

**BOLTON METROPOLITAN BOROUGH COUNCIL**

**INDUSTRIAL DEVELOPMENT  
RESOURCE**

**April 2005**



**B·O·L·T·O·N  
M·E·T·R·O**

## Background

1. The purpose of this report is:
  - To monitor the supply, availability and development rates of industrial land within the Borough.
  - To analyse any significant changes that have occurred during the period April 2004 to April 2005 and discuss the implications of these for the Council.
2. The Environment Scrutiny Committee last considered this issue on 17th May 2004, report number SCE/29/04.

## Changes to the Industrial Land Resource (ILR)

3. The basis for the Industrial Land Resource (ILR) is the 2005 Unitary Development Plan, which was formally adopted on 7<sup>th</sup> April 2005, and becomes the Authority's principle tool for determining planning applications. The Adopted 2005 UDP provides a list of industrial sites, which have Council support, and a full list of Industrial Land Resource (ILR) sites with site sizes as at April 2005 is included at Appendix 1.
4. The collection and publication of Industrial Land completions are collected in compliance with Government Office North West Industrial Land monitoring requirements, to cover the financial year period. Table 1 below shows the number of hectares and the number of sites that have changed between April 2004 and April 2005.

**Table 1**

	Ha	No of Sites
<b>2004 Industrial Land Resource (ILR)</b>	<b>96.78</b>	<b>30</b>
<i>Completed sites</i>	<i>0</i>	<i>0</i>
<i>Reductions in site size because of partial site completions (5E, 11E and 23E)</i>	<i>4.53</i>	<i>3</i>
<b>End of March 2005 Industrial Land Resource (ILR)</b>	<b>92.25</b>	<b>30</b>

## Changes: Completions and Partial completions

5. Since the last industrial monitoring report, completed in April 2004 there have been developments on 3 ILR sites, at 5E – Land off James Street, Westhoughton, 11E – Middlebrook, Horwich and 23E – Britannia Way, Tonge Valley). However over this period of time there have been no sites fully completed from the ILR list.

## Other sites not included in the Industrial Land Resource

6. It is considered useful to maintain a list of the known expansion sites and to monitor their development, particularly as they contribute to completed land and are allocated in the Adopted 2005 UDP. Four UDP sites (01E, 04E, 26E, 29E) are known at this time as expansion land and comprise 6.89ha. During this monitoring period there were no changes in the supply of expansion land sites. The expansion land sites are listed in Appendix 2. Also listed in Appendix 2 are the 2005 UDP Town Centre allocations (42E, 43E), which are Urban Renaissance sites for conversion and redevelopment for commercial uses. Thus, a full list of the UDP allocations, which are not included as ILR sites, is set out at Appendix 2. This includes completed allocations for overall completeness.

## The availability of land on the resource

7. The availability of a site is recorded by the timescale within which it is likely to come forward. The timescale for each site is set out in Appendix 1 and a summary for the whole resource is shown in table 2 below.

**Table 2**

<b>Timescale</b>	<b>Category of land</b>	<b>No of sites</b>	<b>Ha</b>	<b>% of land</b>
<b>1</b>	Available now or within 12 months	18	28.81	31.23
<b>2</b>	1-3 years	7	37.35	40.49
<b>3</b>	3 years or more	5	26.09	28.28
	<b>Total</b>	<b>30</b>	<b>92.25</b>	<b>100</b>

## The range of size of site on the resource

8. A wide range of sites of differing sizes serves to meet the needs of different users. Table 3 below lists the number of sites on the resource according to size.

**Table 3**

<b>Size of site</b>	<b>No of sites 2004</b>	<b>No of sites April 2005</b>	<b>Area of land April 2005</b>	<b>% of land April 2005</b>
<b>Under 0.49</b>	5	6	1.73	1.88
<b>0.5 - 0.99</b>	11	9	6.34	6.87
<b>1 - 3.99</b>	7	8	17.26	18.71
<b>4 - 9.99</b>	5	5	33.92	36.77
<b>10 - 19.99</b>	2	2	33	35.77
<b>Over 19.99</b>	0	0	0	0
<b>Total</b>	<b>30</b>	<b>30</b>	<b>92.25</b>	<b>100</b>

## Recent Industrial development

9. A list of industrial and office development completed in Bolton during the year up until end of March 2005 is provided at Appendix 4. Industrial and Office floorspace completed is compared with previous years in the table at Appendix 3.
10. *It is important to note that the information on completions at Appendix 3 and Appendix 4 includes extensions to industrial buildings, and developments on sites not on the Industrial Land Resource including expansion land. Also it does not record completions for uses that do not contribute to industrial development or industrial developments of less than 50sqm.*

## Supply of land

11. As shown in Appendix 3, since 2000 (the past 5 years), an average land take up of 11.25ha per annum has been experienced. As set out in the note above this annual take up can include extensions to existing firms within their curtilage, developments on expansion land and land not identified in the resource. The average 5-year land take up figure, between 2000 and the end of March 2005 are somewhat higher than the average 5-year take up figure identified in 2002. The figures at Appendix 3 show that considerable variations are found between annual completions but that there does appear to be consistent uptake of land over the past five years. Of the 6.97ha of 2005 completions, 4.53ha or 64.9% have occurred on UDP sites, as listed in the 2005 UDP.
12. If the 5-year average take up figure of 11.25ha per annum is used as a guide, there is adequate land immediately available in the ILR (28.81ha) to accommodate about 2.6 years of supply. However, historical land take up figures have also included expansion land developments. If expansion land is included in the immediate supply a total of 42.7ha is available (28.81 + 13.89) representing some 3.8 years of supply. However, it should be noted that previous take up of land does not solely demonstrate whether an adequate supply of industrial land is available. Other factors can influence this figure, depending upon what sites are available, and whether these available sites meet the requirements of businesses looking to locate within the Borough.
13. Supply and demand information highlights a shortage of Industrial units between the 500 to 10,000 sq ft size band, whereby on a whole demand either matches or outstrips supply. This is also reflected at 20,000-30,000 sq ft whereby good quality industrial units are scarce. This may cause growing manufacturing businesses to leave the borough in search of premises, creating a future void of large local companies. This is emphasised by a distinct shortage of available industrial units at 70,000sq ft and above. (see appendix 5).

14. However, when office space is considered, Bolton is currently well resourced at all unit size bands. This is set to improve with planned office developments within the town centre. This will address the shortage of centrally located quality offices, and help meet the demand associated with the predicted economic growth within North Manchester and the surrounding region. (see appendix 5).
15. A sample of inward investment enquiries received by Bolton Metro highlighted that 39% had found premises within the borough, and 12% had found premises outside the borough. Reasons for leaving the borough included, lack of available premises/land, and cost of premises/land too high. Of the remaining 49%, 33% were still looking for premises/land.

### **Summary of Key Issues**

16. In order to achieve Urban Renaissance objectives and the potential of the sites identified on the Industrial Land Resource and Adopted 2005 UDP, continuing investment is required.
17. The supply of immediately available industrial land is reducing as sites are completed. Steps need to be taken to increase the supply of available sites, and reduce the loss of ILR sites to other uses such as housing.
18. All sites are of particular importance in offering development opportunities to local small expanding or relocating firms and work to bring forward such sites should continue.

### **Specific sites**

19. The following are examples of site-specific issues:
  - The Cutacre site was granted planning permission through an appeal decision on 30 July 2001, for a site of 16.7 ha (within Bolton). The extraction of coal is expected to commence by 2006 up until 2010. The reclamation and subsequent industrial development of the site offer a significant large site development opportunity in the long term, dependant upon policy constraints surrounding the site.
  - Part of site 11E at Middlebrook has been granted residential planning permission because site constraints made employment development non viable. Site development will reduce the amount of industrial land available.

### **Future prospects**

20. The Council's aim is to set out a portfolio of available sites to meet the needs of incoming and local industry. Recent emphasis on Sustainable Development and Urban Renaissance has an influence on the land resource.

In this resource the emphasis is therefore on the re-use of land and the use of sites in accessible locations.

21. This report contains a snapshot of industrial land at April 2005. Land assembly and preparation often require long lead in times. The Council has already put in place various measures to bring forward land. Bolton and its partners have been successful in attracting over £10.5m of European Funding for its Economic Development Zone (EDZ) centred on the Middlebrook partnership area in close proximity to the M61. The EDZ funding will enable initiatives to bring forward sites on the Western side of the Borough that include British Aerospace and the Horwich Loco Works. A new Bolton Economic Development Strategy is currently under preparation and will do much to direct and stimulate development. Encouraging innovation in businesses remains an important aspect to the Council's Economic Strategy, and one which will be considered through a thematic rather than an area based approach as used previously in the "Bolton Innovation Zone" initiative.

### **Recommendation**

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

## **Appendices**

- Appendix 1 List of Available Sites and expected timescale
- Appendix 2 Expansion land sites, completed sites and other sites not included
- Appendix 3 Completions 1985-2005
- Appendix 4 Industrial and Office development completions April 2004 – March 2005
- Appendix 5 Supply and Demand for Industrial/Office premises – 1<sup>st</sup> January 2004 – 22<sup>nd</sup> April 2005

# Available Industrial Land Resource Sites

## Appendix 1

AVAILABILITY	UDPRE	INDREF	SITENAME	UNDEVSIZE
<b>Within 12 months</b>				
	05E	1.19	Land off James Street, Westhoughton	5.62
	07E	1.12C	Long Lane/Lancaster Lane	0.39
	09E	1.09A	Lynstock Way (Network 61)	2.44
	10E	1.08	Mansell Way/Cranfield Road (Parklands)	1.18
	11E	1.05	Middlebrook	4.56
	12E		Cranfield Road	0.82
	13E	1.04	Station Road	1.77
	14E	1.17	Vale Industrial Estate	0.22
	18E		Crompton Way(Land previously part of	2.69
	19E	4.05	St Peter's Business Park A	1.5
	23E	11.01	Britannia Way	0.28
	27E		Burnden Park/Scholey Street	3.01
	28E	3.01	Nelson Street	0.79
	32E	10.02A(95)	Stone Hill Road	0.66
	33E	10.02C	Express Industrial Estate C	0.19
	34E	10.02B	Express Industrial Estate B	0.77
	39E	5.07	Seddons Holdings, Plodder Lane	1.71
	40E	5.03	Sunnyside Mills	0.21
Summary for 'AVAILABILITY' = Within 12 months (18 detail records)				
<b>Sum</b>				<b>28.81</b>
<b>1-3 years</b>				
	08E	1.15/1.16	Horwich Loco Works	16.3
	24E		Mill St	0.53
	25E	4.17(95)	Mill St/Mule St (or Back Broom Street)	0.74
	30E		Gower Street	0.44
	35E	10.03	Mabel's Brow	0.73
	36E	10.07	Bolton Road,Kearsley (Singing Clough)	8.66
	41E		British Aerospace	9.95
Summary for 'AVAILABILITY' = 1-3 years (7 detail records)				
<b>Sum</b>				<b>37.35</b>
<b>3 years or more</b>				
	16E		Watersmeeting Road (b)	2.96
	17E		Watersmeeting Road C (South triangle) (k.a )	0.73
	22E	4.04	Watermead	5.13
	31E	7.06	Gower Street (reservoir)	0.57
	38E		Salford Road ( Cuttacre)	16.7
Summary for 'AVAILABILITY' = 3 years or more (5 detail records)				
<b>Sum</b>				<b>26.09</b>
<b>Grand Total</b>				<b>92.25</b>



## 2nd Deposit UDP Sites not included in ILR plus completed sites/unavailable sites

### Appendix 2

AVAILABILITY	UDPR	INDRE	SITENAME	UNDEVSIZE	COMPLETED
	01E	1.11	Barrs Fold Close, Wingates	0.47	0.01
	02E	1.12D	Great Bank Road (West)	0	1.49
	03E	1.12B	Great Bank Road (East)	0	2.04
	04E	1.12A	Great Bank Road (adj Bernstein )	5.53	0
	06E	1.10	Wimberry HillRd/Great Bank Rd	0	3.98
	20E	4.08B	East of Calvin Street B	0	1.32
	21E	4.08A	East of Calvin Street A	0	0.55
	26E	4.02(95)	Bury New Road	0.75	0
	29E	7.04(95)	Campbell Street	0.14	0.5
	37E	10.06	Europa C	0	0.75
	42E		Shiffnall Street	4.8	0
	43E		Wood Street	2.2	0
Summary for 'AVAILABILITY' = (12 detail records)					
	<b>Sum</b>			<b>13.89</b>	<b>10.64</b>
	<b>Grand Total</b>			<b>13.89</b>	<b>10.64</b>

## APPENDIX 3

### Completions 1985 – 2005 in Hectares

#### Industrial Development in Bolton 1985 – End of March 2005

	<b>Year</b>	<b>Completions</b>	<b>Year</b>	<b>Completions</b>	<b>Year</b>	<b>Completions</b>
	<b>1985</b>	5.3				
	<b>1986</b>	3.2				
	<b>1987</b>	2.1				
	<b>1988</b>	3				
	<b>1989</b>	8.8				
	<b>1990</b>	14				
	<b>1991</b>	8.2				
	<b>1992</b>	4				
	<b>1993</b>	11.5				
	<b>1994</b>	6.7				
	<b>1995</b>	4	<b>1995</b>	4		
	<b>1996</b>	5.8	<b>1996</b>	5.8		
	<b>1997</b>	8.68	<b>1997</b>	8.68		
	<b>1998</b>	5.23	<b>1998</b>	5.23		
	<b>1999</b>	10.21	<b>1999</b>	10.21		
	<b>2000</b>	9.86	<b>2000</b>	9.86	<b>2000</b>	9.86
	<b>2001</b>	12.45	<b>2001</b>	12.45	<b>2001</b>	12.45
	<b>2002</b>	8.4	<b>2002</b>	8.4	<b>2002</b>	8.4
	<b>March 2004</b>	18.59	<b>March 2004</b>	18.59	<b>March 2004</b>	18.59
	<b>March 2005</b>	6.97	<b>March 2005</b>	6.97	<b>March 2005</b>	6.97
	<b>TOTAL</b>	<b>156.99</b>		<b>90.19</b>		<b>56.27</b>
	<b>AVERAGE</b>	<b>7.85</b>		<b>9.02</b>		<b>11.25</b>

## APPENDIX 4

Industrial/Office Completions April 2004 to end of March 2005

<b>COMPLETIONS ON UDP ALLOCATIONS APRIL 2004 TO END OF MARCH 2005</b>						
<b>Appl.No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Gross F/space. sq.m.</b>	<b>Area</b>	<b>Development</b>	<b>UDP allocation?</b>
63412/02	The Emerson Group	Land at Britannia Way, The Valley Bolton	1310	0.93	Erection of a single storey building for B1, B2 and B8 uses	23E
68783/04	The Easter Group	Plot 4, Wingates Industrial Estate, Great Bank Road	10,000	1.5	Erection of Industrial Warehouse unit for B1, B2 and B8 use classification with associated offices and ancillary areas	5E
62538/02	Orbit Investments Ltd.	Plots 3 and 4, Enterprise Park Phase 3, Middlebrook	8,497	2.1	Single storey building for B1 use and two single units for B1, B2 and B8 purposes	11E
<b>Total</b>			<b>20,107</b>	<b>4.53</b>		

<b>COMPLETIONS ON OTHER LAND APRIL 2004 TO END OF MARCH 2005</b>						
<b>Appl.No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Gross F/space. sq.m.</b>	<b>Area</b>	<b>Development</b>	<b>UDP allocation?</b>
63639/03	Wellington Garage Ltd.	Former Brightmet Mill Site, Bury Road	915	0.20	Erection of accident repair centre and MOT testing station	Protected Employment Site
56158/99	Seddon Estates Ltd.	Edgefold Ind. Estate, Plodder Lane, Bolton	1224	0.36	Erection of 2 class B1 units with parking, turning circle	Protected Employment Site
66742/04	Halbro Sportswear	(Rear of 15-19 Chorley New Road) Back Crown Street, Horwich	113	0.02	Demolition of existing garages and erection of one industrial unit (Class B1)	Horwich TC
66972/04	Samoa Ltd. UK	Samoa Limited UK Asturias Barrs Fold Road, Wingates Industrial Estate, Westhoughton	312	0.04	Erection of extension to existing industrial unit	Protected Employment Site
69015/04	Amec Internal Asset Management Limited	Amec Internal Asset Management Limited, Lostock Lane, Lostock, Bolton	403	0.09	Erection of two storey modular office block following removal of temporary canteen building	Protected Employment Site
66049/03	Downleaf Contractors and Developers	Four studio offices, 328/338 Chorley Old Road	1080	0.16	Demolition of church hall and erection of four terraced studio offices (B1 use) and laying out of car park on land at rear of 328-338 Chorley Old Road. Variation of condition 11 (66943/04) – to restrict deliveries only and no restriction on working hours	Chorley Old Road District Centre
63468/02		113/117 Holland Street, Astley Bridge, Bolton	300	0.02	Demolition of existing house and commercial building. Erection of 2 storey office building and car parking	Astley Bridge Shopping Centre
64330/03	Hurstwood Developments	Land adjacent to Waters Meeting Road	3798	0.81	Erection of a three storey office building together with associated car parking	White Land
67045/04	Mr M Hogan	E.O.M Construction Department Europa Way Trading Estate Kearsley	960	0.74	Erection of a 2 storey office storage and warehouse building with car and HGV parking areas	Protected Employment Land
<b>Total</b>			<b>9,105</b>	<b>2.44</b>		

# APPENDIX 5

Supply and Demand for Industrial/Office premises – 1<sup>st</sup> January 2004 - 22<sup>nd</sup> April 2005

