

# Bolton Council

## BOLTON STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2007



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Final Report  
August 2008

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## GLOSSARY

- AGMA - Association of Greater Manchester Authorities
- ALMO - Arms Length Management Organisations
- BSF - Building Schools for the Future
- CLG - Communities and Local Government
- DPD - Development Plan Document
- DPA - Dwellings Per Annum
- DPH - Dwellings Per Hectare
- EIP - Examination in Public
- GIS - Geographical Information System
- HLAS - Housing Land Availability Study
- LDD - Local Development Document
- LDF - Local Development Framework
- LPA - Local Planning Authority
- LSH - Lambert Smith Hampton
- NLUD - National Land Use Database
- NWRA - North West Regional Assembly
- PDL - Previously Developed Land
- PPG - Planning Policy Guidance
- PPS - Planning Policy Statement
- RPG - Regional Planning Guidance
- RSS - Regional Spatial Strategy
- RTP - Roger Tym & Partners
- SFRA - Strategic Flood Risk Assessment
- SHLAA - Strategic Housing Land Availability Assessment
- SOS - Secretary of State
- SPD - Supplementary Planning Document
- UDP - Unitary Development Plan

# 1 PURPOSE OF THE STUDY AND STRUCTURE OF OUR REPORT

## Purpose of the Study

- 1.1 In December 2007, Roger Tym & Partners was commissioned by Bolton Council to undertake a Strategic Housing Land Availability Assessment (SHLAA) across the Borough. The purpose of the study is to establish whether there are sufficient suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet the Council's dwelling requirements as prescribed by the emerging North West Regional Spatial Strategy.
- 1.2 As well as sites which already had planning permission for housing at the study base date (1 April 2007), we have assessed almost 400 additional sites in terms of their 'suitability', 'availability' and 'achievability' for housing development, in accordance with the CLG's SHLAA Practice Guidance of July 2007.
- 1.3 Page 17 of the Guidance requires that in assessing the achievability of sites, consideration should be given to issues such as site preparation costs, physical constraints, phasing and build-out rates. Accordingly, the Manchester office of Lambert Smith Hampton (LSH) was engaged as a sub-consultant to advise on these considerations. LSH produced a residential commentary paper, to provide a context for its assessment of sites' achievability later in the study. LSH's commentary paper is available as a stand alone document.
- 1.4 The outputs from the SHLAA study will provide the Council with information on a range of potential housing sites - covering both greenfield and previously developed land - and an indication of how their respective dwelling requirements could potentially be met. This evidence can then be used to inform the Council's Local Development Framework (LDF) Core Strategy and Site Allocations Development Plan Documents, although it is important to emphasise that the SHLAA does not in itself determine whether a site should be allocated for housing development.
- 1.5 The Practice Guidance recommends that stakeholders should be engaged in the SHLAA process from the outset. The Council had previously undertaken wide-ranging consultation on potential housing sites and so we did not undertake a fresh 'call for sites' exercise. Nevertheless, early in the study we consulted with a range of utilities providers and other strategic bodies to discuss their views on the Borough's housing potential, and to identify any particular constraints that may have a bearing on the delivery of housing. The consultees included the Environment Agency North West (southern sub-region), Natural England and United Utilities. We used the information gained from these consultations to inform our work.
- 1.6 We also held a stakeholder event on Friday 24 June 2008 at Bolton Town Hall, where we presented our emerging study findings to officers from Bolton Council and adjoining authorities, as well as range of external stakeholders including landowners, developers, housebuilders, planning consultants and agents. The useful feedback from the seminar helped to shape our final report.
- 1.7 As well as the consultations outlined above, we have been in regular liaison with the client steering group, as well as Arup - which is undertaking the Employment Land Study for the Council - and Broadway Malyan, which is leading the Transforming Estates study.

## Structure of Our Report

- 1.8 Following this introduction, the remainder of our report is structured as follows:
- Sections 2 and 3 contain a review of the national, regional and local planning policy contexts, and the Practice Guidance which dictates how SHLAAs should be undertaken.
  - Section 4 provides details of our methodology, including the study parameters and the sources of data used to identify potential housing sites. This section also provides details of our sites database, which contains comprehensive details for each site that we assessed in the study.
  - Section 5 sets out details of housing 'commitments' in the Borough - that is, sites within the study area that already benefit from planning permission for residential use.
  - Section 6 contains details of how we prioritised the sites that we assessed, and then sets out the number of sites in each priority category and their potential combined yield.
  - Section 7 then sets out the potential that could contribute to housing supply over the next 15 years, from sites with planning permission and other sites identified in the SHLAA as potentially suitable for housing.
  - Section 8 then summarises the main findings from the SHLAA.
- 1.9 A series of Appendices to the report contain the criteria that we used to assess potential housing sites; schedules of sites in each priority category; a plan showing the spatial distribution of Priority 1, 2 and 3 sites; and data on past and current density trends.

## 2 NATIONAL AND REGIONAL POLICY CONTEXTS

### National Policy Context

#### *Planning Policy Statement 1 (2004): Delivering Sustainable Development*

- 2.1 PPS1 sets out overarching strategic planning policies, including the contribution that the planning system can make to the delivery of sustainable development, which is the core principle underpinning planning.
- 2.2 A key objective of PPS1 is to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities. Paragraph 27 sets out the general approach to delivering sustainable development; planning authorities should seek to:
- bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;
  - reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development; and
  - promote the use of suitably located vacant and underused previously developed land (PDL) in order to achieve Government targets.

#### *Planning Policy Statement 3 (2006): Housing*

- 2.3 PPS3 replaced the previous PPG3 as the statement of the national planning policy framework for delivering the Government's housing objectives. PPS3 establishes the requirement for LPAs to undertake SHLAAs, which replace the Housing Capacity Studies required under PPG3. It specifies in Annex C that a SHLAA should:
- *'Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.*
  - *Assess land availability by identifying buildings or areas of land (including previously developed and greenfield land) that have development potential for housing, including within mixed use developments.*
  - *Assess the potential level of housing that can be provided on identified land.*
  - *Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.*
  - *Identify constraints that might make a particular site unavailable and/or unviable for development.*
  - *Identify sustainability issues and physical constraints that might make a site unsuitable for development.*
  - *Identify what action could be taken to overcome constraints on particular sites.'*
- 2.4 PPS3 states that LPAs should set out in Local Development Documents (LDDs) their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy.
- 2.5 One of the key differences between PPG3 and PPS3 is that windfall allowances should no longer be included in the first 10 years of land supply in Local Development Frameworks (LDFs), unless there are very special local circumstances. This places greater emphasis on the need to identify sites which can be confidently allocated for housing in LDFs.

- 2.6 PPS3 reiterates the previous PPG3 policy that the priority for development should be PDL - in particular vacant and derelict sites and buildings - and it requires LPAs to ensure that sufficient, suitable land is available to achieve their PDL delivery objectives. However, unlike housing capacity studies under PPG3, SHLAAs are required to consider the potential of greenfield sites to deliver housing, as well as PDL.
- 2.7 PPS3 states that LDDs should include a local PDL target and trajectory, and strategies for bringing PDL into housing use. Where appropriate, the trajectory could be divided up to reflect the contribution expected from different categories of PDL - for example, vacant and derelict sites - in order to deliver the spatial vision for the area in the most sustainable way. In developing their PDL strategies, LPAs are advised (in paragraph 44) that they:
- 'should consider a range of incentives or interventions that could help to ensure that previously developed land is developed in line with the trajectory/ies. This should include:*
- *planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues.*
  - *considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.*
  - *encouraging innovative housing schemes that make effective use of public sector previously-developed land.'*
- 2.8 The content of PPS3, as summarised above, has clear implications for the information to be included and assessed in a SHLAA.

## SHLAA Practice Guidance

- 2.9 Practice Guidance for undertaking SHLAAs was published by Communities and Local Government (CLG) in July 2007<sup>1</sup>. It supersedes the advice in the previous guidance entitled 'Tapping the Potential', which related to housing capacity studies (the precursor to SHLAAs).
- 2.10 In paragraph 1, the Guidance states that SHLAAs are '*a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes*'. The Guidance emphasises that a SHLAA is significantly different from a housing capacity study, and if a recent capacity study has been carried out, further work will be needed to fulfill the requirements of the SHLAA.
- 2.11 The Guidance states that the primary role of the SHLAA is to:
- identify sites with potential for housing;
  - assess their housing potential; and
  - assess when they are likely to be developed.
- 2.12 A SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be an LPA area, where necessary. As a minimum, the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period<sup>2</sup>. Where it is not possible to identify sufficient sites, the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local

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<sup>1</sup> Hereafter referred to simply as 'the Guidance'.

<sup>2</sup> The CLG consultation document 'Streamlining Local Development Frameworks' (November 2007) suggests extending the lifespan of LDF Core Strategies from 10 to 15 years. This will increase compatibility with the requirements of PPS3, which directs LPAs to identify broad locations and specific sites on which to deliver housing for at least 15 years.



circumstances that mean a windfall allowance may be justified in the first 10 years of the plan.

- 2.13 Paragraph 8 makes it clear that whilst the assessment is an important evidence source to inform plan-making, it does not in itself determine whether a site should be allocated for housing development. The Guidance also states that the SHLAA should be kept up to date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the five-year supply of specific deliverable sites.
- 2.14 The Guidance provides details on the methodology for a SHLAA which has eight main stages, and two further optional stages covering broad locations and windfalls. The stages are as follows:
- Stage 1: Planning the Assessment;
  - Stage 2: Determining which sources of sites will be included in the Assessment;
  - Stage 3: Desktop review of existing information;
  - Stage 4: Determining which sites and areas will be surveyed;
  - Stage 5: Carrying out the survey;
  - Stage 6: Estimating the housing potential of each site;
  - Stage 7: Assessing when and whether sites are likely to be developed;
  - Stage 8: Review of the Assessment;
  - Stage 9: Identifying and assessing the housing potential of broad locations (when necessary); and
  - Stage 10: Determining the housing potential of windfalls (where justified).
- 2.15 Stage 2 lists the sources of sites with potential for housing, which consist of sites currently in the planning process as well as those that are not in the planning process, namely:
- allocated employment or other land uses which are no longer required for those uses;
  - existing housing allocations, which have not yet been implemented;
  - unimplemented/outstanding planning permissions for housing; and
  - planning permissions for housing that are under construction.
- 2.16 Stage 7 assesses when and whether sites are likely to be developed. Central to this is the consideration of whether sites are suitable, deliverable and developable for housing. Suitability embraces policy restrictions, physical problems/limitations (for instance access, infrastructure, flood risk, ground conditions and contamination), potential impacts (upon the landscape and conservation) and the environmental conditions which would be experienced by prospective residents.
- 2.17 Availability considers, *'on best information available'* (paragraph 39 of the Guidance), whether there are any legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Achievability is essentially a judgment about the economic viability of a site. It will be affected by market factors, cost factors (including site preparation costs relating to any physical constraints) and delivery factors (including phasing and build-out rates, which mostly concerns larger sites).
- 2.18 Stage 10 relates to determining the housing potential of windfall sites, where an allowance can be justified. Where this is the case, this should be based on an estimate of the amount of housing that could be delivered in the area on land that has not been identified in the list of deliverable/developable sites, or as part of broad locations for housing development. One method to estimate potential from each

source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites which are already included in the assessment, and coming to an informed view as to:

- whether the annual rate is likely to increase or decrease;
- whether the pattern of redevelopment is likely to remain the same, grow or decline; and
- whether current market conditions are likely to stay the same, worsen or improve in the future.

2.19 We cover the SHLAA methodology in greater detail in subsequent sections of our report.

## Regional Policy Context

### *Emerging Regional Spatial Strategy for the North West*

- 2.20 The North West Regional Assembly (NWRA) submitted the draft revision of the Regional Spatial Strategy (RSS) for the North West (*'The North West Plan'*) to the Secretary of State (SoS) in January 2006<sup>3</sup>. The SoS's Proposed Changes to the Submission Draft RSS were published for consultation in March 2008<sup>4</sup> following an Examination in Public (EiP) which was held between November 2006 and February 2007 (the EiP Panel's Report of findings and recommendations was published in March 2007). Following consideration of the responses to the consultation on Proposed Changes, it is anticipated that the final version of the RSS will be published in July 2008, when it will replace Regional Planning Guidance for the North West (RPG13).
- 2.21 Section 7 of the draft North West Plan establishes an overall Regional Spatial Framework. Table 7.1 of the Submission Draft RSS defined a Settlement Hierarchy for the region. Bolton is identified as a 'Regional Town' within the Manchester City Region. Policy RDF1 of the Submission Draft stated that most new development should be *'concentrated within the urban areas of the Regional Centres, Regional Towns and Cities'* and advocated that plans and strategies should *'Maximise the growth opportunities presented by the three city regions of Manchester, Liverpool and Central Lancashire'*.
- 2.22 The Proposed Changes document suggests that Policy RDF1 should be amended. Under the reworded Policy RDF1, the regional centres of Manchester and Liverpool are more specifically identified as the 'first priority' for growth and development, with inner areas surrounding these regional centres being the 'second priority'. Bolton is identified in revised Policy RDF1 as one of 29 named towns and cities that are the 'third priority' for growth; growth is to be focussed in the centres and inner areas of these towns and cities *'as far as possible'*, and the revised Policy RDF1 states that emphasis should be placed on areas in need of regeneration.
- 2.23 The Submission Draft RSS divided the region into five sub-regions (Manchester City Region; Liverpool City Region; Central Lancashire City Region; Cumbria and North Lancashire; and South Cheshire). Bolton is located within the Manchester City Region. Policy MCR1 relating to Manchester City Region states that plans and strategies will *'accommodate housing growth in areas that are accessible by public transport to areas with strong growth prospects'* and *'provide high quality housing to replace obsolete stock'*. Policy MCR4, relating specifically to the northern part of the Manchester City Region (which contains Bolton) prioritises *'the expansion of the quality and choice of housing'*.

<sup>3</sup> Hereafter referred to as 'the Submission Draft RSS'.

<sup>4</sup> The public consultation on the Proposed Changes ran until 23 May 2008.

- 2.24 Policy L4 of the Submission Draft RSS stipulated that Bolton should have a maximum housing provision of 9,200 dwellings (net dwelling gain, after clearance) in the period 2003 to 2021 - equating to an average net gain per annum of 511 dwellings - with a target for at least 80 per cent on PDL. This represents a small increase from the level of 470 dwellings per annum (dpa) which was previously set out in the UDP.
- 2.25 The Association of Greater Manchester Authorities (AGMA) submitted an expression of interest for the New Growth Points Initiative which, if followed through, would see a significant increase in population in the Metropolitan Borough of Bolton (along with the Cities of Manchester and Salford and the Metropolitan Borough of Trafford). Under the Growth Points scenario, Bolton Council envisages an average net gain of 694 dpa within its administrative area, and has made representations to the RSS on this basis. The Council has asserted that 694 dpa is comfortably achievable without compromising the target for 80 per cent of development on PDL, and that this level of development would assist the Council in meeting the pressing need for affordable housing in the Borough.
- 2.26 The SoS's Proposed Changes to the Draft RSS take heed of the Council's arguments for an increase in allocation, the document proposing an increase of the average net gain for Bolton to 578 dpa. No account is taken in the Proposed Changes of the Growth Point bid, which is expected to see the 578 dpa figure rise even higher, up to the 694 dpa figure as proposed by the Council.
- 2.27 The SoS also proposed (paragraph 7.19) that housing provision figures set out in the RSS should no longer represent maximum thresholds or *'absolute annual targets'*, but that instead they should be *'average annual figures'*. Thus, in line with the *'plan, monitor, manage'* approach which underpins PPS3, the SoS lays the foundations for a more flexible approach to housing provision at the local level, explaining that local authorities can introduce phasing policies and that the annual housing figures may be exceeded, *'where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies'*. The SoS also states (paragraph 7.19) that *'Some areas will achieve lower levels in the early years, for example during major housing renewal, which will be compensated later.'*
- 2.28 The resultant 5, 10 and 15-year dwelling requirements for the Borough, based on the revised figures contained in the Proposed Changes document, are set out in Table 2.1.

**Table 2.1 Bolton Borough's 5, 10 and 15-Year Dwelling Requirements (Based on the Emerging RSS Figures as an Average Across Each Five-Year Period)**

Emerging RSS Provision (Proposed Changes, Table 7.1)			
Avg Dwellings/yr (average across each 5-year period) <sup>a</sup>	5-Year Dwelling Requirement <sup>b</sup>	10-Year Dwelling Requirement <sup>b</sup>	15-Year Dwelling Requirement <sup>b</sup>
578	2,890	5,780	8,670

<sup>a</sup> The 15-year requirement assumes that the RSS target of 578 dwellings per annum will continue for a limited period beyond 2021, in accordance with the final sentence of revised Policy L4 (Proposed Changes).

<sup>b</sup> Bolton Council advised that the number of demolitions in each of the last few years has been relatively insignificant. Furthermore, there is little to suggest that significant clearance will take place in forthcoming years. We have therefore not made an allowance for replacement of demolitions.

**Table 2.2 Bolton Borough's 5, 10 and 15-Year Dwelling Requirements (Based on the Growth Point Bid Figures as an Average Across Each Five-Year Period)**

Growth Point Scenario			
Avg Dwellings/yr (average across each 5-year period) <sup>a</sup>	5-Year Dwelling Requirement <sup>b</sup>	10-Year Dwelling Requirement <sup>b</sup>	15-Year Dwelling Requirement <sup>b</sup>
694	3,470	6,940	10,410

<sup>a</sup>The 15-year requirement assumes that the Growth Point Bid target of 694 dwellings per annum will continue for a limited period beyond 2021.

<sup>b</sup>Our client advised that demolitions have historically averaged about 24 per year. This figure is low enough not to be material and so we have not factored-in an allowance for replacement of demolitions.

## Summary

- 2.29 Sustainable development is the core principle underpinning planning, and national planning policy guidance/statements emphasise the Government's objective of ensuring the delivery of more sustainable patterns of development. To this end, LPAs are required to identify in their LDDs sufficient, suitable land in appropriate locations to enable the continuous delivery of housing for at least 15 years from the date of adoption, and are charged with promoting the use of vacant and underused PDL.
- 2.30 SHLAA studies are an important evidence source to inform plan-making, by identifying whether there are sufficient specific sites (both greenfield and PDL) that are capable of meeting the LPA's housing requirements. However, the Practice Guidance makes clear that the SHLAA will not in itself determine whether a site should be allocated for housing development.
- 2.31 The Government's core objective of ensuring more sustainable patterns of development is reflected in regional planning policy, which seeks to concentrate most new development within the urban areas of the '*Regional Centres, Regional Towns and Cities*'. Bolton is identified by the emerging RSS as one of 29 named towns and cities that are the 'third priority' for growth, and Policy RDF1 states that emphasis should be placed on areas in need of regeneration.
- 2.32 The dwelling requirements set out in the Submission Draft RSS (and subsequently modified by the SoS's Proposed Changes) represent a significant increase on the requirements specified in the UDP. This has clear implications for the amount of land that will need to be identified for housing in the Council's emerging LDF.
- 2.33 The SoS's Proposed Changes document does, however, advocate that the housing provision figures set out in the RSS should no longer represent maximum thresholds, but that they should be '*average annual figures*'. This recommendation lays the foundations for a more flexible approach to housing provision at the local level, allowing local authorities to introduce phasing policies, which will have important implications for the 5, 10 and 15-year dwelling requirements for Bolton.

## 3 LOCAL POLICY CONTEXT

### Unitary Development Plan (adopted March 2005)

- 3.1 The UDP ostensibly covers the period to 2011, although it will be superseded by the LDF when it is adopted. Accordingly, we do not consider it necessary to provide a detailed review of the UDP in this report, which will focus instead on the policies in the emerging LDF.
- 3.2 Nevertheless, it is relevant to note that the UDP Policy H1 was to maintain 'a completion rate of 470 dwellings per year in the period April 2002 to March 2011', to be met through development within the urban area (i.e. land not contained within the Green Belt or areas of Protected Open Land). A nominal level of clearance of 20 dwellings per annum was assumed.

### Bolton Local Development Framework

#### *Core Strategy Issues and Options Report (July 2005)*

- 3.3 The Council's Core Strategy Issues and Options Paper took evidence gathered from the Key Issues Report stage along with evidence from consultation on the now abandoned Housing DPD and feedback from a series of presentations to the Area Forums on the future shape of the Borough. This evidence was then used to present a spatial portrait of the Borough and identify four separate options for future spatial development. Each of these options was then subject to a Sustainability Appraisal.
- 3.4 The main issues relating to housing identified from the evidence were can be grouped into three broad categories, as follows:

#### *Affordable housing*

- providing affordable housing in suitable locations;
- improving the stock of affordable housing;
- ensuring requirements placed on developers are not so onerous as to preclude development; and
- setting affordable housing targets for specific sites or areas.

#### *Distribution of housing*

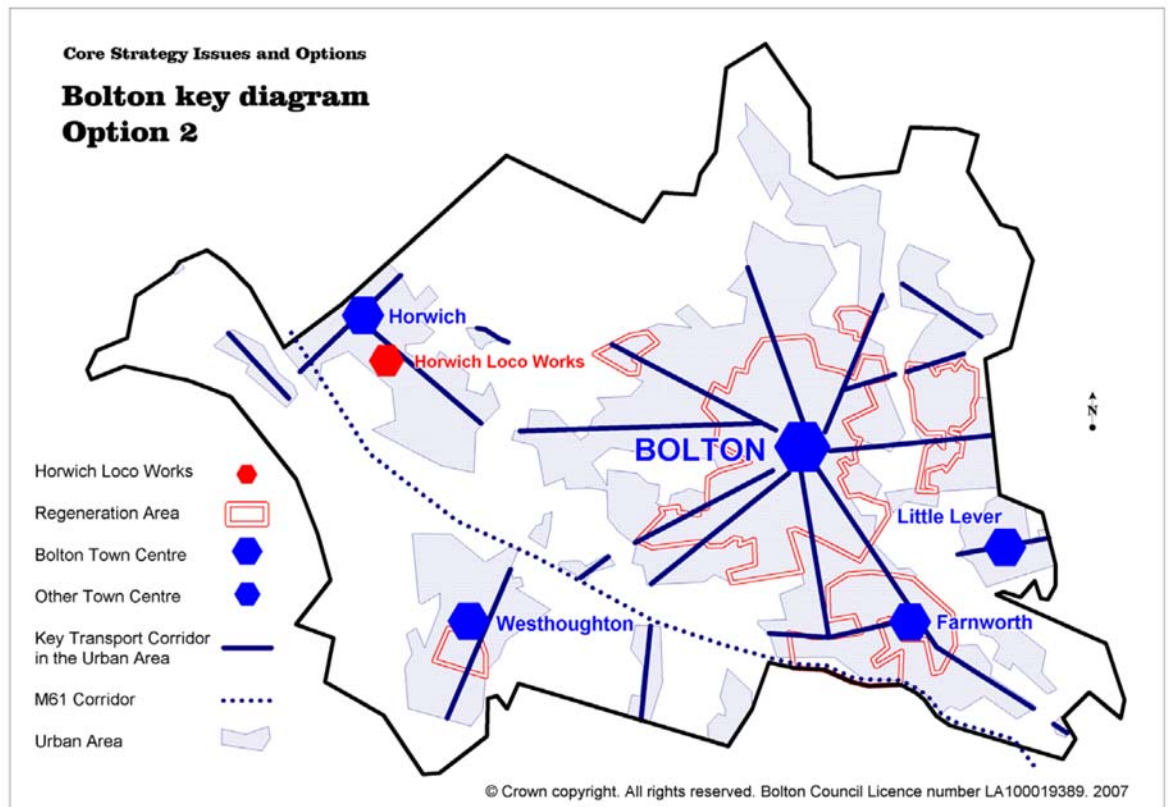
- distributing housing land in line with population trends;
- targeting development towards brownfield land, while still keeping greenfield sites under consideration;
- maximising the development of housing within existing urban areas;
- locating housing away from areas of high flood risk;
- identifying town centre sites for housing;
- keeping a flexible approach to the location of housing across the Borough; and
- identifying a broad range of location for housing.

#### *Other main issues*

- ensuring a suitable range of housing densities in new developments;
- regenerating deprived and run-down areas;
- adopting a sustainable approach to design; and
- selecting housing sites based on access to public transport and to town centres.

- 3.5 Using this base, the Issues and Options Paper then went on to set out a spatial vision. This vision had two key spatial implications for the future development of housing in the Borough:
- *Providing housing that meets everybody's needs. The number of privately owned empty homes will be reduced, while more decent affordable homes will become available.*
  - *Ensuring that there is the right quantity and quality of land for housing in the accessible and sustainable locations.*
- 3.6 The Issues and Options Paper did not put forward any options regarding the quantity of housing because this will be covered in the emerging RSS and precise figures have yet to be reached (and will be informed by this SHLAA study). However, four options on the future shape of spatial development in the Borough were identified:
- Option 1 - Dispersed urban development. This option would concentrate development and regeneration within the urban area; however, within that area no specific spatial priorities would be set and an opportunistic approach would be taken towards development, in principle allowing Greenfield development within the urban area.
  - Option 2 - Concentrated urban development. This option would concentrate development and regeneration on various key sites and areas: the Town Centres of Bolton and other towns within the Borough; key strategic sites such as Horwich Loco Works; Neighbourhood Renewal Target Areas; and key transport corridors.
  - Option 3 - Dispersed urban development combined with some peripheral development. This option would allow the extension of the urban area onto areas currently identified as Protected Open Land; like option 1, it would allow an opportunistic approach to development within this extended urban area.
  - Option 4 - Dispersed urban development combined with some peripheral development including Green Belt land. This option would extend option 3 to allow a larger degree of urban spread into areas currently designated as Green Belt.
- 3.7 Sustainability Appraisals identified Option 2 as the one which will have the least impact on climate change, the smallest loss of green space and result in the most accessible development. Additionally, this option would be expected to have the benefit of raising the profile and competitiveness of Bolton Town Centre and of having the greatest regeneration effect on the Neighbourhood Renewal Areas.

## Spatial Option 2 from the Bolton Core Strategy Issues and Options Paper (July 2007)



## Other Relevant Policy Initiatives

### *Bolton Housing Land Availability Study (March 2007)*

- 3.8 The Housing Land Availability Study (HLAS) 'considers the distribution of development land, provides information on new planning permissions, and assesses the balance between private and housing association provision' and 'provides detailed information relating to dwellings completed' in the year ending 31 March 2007.
- 3.9 The HLAS was prepared in advance of the Submission Draft RSS, but anticipated a requirement in the range of 578 to 650 dpa, giving a five year requirement of between 2,890 and 3,250 dwellings.
- 3.10 During the year to March 2007, 96 per cent of the 983 dwellings completed were built on PDL, significantly above the RSS requirement of 80 per cent.

### *Building Schools for the Future*

- 3.11 Building Schools for the Future (BSF) is a Government investment programme aimed at improving school buildings and their facilities, the intention being to renew and/or replace all secondary schools over a 10 to 15 year period. The BSF agenda advocates schools as a resource for the whole community, offering a range of facilities such as childcare, health and social services, adult training and leisure. The programme has allocated £500 million jointly to Bolton and Blackburn with Darwen Councils which will be spent to rebuild, remodel or relocate 17 schools in Bolton and 9 in Blackburn with Darwen. The BSF programme will clearly have implications for land availability and will potentially free up a number of sites for housing, but only in the medium term.

### *Community Strategy - Bolton: Our Vision 2007-2017*

- 3.12 The Community Strategy aims to narrow the gap between the most and the least well off, and ensure economic prosperity. Creating housing that meets Bolton's needs is a vital element in achieving these aims. The Community Strategy contains targets to reduce the number of empty private houses and increase the number of '*decent, affordable homes*', with a target of 650 new homes to be built a year, 80 of which are to be affordable for people on low incomes.

### *Bolton Town Centre Action Framework 2005 - 2008*

- 3.13 The Town Centre Action Framework states an intention to increase town centre residential uses where appropriate to provide town centre living. Action Strand 7 states '*a proactive approach will be taken to the identification and promotion of opportunities that will increase levels of town centre residential development*'. The Framework plans for a gradual increase in the population of the town centre, with high-density residential schemes (and mixed-use schemes with significant residential aspects) envisaged, notably in the Cultural Quarter.

### *Bolton Innovation Zone*

- 3.14 Bolton Innovation Zone stretches from Le Mans Crescent to the University of Bolton, and across to Trinity Railway Station. The Zone was created to encourage new investment and effective planning in an area of town seen to be operating below its potential, and aims to create a key gateway while generating significant employment opportunities.
- 3.15 The 10 year vision for the Innovation Zone sees the relocation of the bus station to a site close to the train station in order to produce an efficient Transport Interchange, releasing land at Moor Lane for development. A number of additional schemes to redevelop, replace, relocate and regenerate a variety of key sites and buildings within the Zone will also be realised, with development plans including town centre residential accommodation.

### *Church Wharf, Bolton Town Centre*

- 3.16 Church Wharf in the north east of Bolton town centre is regarded as an important gateway site and is of strategic importance to the sustained growth of Bolton as a regional centre. A preferred developer was selected in May 2007 to bring forward a mixed-use development for this area. Over the next 10 years, 340,000 sq.ft of grade A office space, a Leisure Zone, a hotel, cafes and restaurants, 7,000 sq.ft of retail, a multi-storey car park and 586 dwellings (combining town houses and apartments) will be delivered.

### *Central Street Development, Bolton Town Centre*

- 3.17 The Central Street scheme is a comprehensive, retail-led mixed use redevelopment of 2.9 ha of land in the St Helena area of Bolton Town Centre. The proposed development comprises 33,394 sq.m of retail floorspace, including an anchor/food department store extending to 7,973 sq.m, with an additional 2,800 sq.m of mezzanine floorspace and other new A1 retail units. The proposals also include provision for 150 residential rooftop apartments.

### *AGMA New Growth Point Expression of Interest*

- 3.18 AGMA submitted an expression of interest to CLG in October 2007 for a new Growth Point covering the whole of Greater Manchester, concentrating development in the Cities of Manchester and Salford and the Metropolitan Boroughs of Bolton and Trafford. The expression of interest proposed the delivery of 694 dpa in Bolton Borough, a 20 per cent increase on the figure outlined in the Draft RSS Panel Report.



CLG confirmed in July 2008<sup>5</sup> that AGMA's bid was successful, and noted (page 30) that AGMA's plans included *'an exemplar, environmentally sustainable urban village in the heart of Bolton, providing town centre living to complement the transformation of the town's business, commercial, retail and cultural offer.'*

- 3.19 Accordingly, in Section 7 we assess the adequacy of the housing potential under both the RSS and the more ambitious Growth Point scenarios. We consider that the Council should work to the dwelling targets under the latter, more ambitious scenario given the statement on page 29 of the CLG's document of July 2008 which appears to confirm that the Government is committed to ensuring delivery of the dwelling targets that underpinned the Growth Point bid: *'By designating Greater Manchester as a New Growth Point, Government is entering into a partnership with the Association of Greater Manchester Authorities to deliver the right type, size and tenure of housing.'*
- 3.20 The Council envisages that additional housing to meet its dwelling targets will arise from four key sources: Bolton Town Centre, Council Estates (through the 'Transforming Estates' project), Horwich Loco Works and conversions of Victorian Mills. Consequently, the Council expects that the proposed increase in delivery of residential accommodation can be achieved without the need to develop on existing Green Belt or Protected Open Land.

### *Transforming Estates*

- 3.21 Transforming Estates is a delivery vehicle which will operate on a Borough-wide basis, following a model that is being developed with English Partnerships, the Housing Corporation and Government Office North West. The partnership will include Bolton Council, ALMO and registered social landlords, and potential private developers. The initial stages of the study have been undertaken by Broadway Malyan which has examined and categorised the space in fourteen neighbourhoods throughout the Borough.
- 3.22 The primary objective of the programme will be to increase the supply of housing whilst maximising the potential of Council land. It is estimated that the programme will deliver around 4,000 to 6,000 new dwellings, of which 50 per cent will be affordable.
- 3.23 This will be achieved by making better use of space in and around Bolton's Council Estates. Underused and untidy patches of land and redundant green buffers will in many cases become sites for housing and are as such included in our database. However, any development carried out on these sites will be carried out alongside comprehensive masterplanning of the estates to ensure that recreational facilities are retained and enhanced, and that the quality of the urban environment improved. Most of these patches of land are in the ownership of Bolton Council; however, the project also looks at the inclusion of some private land so that the transformational effect is complete throughout the estate.
- 3.24 This study brought forward 230 sites over 0.25 ha for consideration. Many smaller sites were also identified and will be looked at in a comprehensive way as part of the Transforming Estates programme.

### *Bolton Mills Action Framework*

- 3.25 Of the 102 mills that remain standing in the Borough, nine are empty, 20 are in pure industrial use, 10 in storage use, one in office use, five in residential use, and one in educational use, with the remaining mills being utilised for a mix of industrial, storage, warehouse, office and retail uses. The purpose of the Bolton Mills Action Framework, which was approved in 2006, is to help guide the future role of mills across the Borough.

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<sup>5</sup> 'Second Round Growth Points - Partnerships for Growth'.

- 3.26 The Council is currently assessing the potential for housing, employment and leisure uses of the mills, a large proportion of which are vacant (or partially vacant). Figures from the Valuation Office in 2006 suggested that 828,557 sq.m of mill space was occupied at that time, representing an occupancy rate of 57 per cent. In 2008, updated figures suggest that 725,717 sq.m of mill space is now occupied, meaning that the occupancy rate is now 52 per cent (a decrease of 102,840 sq.m). Our database contains some mill sites. This SHLAA contains Mills information as at April 2007, prior to the outcome of the Mills Assessment (expected Summer/Autumn 2008) and recent appeal decisions. This may reflect different Council priorities on certain Mills which will be fully incorporated into the 2008 baseline update

## Summary

- 3.27 The adopted UDP - which will remain 'saved' until the LDF is in place - contains a target of 470 dpa across the Borough. As we highlighted in Section 2, the emerging RSS makes provision for a significantly higher figure of 578 dpa, and in light of the successful Growth Point bid this figure is expected to rise even further to 694 dpa.
- 3.28 The Council developed a series of options for its Core Strategy Issues & Options Report (July 2007). Option 2 - which would concentrate development and regeneration on town centres, key strategic sites, Neighbourhood Renewal Target Areas, and key transport corridors - performed best against Sustainability Appraisals.
- 3.29 Consistent with Option 2, many ongoing initiatives are seeking to focus development in Bolton town centre at high-density. Elsewhere, a key programme is Transforming Estates, which will improve the quality the urban environment within and adjacent to estates across the Borough which are in need of regeneration, as well as providing significant additional housing.

## 4 METHODOLOGY AND DATA SOURCES

### Parameters

#### *Study Area*

- 4.1 The SHLAA study covers the entire area within the administrative boundary of Bolton Borough. Unimplemented/outstanding residential planning permissions are considered as a potential source of supply, irrespective of where the sites are located in the Borough. Details of these housing 'commitments' are provided later in our report. Outstanding housing allocations anywhere in the Borough would normally have also been reviewed and considered as a potential source of supply, although all of the housing allocations in the adopted UDP have already been implemented.
- 4.2 As well as unimplemented/outstanding residential planning permissions, we considered a further 386 sites. These additional sites are dispersed all around the Borough, and include sites located within the urban area as well as sites in more peripheral locations. Some sites are located within the Green Belt. Appropriate consideration has been given to important policy designations and to the location of sites, as detailed later in our report.
- 4.3 Our approach is therefore extensive, which is necessary in order to fully assess the potential to achieve the Borough's housing targets set out in the emerging North West RSS. Another reason for taking an extensive approach is so as not to pre-empt the identification of appropriate areas for accommodating growth, which will be undertaken through the LDF preparation process.
- 4.4 Figure 4.1 at the end of this section depicts the important nature conservation designations in the Borough, as well as the location of the various Neighbourhood Renewal Areas, key town and district centres, principal transport corridors, and the urban area<sup>6</sup>.

#### *Time Horizon*

- 4.5 LPAs are required, by paragraph 53 of PPS3, to set out in LDDs their policies and strategies for delivering the level of housing provision set out in the approved RSS, or the emerging RSS if the approved RSS is being reviewed. LPAs are required to '*identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption.*'
- 4.6 Paragraph 54 of PPS3 states that LPAs '*should identify sufficient specific deliverable sites to deliver housing in the first five years*' from adoption of the relevant LDD. Paragraph 55 further states that LPAs should also '*identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated.*'
- 4.7 The requirements of paragraphs 53 to 55 of PPS3 are carried through into the Practice Guidance, paragraph 5 of which requires LPAs to '*identify specific, deliverable sites for the first five years of a plan that are ready for development*'. Paragraph 7 of the Guidance further states that a SHLAA should '*as a minimum...aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption.*'
- 4.8 Thus, both PPS3 and the Guidance require LPAs to identify sites from the date of adoption of the relevant DPD. However, adoption of the Borough's Site Allocations

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<sup>6</sup> The Borough does not really have distinct 'settlements'; instead, the urban area can be described as a series of urban agglomerations.

DPD is not anticipated until December 2010<sup>7</sup>. We have therefore necessarily used the study base date of 1 April 2007 as the starting point in assessing the 5 year land supply, rather than the DPD adoption date.

- 4.9 In accordance with the Guidance, the SHLAA should be regularly kept up-to-date as part of the Annual Monitoring Report exercise, so as to support the updating of the housing trajectory and the rolling five-year supply of specific deliverable sites.

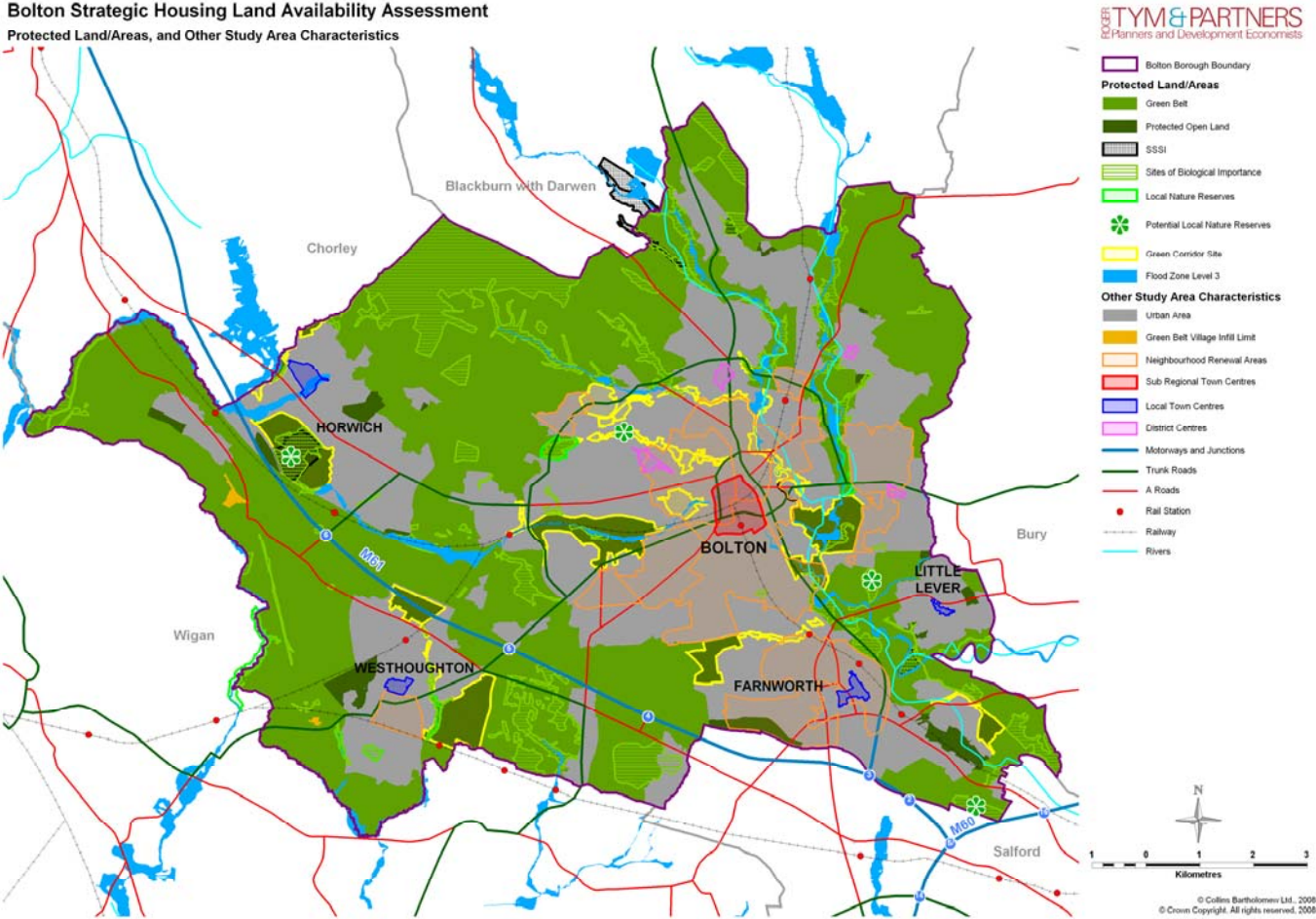
#### *Minimum Site Size Threshold*

- 4.10 Analysis of National Land Use Database (NLUD) returns made prior to 2003 demonstrated that a 0.25ha size threshold would reduce the total number of sites by 50-60 per cent, while only reducing the total PDL land area by 3-4 per cent. Accordingly, a 0.25ha threshold was introduced to NLUD in 2003 (this applies across all of England except London, where a threshold of 0.1ha applies). English Partnerships' 0.25ha threshold had the desired effect; the number of sites returned by local authorities post-2003 decreased considerably but this had only a minimal effect on the total land area.
- 4.11 For the reasons set out above, it was agreed early in the study that we would apply a minimum site size threshold of 0.25ha for the Bolton SHLAA study, with sites above this size typically being able to accommodate 10 or more dwellings. However, there are some sites with a gross area below the agreed minimum threshold of 0.25ha, but which clearly offer potential for a significant number of dwelling units (these sites principally being in Bolton town centre). We therefore also considered any sites with a gross area below 0.25ha, where there is an expectation that the site could accommodate 50+ units.

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<sup>7</sup> <http://www.bolton.gov.uk/pls/portal92/docs/54744.PDF>

Figure 4.1 The Study Area (Whole of Bolton Borough), Showing Key Characteristics





## Sources of Potential Housing Sites

- 4.12 PPS3 sets a clear expectation that the supply of land for housing should be based upon specific sites and, where necessary, broad locations. The main tool used in the assessment was therefore a MapInfo GIS database of sites with a recognisable opportunity for residential development.
- 4.13 Figure 4 of the Guidance provides a list of possible sources for identifying potential housing sites. The list includes sites that are already in the planning process as well as sites that are not currently in the planning process. In the early stages of the study we compiled an initial list of potential housing sites, drawing upon the sources listed in Figure 4, but broadening it slightly to include other sources. The sources that we used to identify the initial list of sites are as follows:
- sites previously submitted to the Council for consideration (including Core Strategy Consultation sites);
  - the 'Transforming Estates' study;
  - sites identified for potential disposal in the Council's Open Space Assessment study;
  - surplus employment land from the Council's Employment Land Review;
  - the Council's latest Housing Land Availability Study;
  - sites identified through consultation undertaken for the Council's Housing DPD<sup>8</sup>;
  - the Council's latest NLUD return (2006/7); and
  - other sites brought to our attention by the Council.
- 4.14 Our initial list of potential housing sites - compiled from the sources listed above - was extensive, containing over 450 sites. We then removed: duplicates (i.e. sites that had been identified from multiple sources); sites below the minimum site size threshold of 0.25ha (except any sites below the threshold thought to have potential for 50 or more dwellings); and sites which Bolton Council considered to have no realistic prospects for housing). At this stage, sites within the Green Belt or other important policy designations were not excluded; as noted above, these factors were considered later in the process.

## The Sites Database

- 4.15 After applying the various filters described above, the initial list of over 450 potential housing sites was reduced to 386. Of these 386 sites, Council officers deemed 72 to have only long-term potential (about half of which are within the Green Belt, with the remainder being in peripheral locations or otherwise constrained). We were instructed not to visit the 72 sites deemed to have only long-term potential.
- 4.16 We visited each of the remaining 314 sites and assessed their potential housing yield, taking into account the findings from our site visits. We also generated a theoretical yield figure for each of the other 72 sites. However, it is important to emphasise that because we have not visited any of those sites we therefore have only partial information (for instance on the proportion of the site covered by permanent features), meaning that the theoretical yields for the 72 sites are necessarily more broad-brush than the yields generated for the sites that we have visited.
- 4.17 As noted previously, the contribution to the housing supply of sites with planning permission is assessed through separate analysis (as detailed in subsequent sections

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<sup>8</sup> After commencing work for the Housing DPP, the Council decided that the Core Strategy needs to be put in place first, and so work on the Housing DPD was halted in 2007.

of our report). These 'committed' sites therefore do not feature in our database, although because the study has a base date of 1 April 2007, it is important to note that some of the sites in the database might have since been granted planning permission for residential use in the intervening period. This issue will be addressed through the first annual update of the study.

- 4.18 Each of the 386 sites is represented as a 'polygon' (i.e. an area with boundaries) on an OS base map in our MapInfo GIS. For each site a unique identifier was created and more detailed information on each of the 386 sites is contained in the associated Microsoft Access sites database, which is split into five parts as detailed below.

#### *Database Reference Fields*

- 4.19 For each site, basic reference details and other factual information are always visible at the top of the database, whether Part 1, 2, 3, 4 or 5 of the database is selected. The standard reference fields are specified in Table 4.1 below.

**Table 4.1 Sites Database - Reference Fields**

<b>Data Field</b>	<b>Form of Data/Possible Options</b>
RTP unique ref	Sequential site numbering system, providing each site with a unique reference.
Source ref (if available)	Taken direct from Council or other sources.
Source type	Taken from the following: Housing Development Plan Document, Housing Land Availability Study, NLUD, Open Space Assessment, Employment Land Monitoring Database, Broadway Malyan sites ('Transforming Estates' Project), Development Briefs, Town Centre Regeneration sites, Allocations DPD Call For Sites
Other source types (if available)	Other source(s) of site, only applicable if the site was identified through multiple sources. Same options as for 'source type'.
Grid reference	Easting and northing of the site centroid, generated by GIS
Site name & address	Site name (where applicable) and approximate address, based on the site's geographic location. Generated from GIS or entered manually if a CFS submission.
General information/other comments	Free-text box which contains other relevant information and LSH's observations/assessment findings.

#### *Database Part 1 - Site Details and Planning Status*

- 4.20 The first part of the database contains a range of contextual and factual information about the sites (gross site area, land type, and so on), much of which was collected as a desk-based exercise and using GIS. This part of the database also contains our 'Overall Site Prioritisation' rating for each site (1, 2 or 3). Details of how we prioritised sites are provided later in our report.
- 4.21 Our assessment of any permanent features that would be likely to affect the site's potential for housing development, based on the findings/observations from our site visits (which we completed in May 2008), is provided in the first part of the database. As noted above, we have only been able to record the presence of permanent features - and make an appropriate adjustment to reflect the proportion of the site that is actually capable of accommodating development - for the 314 sites that we visited.
- 4.22 The full list of fields/information contained within Part 1 of the database is shown in Table 4.2 below.



**Table 4.2 Information Contained in Part 1 of the Sites Database**

Topic	Data Field	Form of Data/Possible Responses
Site Details	Site area in hectares (gross)	Automatically created using GIS by measuring the area of land within the site polygon
	Land type	Greenfield or previously developed land
	Current land use	Options are: agriculture & related incl. forestry; community services; minerals; open space; industry & business; other*; recreation & leisure; residential; retail; transport); utilities & infrastructure [*if 'other' is selected, details of the current land use are provided in a second free-text box].
	Surrounding land use	Options are: Agriculture & related incl. forestry; community services; minerals; open space; industry & business; other; recreation & leisure; residential; retail; transport); or utilities & infrastructure
	Character of surrounding area	As assessed on site
	Other relevant site details	As assessed on site

### *Database Part 2 - Suitability Information*

- 4.23 The second part of the database provides our assessment of details of any physical or bad neighbour constraints which might affect the site's potential for housing development, as well as our initial assessment of whether the site is suitable for housing only, or housing as part of a mixed-use development<sup>9</sup>.

**Table 4.3 Information Contained in Part 2 of the Sites Database**

Data Field	Form of Data/Possible Options
Access infrastructure	On-site assessment of whether extensive new access infrastructure would be required in order to facilitate housing development
Drainage infrastructure	On-site assessment of whether extensive new drainage infrastructure would be required in order to facilitate housing development
Ground condition constraints	On-site assessment of whether extensive ground treatment is likely to be required in order to facilitate housing development
Bad neighbour constraints	As assessed on site. Possible responses are 'none'; potential for 'mitigation'; or 'major constraints'
Mixed-use potential	Initial assessment of whether the site is suitable for housing only, or housing as part of a mix of uses

### *Database Part 3 - Availability Information*

- 4.24 In Part 3 of the database, we provide details of anything which we consider might affect availability, reflecting our observations from the site visits.

### *Database Part 4 - Yield Assessment*

- 4.25 For most identified sites it was necessary to estimate the potential housing yield. In order to do this, we applied a series of factors as detailed below. The differing percentages for each factor have been derived using our experience of previous developments in similar areas, and were agreed in advance with our client. (There were, however, a small number of sites where this method was not used and a figure for yield was entered manually instead. This was the case on sites where detailed work done by Bolton Council allowed us to make a more accurate site-specific yield

<sup>9</sup> We return to this issue later in our report.

assessment. Examples of this approach include the strategic site of Horwich Loco Works and several town centre sites for which design briefs have been produced.)

*(i) Gross site area*

- 4.26 Where two or more sites contain areas that overlap, the common area of land is only considered as part of one site and is discounted from any others to avoid double counting. The gross site area specified in the database is the area within the digitised site polygon after this process was completed, measured using GIS.

*(ii) Permanent features factor*

- 4.27 A factor was then applied to represent the percentage of the gross site area likely to be available for housing after account has been taken of any special site specific capacity constraints relating (for example) to site shape, topography, obstructions to development (e.g. substations) or water bodies. Site constraints, and the appropriate percentage reduction, were assessed on a site by site basis, but only for the 314 sites that we visited; for the remaining 72 sites we have not been able to make an adjustment for any permanent features.

*(iii) Gross to net factor*

- 4.28 A gross to net factor was applied to the residual site area following application of the site constraint factor. The gross to net factor takes account of any requirements to provide supporting facilities on the site. We have adopted the most up-to-date advice on net density, namely that contained in Annex B of PPS3 which states that net dwelling density is calculated by:

*'...including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'*

- 4.29 For the largest sites (above 10ha), the gross to net factor that we applied was 50 per cent, to allow for significant additional infrastructure such as schools, community facilities, roads, green spaces and so on. For sites of between 0.4ha and 10ha, the amount of additional infrastructure required will be much less, and so a greater proportion of the site can be allocated to housing. Consequently, we have applied a less severe ratio for sites with a gross area of between 0.4ha and 10ha. For sites up to 0.4ha, the amount of additional infrastructure that is required is assumed to be negligible. This is because these sites should be capable of utilising existing infrastructure, and also because smaller sites will not generate a need for significant new supporting infrastructure. For sites with a gross area up to 0.4ha, we have therefore applied a gross to net factor of 100 per cent. Table 4.4 below sets out the specific gross to net ratios that we used.
- 4.30 PPG2 limits the redevelopment of PDL sites in the Green Belt to an area equivalent to the built footprint, but only for 'major developed sites'<sup>10</sup>. Paragraph C1 of Annex C to PPG2 provides a range of examples of major developed sites, including factories, collieries and power stations. The only site major developed site in the Green Belt that we considered is the British Aerospace site in Horwich (database ref. 646)<sup>11</sup>. For major developed sites we would therefore normally apply a bespoke gross to net ratio equivalent to the proportion of the site that is covered by built footprint. However, the British Aerospace site has a gross site area in excess of 10ha and so the residual area, having applied the 50 per cent gross to net ratio for large sites, is actually less

<sup>10</sup> See paragraphs C4 and C5 of Annex C to PPG2.

<sup>11</sup> There may be other Green Belt sites that also contain PDL (although none of them are 'major developed sites'), but for the reasons set out previously we were not required to visit the majority of Green Belt sites and so we are unable to confirm this. In the absence of definitive information we have therefore treated any other sites in the Green Belt as greenfield (checking as best we can by referring to aerial photography unless explicitly instructed otherwise by Bolton Council).

than the existing built footprint and our theoretical yield estimate is therefore - conservative.

- 4.31 It should be noted that, in reality, each site would be considered individually as and when it is taken forward for allocation or proposed for development. Nevertheless, the gross to net ratios that we applied for the purposes of our yield assessment are as set out in Table 4.4.

**Table 4.4 Gross to Net Ratios**

Gross Site Area (ha)	Percentage Net
Up to 0.4ha	100%
0.4ha to 2ha	90%
2ha to 10ha	75%
Over 10ha	50%

*(iv) Mixed use factor*

- 4.32 A mixed use factor was applied to sites most likely to be developed for mixed uses, to indicate the notional proportion of the net site's total capacity which is assumed to generate residential use, regardless of whether the mix of uses is horizontal or vertical. The majority of the sites that this factor applies to are located in Bolton town centre, and were identified through a combination of our site visits and officer knowledge. Two other sites have also been identified as having mixed use potential, namely Horwich Loco Works (database site ref. 19) and the British Aerospace site (database site ref. 646), also in Horwich.
- 4.33 The mixed use factor that we applied was 50 per cent in all cases<sup>12</sup>. It is also possible to apply other mixed use factors (25 per cent, 75 per cent and 90 per cent). Whilst we have not made applied these factors to any of the 386 sites in the database, the Council might prefer to apply one of these alternative factors to specific sites in future updates of the study, which is why we have incorporated this functionality into the database.
- 4.34 Again, each site would need to be considered in more detail on a case-by-case basis as and when it came forward for development. These sites will need a mixed use policy rather than a housing allocation and a separate employment allocation. In any event, as we highlighted above, most of the sites in the database have been treated as pure housing sites.

*(v) Density assumptions*

Policy guidance

- 4.35 Paragraph 47 of PPS3 states that while LPAs may wish to set out a range of densities across the plan area, 30 dwellings per hectare (dph) net should be taken as a national indicative minimum to guide policy development and decision-making, until local density policies are in place.
- 4.36 The draft RSS for the North West provides no specific figures regarding density. However, the EiP Panel recommended that a policy on density should be inserted into the RSS, specifying a minimum figure of '*30 dwellings per hectare (dph) net; 40 dph in urban areas; and higher figures still in locations with good public transport accessibility.*'
- 4.37 In the Proposed Changes document of March 2008, the SoS accepted the intent behind the policy, but was wary of giving a specific figure for density, stating (page 11) that '*the evidence to underpin the suggested 40 dwellings per hectare figure for urban*

<sup>12</sup> We understand that for the Employment Land Study, Arup has applied the same 50 per cent factor and so there should not be any double counting in relation to the Horwich Loco Works site, which has been treated as a mixed use opportunity by both RTP and Arup.

*areas is unclear ... The redrafted text is intended to secure a similar outcome, and to link decisions on density to relevant contextual factors.'*

- 4.38 Consequently, the SoS's Proposed Changes document recommends the addition to the RSS of new Policy L5, which states:

*'The density of new residential development should not be less than 30 dwellings per hectare (dpha) net. In urban areas it should be higher, particularly in locations that are within walking distance of good public transport services, while meeting the need to provide an appropriate mix of appropriate house types, sizes, tenures and prices, including the need to support inclusive and cohesive communities through good design.'*

- 4.39 Policy H5 of the saved Bolton UDP is consistent with the emerging RSS, stating that *'new housing developments shall be laid out at a net site density of 30 dwellings or more per hectare unless it can be clearly demonstrated that this is not achievable because of site specific constraints or the need to give priority to other planning objectives.'* It is also emphasised that higher densities are desirable where possible, and that the Council will actively seek higher densities *'on sites around existing centres and close to public transport nodes'*.

#### Analysis of density trends

- 4.40 In order to identify appropriate density bands to apply to sites in the Bolton SHLAA study area, we undertook analysis of past and current density trends. Table 1 of Appendix 6 sets out the proportion of residential completions in three density bands between 2005 and 2008. The data are provided in two sets: 'all sites' and 'large sites' (sites greater than 0.25ha). Table 2 of Appendix 6 shows the average densities for each year from 2005 to 2008, first for all sites and then just for large sites. Data can also be split to show completions by ward; however there are insufficient data to draw meaningful conclusions at this level.
- 4.41 Table 1 of Appendix 6 shows that the average housing density achieved for all sites between 2005 and 2008 was 34.3dph, and 30.3dph for large sites only. The latter figure primarily reflects the fact that, by definition, the data for large sites exclude small footprint, high-density developments (typically flats in central locations). The data for all sites illustrate a fairly even split across the three density bands, with the largest proportion of completions being at densities above 50dph. When only large sites are considered, the proportion of dwellings at densities of over 50dph drops significantly, reflecting the importance of small footprint, high density sites to Bolton's housing provision.
- 4.42 Table 2 of Appendix 6 illustrates the change in average densities between 2005 and 2008. The table shows that after a small drop in 2006, there has been a notable increase in the average densities achieved on completed residential schemes, with the average being driven up to around 40dph.

#### Assumptions

- 4.43 Our analysis indicates that the achievable density range across the Borough is generally of the order of 30 to 50dph (although as we have demonstrated, there are some exceptions where densities below 30dph are being achieved). The aspiration should therefore be to meet the minimum recommended by PPS3 and the RSS and in all parts of the study area, although we do acknowledge that achieving densities above 30 dph in the more rural and peripheral sites might prove challenging in practice.
- 4.44 Bolton's status as a Sub-Regional Centre provides opportunities for much higher residential densities. Densities on most of the proposed town centre are schemes in Bolton town centre are well in excess of 150dph. An average level of 150dph therefore is an achievable target for developments in Bolton town centre (although of course this applies only to the housing element of mixed use developments).

- 4.45 The Borough also contains several 'Local Town Centres': Farnworth, Horwich, Little Lever and Westhoughton. Although the densities achieved in the centre of Bolton are unlikely to be achievable in these lower-order centres, they do nevertheless offer a range of key local services and as such development close to these centres should be expected to support a higher level of density.
- 4.46 In order to promote sustainable development, the key determinant of housing densities should be accessibility by public transport to the main centres of employment and services, i.e. town centres. The most suitable indicator of accessibility by public transport is proximity to public transport corridors, such as high frequency bus routes and railway stations. The GIS data we have indicate whether a site lies within 300m of a high-frequency bus stop (defined as a bus stop at which an average of 6 or more buses call during the period Monday to Friday 0930-1529 hours), and so density assumptions are based on this measure.
- 4.47 The density assumptions that we used in assessing housing potential - which were agreed with our client - are set out in Table 4.6 below.

**Table 4.6 Net Density Rates Used for the Bolton SHLAA (dwellings per hectare)**

Site Location Characteristics	Density
Within the Sub-Regional Town Centre.	100
Within a Local Town Centre or within 400m of the Sub-Regional Town Centre.	70
Within 300m of a high frequency bus stop AND either between 400m and 800m from the Sub-Regional Town Centre or less than 800m from a Local Town Centre or railway station.	60
Within 300m of a high frequency bus stop AND more than 800m from the Sub-Regional Town Centre or Local Town Centre or railway station.	50
More than 300m from a high frequency bus stop AND either between 400m and 800m from the Sub-Regional Town Centre or less than 800m from a Local Town Centre or railway station.	40
More than 300m from a high frequency bus stop AND more than 800m from the Sub-Regional Town Centre or Local Town Centre or a railway station.	30

- 4.48 The housing capacity of any identified site is then calculated by:  
*Gross site area x permanent features factor x gross to net factor x mixed use factor x density*
- 4.49 At the bottom of the fourth part of the Access sites database are two fields entitled 'Net residual site area available for housing (ha)' and 'yield'; these figures are the residual area and theoretical housing yield after the factors described above have been applied.
- 4.50 In practice, the Council will have to undertake more detailed work on the densities that are achievable at any given site, as and when it is brought forward for development. Furthermore, our guideline capacities for very large sites must be treated with caution as we can not foresee the mix of uses that these broad locations might be called on to accommodate. Nevertheless we consider that the consistent framework shown in the table above is appropriate for the purposes of this strategic assessment.

### *Database Part 5 - GIS-Based Information*

- 4.51 Part 5 of the Access database contains scores for each site against a total of 12 assessment factors and criteria - consistent with the factors and criteria referred to on pages 16 and 17 of the Guidance - under the headings 'suitability', 'availability' and

'achievability'. The specific assessment factors and criteria, and the potential scores that could be assigned under each, are contained in full at Appendix 1.

- 4.52 The criteria are a combination of those for which a score can be generated automatically using GIS (such as whether the site is within the Green Belt or a Flood Risk Zone) and those for which we had to apply our professional judgement (for instance, in relation to the extent of physical constraints affecting the site). A score of between 0 and 5 was possible under each assessment criterion, whereby a major constraint and/or severe adverse impact scores 0 (minimum), and a significant positive feature or absence of adverse impact scores 5 (maximum). The use of a common scoring base ensures that, as far as possible, the scoring of sites is transparent and easily understood. Moreover, it highlights any potentially unacceptable aspect of the development of an individual site, irrespective of that site's overall assessment rating. Thus, the maximum score that a site could achieve is 60 (i.e. 12 criteria x 5).
- 4.53 It is therefore possible to compare individual sites' performance relative to other sites in terms of their overall 'score' out of 60. However, we caution against prioritising sites using a simple scoring approach. Whilst the GIS-based site assessment provides a good indication of each site's performance against a broad range of important measures, we consider that a secondary assessment is still necessary to ensure that certain 'core' constraints are taken into full account. The information contained in Part 5 of the database is thus important, but only forms the first step in our site prioritisation exercise (full details of which are contained in Section 6 of our report).
- 4.54 Furthermore, whilst paragraph 83 of the draft version of the SHLAA Guidance suggested that SHLAAs could '*develop an indicative rank of sites*', this was not carried through into the final version of the Practice Guidance. Thus, the scores in Part 5 of the database are provided for information purposes only, so that the Council can see how sites perform against individual criteria, and in order to provide an indicative initial comparison of sites.

## 5 HOUSING COMMITMENTS

### Introduction

- 5.1 Residential 'commitments' comprise dwellings with full or outline planning permission. The Council supplied us with a schedule of commitments at the base date for assessing housing land availability in the present study (1 April 2007). It is reasonable to assume that not all of the commitments in the schedule will be implemented and so we consider that there is a need to apply a non-implementation rate (any failure of specific commitments to be taken up can be dealt with through routine monitoring and supply management). We return to this issue, below.
- 5.2 If there were any outline permissions for large numbers of dwellings (i.e. over 100) where no dwellings were completed or under construction at the base date, then care would have to be taken because implementation of these permissions may potentially extend beyond five years. Housing production on such sites would need to be carefully monitored and sufficient appropriate allocations would need to be included in the LDF to allow for the possibility that they may not generate their full supply within the first five years. However, there are no such permissions in the Borough. Indeed, there were only two outline permissions in the Borough at the base date for more than 50 dwellings - in Great Lever (53 dwellings) and Halliwell (55 dwellings).
- 5.3 Because the latest comprehensive data on residential commitments supplied by the Council relate to a base date of 1 April 2007, it should be noted that some of the residential planning permissions at the study's base date are now partly completed (i.e. development is proceeding), and some permissions might now be fully completed. This is unavoidable, however, and can be dealt with when the study is updated.
- 5.4 All of the housing allocations in the adopted UDP have been implemented and so there is no need to assess potential from this source.

### Planning Permissions that are Due to Expire in the Near Future

- 5.5 In consultation with our client, it was agreed we would not treat as 'commitments' any sites which have a planning permission for residential use, where the permission is due to expire in the near future but development has not started. For the purposes of our assessment it was decided that December 2008 would be taken to represent the 'near future'. There were only a handful of such sites, which we stripped out of the commitments schedule; these sites were visited and assessed in the same way as sites that do not have planning permission for housing.

### Full Permissions

- 5.6 After the permissions due to expire were discounted, there were some 59 sites across the Borough which had full planning permission for residential development at the SHLAA study base date. Collectively, these sites had permission for 3,857 dwellings.
- 5.7 Of the 59 full permissions at 1 April 2007, 13 sites had planning permission for over 100 dwellings each. Five of these 13 schemes had not been commenced at the study base date. Some 1,014 of the 3,857 dwellings at the 59 sites with full permission had been completed by 1 April 2007. Thus, 2,843 dwellings were still outstanding at sites with full planning permission as of 1 April 2007.

### Outline Permissions

- 5.8 At the study base date, 8 sites within the study area had outline planning permission for housing, for a total of 315 dwellings. Given that these sites only had outline permission, none of the 315 approved dwellings had been built at the study base date.

## Summary of All Commitments

- 5.9 After discounting unimplemented permissions that are due to expire in the near future, there were 67 committed sites across the Borough at the study's base date which could collectively deliver 4,172 dwellings.
- 5.10 Of the total permitted dwellings (on all 67 committed sites), 1,014 dwellings had been completed by 1 April 2007. Thus, 3,158 dwellings were still outstanding at the study base date and could potentially form part of the Borough's housing supply.
- 5.11 We assume that in such cases the number of dwellings built will be as given in the latest permission, although it is possible that these will be superseded by further approvals on the same sites.

## Allowance for Non-Implementation

- 5.12 It is reasonable to assume that not all of the residential commitments will be implemented, particularly given the current downturn in the market. In order to ensure a robust approach, we therefore consider that there is a need to make an allowance for non-implementation of a proportion of the planning permissions. Applying a 'non-implementation rate' will ensure that the Borough's housing supply is not over-reliant on extant planning permissions ('commitments'), which may not actually all progress in practice. We suggested to our client that the application of a 20 per cent non-implementation rate would be an appropriate approximation for the purposes of the study, and officers agreed with our suggested approach.
- 5.13 We have thus applied a 20 per cent non-implementation rate to the total outstanding housing supply from both outline planning permissions and full planning permissions (where development has not yet commenced on site). The non-implementation rate should not be applied to sites where development is already underway; we assume that these sites will be completed in accordance with the details of their planning permission.
- 5.14 Table 5.1 shows that, after applying the non-implementation rate, the total realistic housing supply at 1 April 2007 from residential commitments in the Borough is just under 3,000 dwellings.

**Table 5.1 Summary of Total Supply at 1 April 2007 - Taking into Account a Non-Implementation Rate (20 per cent)**

Planning Permission Status	No. of Sites	No. of Dwgs Permitted	No. of Dwgs Completed at the Base Date	No. of Dwgs Still to be Built at the Base Date	No. of Dwgs Likely to be Built (assuming a 20% non-implementation rate)
Sites with Full PP (under-construction)	41	3,044	1,014	2,030	2,030
Sites with Full PP (not yet commenced)	18	813	0	813	650
Sites with Outline PP	8	315	0	315	252
<b>Total</b>	<b>67</b>	<b>4,172</b>	<b>1014</b>	<b>3,158</b>	<b>2,932</b>

Note: the table relates to permissions on sites over 0.25ha only (to avoid double-counting with the small site allowance)



## 6 HOUSING YIELD ASSESSMENT

### Approach to Identified Sites

- 6.1 The assessment of housing potential from the sites identified in the database combines the calculation of dwelling yields for individual sites with the prioritisation of those sites in terms of their likelihood of coming forward for development.
- 6.2 The database has been carefully checked to ensure it does not include any site duplication. As explained in Section 4 of our report, the database does not contain sites which have planning permission for residential development. Planning permissions therefore do not contribute to the housing yield total provided by the database, as all residential commitment sites are dealt with separately in the assessment (see Section 5 of our report for details).
- 6.3 All of the sites in the database are theoretically suitable for residential development. However, some of them are nevertheless subject to significant constraints which might restrict their likelihood of being brought forward as application sites, the likelihood of them being approved and the likelihood of them achieving their fully assessed capacity if they were to be approved. These factors will also affect whether it would be appropriate to allocate them in the LDF.
- 6.4 We subjected all the sites in the database to a comprehensive GIS-based site assessment, as detailed in Section 4 of our report, scoring each site against 12 assessment criteria in order to derive an initial overall score (out of 60) for each site. The 12 assessment criteria measures are closely related to the 'suitability', 'availability' and 'achievability' criteria referred to on pages 16 and 17 of the Practice Guidance. Our GIS-based site assessment thus provides a good indication of each site's performance against a broad number of important measures, and forms the first step in our site prioritisation exercise.
- 6.5 Sites obtaining high overall score in the initial assessment - of 50 or above - clearly perform well against most of the assessment criteria, and are affected by the fewest constraints. Accordingly, we initially categorised these sites as Priority 1. Sites achieving overall scores of between 40 and 50 performed moderately well against the assessment criteria and face more significant constraints than the best-scoring sites, and so we initially categorised these sites as Priority 2. Sites achieving low overall scores, of below 40, performed least well against the assessment criteria and are affected by the most severe constraints. Accordingly, in our initial prioritisation exercise, we considered these sites to justify Priority 3 status.
- 6.6 As we explained in Section 4, although the GIS-based site assessment provides a good indication of each site's performance against a broad number of important measures, it is still useful to undertake a secondary assessment of the sites to ensure that certain 'core' constraints are fully taken into account.
- 6.7 Our approach is to order the various core constraints and consider which are most easily overcome and which are more likely to prevent a site from coming forward. In the case of the latter, this is not to say that the constraint could not be overcome, rather that it is likely to delay the site coming forward until such time as it is possible, or worthwhile, to overcome the constraint.
- 6.8 Our approach to site prioritisation is set out in Figure 6.1. Each site was placed initially into the Priority category (1, 2 or 3) on the basis of its overall score in the GIS-based site assessment. However, if a site is affected by additional constraints of the types listed in Figure 6.1, these will tend to downgrade its priority category as indicated. The overall prioritisation of a site therefore depends on the particular combination of constraints affecting it.

- 6.9 Sites located within Flood Risk Zone 3b and greenfield sites in the Green Belt are automatically considered to be third priority sites, even if they are not subject to any other constraints. In the case of the Green Belt, even though this is a policy constraint rather than a physical constraint - and therefore is theoretically easier to address - it is nevertheless a nationally important policy designation. Green Belt should only be deleted where there is very strong justification and the minimum amount of land possible should be lost. Therefore, if there is sufficient housing supply to come forward from other sources, then there would be limited (or no) realistic prospect of greenfield sites in the Green Belt coming forward<sup>13</sup>.
- 6.10 Regarding flood risk, there is a clear sequential approach in PPS25 which we have reflected in our prioritising. Flood Risk Zones 1 and 2 are both acceptable locations for housing<sup>14</sup> but under the sequential approach, Zone 1 is preferable to Zone 2. Accordingly, we have categorised Zone 1 sites as first priority and Zone 2 sites as second priority. A Strategic Flood Risk Assessment (SFRA) is currently being undertaken, although publication of the final study findings is not expected until July 2008. However, the Council supplied us with the draft SFRA Flood Zone 3 maps, which we have used to establish whether any sites are within Flood Zone 3b ('the Functional Floodplain', where housing development is effectively ruled out by PPS25). Any sites within Flood Zone 3b sites would automatically be excluded from the study on that basis. Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and so we have given a Priority 3 rating to any sites within Flood Zone 3a<sup>15</sup>. (if more than 50 per cent of a site is covered by Flood Zone 3a, it will be deemed to be a Flood Zone 3a site).
- 6.11 PPS3 gives clear priority to housing on PDL rather than on greenfield sites<sup>16</sup>. However, greenfield and brownfield development can be regarded as complementary and the contribution of both will be required in order to meet projected demand in the long-term. We have therefore not made PDL/greenfield status a criterion for categorising sites into priority grades, but have separated our yield figures into these two categories to allow us to examine their respective roles in meeting overall housing requirements.
- 6.12 We also considered bad neighbour and current occupier constraints in our 'secondary' prioritisation exercise. Whilst these constraints are unlikely to prevent a site coming forward for development, they nevertheless require mitigation, which may affect the availability of a site for residential development. Sites facing these constraints have thus been downgraded to Priority 2 or 3.
- 6.13 Prioritisation of a site into Priorities 1, 2 and 3 is intended to give a useful indication of the deliverability and potential timing of a site's development and, hence, its suitability for inclusion as an allocation in the LDF. Sites in Priority 1, which have minimal constraints, are considered to be available for delivery within the first five years. These sites are clear candidates for allocation. Sites in Priority 2 have a limited level of constraints such that they are likely to be available for delivery after the first five years. These sites may be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. Sites in

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<sup>13</sup> 'Major developed sites' in the Green Belt are a slightly different proposition, because for such sites PPG2 permits the redevelopment of an area equivalent to the built footprint (see paragraphs C4 and C5 of Annex C to PPG2).

<sup>14</sup> See Table D.3 of PPS25.

<sup>15</sup> We used a 50 per cent threshold to determine whether a site is within a particular Flood Risk Zone; for instance, if more than 50 per cent of a site is covered by Flood Zone 3a, it will be deemed to be a Flood Zone 3a site.

<sup>16</sup> See para 36 of PPS3.

Priority 3 have severe constraints such that they are unlikely to be considered appropriate for development in the first ten years or for allocation.

- 6.14 However, the inclusion of a site in a higher Priority category should not be taken to represent a recommendation that it should be allocated in the LDF, as prioritisation does not take account of all the policy considerations that are relevant in selecting sites for allocation. Equally, it should not be concluded that a lower priority site cannot come forward, or that it cannot be allocated for development. Rather, it would need to be demonstrated that the site's constraints could be overcome in order to secure its deliverability.
- 6.15 It should be made clear that Horwich Loco Works - despite its inclusion in Priority 1 - is likely to see only partial development of the estimated housing yield within 5 years. This is a strategic site on which the council envisages the development of 1,600 dwellings as part of a large mixed-use scheme; however, significant remediation and infrastructure development is necessary and the site will be subject to phased development. Nevertheless, it is expected that development can at least be started within 5 years.

### Small Site Allowance

- 6.16 Paragraph 59 of PPS3 states that windfalls '*should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.*'
- 6.17 Where there is evidence of a high and consistent proportion of new dwellings generated on small sites, there is a strong case for adopting a small site windfall allowance as an element of the total housing requirement for the district. Such a small site allowance should exclude greenfield developments. This is not to imply that greenfield developments will not be permitted on small sites, but they should not be assumed in assessing the capacity to meet housing provision numbers.
- 6.18 It is reasonable to assess the level of production on PDL sites below the study's small site threshold of 0.25ha by reference to recent trends and how these may vary in future. The completions record used to assess appropriate annual small site allowances for projection into the future for this study covers the six-year period April 2002 to March 2008. This is long enough not to be unduly affected by unusual circumstances in particular years, but does not stretch back into the period before the current planning and housing density provisions were introduced in PPG3 in 2000.
- 6.19 Table 6.1 sets out the total and annual average completions on small PDL sites between 2002 and 2008. The table shows that, across the Borough as a whole, 1,072 dwellings were completed on PDL sites below 0.25ha over the six-year period, which equates to an average of 179 dwellings per annum (dpa). The table also shows that the supply from small PDL sites has been steadily rising, indicating that this potential source is not yet close to depletion.

**Table 6.1 Six-Year Completions on Small PDL Sites (Under 0.25ha), Bolton Borough**

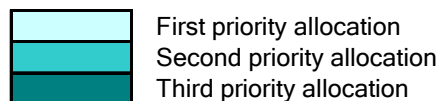
2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	6-Year Total	6-Year Average
129	144	185	203	200	211	1,072	179

- 6.20 The average over the past six years of 179 dpa is significant and provides firm justification for making a small site allowance. The six-year average annual completion rate in Table 6.1 would translate to 5-, 10- and 15-year small site allowances of 895, 1,790 and 2,685 dwellings, respectively.

- 6.21 However, given the current downturn with the housing market, we consider that it is sensible to apply a more cautious small site allowance. Accordingly, we have adopted the following small site allowances, which we derived by halving the allowances based on the six-year average annual completion rate:
- small site allowance for first five years: 448 dwellings (labelled in subsequent sections of our report as 'SS1');
  - small site allowance for first 10 years: 895 dwellings ('SS2'); and
  - small site allowance for first 15 years: 1,343 dwellings ('SS3').
- 6.22 It may be noted that part of the small site supply in the early years is already committed in outstanding planning permissions. For the avoidance of doubt, the supply figures from existing permissions contained in Table 5.1 - which we use in subsequent sections of our report - relate to permissions on sites over 0.25ha only, and so there is no double-counting with the small site allowance.

Figure 6.1 Site Prioritisation Criteria

1st constraint:  Assessment against suitability, availability and achievability factors <sup>a</sup>	2nd constraint									
	No constraint	Bad neighbour constraints with potential for mitigation	Previously Developed Land within Green Belt	Site within nature conservation designation <sup>b</sup>	Flood risk Zone 2	Greenfield site located within the Green Belt	Overall 'achievability' assessment <sup>c</sup>	Major bad neighbour constraints	Council Assessment Indicates Long-term Potential Only <sup>d</sup>	Flood risk Zone 3a <sup>e</sup>
Sites which perform well against the assessment criteria (thereby indicating no or few constraints)										
Sites which perform moderately well against the assessment criteria (thereby indicating more significant constraints)										
Sites which perform poorly against the assessment criteria (thereby indicating 'very severe' constraints)										



<sup>a</sup> 'Suitability' was assessed in terms of physical constraints (access, drainage and ground treatment); 'availability' was assessed (in broad terms) using our understanding of likely ownerships; and 'achievability' was assessed using LSH's consideration of market/cost/delivery factors.

<sup>b</sup> I.e. sites adjacent to a 'Local Nature Reserve', 'Potential Local Nature Reserve', 'Site of Biological Importance', 'Site of Special Scientific Interest', or a 'RAMSAR' site. We have not downgraded any sites on the basis of them being adjacent to a 'Green Corridor Site'.

<sup>c</sup> Sites assessed by LSH to have 'poor' or 'very poor' marketability and/or viability for housing.

<sup>d</sup> Council officers deemed 72 sites to have only long-term potential (about half of which are within the Green Belt, with the remainder being in peripheral locations or otherwise constrained). We were instructed not to visit the 72 sites and so, in accordance with the Council's own internal assessments, each of these 72 sites has been downgraded to Priority 3.

<sup>e</sup> A Strategic Flood Risk Assessment (SFRA) is currently being undertaken, although publication of the final study findings is not expected until July 2008. However, the Council supplied us with the draft Flood Zone 3 maps from the emerging SFRA, which we have used to establish whether any sites are within (draft) Zone 3b, where housing development is effectively ruled out by PPS25. Flood Zone 3b ('the Functional Floodplain') is not suitable for housing under any circumstances, and so we have not given a Priority 3 rating to any sites that fall within Flood Zone 3b (if >50% of a site is covered by Flood Zone 3b, it will be deemed to be a Flood Zone 3b site). Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and so we have given a Priority 3 rating to any sites within Flood Zone 3a (if >50% of a site is covered by Flood Zone 3a, it will be deemed to be a Flood Zone 3a site).



## Site Yield by Priority

- 6.23 Table 6.2 sets out the number of sites in each priority category and their potential combined yield. The table shows that Priority 1 sites offer a potential yield of 8,865 dwellings. Around 40 per cent of the Priority 1 yield is on PDL. Priority 2 sites offer a yield of 5,564 dwellings, of which just over one-third is on PDL. The theoretical supply from Priority 3 sites is much greater, at around 14,000 dwellings. However, the table shows that the vast majority of this supply comes from greenfield sites, and as we discuss below, many of these sites are huge.

**Table 6.2 Summary Yield Schedule from Prioritised Sites, Bolton Borough**

	TOTAL YIELD	Dwelling Yield From PDL Sites			Dwelling Yield From GF Sites		
		Sites up to 10ha Gross	Sites Over 10ha Gross	Total	Sites up to 10ha Gross	Sites Over 10ha Gross	Total
Priority 1	8,865	3,659	1,600	5,259	3,606	0	3,606
Priority 2	5,564	1,274	959	2,233	3,112	219	3,331
Priority 3	13,965	1,495	0	1,495	6,864	5,606	12,470
	28,394	6,428	2,559	8,987	13,582	5,825	19,407

- 6.24 In Table 6.3, sites within each priority category are further classified according to their gross site area into those below and those above 10 ha. This is because the database includes some large sites where a decision to allocate or approve development would have to be based on wider policy considerations than is the case with smaller sites. These considerations are likely to include: broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Before such large sites could be proposed for allocation they would also require careful attention to their size, capacity and boundaries, which would be beyond the remit of this study. These large sites are best considered as ‘broad locations’ in the terminology of the Guidance<sup>17</sup>.

**Table 6.3 Detailed Yield Schedule from Prioritised Sites, Bolton Borough**

Priority	Site area	Total		PDL		GF	
		Dwgs	No. Sites	Dwgs	No. Sites	Dwgs	No. Sites
1a	< 10 ha	7,265	166	3,659	60	3,606	106
1b	> 10 ha	1,600	1	1,600	1	0	0
2a	< 10 ha	4,386	86	1,274	26	3,112	60
2b	> 10 ha	1,178	3	959	2	219	1
3a	< 10 ha	8,359	116	1,495	27	6,864	89
3b	> 10 ha	5,606	14	0	0	5,606	14
<b>TOTALS</b>		<b>28,394</b>	<b>386</b>	<b>8,987</b>	<b>116</b>	<b>19,407</b>	<b>270</b>

- 6.25 Some 18 ‘broad locations’ have been identified in the Borough, most of which (15) are on greenfield land. Only one is in Priority 1 (the Horwich Loco Works site) but three, offering a combined potential yield of 1,178 dwellings, are in Priority 2. The vast majority of the ‘broad locations’ are Priority 3 greenfield sites; collectively these 14 sites could theoretically deliver about 5,600 dwellings. However, ten of these 14 greenfield ‘broad locations’ are located within the Green Belt.
- 6.26 Prioritisation schedules are set out in Appendices 2, 3 and 4, which list the individual sites in each prioritisation category (Priority 1, 2 and 3), and also provide for each site: brief address details; the gross site area; and the theoretical housing yield (after

<sup>17</sup> ‘Broad locations’ are defined in the Guidance as “areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified”. Two types of broad location are given as examples in the Guidance: (a) those within and adjoining settlements - for example, areas where housing development is or could be encouraged, and small extensions to settlements; and (b) those outside settlements - for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns.

allowance has been made for any site-specific physical constraints). All of the 386 sites in the database are listed in the prioritisation schedules at Appendices 2 to 4, although as noted previously we have only visited 314 of the sites.

- 6.27 The plan in Appendix 5 shows, in schematic terms, the spatial distribution of Priority 1, 2 and 3 sites. The plan shows that there are clusters of Priority 1 sites to the east and west of Bolton - within Neighbourhood Renewal Areas - whilst many of the severely constrained Priority 3 sites are located on the outskirts of the urban area. For instance, there is a concentration of Priority 3 sites to the east of Kearsley, an area which contains a lot of sensitive and protected land (Green Belt, protected Open Land and Green Corridor).



## 7 TOTAL HOUSING YIELD AND SITE PRIORITISATION

### Introduction

- 7.1 In this section, we assess the identified potential that could contribute to housing supply over the next 15 years (which we then summarise in Table 7.1). The elements of potential comprise:
- i) sites with planning permission;
  - ii) a small site allowance; and
  - iii) sites identified in this assessment as potentially suitable for housing.
- 7.2 Of the identified sites in (iii) above, those in Priority 3 should be considered to represent real potential only in exceptional circumstances, because of the severity of the constraints that need to be overcome to make them deliverable.

### Adequacy of Housing Provision

#### *Approach*

- 7.3 We assess the adequacy of the identified potential under two scenarios. The first is the emerging RSS annual housing figures as modified by the Secretary of State, over five-year periods from April 2007. Under the second scenario we assess the adequacy of supply to meet the housing figures on the basis of the more ambitious completion rate associated with the recently approved Growth Point status.
- 7.4 The components of potential are also set out in Table 7.1, and are referenced as follows:
- PP = dwellings still to be completed at 1 April 2007 with outstanding planning permission at that date<sup>18</sup>;
  - SS = Small site allowance for five years (as defined under paragraph 6.20), numbered SS1 for first five years, SS2 for first 10 years, and SS3 for first 15 years; and
  - P1, P2, P3 = potential of sites in Priority Grades 1, 2 and 3 respectively, suffixed 'a' for identified sites and 'b' for broad locations (i.e. over 10 ha).
- 7.5 Tables 7.1 (RSS-based requirements) and 7.2 (Growth Point scenario) set out the build-up of the housing potential, over the three five-year periods. Within each period, the yield from a combination of components is compared with the five-year requirement from the emerging RSS or the Growth Point bid. Where a combination is sufficient to meet the RSS requirement, the yield and the number of additional identified sites which make up the yield is highlighted in green. Otherwise the yield and number of sites are left without colour. It is therefore immediately apparent to what extent the potential housing supply for a period is sufficient to meet the target.
- 7.6 The approach described above is adopted for both the total yield and the yield on PDL. It should be noted, however, that the yields for the latter include dwellings from planning permissions on greenfield as well as PDL sites. In treating PDL separately from greenfield yield, the dwelling targets are taken to relate also to PDL only, as maximising the use of PDL is a key policy aim of PPS3. It is thus immediately apparent from the tables whether and to what extent it is likely to be necessary to call on additional greenfield land to meet the RSS and Growth Point requirements.

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<sup>18</sup> As we explained in Section 5, we have applied a non-implementation rate of 20 per cent to all outstanding residential planning permissions (which have not been started), and this is taken into account in Table 7.1.

7.7 As we made clear in Section 6, our site prioritisation does not take account of all the policy considerations that are relevant in selecting sites for allocation, which are likely to include the broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Thus, we have not undertaken any analysis to consider whether the Priority 1 supply indicated in Tables 7.1 and 7.2 is in the right place to meet strategic policy objectives. Similarly, we have not considered whether it would be better to remove the obstacles for Priority 2 PDL and bring these sites forward in advance of Priority 1 greenfield sites in order to limit encroachment into open countryside. These issues are beyond the scope of a SHLAA and will need to be considered through the LDF preparation process.

### *Yield Assessment - RSS Scenario*

7.8 Table 7.1 indicates that the number of dwellings with outstanding planning permission (having made an allowance for non-implementation at 20 per cent) at the base date is just sufficient to meet the RSS requirement for the first five years, of 2,890 additional dwellings. When the small site allowance for this period is added in, the combined potential is more than sufficient. There is, in addition, a large potential supply of 166 identified sites in Priority 1 which are deliverable within this period, including 60 sites on PDL offering 3,659 dwellings.

**Table 7.1 Adequacy of Cumulative Housing Potential in Bolton Borough, Forthcoming 5, 10 and 15-year Periods (RSS Scenario)**

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	2,932	0	2,932	0
	PP+SS1	3,380	0	3,380	0
	PP+SS1+P1a	10,645	166	7,039	60
	<b>RSS target (iii)</b>	<b>2,890</b>		<b>2,890</b>	
First 10 years	PP+SS2	3,827	0	3,827	0
	PP+SS2+P1a	11,092	166	7,486	60
	<b>RSS target (iii)</b>	<b>5,780</b>		<b>5,780</b>	
First 15 years	PP+SS3+P1a	11,540	166	7,934	60
	PP+SS3+P1a+P1b	13,140	167	9,534	61
	PP+SS3+P1a+P1b+P2a	17,526	253	10,808	87
	PP+SS3+P1a+P1b+P2a+P2b	18,704	256	11,767	89
	<b>RSS target (iii)</b>	<b>8,670</b>		<b>8,670</b>	

**Notes:**

- (i) Additional = sites additional to those with planning permission
- (ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the RSS target even if all other future development were to be on PDL sites.
- (iii) The RSS target figure is based on the emerging RSS. Reflecting advice from our client, we have not made any allowance for likely demolitions in the Borough because demolitions have historically been very low.

7.9 Allocations for a further 2,890 dwellings need to be made in the LDF to cover the second five-year period. The target can be reached by solely using the 166 Priority 1a sites (which could yield 7,265 dwellings). Indeed, the target can be reached by drawing solely on the 60 Priority 1a sites which are on PDL (3,659 dwellings), when considered together with planning permissions and the small site allowance.

7.10 Allocations in the LDF need to be increased by a further 2,890 dwellings to cover the third five-year period. There is still ample capacity from Priority 1a sites, and the

majority of this requirement can be met from PDL sites. Alternatively, the target could be reached by using a combination of sites from Priority 1a and Priority 1b .

### *Yield Assessment - Growth Point Scenario*

- 7.11 Table 7.2 indicates that the number of dwellings with outstanding planning permission (after the non-implementation rate has been applied) is insufficient to meet the dwelling requirement under the more ambitious Growth Point scenario for the first five years, of 3,470 additional dwellings. When the small site allowance for this period is added in, the combined potential still falls slightly below the target. Consequently, there will be a need to dip into the large potential reservoir of 166 identified sites in Priority 1 which are deliverable within this period. It would also be possible to meet the five-year requirement solely from the 60 sites on PDL (offering 3,659 dwellings), when combined with planning permissions and the small site allowance.

**Table 7.2 Adequacy of Cumulative Housing Potential in Bolton Borough, Forthcoming 5, 10 and 15-year Periods (Growth Point Scenario)**

Period	Component	Total		PDL	
		Yield	Additional Sites (i)	Yield (ii)	Additional Sites (i)
First 5 years	PP	2,932	0	2,932	0
	PP+SS1	3,380	0	3,380	0
	PP+SS1+P1a	10,645	166	7,039	60
	<b>Dwg target (iii)</b>	<b>3,470</b>		<b>3,470</b>	
First 10 years	PP+SS2	3,827	0	3,827	0
	PP+SS2+P1a	11,092	166	7,486	60
	<b>Dwg target (iii)</b>	<b>6,940</b>		<b>6,940</b>	
First 15 years	PP+SS3+P1a	11,540	166	7,934	60
	PP+SS3+P1a+P1b	13,140	167	9,534	61
	PP+SS3+P1a+P1b+P2a	17,526	253	10,808	87
	PP+SS3+P1a+P1b+P2a+P2b	18,704	256	11,767	89
	<b>Dwg target (iii)</b>	<b>10,410</b>		<b>10,410</b>	

Notes:

(i) Additional = sites additional to those with planning permission

(ii) PDL yield includes dwellings from planning permissions on greenfield land as well as PDL sites, as these greenfield sites will also contribute to the RSS target even if all other future development were to be on PDL sites.

(iii) The target figure is based on the Growth Point bid which anticipates a completion rate of 694 dpa. Reflecting advice from our client, we have not made any allowance for likely demolitions in the Borough because demolitions have historically been very low.

(iv) There are no PDL Priority 3 sites over 10 hectares, so no further additions can be made to yield from PDL land

- 7.12 Allocations for just over 4,000 dwellings need to be made in the LDF to cover the 10-year dwelling requirement<sup>19</sup> (over and above planning permissions). The target can be reached by using some of the 166 Priority 1a sites (which could yield 7,265 dwellings). When the small sites allowance is taken into account (of 895 dwellings over 10 years) it would also be possible to meet this target purely from Priority 1a PDL sites (which could yield 3,659 dwellings).
- 7.13 Allocations in the LDF need to be increased by a further 3,470 dwellings to cover the third five-year period. There is still ample capacity from Priority 1a sites (when

<sup>19</sup> For the avoidance of doubt, we confirm that our references to '10-year dwelling requirement' are intentional, as opposed to 'the second 5-year period', which is not what we are actually describing.

combined with planning permissions and the small site allowance). It is also possible to meet the 15-year requirement under the Growth Point scenario using only PDL sites, using a combination of Priority Grades 1a, 1b and 2a.

### *Summary*

- 7.14 Over the entire 15-year period, the additional land needed to meet the housing requirements of the Borough under the targets prescribed by the emerging RSS, can be provided entirely by sites in Priority 1a. Indeed, the Borough's 15-year housing requirement can be met just using PDL, if the more strategic PDL sites (which are over 10 ha in size) in Priority 1b are also taken into consideration.
- 7.15 There is no need, therefore, for Priority 3 sites (which we have judged to have serious constraints) to be allocated in order to meet the Borough's 15-year housing land requirements, based on the 578 dpa figure in the emerging RSS. As part of our prioritisation exercise (which is outlined in detail in Section 6), all sites located within the Green Belt were automatically considered to be Priority 3 sites. As such, we can conclude that the Council would not have to be reliant on the development of Green Belt sites in order to meet its housing land requirements over the next 15 years, if the RSS was approved in its current form.
- 7.16 Under the more ambitious Growth Point scenario, it would still be possible to meet the 15-year dwelling requirement without having to dip into Priority 3 sites, or indeed Priority 2 sites. However, if the 15-year requirement is to be met exclusively from PDL sites, a significant number of Priority 2 sites will be needed.
- 7.17 In July 2008, the success of the Growth Point bid was confirmed. Consequently, the Borough's housing targets are likely to be in the region of the 694 dpa figure analysed in the second scenario.

## 8 SUMMARY OF MAIN FINDINGS

### Introduction

- 8.1 We have undertaken a SHLAA study across Bolton Borough. The purpose of the study is to establish whether there are sufficient suitable sites that are currently available (or likely to become available in the foreseeable future), which could meet the Borough's dwelling requirements as prescribed by the emerging North West RSS. We have also considered how the Council could meet its dwelling requirements in the light of the successful bid for Growth Point status.
- 8.2 The findings from the study can then be used by the Borough Council to allocate land for housing in its LDF. The outputs can also assist in annual monitoring at the Borough level, and will support the Council in meeting the requirement of PPS3 that '*the supply of land [is] managed in a way that ensures that a continuous five year supply of deliverable sites is maintained*'.
- 8.3 Below, we summarise the methodology that we employed in undertaking the SHLAA - which is consistent with the approach set out in the CLG's Practice Guidance - and then we pull together the headline findings from the study.

### Key Strategic Policy Issues

- 8.4 The Submission Draft RSS for the North West stipulated that Bolton Borough should have a maximum housing provision of 9,200 dwellings (net dwelling gain, after clearance) in the period 2003 to 2021. This equates to an average net gain per annum of 511 dwellings, which represents an increase from the level of supply set out in the UDP.
- 8.5 The subsequent Panel Report and SoS's Proposed Changes increased the average net gain figure for Bolton to 578 dpa. Importantly, however, the SoS advocates that the housing provision figures set out in the RSS should no longer represent maximum thresholds or '*absolute annual targets*', but that instead they should be '*average annual figures*'. This recommendation lays the foundations for a more flexible approach to housing provision at the local level, allowing local authorities to introduce phasing policies, for example.
- 8.6 AGMA submitted an expression of interest to CLG in October 2007 for a new Growth Point covering the whole of Greater Manchester, concentrating development in the Cities of Manchester and Salford and the Metropolitan Boroughs of Bolton and Trafford. The expression of interest proposes the delivery of 694 dpa in Bolton Borough, a 20 per cent increase on the figure outlined in the Draft RSS Panel Report. This bid was confirmed as successful in July 2008.
- 8.7 It is envisaged that the additional housing will arise from four key sources: Bolton Town Centre, Council Estates (through the 'Transforming Estates' project), Horwich Loco Works and conversions and redevelopments of Victorian Mills. Consequently, the Council expects that the proposed increase in delivery of residential accommodation can be achieved without the need to develop on existing Green Belt or Protected Open Land.

### Study Parameters and Technical Issues

- 8.8 The SHLAA study covers the entire area within the administrative boundary of Bolton Borough. The base date for the study is 1 April 2007, and for the purposes of identifying sites we adopted a minimum size threshold of 0.25 ha, or sites below this threshold but with potential for 50 or more dwellings. After applying various filters, we identified some 386 potential housing sites within the study area. We visited 314 of these sites, for which we recorded details of any physical constraints which might

affect the site's potential for housing development, as well as details of anything that might affect availability. We then identified a theoretical dwelling yield for each of the 386 sites.

## Housing Yield Assessment and Site Prioritisation

- 8.9 We subjected all of the sites in the database to a comprehensive GIS-based site assessment, scoring each site against 12 different measures in order to derive an initial score out of 60 for each site. The 12 measures are closely related to the 'suitability', 'availability' and 'achievability' criteria referred to in the Practice Guidance.
- 8.10 Sites obtaining a high overall score, of 50 out of 60 (or more), clearly perform well against most of the assessment criteria, and are affected by the fewest constraints. Accordingly, we initially categorised these sites as Priority 1. Sites achieving overall initial scores of between 40 and 50 performed moderately well against the assessment criteria and face more significant constraints than the best-scoring sites, and so we categorised these sites as Priority 2. Sites achieving low overall objective weighted scores, of below 40, performed least well against the assessment criteria and are affected by the most severe constraints. Accordingly, in our initial prioritisation exercise, we considered these sites to justify Priority 3 status.
- 8.11 Although the GIS-based site assessment provides a good indication of each site's performance against a broad number of important measures, it was necessary to undertake a secondary assessment of the sites to ensure that certain 'core' constraints are fully taken into account. Thus, if a site is affected by additional constraints (of the types listed in Figure 6.1), these will tend to downgrade its priority category as indicated. The overall prioritisation of a site therefore depends on the particular combination of constraints affecting it. For instance, sites located within the Green Belt were automatically considered to be Priority 3, even if they are not subject to any other constraints.
- 8.12 Sites in Priority 1, which have minimal constraints, are considered available for delivery within the first five years, and are clear candidates for allocation. Sites in Priority 2 have a limited level of constraint and so, as per the advice in the Guidance, they are not currently 'available'. However, the Priority 2 sites do not have 'very severe' constraints and so it is likely that they could be made available for delivery after the first five years. Priority 2 sites may therefore be suitable for allocation, depending on their individual circumstances and on specific measures being proposed to overcome their constraints. Sites in Priority 3 have severe constraints such that they are unlikely to be considered appropriate for development in the first ten years, and so they are unlikely to be primary candidates for allocation in that period.
- 8.13 The headline findings from our site prioritisation exercise are set out below and summarised in Table 8.1.

### *Yield Assessment*

- 8.14 Over the entire 15-year period, the additional land needed to meet the housing requirements of the Borough under the targets prescribed by the emerging RSS, can be provided entirely by sites in Priority 1a. Indeed, the Borough's 15-year housing requirement can be met just using PDL, if the more strategic PDL sites (which are over 10 ha in size) in Priority 2 are also taken into consideration.
- 8.15 There is no need, therefore, for Priority 3 sites (which we have judged to have serious constraints) to be allocated in order to meet the Borough's 15-year housing land requirements, based on the 578 dpa figure in the emerging RSS. As part of our prioritisation exercise (which is outlined in detail in Section 6), all sites located within the Green Belt were automatically considered to be Priority 3 sites. As such, we can conclude that the Council would not have to be reliant on the development of Green

Belt sites in order to meet its housing land requirements over the next 15 years, if the RSS was approved in its current form.

- 8.16 Under the more ambitious Growth Point scenario, it is still possible to meet the 15-year dwelling requirement without having to dip into Priority 3 sites, or indeed Priority 2 sites. However, if the 15-year requirements were to be met using only PDL sources, a significant number of priority 2 sites would be needed.

*Summary of Requirement for Allocations to Meet Dwelling Targets under the RSS and Growth Point Scenarios*

- 8.17 Table 8.1 outlines the likely requirement for additional allocations in the Borough, for each five-year period, after an allowance has been made for the contribution from existing planning permissions<sup>20</sup> and anticipated development on small sites. For instance, it is apparent from the table that the number of dwellings from outstanding planning permissions and the small site allowance in the Borough is sufficient to meet the RSS requirement for the five-year time period. However, in subsequent five-year intervals, shortfalls are identified, of just over 1,950 dwellings for the first 10-year period, and nearly 4,400 dwellings for the 15-year study period.

**Table 8.1 Summary of Likely Requirement for Allocations, Over and Above Planning Permissions and the Small Sites Allowance (Based on Dwelling Targets in the Emerging RSS)**

Period	Components	Adequacy of Supply
First 5 years	<i>RSS Target</i>	2,890
	PP+SS1	3,380
	Shortfall re RSS Target	No shortfall
First 10 years	<i>RSS Target</i>	5,780
	PP+SS2	3,827
	Shortfall re RSS Target	1,953
First 15 years	<i>RSS Target</i>	8,670
	PP+SS3	4,275
	Shortfall re RSS Target	4,395

Notes:

- 1 Supply from planning permissions is after a 20% non-implementation rate has been applied.
- 2 The small sites allowance is based on the average number of completions on small sites (<0.25ha) on PDL over the past 6 years (179 dpa), which we have then halved so as not to over-rely on this source.

- 8.18 Table 8.2 also illustrates shortfalls, this time against the targets under the more ambitious Growth Point scenario. The table shows that there is a small shortfall in the first five-year period, of about 100 dwellings. This shortfall rises to around 3,100 dwellings and 6,100 dwellings, over the 10- and 15-year periods, respectively.

<sup>20</sup> As we explained in Section 5, we have applied a non-implementation rate of 20 per cent to all outstanding residential planning permissions (which have not been started), and this is taken into account in Table 8.1

**Table 8.2 Summary of Likely Requirement for Allocations, Over and Above Planning Permissions and the Small Sites Allowance (Based on Growth Point Dwelling Targets)**

Period	Components	Adequacy of Supply
First 5 years	<i>Dwelling Target</i>	3,470
	PP+SS1	3,380
	Shortfall re Growth Point Target	91
First 10 years	<i>Dwelling Target</i>	6,940
	PP+SS2	3,827
	Shortfall re Growth Point Target	3,113
First 15 years	<i>Dwelling Target</i>	10,410
	PP+SS3	4,275
	Shortfall re Growth Point Target	6,135

Notes:

- 1 Supply from planning permissions is after a 20% non-implementation rate has been applied.
- 2 The small sites allowance is based on the average number of completions on small sites (<0.25ha) on PDL over the past 6 years (179 dpa), which we have then halved so as not to over-rely on this source.

## Broad Locations

- 8.19 Our database includes some large 'sites' where a decision to allocate land or approve development would have to be based on wider policy considerations than is the case with smaller sites. These considerations are likely to include the broad sustainability of the total development pattern, and strategic transport and other infrastructure capacity. Before such very large sites could be proposed for allocation they would also require careful attention to their size, capacity and boundaries, which is beyond the remit of this study. These large sites are best considered as 'broad locations' in the terminology of the Guidance; for the purposes of our assessment we treated any sites with a gross area above 10 ha as 'broad locations'.
- 8.20 Some 18 'broad locations' have been identified in the Borough, most of which (15) are on greenfield land. Only 1 is in Priority 1 (the Horwich Loco Works site) but three, offering a combined potential yield of 1,178 dwellings, are in Priority 2. The vast majority of the 'broad locations' are Priority 3 greenfield sites; collectively these 14 sites could theoretically deliver about 5,600 dwellings. However, ten of these 14 greenfield 'broad locations' are located within the Green Belt. Because there is sufficient housing supply from other sources, there should not be any need for these large greenfield sites in the Green Belt to be released, even over the longer-term 15-year time horizon.



## **APPENDIX 1**

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### **Site Assessment Factors and Criteria Used for Part 5 of the Access Sites Database**

# 1 'SUITABILITY' CRITERIA

## 1a. Policy Restrictions

### *Impact on Green Belt (UDP Policies G1 to G4)*

- Not within the Green Belt (i.e. no impact) 5
- Within the Green Belt 0

Note: There are two villages that are washed over by Green Belt, defined on the UDP Proposals Map as 'Green Belt Village Infill Limit', namely Hart Common and Scot Lane End. UDP Policy G4 permits 'limited infilling' within these boundaries. Thus, we have assumed that residential development within 'Green Belt Village Infill Limits' will be acceptable in principle and so any sites in these locations will be given a score of 5 under this criterion.

### *Impact on Protected Open Land (UDP Policy R2)*

- Not within Protected Open Land (i.e. no impact) 5
- Within Protected Open Land (i.e. potential for impact) 0

### *Impact on Recreational Open Space (UDP Policy O2)*

- Not within UDP zoned Recreational Open Space (i.e. no impact) 5
- Within UDP zoned Recreational Open Space (i.e. potential for impact) 0

### *Compliance with Key Diagram Option 2 in the Council's Core Strategy Issues & Options Report*

- Located within Bolton, Farnworth, Horwich or Little Lever town centres; the key site of Horwich Loco Works; a neighbourhood Renewal Area; or within/adjacent to a Key Transport Corridor 5
- Located elsewhere within the urban area 3
- Located outside of the areas listed above 0

Note: we were advised at the inception meeting that our approach to assessing sites should be tied into the Key Diagram Option 2 in the Council's Core Strategy Issues & Options report. Option 2 seeks to: 'Concentrate development and facilities on key sites and areas such as town centres, Horwich Loco Works, neighbourhood renewal areas and along key transport corridors within the urban area. We have accordingly reflected this requirement in the above criterion.

## 1b. Physical Problems or Limitations

It is outside the scope of a strategic study of this nature to assess physical constraints in detail. Thus, for the following criteria, focus on obvious constraints. Score on the basis of available knowledge (e.g. if a large, undeveloped field cut off from existing housing, assume that significant new drainage etc will be required; conversely if a small site in a primarily residential area, assume that it is capable of linking within existing road infrastructure and service provision)<sup>1</sup>.

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<sup>1</sup> We acknowledge that, cumulatively, the development of a large number of small sites might exert significant pressure on existing infrastructure and/or require the provision of new facilities. However, this will have to be assessed by other, more specialist studies.

### *Access Infrastructure Constraints*

- Extensive new access infrastructure not required 5
- Extensive new access infrastructure required 0

### *Drainage Infrastructure Constraints*

- Extensive new drainage infrastructure not required 5
- Extensive new drainage infrastructure required 0

### *Ground Condition Constraints*

- Treatment not expected to be required (sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5
- Treatment expected to be required (e.g. sites within employment areas, former quarry sites etc which would potentially require contamination treatment) 0

### *Impact on Flood Risk Areas (as defined by the Environment Agency's Flood Maps and the Draft SFRA Flood Maps)*

- Within Flood Zone 1 ('Low Probability of Flooding') 5
- Within Flood Zone 2 ('Medium Probability of Flooding') 3
- Within Flood Zone 3a ('High Probability of Flooding') 0

Note: There is a clear sequential approach in PPS25 regarding flood risk. Flood Risk Zones 1 and 2 are both acceptable locations for housing<sup>2</sup>, but under the sequential approach, Zone 1 is preferable to Zone 2. A Strategic Flood Risk Assessment (SFRA) is currently being undertaken, although publication of the final study findings is not expected until July 2008. However, the Council supplied us with the draft SFRA Flood Zone 3 maps, which we have used to establish whether any sites are within Flood Zone 3b ('the Functional Floodplain', where housing development is effectively ruled out by PPS25). Housing development can be acceptable in Flood Zone 3a, provided a PPS25 'Exception Test' is passed. Nevertheless, under the PPS25 sequential approach, Flood Zone 3a sites are the least preferred location for housing development and so we have given a Priority 3 rating to any sites within Flood Zone 3a (if more than 50 per cent of a site is covered by Flood Zone 3a, it will be deemed to be a Flood Zone 3a site).

## **1c. Potential Impacts**

### *Nature Conservation<sup>3</sup>*

- Not within or adjacent to a defined 'key nature conservation area' 5
- Adjacent to a 'defined nature conservation area' 3
- Within a 'defined key nature conservation area' 0

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<sup>2</sup> See Table D.3 of PPS25.

<sup>3</sup> There are numerous nature/ecological/geological/geomorphological/archaeological designations. We therefore agreed, following discussions with our client, that the following designations should be considered to represent a 'key nature conservation designation' for the purposes of this strategic study: 'Local Nature Reserves', 'Potential Local Nature Reserves', 'Sites of Biological Importance', 'Sites of Special Scientific Interest', 'RAMSAR' sites, and 'Green Corridor Sites'. Whilst there may of course be other important nature conservation designations, it is felt that the six listed above are the ones of key importance in the Bolton context.

## 1d. Environmental Conditions (re prospective residents)

### *'Bad Neighbour' Constraints (e.g. hazard/nuisance)*

- None 5
- Yes, but potential for mitigation (sites within either residential or industrial areas with bad neighbours that could be screened, e.g. adjacent to a busy road or a site with industry along one boundary only) 3
- Major (i.e. sites enclosed on all or most sides by industrial/employment areas or with another known bad neighbour which is difficult to remedy, e.g. sewage works) 0



## 2 'AVAILABILITY' CRITERIA

### *Legal/Ownership*

It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, score on the basis of available information as follows:

- Held by developer/willing owner/public sector 5
- No information, but thought likely to be in public ownership because of the nature of the use 3
- No information, but thought likely to be in private and/or multiple ownership because of the nature of the use 2
- Known to be in complex/multiple ownership 0



### 3 'ACHIEVABILITY' CRITERIA

#### *Market/Cost/Delivery*

Lambert Smith Hampton to score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:

- Excellent marketability and/or viability (no known exceptional costs) 5
- Very good marketability and/or viability 4
- Good marketability and/or viability 3
- Moderate marketability and/or viability 2
- Poor marketability and/or viability 1
- Very poor marketability and/or viability (assumed exceptional costs) 0





## APPENDIX 2

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### Schedule of Sites which we Rated as Priority 1

**Yield Totals For Priority 1 Sites**

**Date** 01 August 2008

**Size:** All site sizes

**Land type:** Greenfield sites and Previously Developed Land

**Source:** All Source Types

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
4	0.55	0.50	Roscoe Fold Stephens St	Bolton	Bolton	Previously Developed Land	25
5	0.42	0.38	Christ's Church Stitch-me-lane	Bolton	Bolton	Previously Developed Land	19
7	0.91	0.82	St. Osmonds Blenheim Rd	Bolton	Bolton	Previously Developed Land	41
8	1.23	1.11	St. Andrew RC School Withins Rd	Bolton	Bolton	Previously Developed Land	55
9	0.33	0.33	St. Germain Nursery School St. Germain Street	Bolton	Bolton	Previously Developed Land	28
16	0.38	0.38	53 Regent Rd	Bolton	Bolton	Greenfield	11
19	40.47	10.12	Horwich Loco Works Mansell Way	Horwich	Bolton	Previously Developed Land	1600
20	0.29	0.29	Stag's Head Junction Rd	Bolton	Bolton	Previously Developed Land	15
31	1.77	1.59	Land at Heaton Grange Heaton Grange Drive	Bolton	Bolton	Greenfield	79
34	1.21	1.09	Land off Greenroyd Ave	Bolton	Bolton	Greenfield	54
38	1.78	1.60	Land at Cedar Ave	Bolton	Bolton	Greenfield	80
43	5.18	3.89	South College Woodvale Avenue	Bolton	Bolton	Previously Developed Land	194
44	2.34	1.75	Earls Farm, Stitch Mi Lane	Bolton	Bolton	Greenfield	88
45	1.98	1.78	Fall Birch Hospital Fall Birch Road	Horwich	Bolton	Previously Developed Land	54

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
56	1.84	1.65	Firwood School	Crompton Way	Bolton	Bolton	Previously Developed Land	66
62	3.65	2.74	Nuffield House	Lowndes St	Bolton	Bolton	Previously Developed Land	137
63	0.48	0.43	Land at	1 Foster Lane	Bolton	Bolton	Previously Developed Land	21
66	0.29	0.29	101 Markland Hill Lane	101 Markland Hill Lane	Bolton	Bolton	Greenfield	15
137	0.86	0.77	HARROWBY MILL	HARROWBY STREET	FARNWORTH	Bolton	Previously Developed Land	46
144	0.72	0.65	WHARF MILL	KIRKEBROK ROAD	BOLTON	Bolton	Previously Developed Land	32
148	0.97	0.87	LAND OFF	OX HEY LANE	LOSTOCK	Bolton	Previously Developed Land	44
163	2.28	1.71	LAND OFF	DERBY STREET	BOLTON	Bolton	Previously Developed Land	103
168	1.00	0.90	ALBERT MILL	ALBERT STREET	HORWICH	Bolton	Previously Developed Land	54
244	0.42	0.38	ST THOMAS CHURCH	ASHWORTH STREET	BOLTON	Bolton	Previously Developed Land	23
260	0.49	0.40	FORMER BLAIR HOSPITAL	Bolton Road	BOLTON	Bolton	Previously Developed Land	20
337	1.35	1.22	ATLAS MILL NO6	MORNINGTON ROAD AND BENTINCK ST	BOLTON	Bolton	Previously Developed Land	61
346	0.66	0.59	COLUMBIA MILL	BEDFORD STREET	BOLTON	Bolton	Previously Developed Land	36
577	0.36	0.36	Private allotments next to Longworth Road	Longworth Road	Horwich	Bolton	Greenfield	22
632	1.50	1.35	Walkers Institute	Parkfield Road	Bolton	Bolton	Greenfield	67
695	0.34	0.34	Oakworth Drive - 028	Oakworth Drive	Bolton	Bolton	Greenfield	17
696	0.35	0.35	Darwen Road - 038A	Darwen Road	Bolton	Bolton	Greenfield	21

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
697	0.36	0.36	Cheviot Close - 030I Cheviot Close	Bolton	Bolton	Greenfield	18
698	0.36	0.36	Heatherfield - 030D	Bolton	Bolton	Greenfield	18
699	0.38	0.38	Andrew Lane - 025C Andrew Lane	Bolton	Bolton	Greenfield	19
701	0.41	0.37	Darwen Road - 037A Darwen Road	Bolton	Bolton	Previously Developed Land	18
702	0.42	0.37	Stonesteads Way - 037C Stonesteads Way	Bolton	Bolton	Previously Developed Land	19
703	0.42	0.38	Higher Ridings I - 036B Higher Ridings	Bolton	Bolton	Greenfield	19
710	0.71	0.64	Back Darwen Road South - 035B	Bolton	Bolton	Greenfield	32
715	1.23	0.94	Blackburn Road - 034A Blackburn Road	Bolton	Bolton	Greenfield	47
718	5.92	4.44	Greenroyd Avenue - 005A Greenroyd Avenue	Bolton	Bolton	Greenfield	222
719	1.96	1.62	Stitch-me-Lane - 005C	Bolton	Bolton	Greenfield	81
720	1.78	1.61	BREIGHTMET HALL IV - 007D	Bolton	Bolton	Previously Developed Land	80
721	1.75	1.58	Longsight CP School - 017A	Bolton	Bolton	Previously Developed Land	79
724	0.61	0.55	Winster Drive - 001	Bolton	Bolton	Greenfield	28
725	0.41	0.37	BNU NORTH I - 003 Wasdale Avenue	Bolton	Bolton	Greenfield	19
726	0.39	0.39	Deepdale Road I - 026	Bolton	Bolton	Previously Developed Land	19
727	0.37	0.37	Newby Road - 004A	Bolton	Bolton	Greenfield	18
728	0.34	0.31	New Heys Way - 006	Bolton	Bolton	Greenfield	15

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
729	0.33	0.33	Longsight Lane - 020	Bolton	Bolton	Previously Developed Land	16
731	0.26	0.26	Hatfield Rd - 010	Bolton	Bolton	Greenfield	13
732	0.22	0.14	Thomas Holden Street - 015B	Bolton	Bolton	Previously Developed Land	10
735	0.38	0.38	Tudor Avenue - 002	Bolton	Bolton	Greenfield	19
740	0.58	0.52	Chorley New Rd - 003	Bolton	Bolton	Previously Developed Land	26
741	0.61	0.55	Carslake Ave - 004	Bolton	Bolton	Greenfield	28
743	0.85	0.77	Rushlake Drive - 020	Bolton	Bolton	Greenfield	46
749	0.71	0.64	Redgate Way - 014A	Bolton	Bolton	Greenfield	32
753	0.59	0.53	St Catherines Drive - 017	Bolton	Bolton	Greenfield	27
754	0.57	0.51	Albert Road - 001A	Bolton	Bolton	Previously Developed Land	31
756	0.55	0.49	Trentham Close - 001C	Bolton	Bolton	Greenfield	30
757	0.43	0.39	Dean Close - 019B	Bolton	Bolton	Greenfield	20
759	0.37	0.37	Wildman Lane - 022	Bolton	Bolton	Greenfield	19
761	0.30	0.30	Plodder Lane - 028	Bolton	Bolton	Greenfield	15
763	0.28	0.28	Doe Hey Grove - 013B	Bolton	Bolton	Greenfield	14
764	0.25	0.20	Chiltern Close - H035	Horwich	Bolton	Greenfield	12
766	0.29	0.29	Cedar Avenue - H005	Horwich	Bolton	Greenfield	15

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield	
767	0.37	0.37	Ainsworth Avenue 2 - H007	Horwich	Bolton	Greenfield	19	
769	0.29	0.29	Ainsworth Avenue 1 - H008	Horwich	Bolton	Greenfield	15	
770	0.37	0.37	Bridge Street - H018	Horwich	Bolton	Greenfield	22	
771	0.38	0.38	Telford Street - H014	Horwich	Bolton	Greenfield	19	
772	0.44	0.40	Brunel Street - H016	Horwich	Bolton	Greenfield	24	
773	0.45	0.40	Crown Lane - H029	Horwich	Bolton	Greenfield	24	
774	0.46	0.41	Berne Avenue - H028	Horwich	Bolton	Greenfield	25	
775	0.65	0.58	Rockhaven Avenue - H023	Horwich	Bolton	Greenfield	35	
776	0.68	0.61	Highland Road - H009	Horwich	Bolton	Previously Developed Land	31	
778	0.70	0.60	St Leonard's Avenue 1 - H002	Horwich	Bolton	Greenfield	18	
780	2.22	1.42	Mount Street - H011	Horwich	Bolton	Greenfield	71	
781	2.96	2.22	HALF ACRE LANE - B013	Blackrod	Bolton	Greenfield	111	
782	0.55	0.50	Manchester Road - B003	Blackrod	Bolton	Greenfield	30	
783	0.82	0.74	VICARAGE ROAD WEST - B014	Blackrod	Bolton	Greenfield	37	
784	0.36	0.36	Carlton Close - B010	Carlton Close	Blackrod	Bolton	Greenfield	18
785	0.48	0.43	Shawbury Close - B004	Blackrod	Bolton	Greenfield	22	
786	0.34	0.34	B012	Church St	Blackrod	Bolton	Previously Developed Land	17

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
787	3.93	2.95	HILL LANE - B015	Blackrod	Bolton	Greenfield	147
789	0.64	0.57	Back Deane Road North - 007	Bolton	Bolton	Previously Developed Land	29
791	0.38	0.38	Rasbottom St - 004A	Bolton	Bolton	Greenfield	23
792	0.31	0.31	Canon St - 005A	Bolton	Bolton	Previously Developed Land	19
795	1.24	1.12	Ainsworth Lane - 006	Bolton	Bolton	Greenfield	56
796	0.37	0.37	Landsdowne Road - 008	Bolton	Bolton	Greenfield	19
797	0.48	0.43	Starkie Road - 007	Bolton	Bolton	Greenfield	21
907	0.77	0.70	ST PAULS MILL, BARBARA ST	Bolton	Bolton	Greenfield	35
908	0.70	0.63	LAND AT TONGE MILL CLEGG ST	Bolton	Bolton	Previously Developed Land	32
911	0.37	0.37	MILL ST/ALBERT RD/HARROWBY ST	FARNWORTH	Bolton	Previously Developed Land	22
914	0.29	0.29	CHORLEY NEW RD CP SCHOOL Chorley New Road	Horwich	Bolton	Previously Developed Land	14
915	0.31	0.31	Land adjacent to 9 HIGHER DUNSCAR	Bolton	Bolton	Greenfield	15
917	2.42	1.81	Waggon Road - S01 - Breightmet	Bolton	Bolton	Greenfield	91
918	0.31	0.31	Deepdale Road 1 - S02 - Breightmet	Bolton	Bolton	Greenfield	15
919	0.27	0.27	Mobberley Road - S05 - Breightmet	Bolton	Bolton	Greenfield	13
920	0.37	0.37	Crompton Avenue - S09 - Breightmet	Bolton	Bolton	Greenfield	18
921	0.49	0.44	Deepdale Road 2 - S10 - Breightmet	Bolton	Bolton	Greenfield	22



Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield	
922	0.74	0.67	Milnthorpe Road 1 - S11 - Breightmet	Bolton	Bolton	Previously Developed Land	33	
923	0.85	0.76	Milnthorpe Road 2 - S12 - Breightmet	Bolton	Bolton	Greenfield	38	
924	0.48	0.43	Breightmet Fold Lane 2 - S15 - Breightmet	Bolton	Bolton	Greenfield	22	
927	0.49	0.44	Back Bury Road South - S22 - Breightmet	Bolton	Bolton	Greenfield	22	
928	0.27	0.27	Garstang Avenue 2 - S39 - Breightmet	Bolton	Bolton	Greenfield	13	
929	0.29	0.29	S42a - Breightmet	Inverbeg Drive	Bolton	Bolton	Previously Developed Land	14
930	0.30	0.30	Inverbeg Drive2 - S42b - Breightmet	Bolton	Bolton	Previously Developed Land	15	
931	0.32	0.32	Harpford Close - S50 - Breightmet	Bolton	Bolton	Greenfield	16	
932	1.33	1.20	Brodick Drive 2 - S54b - Breightmet	Bolton	Bolton	Greenfield	60	
936	0.66	0.60	Radcliffe Road 5 - S58e - Breightmet	Bolton	Bolton	Greenfield	30	
937	2.54	1.90	Hollycroft Avenue - S59 - Breightmet	Bolton	Bolton	Previously Developed Land	95	
938	0.85	0.76	Gorses Road 1 - S60a - Breightmet	Bolton	Bolton	Greenfield	38	
940	0.49	0.44	Radcliffe Road 6 - S62 - Breightmet	Bolton	Bolton	Greenfield	22	
941	0.97	0.87	Maze Street - S63 - Breightmet	Bolton	Bolton	Greenfield	43	
942	0.41	0.37	Somerton Road 3 - S65a - Breightmet	Bolton	Bolton	Greenfield	19	
943	0.44	0.24	Somerton Road 4 - S65b - Breightmet	Bolton	Bolton	Greenfield	12	
949	0.86	0.78	Carlton Road - S23 - Chorley	Bolton	Bolton	Greenfield	39	

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
951	0.29	0.29	Corporation Yard - S02 - Farnworth	Bolton	Bolton	Greenfield	15
954	2.52	1.89	Blindsill Road - S13 - Farnworth	Bolton	Bolton	Greenfield	94
957	0.27	0.27	Masefield Drive 1 - S29 - Farnworth	Bolton	Bolton	Greenfield	14
961	0.25	0.25	Lowther Street - S28 - Great Lever	Bolton	Bolton	Greenfield	12
963	0.38	0.38	Rishton Avenue - S30 - Great Lever	Bolton	Bolton	Greenfield	19
964	0.31	0.31	Finney Street - S34 - Great Lever	Bolton	Bolton	Greenfield	15
970	1.06	0.95	Nixon Road South - S47 - Great Lever	Bolton	Bolton	Greenfield	48
971	0.40	0.40	The Meade - S58 - Great Lever	Bolton	Bolton	Greenfield	20
973	1.01	0.91	Dealey Road 1 - S13 - Higher Dean	Bolton	Bolton	Greenfield	45
980	0.40	0.36	Thistleton Road - S39 - Higher Dean	Bolton	Bolton	Greenfield	18
983	0.43	0.39	Suffolk Close - S05 - Kearsley	Little Lever	Bolton	Greenfield	23
984	0.36	0.36	Nandywell - S100 - Kearsley	Little Lever	Bolton	Greenfield	22
986	0.79	0.71	Lever Gardens - S104 - Kearsley	Little Lever	Bolton	Previously Developed Land	43
987	0.57	0.51	High Street - S11 - Kearsley	Little Lever	Bolton	Greenfield	31
988	0.48	0.43	Victory Road - S14 - Kearsley	Little Lever	Bolton	Greenfield	26
989	0.72	0.65	Park Road 2 - S22 - Kearsley	Little Lever	Bolton	Greenfield	39
990	0.31	0.31	Church Street 1 - S26 - Kearsley	Little Lever	Bolton	Greenfield	18

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
996	0.80	0.72	Moss Road (Path) 1 - S56a - Kearsley	Kearsley	Bolton	Greenfield	29
1002	0.52	0.47	Holcombe Close - S74 - Kearsley	Kearsley	Bolton	Greenfield	23
1008	0.42	0.38	Hulme Road - S86 - Kearsley	Kearsley	Bolton	Greenfield	19
1009	0.32	0.32	Sunny Bank 2 - S92b - Kearsley	Kearsley	Bolton	Greenfield	19
1011	0.25	0.25	Albert Street - S95 - Kearsley	Bolton	Bolton	Greenfield	15
1019	0.25	0.25	Collingway Wood 1 - S08a -	Westhoughton	Bolton	Greenfield	15
1026	0.38	0.38	Cricketers Way - S25	Westhoughton	Bolton	Greenfield	23
1028	0.38	0.38	Quakers field - S28	Westhoughton	Bolton	Greenfield	23
1032	0.36	0.36	Hindley Road 2 - S39	Westhoughton	Bolton	Greenfield	18
1035	0.42	0.38	Industrial Street - S58	Westhoughton	Bolton	Greenfield	23
1039	0.15	0.07	Urban Village 4 Pool St (c50units)	Bolton	Bolton	Greenfield	50
1040	0.55	0.12	Urban Village 5 St Helena S (c35units)	Bolton	Bolton	Previously Developed Land	35
1042	1.40	0.63	Central Street (150 units)	Bolton	Bolton	Previously Developed Land	150
1043	0.20	0.10	St Edmund St (90 units)	Bolton	Bolton	Previously Developed Land	90
1044	0.49	0.22	Post Office, Deansgate (132 units)	Bolton	Bolton	Previously Developed Land	132
1045	0.22	0.11	King Street/Deansgate (c50 units)	Bolton	Bolton	Previously Developed Land	50
1046	0.82	0.37	Clarence Street (c 100 units)	Bolton	Bolton	Previously Developed Land	100

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
1048	0.48	0.21	Breightmet St (c 75 units)	Bolton	Bolton	Previously Developed Land	75
1049	0.26	0.13	Ash St W (c50 units)	Bolton	Bolton	Previously Developed Land	50
1050	0.33	0.16	Globe Works (c 75 units)	Bolton	Bolton	Previously Developed Land	75
1051	3.05	1.15	BIZ Westbrook MCR Rd (c100units)	Bolton	Bolton	Previously Developed Land	100
1052	0.36	0.18	BIZ Gas St (c 50 units)	Bolton	Bolton	Previously Developed Land	50
1053	0.24	0.12	BIZ Spa Road (c50 units)	Bolton	Bolton	Previously Developed Land	50
1055	0.43	0.19	BIZ New Holder St (c 50 units)	Bolton	Bolton	Previously Developed Land	50
1056	0.72	0.32	BIZ Spa Rd2 (c 75 units)	Bolton	Bolton	Previously Developed Land	75
1057	1.56	1.41	Royal Bolton Hospital Redgate Way	Bolton	Bolton	Previously Developed Land	70
1058	1.11	1.00	Royal Bolton Hospital Carr Drive	Bolton	Bolton	Previously Developed Land	50
1071	0.79	0.71	Union Mill	Bolton	Bolton	Greenfield	50
1073	0.61	0.55	Manor Garage, Buckley Lane	Bolton	Bolton	Previously Developed Land	33
1090	5.86	4.39	Church Wharf	Bolton	Bolton	Previously Developed Land	659
1095	3.77	2.83	Roscoes Farm Brook Street	Westhoughton	Bolton	Greenfield	170
1106	1.08	0.97	Land north of Radcliffe Road, rear Hollycroft Ave,	Bolton	Bolton	Previously Developed Land	29
1114	0.30	0.30	Land off St Helens Road	Bolton	Bolton	Greenfield	15
1129	0.79	0.71	Land at Moss Lea Site A and C	Bolton	Bolton	Greenfield	36

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield	
<b>Site Area Total</b>		125.4823					<b>Yield Total</b>	8865



## APPENDIX 3

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### Schedule of Sites which we Rated as Priority 2

**Yield Totals For Priority 2 Sites**

**Date** 01 August 2008

**Size:** All site sizes

**Land type:** Greenfield sites and Previously Developed Land

**Source:** All Source Types

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
10	3.47	2.60	Part of Ladybridge HS Wigan Road	Bolton	Bolton	Greenfield	130
26	1.75	1.58	Leigh Common Leigh Street	Westhoughton	Bolton	Greenfield	95
123	1.72	1.55	ASIA MILL BRADFORD ROAD	BOLTON	Bolton	Previously Developed Land	77
127	0.93	0.84	LAND TO REAR OF HALLIWELL MILLS RAGLAN STREET	BOLTON	Bolton	Greenfield	42
128	0.81	0.73	LAND OFF STATION ROAD	BLACKROD	Bolton	Greenfield	44
134	0.56	0.50	LAND OFF TONGE MOOR ROAD	BOLTON	Bolton	Previously Developed Land	30
149	0.57	0.52	LAND OFF LEAF STREET	BOLTON	Bolton	Greenfield	26
156	0.41	0.37	ALBION MILL BACK YOUNG STREET	FARNWORTH	Bolton	Previously Developed Land	22
158	1.00	0.90	LAND OFF WIGAN ROAD	WESTHOUGHTON	Bolton	Previously Developed Land	54
172	1.02	0.92	HASLAM MILL MARSH FOLD LANE	BOLTON	Bolton	Previously Developed Land	46
296	0.69	0.62	LAND OFF MOSS RD / STONEHILL RD	BOLTON	Bolton	Previously Developed Land	25
342	0.83	0.74	BOLTON TEXTILE MILL NO 2 CAWDOR STREET	BOLTON	Bolton	Previously Developed Land	45
344	2.45	1.21	BREIGHTMET BLEACHWORKS REDBRIDGE	BOLTON	Bolton	Previously Developed Land	61
351	1.09	0.98	HALLIWELL INDUSTRIAL ESATE MILL NO1 ROSSINI STREET	BOLTON	Bolton	Previously Developed Land	59



Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
352	0.71	0.64	INDUSTRIAL MILL	BOLTON ROAD	BOLTON	Bolton	Previously Developed Land	32
353	0.76	0.68	MOSS RODE MILL	SPRINGFIELD ROAD	BOLTON	Bolton	Previously Developed Land	41
354	1.62	1.46	PERSEVERANCE MILL	BOLTON ROAD	BOLTON	Bolton	Previously Developed Land	73
587	1.99	1.79	Hill Top Park, Halliwell	Harvey Street	Bolton	Bolton	Greenfield	89
594	0.27	0.19	Land	Clifton Street	Kearsley	Bolton	Greenfield	11
608	0.95	0.86	Land East of	Longsight Lane	Bolton	Bolton	Greenfield	26
646	31.26	7.81	British Aerospace	Oxhey Lane	Horwich	Bolton	Previously Developed Land	234
688	0.25	0.25	Back Fairhaven Road - 007	Fairhaven Road	Bolton	Bolton	Previously Developed Land	7
706	0.56	0.50	Hospital Road - 044A	Hospital Road	Bolton	Bolton	Greenfield	25
708	0.64	0.58	Tennyson Street - 011A	Tennyson Street	Bolton	Bolton	Previously Developed Land	29
714	1.23	1.10	Dunoon Drive - 030L	Dunoon Strive	Bolton	Bolton	Previously Developed Land	55
717	2.88	2.16	Astley Lane - 014		Bolton	Bolton	Previously Developed Land	65
733	0.27	0.27	Gilnow Rd - 001		Bolton	Bolton	Previously Developed Land	14
734	0.29	0.29	Yarrow Place - 021		Bolton	Bolton	Greenfield	17
736	0.49	0.45	Back Hatfield Rd - 011B		Bolton	Bolton	Greenfield	22
738	0.48	0.43	Back Ainscow St - 015A		Bolton	Bolton	Greenfield	30
742	0.66	0.60	Musgrave Gardens - 008		Bolton	Bolton	Greenfield	30

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
748	1.03	0.93	Dean Close - 019C		Bolton	Bolton	Greenfield	46
750	0.92	0.83	Campbell St - 011		Bolton	Bolton	Greenfield	41
752	0.61	0.55	Thynne St - 004		Bolton	Bolton	Greenfield	33
755	0.56	0.51	Hall Lane - 006A		Bolton	Bolton	Greenfield	30
758	0.41	0.37	Edith St - 010		Bolton	Bolton	Greenfield	22
760	0.37	0.37	Highfield Rd - 016		Bolton	Bolton	Greenfield	18
762	0.28	0.28	Anchor Lane IV - 023D		Bolton	Bolton	Greenfield	14
798	1.11	1.00	Hypatia Street - 014		Bolton	Bolton	Greenfield	60
802	3.56	2.67	Deane Road	Deane Road	Bolton	Bolton	Previously Developed Land	187
807	12.08	4.83	Trinity Interchange	Newport Street	Bolton	Bolton	Previously Developed Land	725
912	0.56	0.50	LAND AT	LONGCAUSEWAY/WORSLEY RD	KEARSLEY	Bolton	Greenfield	30
925	0.37	0.37	Red Bridge Mill 1 - S17a - Breightmet		Bolton	Bolton	Greenfield	18
952	0.45	0.41	Century Lodge - S09 - Farnworth		Bolton	Bolton	Previously Developed Land	24
959	0.84	0.76	Weston Street 2 - S22 - Great Lever		Bolton	Bolton	Previously Developed Land	38
962	0.58	0.53	Bishop's Road - S29 - Great Lever		Bolton	Bolton	Greenfield	26
966	1.05	0.95	Roxalina Street 2 - S39 - Great Lever		Bolton	Bolton	Greenfield	47
967	1.18	1.06	High Street - S40a - Great Lever		Bolton	Bolton	Greenfield	53

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
968	1.04	0.94	Back Minorca St - S40b - Great Lever	Bolton	Bolton	Greenfield	47
969	0.31	0.31	S46 - Great Lever Worthington Street	Bolton	Bolton	Greenfield	16
972	1.51	1.36	Greenhill Lane - S10 - Higher Dean	Bolton	Bolton	Greenfield	68
974	0.27	0.25	Back Hulton Lane 1 - S18 - Higher Dean	Bolton	Bolton	Greenfield	12
975	0.28	0.28	Eldercot Road 3 - S21 - Higher Dean	Bolton	Bolton	Greenfield	14
977	1.54	1.39	Hudson Road - S23 - Higher Dean	Bolton	Bolton	Greenfield	70
978	1.94	1.74	Longfield Road - S36a - Higher Dean	Bolton	Bolton	Greenfield	87
979	0.49	0.44	Hawkshead Drive 2 - S38b - Higher Dean	Bolton	Bolton	Greenfield	22
981	0.61	0.55	Murfield Close - S40 - Higher Dean	Bolton	Bolton	Greenfield	17
982	1.29	1.16	Wilkinson Avenue - S03 - Kearsley	Little Lever	Bolton	Greenfield	46
985	0.36	0.36	Norfolk Close - S102 - Kearsley	Little Lever	Bolton	Greenfield	22
991	0.77	0.69	Redcar Road - S31 - Kearsley	Little Lever	Bolton	Greenfield	28
992	2.20	1.65	Carlisle Close - S32 - Kearsley	Little Lever	Bolton	Greenfield	66
997	0.82	0.74	Moss Road (Path) 2 - S56b - Kearsley	Kearsley	Bolton	Greenfield	30
998	0.38	0.38	Howard Avenue 1 - S58 - Kearsley	Kearsley	Bolton	Greenfield	23
1003	0.46	0.41	Manor Street - S79 - Kearsley	Kearsley	Bolton	Greenfield	21
1005	5.57	4.18	Sand Hole Road 1 - S82 - Kearsley	Kearsley	Bolton	Greenfield	209

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield	
1006	7.36	5.52	Sand Hole Road 2 - S83 - Kearsley	Kearsley	Bolton	Greenfield	331	
1017	1.67	1.50	S04	Part Street	Westhoughton	Bolton	Greenfield	90
1018	0.68	0.61	S05	Bristle Hall Way	Westhoughton	Bolton	Greenfield	18
1020	1.19	1.07	Collingway Wood 2 - S08b -	Westhoughton	Bolton	Greenfield	64	
1021	1.14	1.03	Collingway Wood 3 - S08c - West Houghton	Westhoughton	Bolton	Greenfield	41	
1023	0.83	0.75	Glazebury Drive - S12	Westhoughton	Bolton	Greenfield	22	
1033	0.27	0.27	Eatock Way 2 - S46	Westhoughton	Bolton	Greenfield	13	
1034	1.39	1.25	The Hoskers - S49	Westhoughton	Bolton	Greenfield	63	
1037	0.40	0.18	Urban Village 2 Bark St N (c24units)	Bolton	Bolton	Previously Developed Land	24	
1038	0.36	0.18	Urban Village 3 Chorley St E (c50units)	Bolton	Bolton	Greenfield	50	
1041	1.97	0.89	Urban Village 6 Chorly St W (c100units)	Bolton	Bolton	Previously Developed Land	100	
1062	10.94	5.47	Grundy's Farm	Bowlands Hey	Westhoughton	Bolton	Greenfield	219
1063	3.11	2.33	Oldfield Farm	Bowlands Hey	Westhoughton	Bolton	Greenfield	93
1066	0.68	0.61	T. Sutcliffe and Co	Weston Street	Bolton	Bolton	Previously Developed Land	30
1069	1.45	1.30		Lorne Street	Bolton	Bolton	Previously Developed Land	78
1074	0.49	0.44	Bent Street Works Mill	Bolton	Bolton	Previously Developed Land	27	
1081	0.49	0.44	Travis Perkins	Bolton	Bolton	Previously Developed Land	31	

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
1094	3.91	2.93	Garnet Fold	Bolton	Bolton	Greenfield	147
1105	1.14	1.03	Land north of Radcliffe Road, rear of 747 (parcel)	Bolton	Bolton	Greenfield	51
1112	1.07	0.97	Longsight Lane Harwood	Bolton	Bolton	Greenfield	29
1119	1.58	1.43	Dixon Green Reservoir	Bolton	Bolton	Greenfield	86
1124	4.24	3.18	Bowlands Hey Collingwood Way Bellway freehold	Westhoughton	Bolton	Greenfield	127
1125	0.81	0.73	Suckling Calf Farm Old Lane	Horwich	Bolton	Greenfield	37
1127	0.59	0.53	Land at Moss Lea Site B	Bolton	Bolton	Greenfield	27
<b>Site Area Total</b>		<b>102.4981</b>					
						<b>Yield Total</b>	<b>5564</b>



## APPENDIX 4

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### Schedule of Sites Which We Rated as Priority 3

**Yield Totals For Priority 3 Sites**

**Date** 01 August 2008

**Size:** All site sizes

**Land type:** Greenfield sites and Previously Developed Land

**Source:** All Source Types

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
11	40.53	20.26	Land at Moss Bank Way Chorley New Rd	Bolton	Bolton	Greenfield	608
13	9.78	7.34	Grundy Fold Chester Avenue	Little Lever	Bolton	Greenfield	294
21	34.20	17.10	Land at Wingates Slack Lane	Westhoughton	Bolton	Greenfield	513
25	9.60	7.20	Land adj A6 by-pass Blackrod by-pass	Blackrod	Bolton	Greenfield	216
29	4.10	3.07	Site of Burnthwaite House Old Hall Lane	Bolton	Bolton	Greenfield	92
30	0.95	0.85	Lostock Hall Farm Hall Lane	Horwich	Bolton	Previously Developed Land	26
32	0.58	0.52	Atkinsons Farm	Bolton	Bolton	Greenfield	16
40	0.27	0.27	Land at Tempest Rd	Bolton	Bolton	Previously Developed Land	14
48	0.30	0.30	Land at Fold Rd	Bolton	Bolton	Greenfield	9
49	0.29	0.29	Delph House Dimple Rd	Bolton	Bolton	Greenfield	14
52	8.64	6.48	Waterside Business Park	Bolton	Bolton	Greenfield	259
54	7.34	5.50	Land at Dobs Brow	Bolton	Bolton	Greenfield	220
55	1.30	1.17	Land at New Chapel Lane	Horwich	Bolton	Greenfield	59
109	1.13	1.02	Oakhurst Cottage Wigan Road	Westhoughton	Bolton	Greenfield	30



Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
117	3.47	2.60	LAND OFF	HULME ROAD	KEARSLEY	Bolton	Previously Developed Land	130
132	0.36	0.36	LAND OFF	KERSHAW STREET	BOLTON	Bolton	Previously Developed Land	22
142	0.51	0.18	LAND OFF	STATION ROAD	BLACKROD	Bolton	Previously Developed Land	11
178	1.69	1.53	LAND OFF	BOLTON ROAD	KEARSLEY	Bolton	Previously Developed Land	76
195	1.05	0.94	SUNNYSIDE MILLS A	HENRY LEE STREET	BOLTON	Bolton	Previously Developed Land	47
205	1.45	1.31	OAKENBOTTOM MILL	OAKENBOTTOM ROAD	BOLTON	Bolton	Greenfield	39
206	1.14	1.03	LAND OFF	MINERVA ROAD	FARNWORTH	Bolton	Greenfield	51
209	1.57	1.41	LAND OFF	CHORLEY ROAD	BLACKROD	Bolton	Greenfield	71
213	2.33	1.75	LAND OFF	CHORLEY ROAD	BLACKROD	Bolton	Greenfield	52
214	0.72	0.65	LAND OFF	LOSTOCK LANE	WESTHOUGHTON	Bolton	Greenfield	19
215	0.72	0.65	DANGEROUS CORNER RAILWAY	CORNER LANE	WESTHOUGHTON	Bolton	Greenfield	32
216	3.47	2.60	LAND OFF	CHORLEY OLD ROAD	BOLTON	Bolton	Greenfield	130
231	11.46	5.73	HALL LANE RECREATION GROUND	HALL LANE	LITTLE LEVER	Bolton	Greenfield	172
248	0.54	0.49	HILL FARM	TOTTINGTON ROAD	BOLTON	Bolton	Greenfield	24
279	4.24	3.18	HIGHER HEAPS FARM	RINGLEY RD WEST	BOLTON	Bolton	Greenfield	95
286	0.43	0.39	SHOREFIELD HOUSE	DUNSCAR FOLD	BOLTON	Bolton	Greenfield	19
300	0.60	0.54	MATHER ST MILL	MATHER STREET	BOLTON	Bolton	Previously Developed Land	38

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
327	0.65	0.58	NEWFIELD	GRANGE ROAD	BOLTON	Bolton	Greenfield	35
329	1.79	1.61	ROTHWELL MILL	ROTHWELL ST	BOLTON	Bolton	Previously Developed Land	96
331	0.41	0.36	EYPTIAN MILL	SLATER LANE	BOLTON	Bolton	Previously Developed Land	26
333	0.45	0.40	SITE OF CONSERVATIVE CLUB	GREENLAND RD	BOLTON	Bolton	Previously Developed Land	20
334	1.34	1.21	LAND AT	FORMER FARNWORTH NEIGHBOURHOOD CENTRE	BOLTON	Bolton	Previously Developed Land	73
335	0.48	0.44	ALBERT MILL	ALBERT ROAD AND FLETCHER ST	FARNWORTH	Bolton	Previously Developed Land	26
341	0.64	0.58	BOLTON ROAD MILL	BOLTON ROAD	WESTHOUGHTON	Bolton	Previously Developed Land	35
570	0.26	0.26	Land at	Cemetery Road	Kearsley	Bolton	Greenfield	16
574	0.27	0.27	Land	Seymour Road	Bolton	Bolton	Previously Developed Land	14
576	0.71	0.38	Private allotments next to Moss Lea	Moss Bank Way	Bolton	Bolton	Greenfield	19
593	20.04	10.02	Clifton Moss		Kearsley	Bolton	Greenfield	301
595	0.44	0.39	Dene Bank Allotments, Bradshaw	Turton Road	Bolton	Bolton	Greenfield	20
596	1.48	1.34	Doe Hey Brook, adj St Michaels Church	Rowena Street	Bolton	Bolton	Greenfield	80
597	0.76	0.68	Land	Ellen Grove	Kearsley	Bolton	Greenfield	34
599	0.37	0.37	Land	Fold Road,	Kearsley	Bolton	Greenfield	18
600	9.49	7.11	Land South of	Fold Road	Kearsley	Bolton	Greenfield	356
605	2.95	2.21	Land North of	Kearsley Road	Kearsley	Bolton	Greenfield	110

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address		Town	District	Land Type	Yield
606	0.75	0.68	Ladyshore Colliery	Ladyshore Road	Little Lever	Bolton	Previously Developed Land	27
609	3.79	2.84	Land South of	Manchester Road	Kearsley	Bolton	Greenfield	142
616	9.74	7.31	New Park Wood, rear of	Spa Road	Atherton	Bolton	Greenfield	365
618	3.06	2.30	Land	Red Rock Lane	Kearsley	Bolton	Greenfield	69
619	4.41	3.31	Land east of	Ringley Road	Kearsley	Bolton	Greenfield	99
620	1.57	1.41	Ringley Wood	Fold Road	Kearsley	Bolton	Greenfield	42
621	2.73	2.05	Land Adjacent to River Irwell		Kearsley	Bolton	Greenfield	61
622	0.64	0.58	Land at	Scot Lane	Blackrod	Bolton	Greenfield	29
623	0.25	0.25	Sharples Court	Lever Street	Little Lever	Bolton	Greenfield	15
626	0.67	0.48	Land	Wythburn Avenue	Bolton	Bolton	Greenfield	24
628	0.59	0.53	Lostock Open Air	Rumworth Road	Bolton	Bolton	Greenfield	32
631	1.05	0.95	Hoskers Nook East	Hindley Road	Westhoughton	Bolton	Greenfield	47
689	0.26	0.26	Athlone Avenue - 030K	Athlone Avenue	Bolton	Bolton	Greenfield	13
691	0.30	0.30	Handel Street - 019	Handel Street	Bolton	Bolton	Greenfield	15
693	0.32	0.32	Darbishire Street - 002B	Darbishire Street	Bolton	Bolton	Previously Developed Land	19
711	0.76	0.68	Longson Street 2 - 002G	Longson Street	Bolton	Bolton	Previously Developed Land	41
722	1.73	1.55	Old Nans Lane - 026A		Bolton	Bolton	Greenfield	78

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
737	0.49	0.45	Vallets Lane - 012B	Bolton	Bolton	Greenfield	22
739	0.55	0.50	Egyptian St - 017	Bolton	Bolton	Greenfield	35
744	1.14	1.03	Gilnow Gardens - 023	Bolton	Bolton	Greenfield	51
745	1.26	1.13	Eskrick Street - 006B	Bolton	Bolton	Greenfield	68
747	2.64	1.98	Redgate Way - 014C	Bolton	Bolton	Previously Developed Land	99
765	0.26	0.15	Brazley Avenue - H006	Horwich	Bolton	Greenfield	8
768	0.31	0.31	Vale Avenue - H026	Horwich	Bolton	Greenfield	12
793	0.28	0.28	Thomas Drive - 005B	Bolton	Bolton	Previously Developed Land	17
794	1.42	1.27	Green Way - 012A	Bolton	Bolton	Greenfield	76
876	0.77	0.70	LAND AT DINSDALE DRIVE	BOLTON	Bolton	Previously Developed Land	42
913	2.71	2.04	THREE LOVERS FARM GREENBARN WAY	Blackrod	Bolton	Greenfield	102
926	0.66	0.59	Oakenbottom Road - S21 - BRIGHTMET	Bolton	Bolton	Greenfield	30
945	0.63	0.46	Smithills Dean Road - S01 - CHORLEY	Bolton	Bolton	Greenfield	23
947	0.35	0.35	Holly Grove - S12 - Chorley	Bolton	Bolton	Greenfield	18
960	1.25	1.12	Lynwood Avenue 1 - S26 - GREAT LEVER	Bolton	Bolton	Greenfield	56
965	0.27	0.27	S37 - Great Lever Clarendon Street	Bolton	Bolton	Greenfield	16
976	0.32	0.32	Wardlow Street - S22 - Higher Dean	Bolton	Bolton	Greenfield	10

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
993	0.46	0.41	Mytham Road 1 - S39 - Kearsley	Little Lever	Bolton	Greenfield	25
994	0.62	0.56	High Stile Street - S49 - Kearsley	Kearsley	Bolton	Previously Developed Land	33
995	0.57	0.51	Old Hall Street - S50 - Kearsley	Kearsley	Bolton	Previously Developed Land	31
999	0.40	0.36	Stoneclough Road 1 - S66 - Kearsley	Kearsley	Bolton	Greenfield	22
1004	3.03	2.04	Cross Street - S81 - Kearsley	Kearsley	Bolton	Greenfield	102
1007	4.01	1.50	Ashwood Close - S84 - Kearsley	Kearsley	Bolton	Greenfield	45
1013	0.83	0.75	Church Lane - S01	Westhoughton	Bolton	Greenfield	37
1015	0.89	0.80	Slack Lane 2 - S02b	Westhoughton	Bolton	Greenfield	24
1027	5.12	3.84	Bardwell Avenue - S27	Westhoughton	Bolton	Greenfield	230
1029	0.36	0.36	Oxlea Grove 1 - S29a	Westhoughton	Bolton	Greenfield	22
1030	0.35	0.21	Landedmans 1 - S31a	Westhoughton	Bolton	Greenfield	13
1031	0.56	0.50	Landedmans 2 - S31b	Westhoughton	Bolton	Greenfield	30
1036	1.25	0.56	Urban Village 1 Chorley St N (c75units)	Bolton	Bolton	Previously Developed Land	75
1054	1.21	0.54	BIZ Westpoint (289 units)	Bolton	Bolton	Previously Developed Land	289
1059	11.56	5.66	Gibb Farm north of M61	Horwich	Bolton	Greenfield	227
1060	4.78	3.58	Gibb Farm South of M61	Horwich	Bolton	Greenfield	107
1065	10.67	5.33	Land east of Chew Moor Lane - development site	Westhoughton	Bolton	Greenfield	267

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield
1068	2.99	2.24	Land at Bank Top	Bolton	Bolton	Greenfield	112
1070	1.27	1.15	Land at St John's Road	Westhoughton	Bolton	Greenfield	57
1075	2.01	1.51	Undershore Works	Bolton	Bolton	Previously Developed Land	75
1077	1.54	1.38	Fold Road Turton Street	Bolton	Bolton	Greenfield	97
1079	10.31	4.64	The Hollins	Bolton	Bolton	Greenfield	232
1082	4.02	3.01	Thicketford Road	Bolton	Bolton	Greenfield	90
1083	4.61	3.46	Scot Lane	Blackrod	Bolton	Greenfield	173
1086	1.98	1.78	Former Greyhound Track, Castle Hill Road	Hindley	Bolton	Greenfield	89
1087	92.48	46.24	Lee Hall	Westhoughton	Bolton	Greenfield	1387
1088	11.31	5.37	Land fronting A6 adjacent Gibb Farm (site 3)	Horwich	Bolton	Greenfield	215
1089	2.99	2.24	Lever Park Avenue	Horwich	Bolton	Greenfield	134
1091	4.83	3.62	Bowlands Hey - Forshaw Land	Westhoughton	Bolton	Greenfield	109
1093	10.29	5.15	Hunger Hill - Hanson Concrete works	Bolton	Bolton	Greenfield	257
1096	21.80	10.90	Snydale Gate Farm	Westhoughton	Bolton	Greenfield	545
1098	15.36	7.68	Land south east of Syndale Way	Westhoughton	Bolton	Greenfield	384
1099	1.96	1.76	Land off Hall Lane (Canal Arm Site)	Little Lever	Bolton	Greenfield	88
1100	0.87	0.78	Land off Bowness Road (Tip Site)	Little Lever	Bolton	Greenfield	47

Unique Reference	Gross Site Area (ha)	Residual Net Site Area (ha)	Site Name and Address	Town	District	Land Type	Yield	
1101	0.26	0.26	Eagley Mills School Street Site 1	Bolton	Bolton	Greenfield	13	
1102	1.13	1.02	Eagley Mills Vale View Site 2	Bolton	Bolton	Greenfield	30	
1103	0.89	0.80	Eagley Mills Allotment Site 3	Bolton	Bolton	Greenfield	24	
1104	4.88	3.66	Eagley Mills Reservoir Site 4	Bolton	Bolton	Greenfield	183	
1107	1.97	1.77	Land rear of 801 and 803 Radcliffe Road	Bolton	Bolton	Greenfield	106	
1110	3.51	2.63	Land at Harwood Lodge	Bolton	Bolton	Greenfield	132	
1111	16.15	8.08	Little Stanrose Farm, Cox Green Road	Bolton	Bolton	Greenfield	242	
1116	1.90	1.71	Land east of Duchy Avenue	Bolton	Bolton	Greenfield	85	
1117	6.23	4.67	Hayward site west of Smethurst Lane	Bolton	Bolton	Greenfield	233	
1118	4.01	3.01	Land south of Highfield Road Meads Grove	Bolton	Bolton	Greenfield	150	
1122	17.06	8.53	Longsight Lane Pay and Play Golf Course	Bolton	Bolton	Greenfield	256	
1123	0.67	0.61	Old Links Golf Club	Bolton	Bolton	Greenfield	30	
1126	6.34	4.75	Land above Austins Lane (provisional)	Horwich	Bolton	Greenfield	238	
1128	2.49	1.86	Dove Mill Deane Church Road	Bolton	Bolton	Previously Developed Land	93	
<b>Site Area Total</b>		<b>337.47823</b>					<b>Yield Total</b>	<b>13965</b>

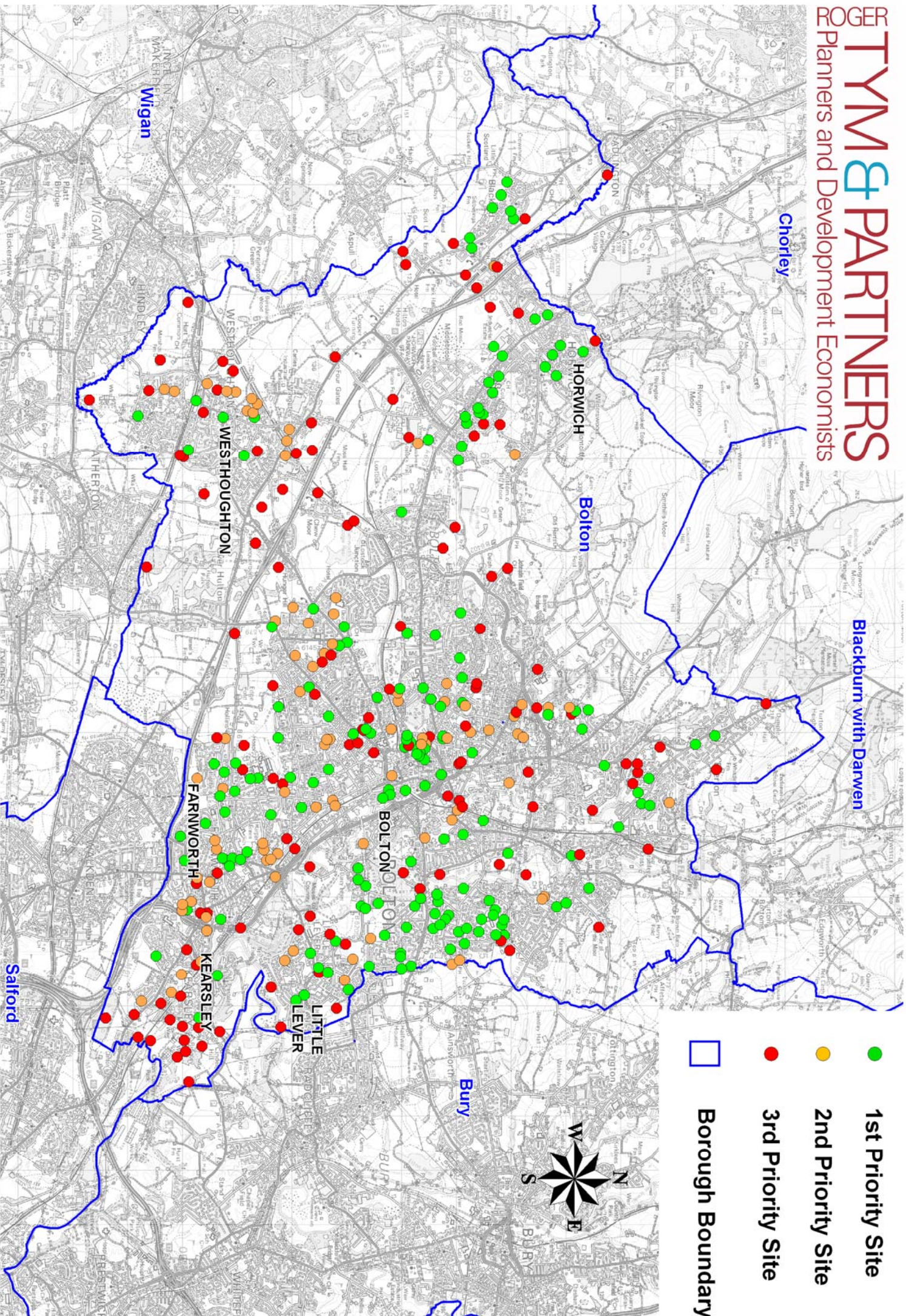




## APPENDIX 5

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### Plan Showing the Spatial Distribution of Priority 1, 2 and 3 Sites





## APPENDIX 6

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### Past and Current Density Trends - Tables



**Appendix 6 Table 1 Gross Density of Completions 2005-2008**

Measure	Completions 2005-2008		Percentage of dwellings by density		
	dph	dw	< 30 dph	30 - 49 dph	> 50 dph
All sites	34.3	2688	31.5%	30.4%	38.1%
Large Sites	30.3	1840	40.1%	40.0%	19.9%

**Appendix 6 Table 2 Gross Density of Completions by Year 2005-2008**

Year	Average Density of Completions (dph)	
	All Sites	Large Sites
2005	32.92	30.25
2006	29.69	25.74
2007	37.52	31.87
2008	41.49	39.03

Note: Completions data to inform both tables were provided by Bolton Council, and the years referred to in the tables are financial years, i.e. April to March.