Darcy Lever	0.23	0	24	B U	69278	0906	RSL
B/5043.00	17 Fletcher Street, Little lever	Little Lever & Darcy Lever	0.09	0	8	B U	68681	0909	PR
B/6117.00	Land, Former Church Of The Nazarene ,Church Street, Westhoughton.	Westhoughton North & Chew Moor	0.12	0	6	B U	64604	0809	PR
B/6127.00	Yates Farm, Scot Lane	Horwich & Blackrod	0.32	0	1	B	54922	0407	PR
B/6154.00	1 Ridgeway, Blackrod	Horwich & Blackrod	0.01	0	2	B U	59167	0608	PR
B/6162.00	Land at Marsh Street	Horwich & Blackrod	0.19	0	12	B U	65814	0811	PR
B/6168.00	Edges Farm, Manchester Road	Horwich & Blackrod	0.12	0	3	B	65899	0811	PR
B/6176.00	St Johns School, Wingates	Westhoughton North & Chew Moor	0.27	0	27	B U	64266	0806	PR
B/7077.00	Adj 5 , Chapeltown Rd	Bromley Cross	0.02	0	1	B U	66409	0901	PR
B/7115.00	Raikes Farm, Tottington Road	Bradshaw	0.08	0	1	B	65349	0808	PR
B/7123.00	rear of 317 Blackburn Road	Bromley Cross	0.01	0	1	B U	57076	0507	PR
B/7137.00	Land at the rear of 353 Blackburn Rd West	Bromley Cross	0.10	0	1	B U	69385	0912	PR
B/7148.02	Land at Dene Bank	Bromley Cross	0.14	0	1	B U	68459	0909	PR
B/7153.00	Adj 9 Higher Dunscar	Bromley Cross	0.31	0	1	G U	65780	0811	PR
B/7158.00	Land adj 59 Chapeltown Road	Bromley Cross	0.21	0	1	B U	66804	0904	PR
B/8148.00	Old Rogers Farm, Mill Lane	Westhoughton South	0.17	0	1	B	62041	0609	PR
B/8173.00	Barn at Leigh Tenement Farm	Horwich & Blackrod	0.12	0	1	G	56462	0504	PR
B/8191.00	Land at 241 Hindley Road	Westhoughton South	0.10	0	2	B U	63687	0703	PR
B/8212.00	Banks Farm, Wigan Road	Westhoughton South	0.36	0	2	G	65119	0808	PR
B/8214.00	Land adj Moorfield Cottage, St Johns Rd	Westhoughton North & Chew Moor	0.30	0	3	G	65938	0811	PR
B/8224.00	Holme Fold Farm, Slack Fold Lane	Hulton	0.10	0	1	G	68235	0908	PR
Notes:	* Supply = Not Started+Under-Construction				322	Total			
	G=Greenfield				3994	Total Supply			
	GU=Greenfield Urban								
	B=Brownfield	PR=Private							
	BU=Brownfield Urban	RSL=Registered Social Landlord							

BOLTON METROPOLITAN BOROUGH

Housing Land Availability: Large Sites

(as at 31st March 2005)

Environment Department
Policy and Transport Planning

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

