

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1981/00
Category: 4 - Unconstrained Potential
Location: Works opposite 101 Mather Road, Bury

District: BURY NORTH

Existing Use: Derelict Works

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.326 **Density:** 74

Capacity: 24 **Windfall site?:** Y-S

Application Details

Application No.: 61196

Description: Outline planning permission for 24 apartments

Planning Status: Expired Planning Permission

Permission Date: 28/03/2018 **Expiry Date:** 28/03/2021

Applicant: Howard and Seddon ARIBA

Address:

Grid Reference

Easting: 380882

Northing: 413392

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	24

Units

Units	Number
New Build Units:	24
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
0	0	0

House Type Details

House Type Details	Number
Flats	24
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	24
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	24
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y Zone: 2		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Flood defence measures required

Deliverability Details (5-Year Supply)

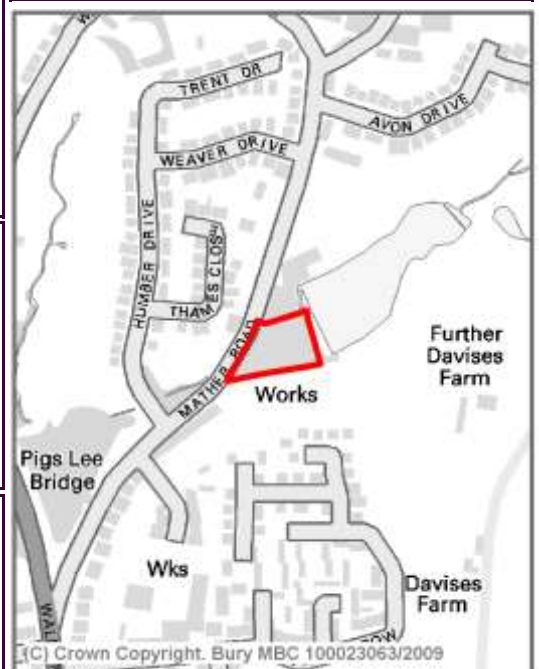
Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term, as long as the flood risk can be managed. The site has had outline consent.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2057/00
Category: 4 - Unconstrained Potential
Location: Fairfield Service Station, Rochdale Old Road, Bury

District: BURY NORTH

Existing Use: Service Station, now Carwash

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.104 **Density:** 87

Capacity: 9 **Windfall site?:** Y-S

Application Details

Application No.: 44080

Description: 3 Storey block of 9 apartments

Planning Status: Expired Planning Permission

Permission Date: 26/05/2005 **Expiry Date:**

Applicant: Hallmark Development

Address: c/o Agent

Grid Reference

Easting: 382770

Northing: 411607

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	9

Units

Number

New Build Units:	9
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	9
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	9
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** D/K **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium to long term.

Comments:

Site has potential to deliver housing in the short to medium term but currently in use as car wash area.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2134/00
Category: 4 - Unconstrained Potential
Location: Land off Glenvale Close, Radcliffe

District: RADCLIFFE

Existing Use: Vacant site (former garage)

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.033 **Density:** 91

Capacity: 3 **Windfall site?:** Y-S

Application Details

Application No.: 54808

Description: Erection of block of 3 no. apartments

Planning Status: Expired Planning Permission

Permission Date: 17/04/2012 **Expiry Date:** 17/04/2015

Applicant: Mr A Lewis

Address: 23 Nookfields
 Harwood, Bolton
 BL2 4LN

Grid Reference

Easting: 378817

Northing: 407206

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	3
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

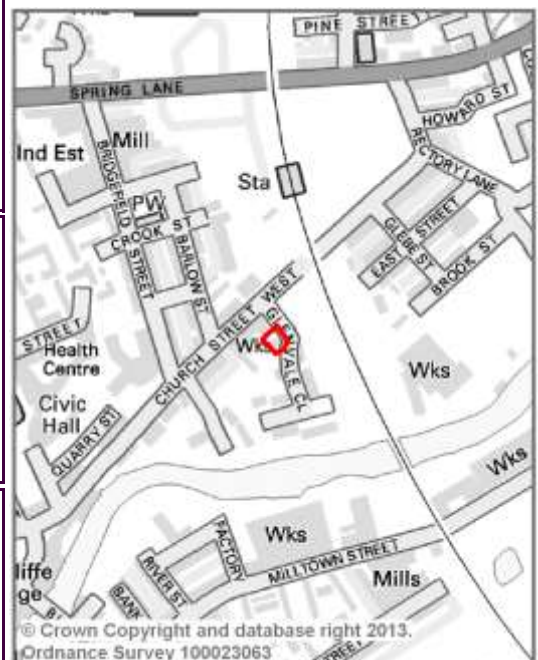
Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

Site is suitable and has the potential to come forward in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



© Crown Copyright and database right 2013.
 Ordnance Survey 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2148/00
Category: 4 - Unconstrained Potential
Location: Former Radcliffe High School, School Street, Radcliffe
District: RADCLIFFE

Existing Use: Former school playing field

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 2.307 **Density:** 39
Capacity: 90 **Windfall site?:** Y-L

Application Details

Application No.: 69233
Description: 90 dwellings
Planning Status: Expired Planning Permission
Permission Date: N/A **Expiry Date:** N/A

Applicant: Hive Homes

Address:
 Bury
 BL9 0SW

Grid Reference

Easting: 377985 **Northing:** 407181

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	90

Units

Units	Number
New Build Units:	90
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	23	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	36
Semi-Detached	38
Detached	16
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	78
4 Bed Units:	12
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	6
Shared Ownership/Equity:	12
Social Rented:	5
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

The playing fields will now be used for a replacement school.

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

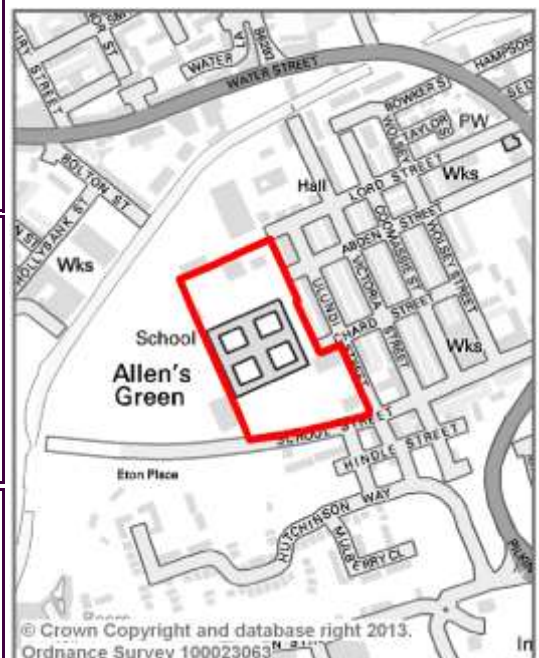
Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

The site has received brownfield land funding and site preparation works have begun. Site to be developed by Hive Homes

Year	Expected Units Completed
2023/24	0
2024/25	35
2025/26	35
2026/27	20
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2149/00	Application No.:	52412
Category:	4 - Unconstrained Potential	Description:	residential above retail/offices
Location:	44-48 Stand Lane & 4-6 New Street, Radcliffe	Planning Status:	Expired Planning Permission
District:	RADCLIFFE	Permission Date:	21/05/2010
Existing Use:	Vacant	Expiry Date:	21/05/2013
Surrounding Use:	Mixed	Applicant:	C/O Burford House
		Address:	75 Middleton Road Manchester

<u>Grid Reference</u>			
Easting:	378688	Northing:	406805

<u>Plot Details</u>	<u>Site Visit</u>	<u>Units</u>	Number	<u>Affordable Housing Units:</u>	Policy	Other
Completed	0	New Build Units:	35	No. Units:	0	0
Under Construction	0	Converted Units:	0			
Available	35					

<u>House Type Details</u>	Number	<u>Bedroom Details</u>	Number	<u>Tenure Details</u>	Number
Flats	35	1 Bed Units:	0	Private Units:	0
Terraced:	0	2 Bed Units:	0	Discounted Market Housing:	0
Semi-Detached	0	3 Bed Units:	0	Shared Ownership/Equity:	0
Detached	0	4 Bed Units:	0	Social Rented:	0
Other House Types:	0	Other Units:	0	Other Tenure:	0

Sustainability					
Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints					
Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)		
Suitable:	Yes	Available: YES
Deliverable:	YES	Achievable: YES
		Timeframe for Development: 6 - 10 Years

Deliverability Comments:
The site previously had planning permission and is still considered to be suitable and has the potential to be delivered in the short to medium term.

Comments:
The site is an important gateway into Radcliffe town centre and could form part of the regeneration efforts in this part of the Borough. Potential for high density development in this location. Site cleared 2022/23 following partial collapse.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2158/00
Category: 4 - Unconstrained Potential
Location: St. Anne's House, North Street, Radcliffe

District: RADCLIFFE

Existing Use:

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.302 **Density:** 99

Capacity: 30 **Windfall site?:** Y-S

Application Details

Application No.: 52849
Description: 36 Apartments

Planning Status: Expired Planning Permission
Permission Date: 26/10/2010 **Expiry Date:** 26/10/2013

Applicant: Mr A Samani

Address: c/o 89 Blackburn Road
 Egerton
 Bolton

Grid Reference

Easting: 379156 **Northing:** 407742

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
8		0

House Type Details

House Type Details	Number
Flats	30
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	Y	Zone:	2	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Removal of contamination and mitigation of flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** NO **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

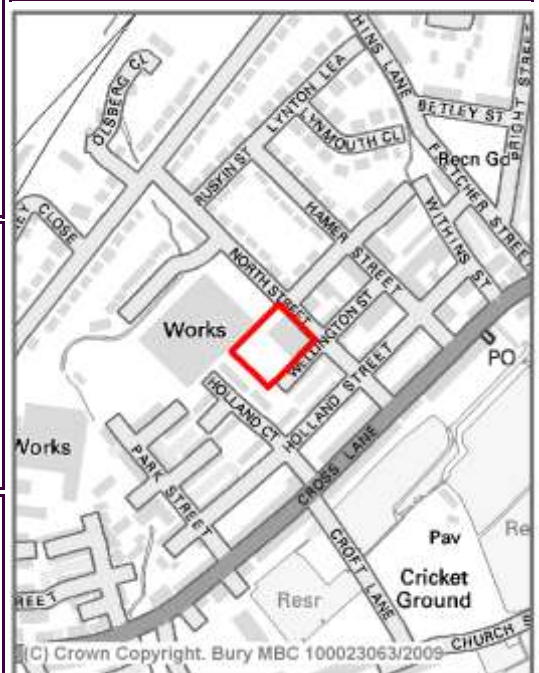
Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium to long term.

Comments:

Site put forward for development and had previous permission. Longer term potential subject to relocation of existing occupiers.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2169/00
Category: 4 - Unconstrained Potential
Location: Rear of Unsworth Methodist Church, Hollins Lane, Bury
District: BURY SOUTH
Existing Use: Church
Surrounding Use: Residential
Land Use Class: GU **Previously developed?:** Yes
Area (Hectares): 0.265 **Density:** 34
Capacity: 9 **Windfall site?:** Y-S

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: N/A - URBAN POTENTIAL STUDY SITE
Address:

Grid Reference

Easting: 381960 **Northing:** 407852

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Alternative provision to replace lost recreation land

Deliverability Details (5-Year Supply)

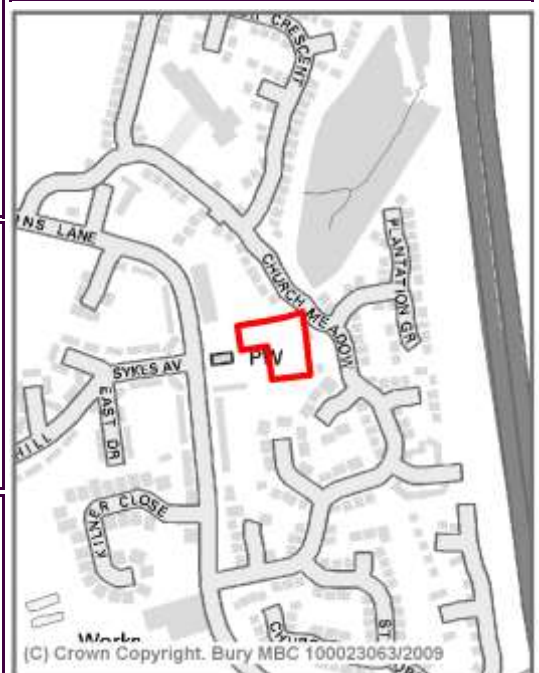
Suitable: Yes **Available:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term but does not currently have planning permission.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2175/00
Category: 4 - Unconstrained Potential
Location: The Heathlands Village, Heathlands Drive, Prestwich

District: PRESTWICH

Existing Use: Vacant car park

Surrounding Use: Residential

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.167 **Density:** 48

Capacity: 8 **Windfall site?:** Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381316

Northing: 402204

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

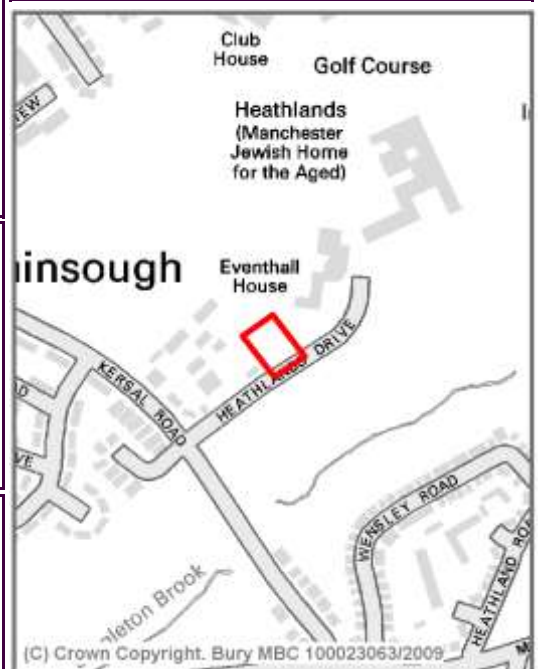
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2178/00
Category: 4 - Unconstrained Potential
Location: Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW
District: RADCLIFFE
Existing Use: Vacant
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.416 **Density:** 26
Capacity: 14 **Windfall site?:** Y-M

Application Details

Application No.: 63002
Description: Erection of 14 no. dwellings with access road
Planning Status: Expired Planning Permission
Permission Date: 11/10/2019 **Expiry Date:** 11/10/2022
Applicant: Mr Mark Wraeg
Address: 22 Prestwich Park Road South
 Prestwich
 Manchester, M25 9PE

Grid Reference

Easting: 377509 **Northing:** 408481

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	14

Units

Units	Number
New Build Units:	14
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	1	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	14
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	9
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	13
Discounted Market Housing:	1
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Resolve access issues

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

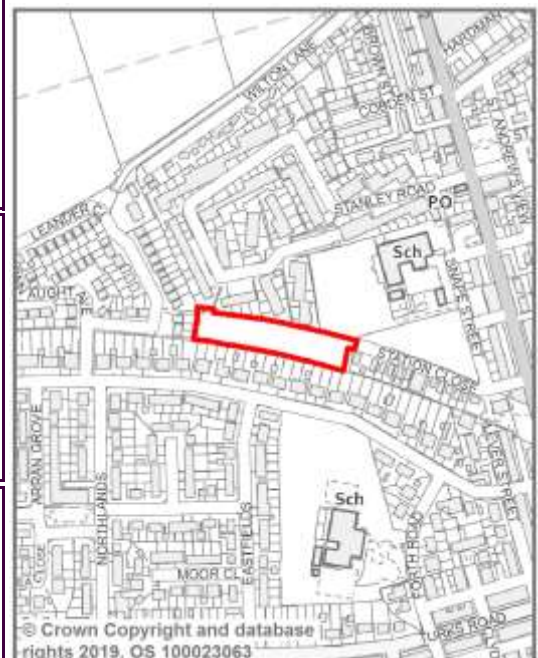
Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short term.

Comments:

Ground works commenced to implement a previous application to allow development.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2188/00
 Category: 4 - Unconstrained Potential
 Location: Land off Holt Street West, Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.457 Density: 35
 Capacity: 16 Windfall site?: Y-M

Application Details

Application No.: N/A
 Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378599 Northing: 416386

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	16

Units

Units	Number
New Build Units:	16
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	U
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Resolve access issues

Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 11 - 15 Years

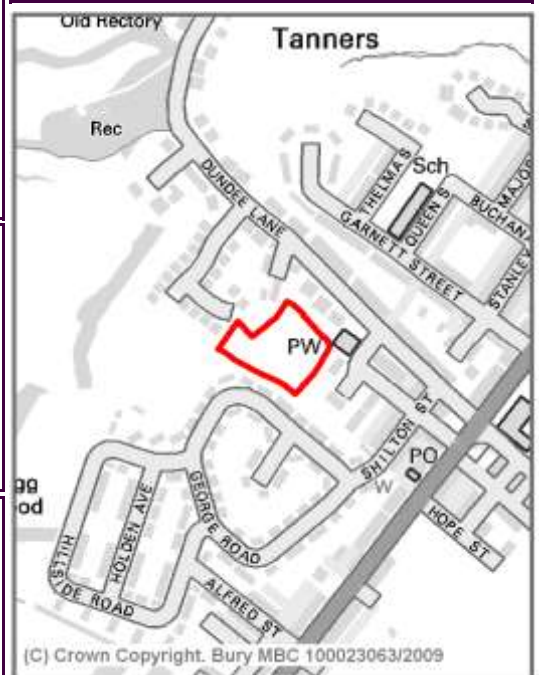
Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term.

Comments:

Statutory start made on 16 houses but access issues need to be resolved.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2206/00
Category: 4 - Unconstrained Potential
Location: Site of Hartshead Works, Deal Street, Bury, BL9 7PU

District: BURY NORTH

Existing Use: Industrial

Surrounding Use: Residential

Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.497 **Density:** 78
Capacity: 39 **Windfall site?:** Y-M

Application Details

Application No.: 58985
Description: Residential development of 39 no. Dwellings
Planning Status: Expired Planning Permission
Permission Date: 04/01/2016 **Expiry Date:** 04/01/2019
Applicant: MCI Developments Limited
Address: 1 Beecham Court
 Smithy Brook Road, Pemberton
 Wigan, Manchester, WN3 6PR

Grid Reference

Easting: 381727 **Northing:** 411147

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	39

Units

Units	Number
New Build Units:	39
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
0	0	39

House Type Details

House Type Details	Number
Flats	24
Terraced:	3
Semi-Detached	12
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	12
2 Bed Units:	27
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	39
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contaminants from the site

Deliverability Details (5-Year Supply)

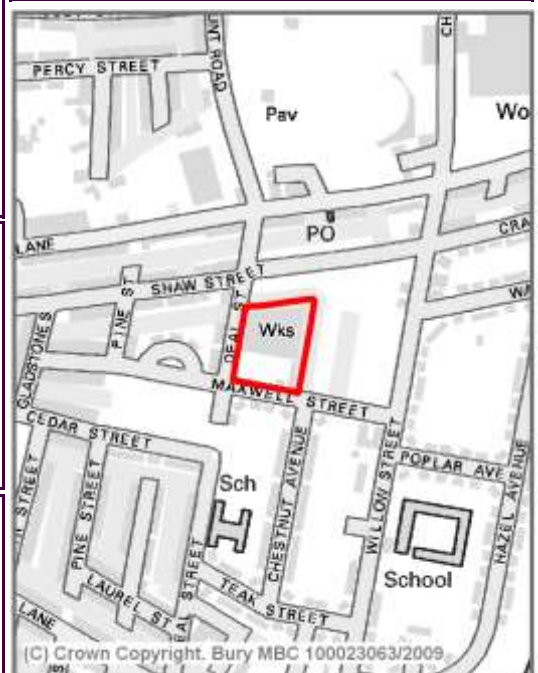
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has recently had planning permission and has the potential to be developed in the medium term subject to relocation of the existing occupier.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2219/00
 Category: 4 - Unconstrained Potential
 Location: Yard, North of Birch Street, Bury

District: BURY NORTH

Existing Use: Industrial/commercial

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.165 Density: 61

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380781

Northing: 411434

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contaminants from the site

Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 11 - 15 Years

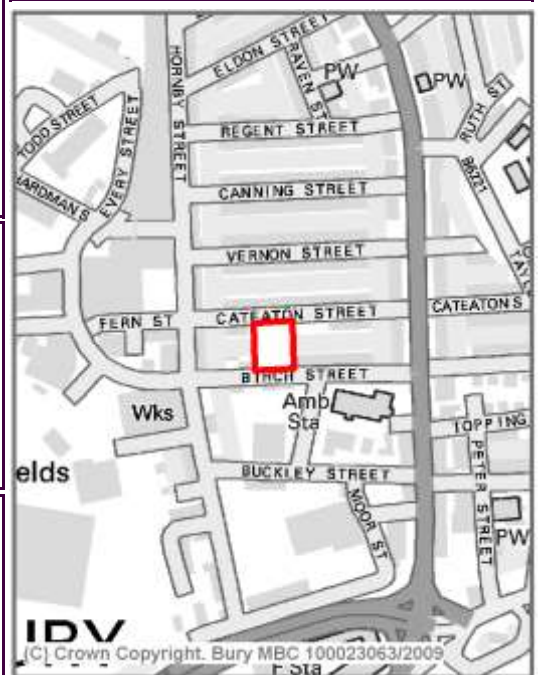
Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term but does not currently have planning permission.

Comments:

Put forward for development previously. Still in use so longer term potential.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2227/00
 Category: 4 - Unconstrained Potential
 Location: Corner Walmersley Road/Moorgate, Bury

District: BURY NORTH

Existing Use: Builders yard and car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.414 Density: 375

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380951

Northing: 411213

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Design would need to address access and air quality issues.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: NO Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

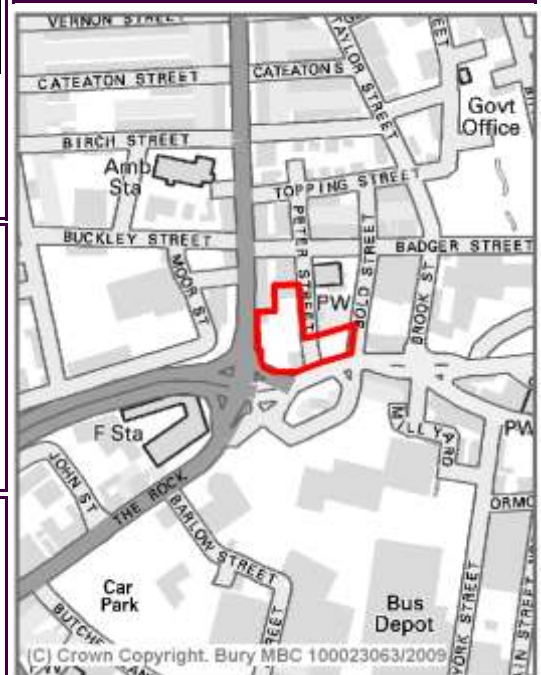
Deliverability Comments:

The site is identified for redevelopment in the Bury TC masterplan but does not currently have planning permission.

Comments:

Identified in the Bury Town Centre Masterplan for higher density residential uses which could include the provision of specialist supported housing, with new medium density town houses or assisted living to north.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2230/00
Category: 4 - Unconstrained Potential
Location: Land off Knowsley Street (Q-Park airspace), Bury

District: BURY NORTH

Existing Use: Open space

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.373 **Density:** 322

Capacity: 120 **Windfall site?:** Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380305

Northing: 410362

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	120

Units

Units	Number
New Build Units:	120
Converted Units:	0

Affordable Housing Units:

No. Units: 30 **Other:** 0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Town centre masterplanning

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 6 - 10 Years

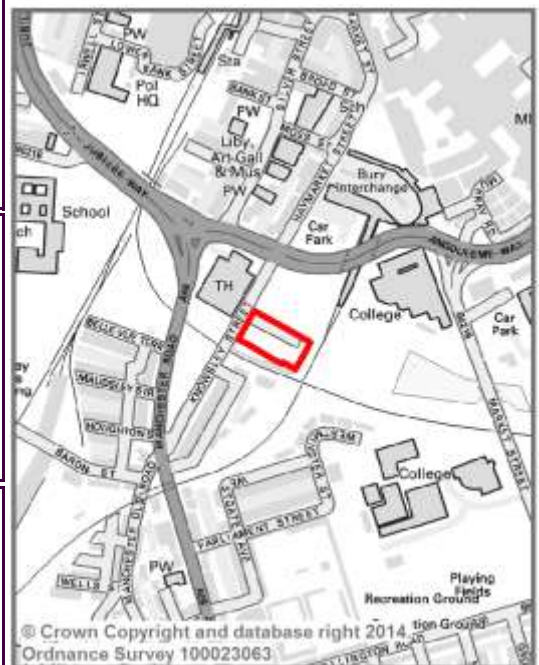
Deliverability Comments:

The site is suitable and ready for development. It may be developed for mixed use.

Comments:

Site identified in the Bury Town Centre masterplan for apartments

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



© Crown Copyright and database right 2014
 Ordnance Survey 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2231/00
Category: 4 - Unconstrained Potential
Location: Townside (Pyramid Park), Market Street, Bury

District: BURY NORTH

Existing Use: Open space

Surrounding Use: Mixed

Land Use Class: GU **Previously developed?:** No
Area (Hectares): 2.402 **Density:** 107
Capacity: 150 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380475

Northing: 410331

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	150

Units

Units	Number
New Build Units:	150
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Accommodate biodiversity within the proposals, or off-site mitigation will be required

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 6 - 10 Years

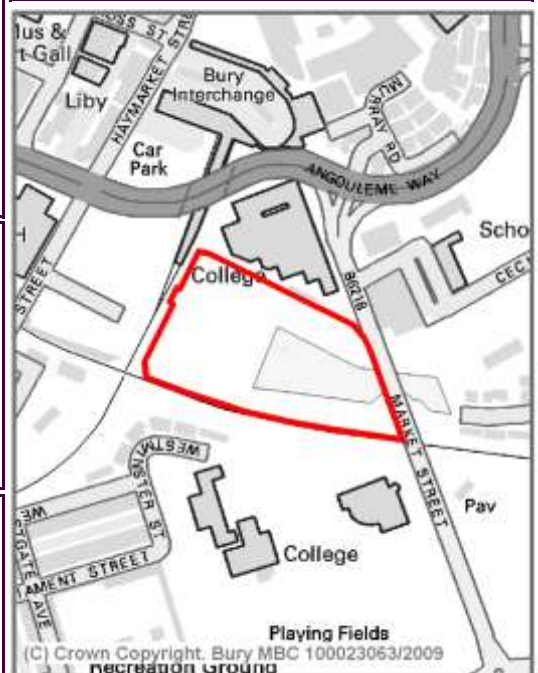
Deliverability Comments:

The site has been identified in the town centre masterplan for residential use and work is in progress to bring it forward.

Comments:

Site identified in Bury TC masterplan. Opportunity for high density residential development in an accessible location. Awaiting outcome of finding bid which could help to accelerate delivery.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2241/00
 Category: 4 - Unconstrained Potential
 Location: Former Police Station, Irwell Street, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.7 Density: 63

Capacity: 44 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380080

Northing: 410687

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	44

Units

Units	Number
New Build Units:	44
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Bury masterplan

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

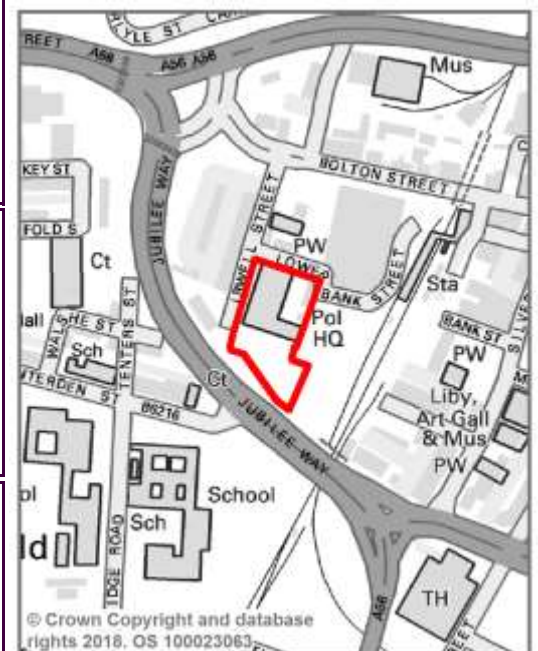
Deliverability Comments:

The site has been cleared and is likely to come forward for care home use in the short term.

Comments:

Agreed by Cabinet 7/6/23 for site to be developed for 2no. 40-bed care homes - likely to be C2 use. National ratio of 1.8 applied, so 80 beds equates to 44 units.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	22
2027/28	22



© Crown Copyright and database rights 2018. OS 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2253/00
Category: 4 - Unconstrained Potential
Location: Land opposite 9 to 21 Unsworth Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant site formerly used as a warehouse.

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.335 **Density:** 51

Capacity: 17 **Windfall site?:** Y-S

Application Details

Application No.: 57117

Description: Outline residential development

Planning Status: Expired Planning Permission

Permission Date: 19/03/2014 **Expiry Date:** 19/03/2017

Applicant: Mastcraft Ltd

Address: 30 Poland Street
 London
 W1F 8QS

Grid Reference

Easting: 377721

Northing: 407498

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	17

Units

Units	Number
New Build Units:	17
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	17
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	17
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	17
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Remove employment land designation

Deliverability Details (5-Year Supply)

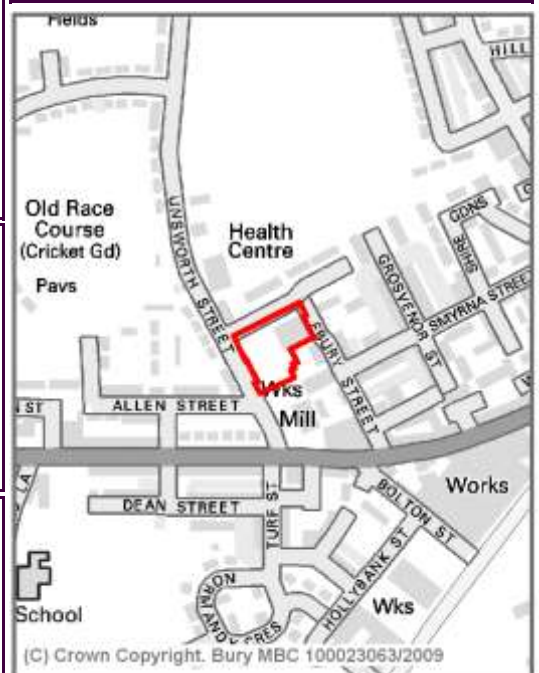
Suitable: Yes **Available:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2255/00
 Category: 4 - Unconstrained Potential
 Location: Water Street / Hollybank Street, Radcliffe

District: RADCLIFFE

Existing Use: Car parking

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.141 Density: 50

Capacity: 7 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377825

Northing: 407330

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	7

Units

Number

New Build Units:	7
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of employment land

Deliverability Details (5-Year Supply)

Suitable: Yes Available: NO Achievable: D/K
 Deliverable D/K Timeframe for Development: 6 - 10 Years

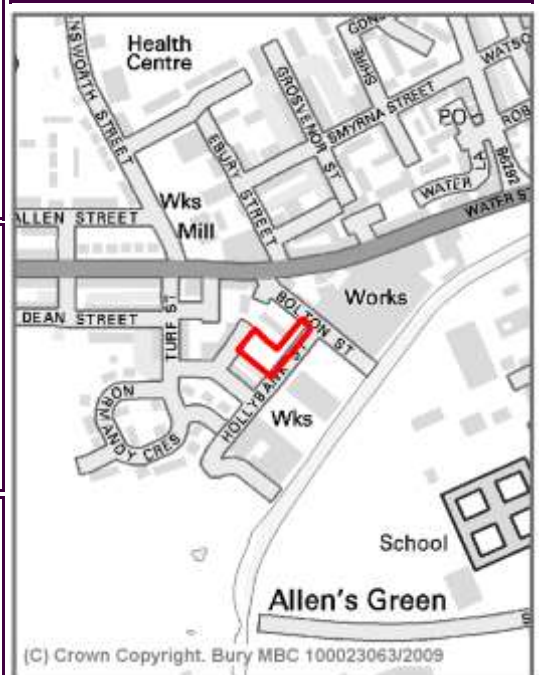
Deliverability Comments:

The site is currently in employment use but has potential for residential use.

Comments:

Site is currently in use for car parking

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2257/00
 Category: 4 - Unconstrained Potential
 Location: Seddon Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land/storage

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.033 Density: 91

Capacity: 3 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378327

Northing: 407480

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	3

Units

Number

New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Removal of contamination from the site

Deliverability Details (5-Year Supply)

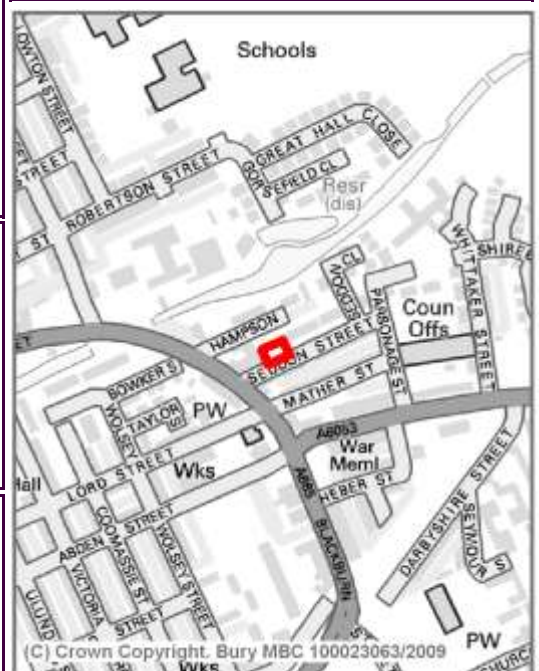
Suitable: Yes Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2264/00
Category: 4 - Unconstrained Potential
Location: South of Railway Street / North of Dale Street, Radcliffe

District: RADCLIFFE

Existing Use: Mixed commercial, industrial, vacant land

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.514 **Density:** 150

Capacity: 30 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378393

Northing: 406983

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 8 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Replace facilities on site elsewhere

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

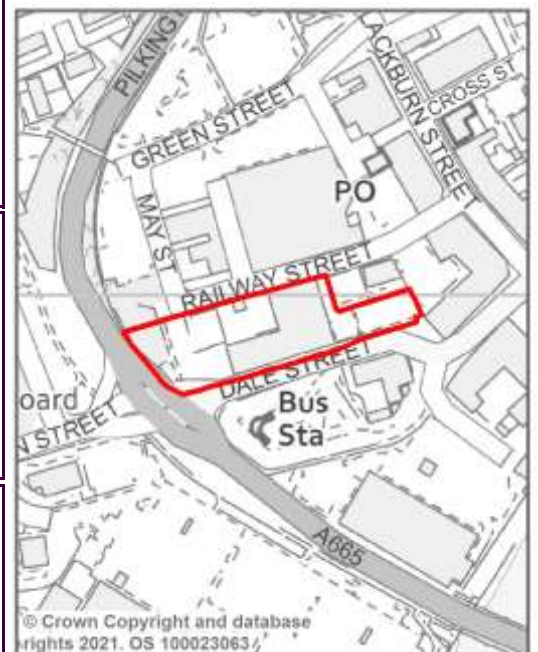
Deliverability Comments:

The site is deliverable subject to planning permission and in conjunction with implementation of the Radcliffe SRF.

Comments:

Majority of the site is currently in use, but potential for some redevelopment in conjunction with North Block Radcliffe.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2285/00
 Category: 4 - Unconstrained Potential
 Location: Bury New Rd/Rectory Lane, Prestwich

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.11 Density: 73

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381280

Northing: 403968

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Bring site forward as a mixed-use scheme

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
 Deliverable D/K Timeframe for Development: 6 - 10 Years

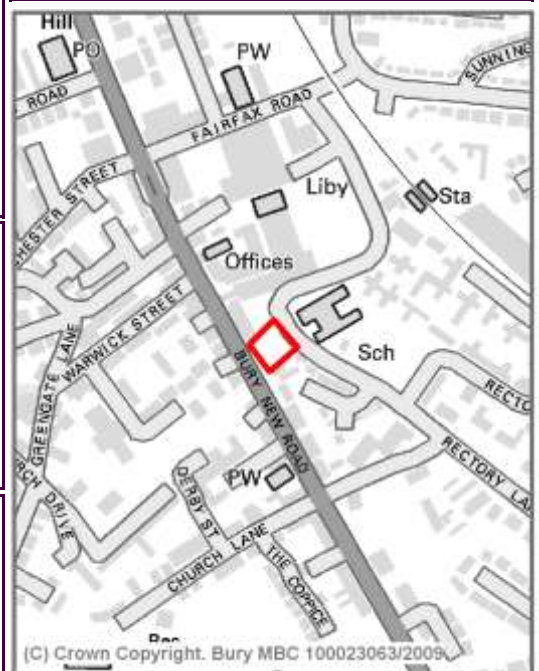
Deliverability Comments:

Site is has potential for residential use in the short to medium term.

Comments:

Site is outside the emerging Prestwich masterplan area but has potential for residential development.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2297/00
Category: 4 - Unconstrained Potential
Location: Christchurch Playing Fields, School Lane / Springside Road, Walmersley, Bury

District: BURY NORTH

Existing Use: Protected open space

Surrounding Use: Mixed

Land Use Class: GU **Previously developed?:** No

Area (Hectares): 1.38 **Density:** 41

Capacity: 41 **Windfall site?:** Y-L

Application Details

Application No.: 68055

Description: 41 dwellings

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Morris Homes

Address:

Bury

Grid Reference

Easting: 380418

Northing: 413583

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	41

Units

Number

New Build Units:	41
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 6 - 10 Years

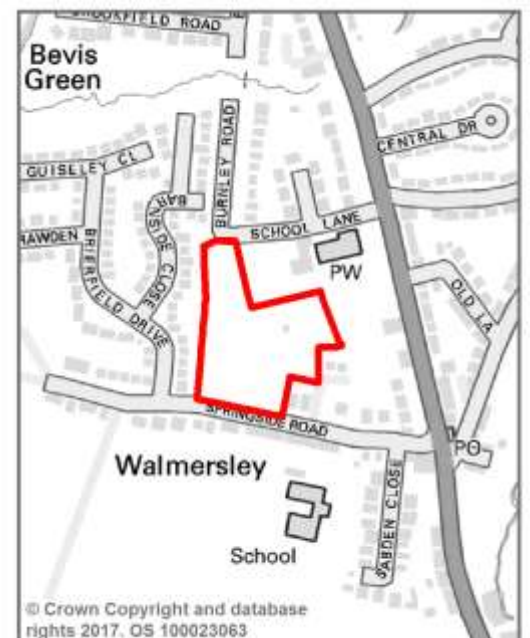
Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term if the loss of recreation can be addressed.

Comments:

Site put forward in Site Suggestion Exercise. Any development on this site would be dependant on the protected recreation land being replaced or improved or identified as surplus to requirements.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	15



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.:	HL/2310/00		
Category:	4 - Unconstrained Potential		
Location:	Buildings at Park Lane Farm, Philips Park, Whitefield		
District:	WHITEFIELD		
Existing Use:	House, outbuildings, workshop, derelict barn.		
Surrounding Use:	Mixed		
Land Use Class:	BNU	Previously developed ?:	Yes
Area (Hectares):	0.419	Density:	29
Capacity:	12	Windfall site ?:	Y-M

Application Details

Application No.:	N/A	
Description:	N/A	
Planning Status:	None	
Permission Date:	Expiry Date:	
Applicant:	Owner	
Address:		

Grid Reference

Easting:	379606	Northing:	404872
----------	--------	-----------	--------

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Resolve vehicle access

Deliverability Details (5-Year Supply)

Suitable:	Yes	Available:	D/K	Achievable:	D/K
Deliverable:	D/K	Timeframe for Development:	6 - 10 Years		

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Land put forward in Site Suggestion Exercise

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2312/00	Application No.:	N/A
Category:	4 - Unconstrained Potential	Description:	N/A
Location:	Garside Garage including Scrap Yard & Stables, Garside Hey Road, Tottington	Planning Status:	None
District:	TOTTINGTON	Permission Date:	Expiry Date:
Existing Use: Garage, offices, scrapyard, stables, hardstanding, employment		Applicant: Owner	
Surrounding Use: Open Land		Address:	
Land Use Class:	BNU	Previously developed ?:	Yes
Area (Hectares):	0.334	Density:	30
Capacity:	10	Windfall site ?:	Y-S
<u>Grid Reference</u>			
Easting: 378815		Northing: 412558	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>		
Completed		0	New Build Units:	10		No. Units:	0	0
Under Construction		0	Converted Units:	0				
Available		10						
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		
Flats		0	1 Bed Units:	0		Private Units:	0	
Terraced:		0	2 Bed Units:	0		Discounted Market Housing:	0	
Semi-Detached		0	3 Bed Units:	0		Shared Ownership/Equity:	0	
Detached		0	4 Bed Units:	0		Social Rented:	0	
Other House Types:		0	Other Units:	0		Other Tenure:	0	

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Design scheme that may complement and improve local Green Belt environment.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
Deliverable D/K Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is within the Green Belt but is previously developed and has a poor appearance because of its use. There may be potential to redevelop the site to improve the local environment in the short/medium term.

Comments:

The site is a previously developed site within the Green Belt so its re-use would be in line with the NPPF. Redevelopment of the site may improve the setting of the local environment.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2326/00	Application No.:	N/A
Category:	4 - Unconstrained Potential	Description:	N/A
Location:	Land east of Warwick Road and Coventry Road including the south of Brookbottom Farm, St Andrew's Road, Radcliffe	Planning Status:	None
District:	RADCLIFFE	Permission Date:	Expiry Date:
Existing Use: Other Protected Open Land		Applicant: Turley	
Surrounding Use: Mixed		Address:	
Land Use Class:	GNU	Previously developed ?:	No
Area (Hectares):	2.742	Density:	35
Capacity:	70	Windfall site ?:	Y-L
<u>Grid Reference</u>			
Easting: 378014		Northing: 408571	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>			Policy	Other
Completed		0	New Build Units:	70		No. Units:	18	0		
Under Construction		0	Converted Units:	0						
Available		70								
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		Number		
Flats		0	1 Bed Units:	0		Private Units:	0			
Terraced:		0	2 Bed Units:	0		Discounted Market Housing:	0			
Semi-Detached		0	3 Bed Units:	0		Shared Ownership/Equity:	0			
Detached		0	4 Bed Units:	0		Social Rented:	0			
Other House Types:		0	Other Units:	0		Other Tenure:	0			

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of OPOL/overcome ecological issues.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

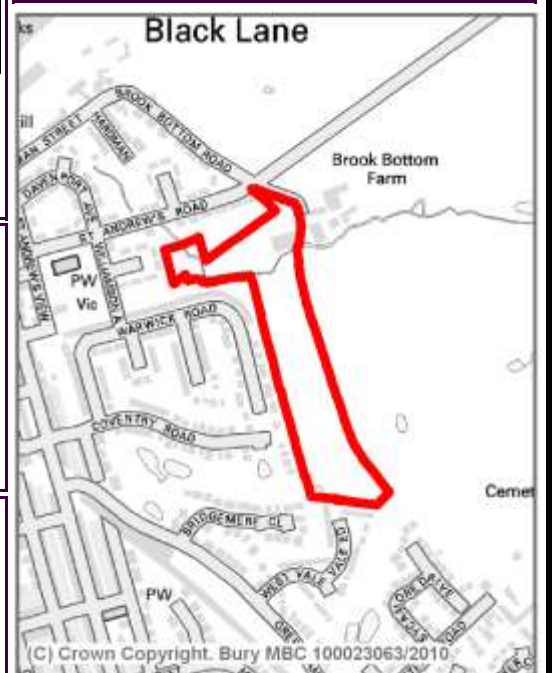
Deliverability Comments:

The site is currently designated as Other Protected Open Land but if this designation is removed through the emerging Local Plan the site could be taken forward over the plan period

Comments:

Submitted as part of Local Plan Call for Sites Exercise in 2017, currently designated OPOL but emerging Local Plan intends to remove this designation. Also part of Elton Reservoir proposed PFE allocation but could come forward separately.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2338/00
Category: 4 - Unconstrained Potential
Location: Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH

District: RADCLIFFE

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU **Previously developed?:** Mix

Area (Hectares): 6.209 **Density:** 42

Capacity: 211 **Windfall site?:** Y-L

Application Details

Application No.: 68368

Description: Full planning permission for 211 dwellings,

Planning Status: Other

Permission Date: **Expiry Date:**

Applicant: Kellen Homes, Seaham Estates and Cantt Pa

Address: c/o agent WSP

Manchester, M40 8AW

Grid Reference

Easting: 379873

Northing: 408511

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	211

Units

Units	Number
New Build Units:	211
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: Y Zone:	3	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short term.

Comments:

Current full planning application for 211 dwellings (undetermined at 31/03/2023) - Minded to Approve subject to s106 (Build to Rent development). Material start made on 56744 but alternative application currently undetermined.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	42
2027/28	42



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2383/00
 Category: 4 - Unconstrained Potential
 Location: Works off East Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.152 Density: 40

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378929

Northing: 407239

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	6
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

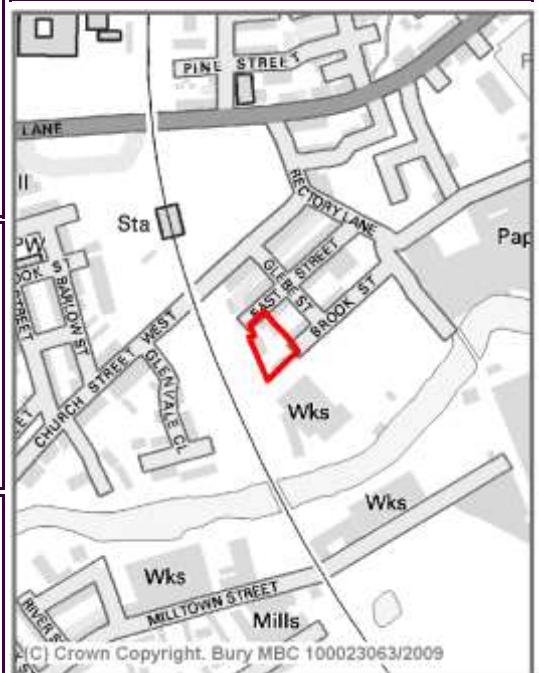
Suitable: Yes Available: NO Achievable: D/K
 Deliverable D/K Timeframe for Development: 11 - 15 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2390/00
Category: 4 - Unconstrained Potential
Location: Site of Former Paradise Mill, John Street, Bury, BL9 0NH
District: BURY NORTH
Existing Use: Car park
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.353 **Density:** 120
Capacity: 40 **Windfall site?:** Y-L

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: **Expiry Date:**
Applicant:
Address:

Grid Reference

Easting: 380815 **Northing:** 411124

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	40

Units

Units	Number
New Build Units:	40
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	10	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

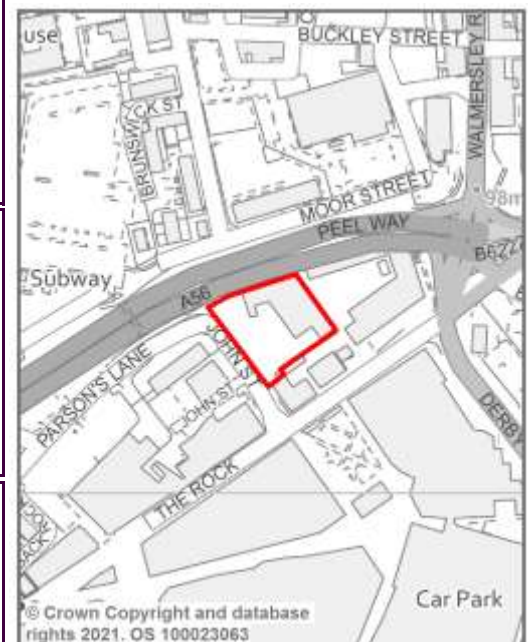
Deliverability Comments:

The site has the potential to deliver housing in the medium to longer term as part of the town centre masterplan.

Comments:

This site area has been reduced to alternative proposals for the former fire station site. Potential for housing on this part of the site remains. Capacity increased 2023 to reflect P/E density requirements.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2441/00
Category: 4 - Unconstrained Potential
Location: Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 5.155 **Density:** 36

Capacity: 90 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A **Expiry Date:** N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 379700

Northing: 408039

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	90

Units

Number

New Build Units:	90
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove planning restrictions on release of employment land for housing

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short / medium term subject to constraints being overcome as part of a mixed use scheme.

Comments:

Site is constrained as considered suitable for continued employment use within the EGA. However, some potential for the site to come forward as part of a mixed use scheme. Put forward by Strategic Land Group in 2017 Bury call for sites.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2460/02
 Category: 4 - Unconstrained Potential
 Location: Land off Townfields Close, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.419 Density: 57
 Capacity: 24 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380619

Northing: 410289

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	24

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:

6

0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Removal of contamination, site masterplanning and SBI mitigation.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
 Deliverable D/K Timeframe for Development: 6 - 10 Years

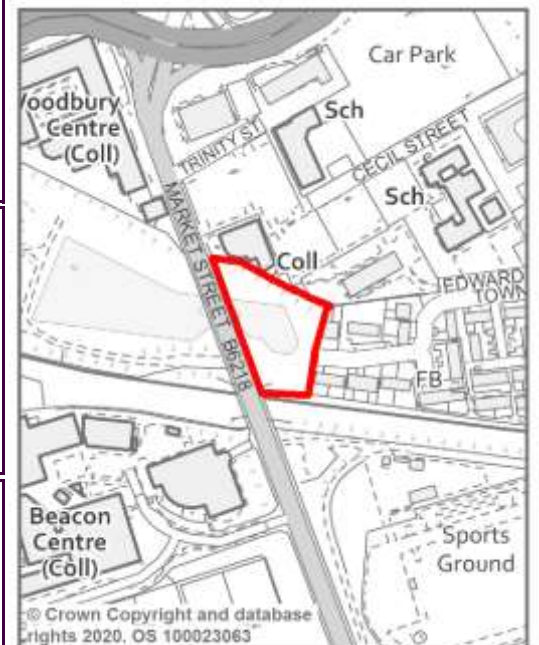
Deliverability Comments:

Site has the potential to deliver housing in the medium to long term as part of the town centre masterplan.

Comments:

Formerly part of the Angouleme Way Gateway (Part of the Southern Gateway - HL/2460/01)

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



© Crown Copyright and database rights 2020. OS 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2460/03
 Category: 4 - Unconstrained Potential
 Location: Humphrey House, Angouleme Way, Bury, BL9 6EQ

District: BURY NORTH

Existing Use: Health care services and offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.228 Density: 285
 Capacity: 65 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380635

Northing: 410458

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	65

Units

Number

New Build Units:	0
Converted Units:	65

Affordable Housing Units:

Policy

Other

No. Units: 16 0

House Type Details

Number

Flats	65
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Air quality will have to be considered.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

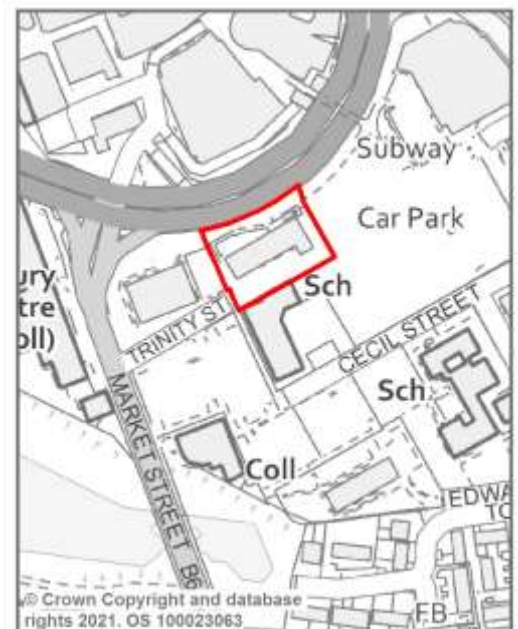
Deliverability Comments:

Site has the potential to deliver housing in the short term as part of the town centre masterplan and the Council's brownfield housing programme.

Comments:

Site identified in the Bury town centre masterplan. Potential for conversion or new build apartments. Site identified by the Council as part of Phase 3 asset disposals. Relocation plans in place for existing occupiers.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	20
2026/27	20
2027/28	25



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2470/00
Category: 4 - Unconstrained Potential
Location: Land Adjacent to 62 Springside Road, Walmersley, Bury

District: BURY NORTH

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GU **Previously developed ?:** No
Area (Hectares): 0.56 **Density:** 33
Capacity: 13 **Windfall site ?:** Y-M

Application Details

Application No.: 68815
Description: Outline application for 13 dwellings

Planning Status: Other

Permission Date: **Expiry Date:**

Applicant: Cornell Group

Address:

Grid Reference

Easting: 380184 **Northing:** 413598

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	13

Units

Units	Number
New Build Units:	13
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	1	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Release the site from its designation as Other Protected Open Land

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable YES **Timeframe for Development:** 6 - 10 Years

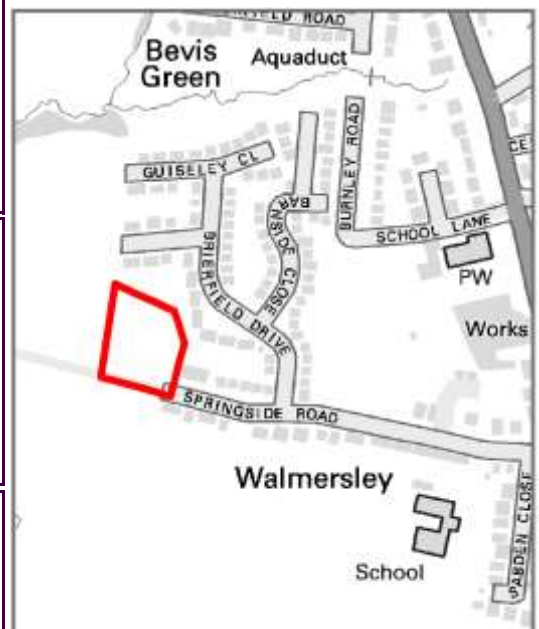
Deliverability Comments:

The site is minded to approve and is likely to be delivered in the next five years.

Comments:

The site is currently designated as OPOL but the emerging Local Plan intends to remove this designation. 68815 minded to approve outline application for 13 dwellings.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2492/00
Category: 4 - Unconstrained Potential
Location: Longfield Suite, Prestwich

District: PRESTWICH

Existing Use: Mixed Use, including retail

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 1.887 **Density:** 133

Capacity: 200 **Windfall site?:** Y-L

Application Details

Application No.: 54978
Description: Redevelopment of Prestwich centre

Planning Status: Expired Planning Permission

Permission Date: 23/05/2012 **Expiry Date:** 23/05/2017

Applicant: Hollins Murray Group

Address: St Johns House
 Barrington Rd
 Altrincham

Grid Reference

Easting: 381268

Northing: 404092

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units

Units	Number
New Build Units:	200
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	50	0

House Type Details

House Type Details	Number
Flats	190
Terraced:	10
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	200
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Bring forward site as a mixed-use development.

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

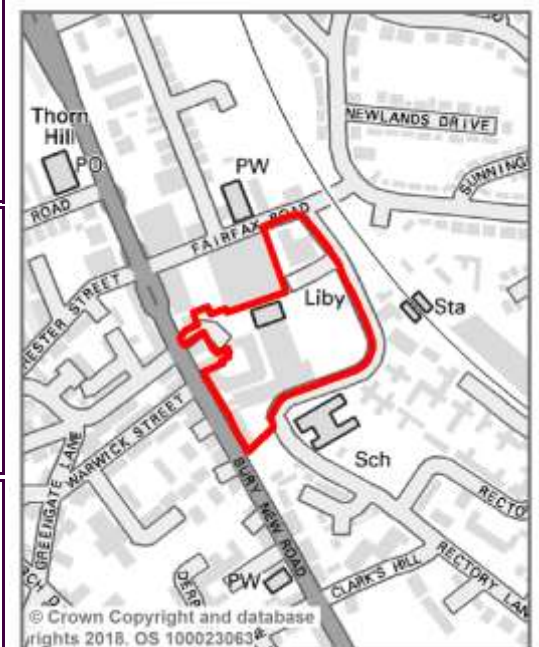
Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term.

Comments:

Expired permission for 36 dwellings. The Prestwich Village Regeneration Scheme is being brought forward through a JV between Bury Council and Muse Places Ltd.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2518/00
Category: 4 - Unconstrained Potential
Location: Proposed Places for Everyone Site Allocation - Seedfield

District: BURY NORTH

Existing Use: Training Centre

Surrounding Use: Mixed

Land Use Class: MU **Previously developed ?:** Mix

Area (Hectares): 5.15 **Density:** 27

Capacity: 140 **Windfall site ?:** Y-L

Application Details

Application No.: 69079

Description: N/A

Planning Status: None

Permission Date: N/A **Expiry Date:** N/A

Applicant:

Address:

Grid Reference

Easting: 380416

Northing: 412336

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	140

Units

Units	Number
New Build Units:	140
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	35	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	U	Levels:	Y		
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of policy constraints, relocation of recreation facilities

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

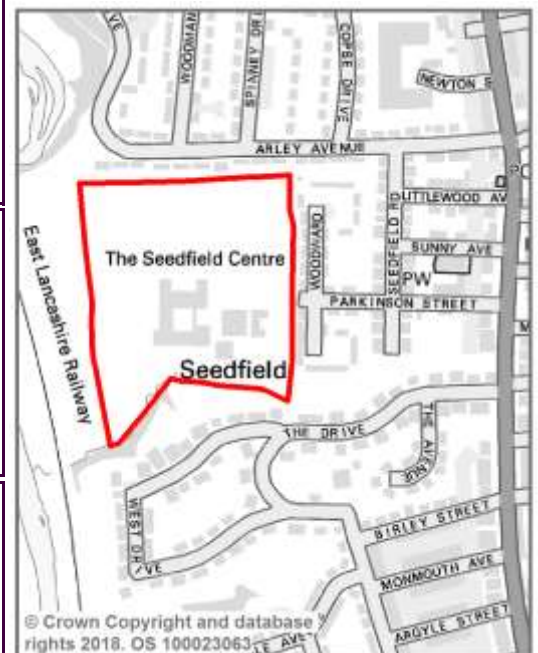
Deliverability Comments:

Brownfield part of the site available in the short term

Comments:

Partially previously developed site in the Green Belt, potential to deliver housing in the short to medium term. Brownfield part of site has secured £995k brownfield land funding, and the sale of this part of the site to Hive Homes has been agreed.

Year	Expected Units Completed
2023/24	0
2024/25	24
2025/26	30
2026/27	30
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2520/00
Category: 4 - Unconstrained Potential
Location: Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX
District: BURY NORTH
Existing Use: Cleared site, formerly school buildings
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.904 **Density:** 63
Capacity: 44 **Windfall site?:** Y-M

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: **Expiry Date:**
Applicant:
Address:

Grid Reference

Easting: 380639 **Northing:** 408659

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	44

Units

Units	Number
New Build Units:	26
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	44

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	U
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contaminants, mitigate flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

Deliverability Comments:

The site is in Council control and can be delivered subject to achieving planning permission. Brownfield land funding has been used to deliver enabling works.

Comments:

Proposals being progressed for specialist accommodation for older people accommodation.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	24
2026/27	20
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2526/01
Category: 4 - Unconstrained Potential
Location: William Kemp Heaton Day Centre (Site B),
 St.Peters Road, Bury, BL9 9RP

District: BURY NORTH

Existing Use: Vacant former training centre

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 1.343 **Density:** 46

Capacity: 37 **Windfall site?:** Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 380959

Northing: 409016

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	37

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	37
------------	---	----

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

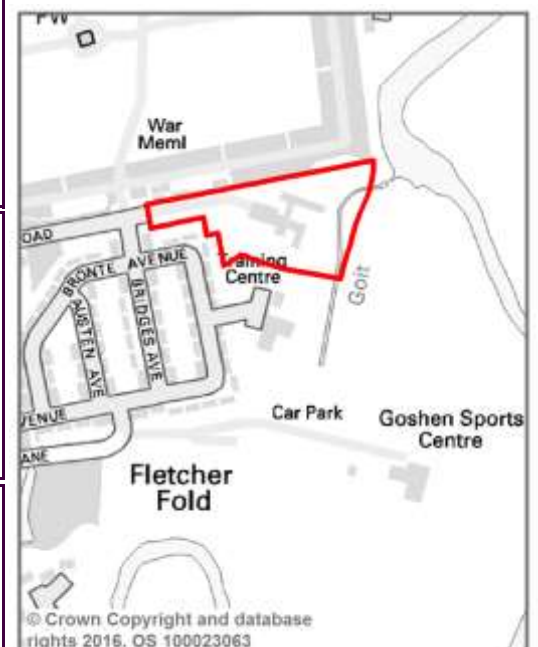
Deliverability Comments:

Site is suitable and has the potential to be brought forward in the short to medium term. Site is in Council ownership and will be delivered as part of the brownfield housing programme.

Comments:

Sale of the site to Great Places for affordable housing / specialist accommodation has been approved by the Council

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	19
2026/27	18
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2531/00
Category: 4 - Unconstrained Potential
Location: Land rear of Swan & Cemetery Public House, 406 Manchester Road, Bury
District: BURY NORTH
Existing Use: Vacant land
Surrounding Use: Mixed
Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.233 **Density:** 100
Capacity: 10 **Windfall site?:** Y-S

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: **Expiry Date:**
Applicant:
Address:

Grid Reference

Easting: 380397 **Northing:** 408954

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Mitigation to ensure biodiversity net gain.

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

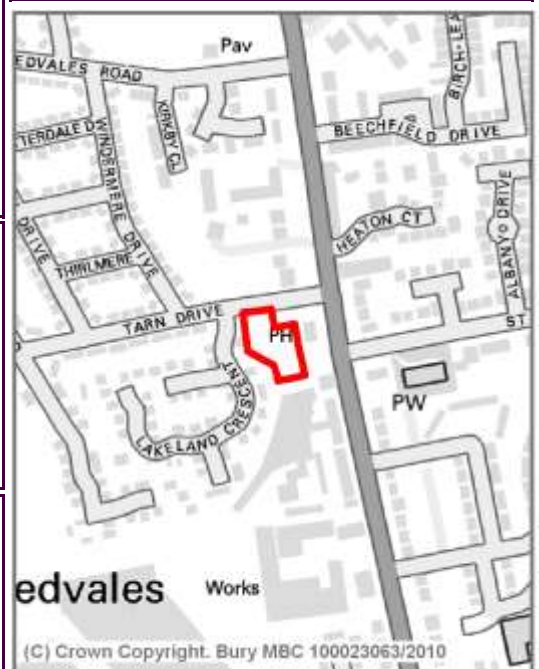
Deliverability Comments:

Site may deliver residential development in the short to medium term, depending on detail.

Comments:

Suitability is subject to detail. There is a lot of tree cover on the site.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2575/00
Category: 4 - Unconstrained Potential
Location: Land north of Parrenthorn Road adjacent to St Margarets Primary School, Prestwich
District: PRESTWICH
Existing Use: Other Protected Open Land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 2.461 **Density:** 35
Capacity: 35 **Windfall site?:** Y-L

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: **Expiry Date:**
Applicant:
Address:

Grid Reference

Easting: 382420 **Northing:** 405594

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	8	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	Y		
Hazardous:	N	Poor Access:	Y	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Remove designation as OPOL / address access and noise constraints.

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is currently designated as Other Protected Open Land but if this designation is removed through the emerging Local Plan then the site is likely to achieve residential development over the plan period.

Comments:

The site is currently designated as OPOL but the emerging Local Plan intends to remove this designation.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2584/00
Category: 4 - Unconstrained Potential
Location: Land at Carr Street and Carr Fold, Ramsbottom, Bury, BL0 9EG
District: RAMSBOTTOM
Existing Use: Vacant sheds
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.057 **Density:** 18
Capacity: 1 **Windfall site?:** Y-S

Application Details

Application No.: 57623
Description: Erection of single dwelling
Planning Status: Expired Planning Permission
Permission Date: 09/12/2014 **Expiry Date:** 09/12/2017
Applicant: Mr Rothwell
Address: 7 Springwood Street
 Ramsbottom
 BL0 9AH

Grid Reference

Easting: 378826 **Northing:** 417067

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Renive contamination

Deliverability Details (5-Year Supply)

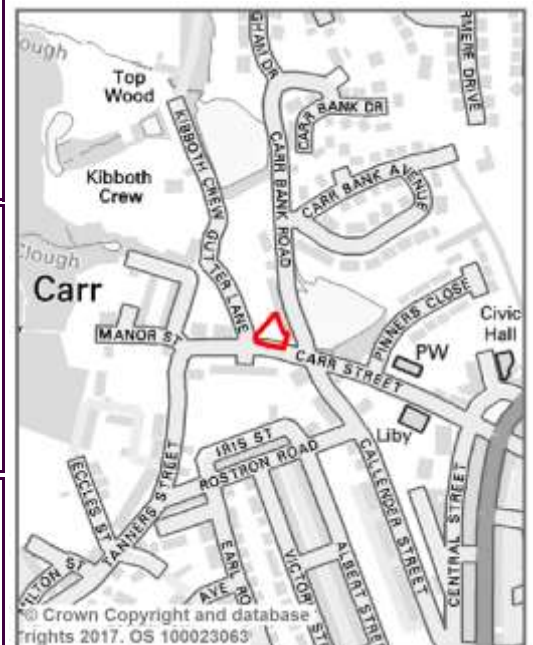
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2599/00
Category: 4 - Unconstrained Potential
Location: Spring Street Sawmills, Spring Street, Ramsbottom

District: RAMSBOTTOM

Existing Use: Employment land

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.124 **Density:** 40

Capacity: 5 **Windfall site?:** Y-S

Application Details

Application No.: 54544

Description: Development of 5 dwellings

Planning Status: Expired Planning Permission

Permission Date: 21/12/2011 **Expiry Date:** 21/12/2014

Applicant: Mr B Booth

Address: Woodbank Cottage, Tanners Street
 Ramsbottom
 BL0 9ES

Grid Reference

Easting: 378922

Northing: 416577

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
0	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	4
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

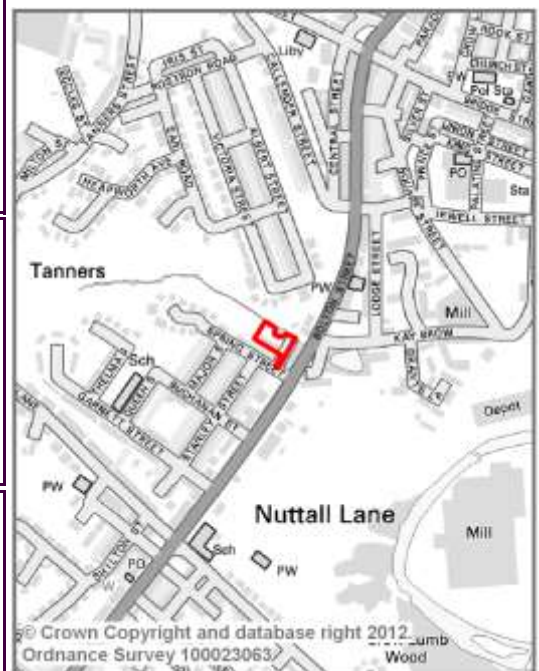
Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

Planning permission lapsed

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2614/00
Category: 4 - Unconstrained Potential
Location: Unit 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA
District: RAMSBOTTOM
Existing Use: Industrial units
Surrounding Use: Mixed
Land Use Class: BU **Previously developed ?:** Yes
Area (Hectares): 0.104 **Density:** 29
Capacity: 3 **Windfall site ?:** Y-S

Application Details

Application No.: 54975
Description: Demolish industrial units. Erect 3 dwellings
Planning Status: Expired Planning Permission
Permission Date: 03/07/2012 **Expiry Date:** 03/07/2015
Applicant: Mr J Dean c/o Agent Tom Myerscough & Co
Address: 6 School Street
 Radcliffe
 M26 3BP

Grid Reference

Easting: 377942 **Northing:** 415290

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	3
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	3

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	2	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning designations

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

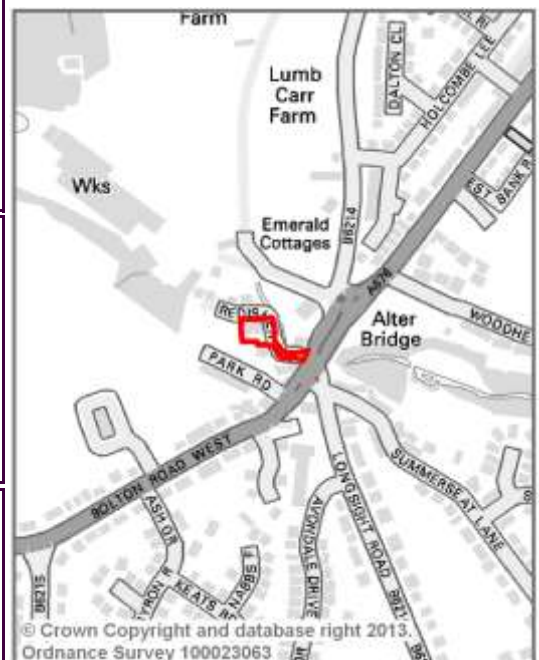
Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term.

Comments:

Expired planning permission.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2621/00
Category: 4 - Unconstrained Potential
Location: 118 Rectory Lane, Prestwich, Manchester, M25 1GB
District: PRESTWICH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.063 **Density:** 48
Capacity: 3 **Windfall site?:** Y-S

Application Details

Application No.: 55170
Description: Mixed use - shop on ground floor + 3 flats above

Planning Status: Expired Planning Permission
Permission Date: 12/11/2012 **Expiry Date:** 12/11/2015

Applicant: Europasonic Pension Scheme

Address: 11 Sherborne Street
 Manchester
 M3 1JS

Grid Reference

Easting: 381965 **Northing:** 403566

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	3
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove contaminants from the site

Deliverability Details (5-Year Supply)

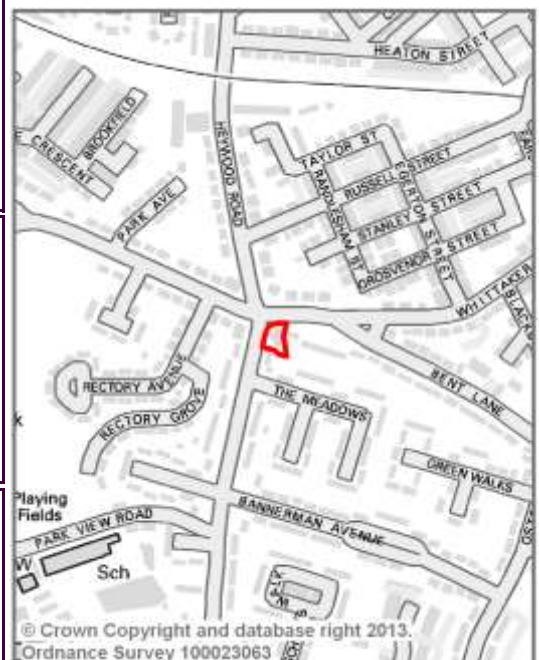
Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2719/00
Category: 4 - Unconstrained Potential
Location: Land at rear of 87-99 Belbeck Street, Bury, BL8 2PX
District: BURY NORTH
Existing Use: Cleared, vacant site formerly used as a garage colony.
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.043 **Density:** 47
Capacity: 2 **Windfall site?:** Y-S

Application Details

Application No.: 58071
Description: Erection of 2 no. semi detached dwellings (resubmission)
Planning Status: Expired Planning Permission
Permission Date: 05/12/2014 **Expiry Date:** 05/12/2017
Applicant: Harry Jackson
Address: 53 Turton Road
 Bolton
 BL2 3DX

Grid Reference

Easting: 379184 **Northing:** 410698

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

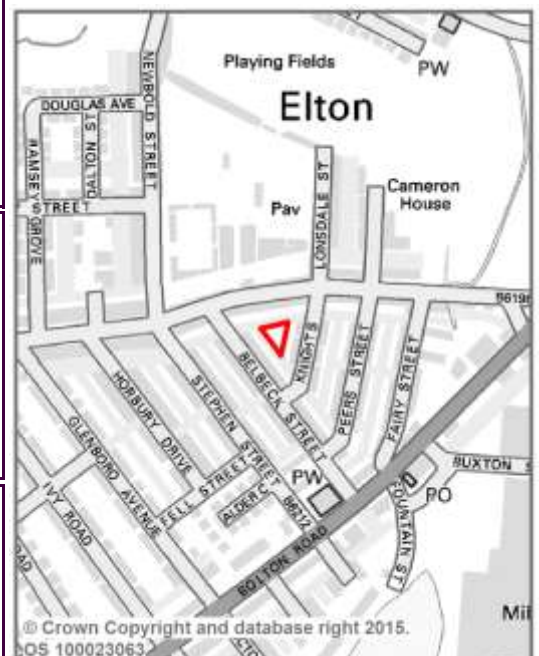
The site has previously had planning permission and has potential to be delivered in the next five years.

Comments:

Year

Expected Units Completed

2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2724/00
Category: 4 - Unconstrained Potential
Location: Garage Colony at junction of Fern Street and Quarry Street, Peel Brow, Ramsbottom
District: RAMSBOTTOM
Existing Use: Garage colony
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.124 **Density:** 48
Capacity: 6 **Windfall site?:** Y-S

Application Details

Application No.: 59249
Description: Demolition of existing garages and erection of 6 no. Dwellings
Planning Status: Expired Planning Permission
Permission Date: 21/01/2016 **Expiry Date:** 21/01/2019
Applicant: St.Vincent's Housing Association
Address: Metropolitan House, 20 Brindley Road
 Old Trafford
 Manchester, M16 9HQ

Grid Reference

Easting: 379583 **Northing:** 416867

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	6
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	6

House Type Details

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	6
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

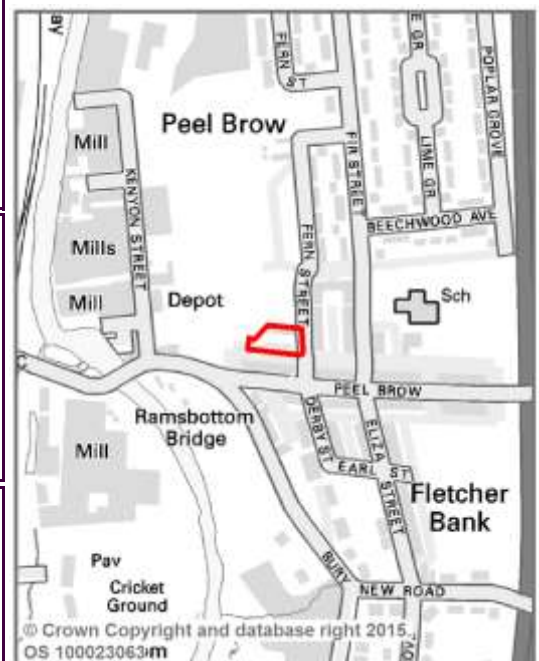
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has had planning permission and the potential to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2753/00
Category: 4 - Unconstrained Potential
Location: Land adjacent to 5 West Avenue, Whitefield, Manchester, M45 7SA

District: WHITEFIELD

Existing Use: vacant, former garage colony

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.092 **Density:** 43

Capacity: 4 **Windfall site?:** Y-S

Application Details

Application No.: 59058

Description: Outline - Demolition of existing building and erection of 4 no. Dwellings

Planning Status: Expired Planning Permission

Permission Date: 30/09/2015 **Expiry Date:** 30/09/2018

Applicant: Mr & Mrs Pearson

Address: 15 Hortsmann Close
 Bath
 BA1 3NX

Grid Reference

Easting: 380386

Northing: 406556

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	4
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	4
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Land assembly

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and likely to be delivered in the short to medium term, subject to reserved matters approval.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2811/00
Category: 4 - Unconstrained Potential
Location: Garage site at land between 18 & 24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD
District: RADCLIFFE
Existing Use: Row of dilapidated concrete garages and a timber shed
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.013 **Density:** 77
Capacity: 1 **Windfall site?:** Y-S

Application Details

Application No.: 59997
Description: Outline - 1 no. detached dwelling with details of access and layout
Planning Status: Expired Planning Permission
Permission Date: 27/07/2016 **Expiry Date:** 27/07/2019
Applicant: David Morris
Address: Howarths Farm, Watling Street
 Affetside, Bury
 BL8 3QR

Grid Reference

Easting: 376402 **Northing:** 410136

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

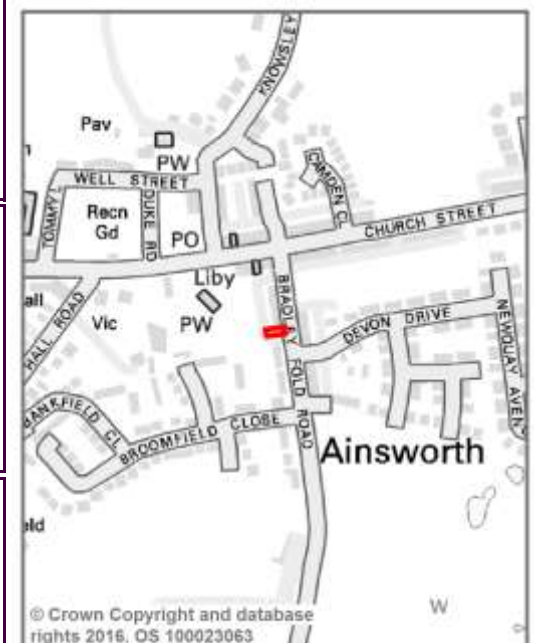
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has previously had outline planning permission and is likely to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2819/00
Category: 4 - Unconstrained Potential
Location: 215 Walmersley Road, Bury, BL9 5DF

District: BURY NORTH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.022 **Density:** 91

Capacity: 2 **Windfall site?:** Y-S

Application Details

Application No.: 60217

Description: Conversion of existing dwelling into 3 no. flats

Planning Status: Expired Planning Permission

Permission Date: 04/08/2016 **Expiry Date:** 04/08/2019

Applicant: Mr S Hilton

Address: 215 Walmersley Road
 Bury
 BL9 5DF

Grid Reference

Easting: 380743

Northing: 412059

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

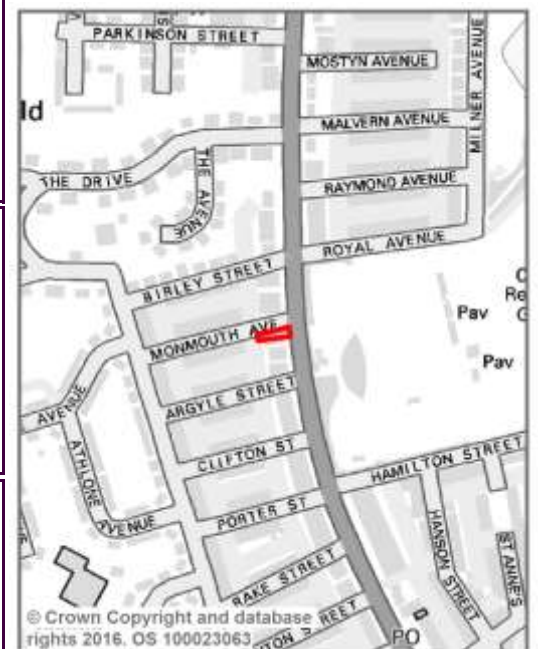
Deliverability Comments:

The site is suitable, available and achievable and has previously had planning permission

Comments:

3 new flats, 1 existing dwelling, net gain of 2 units.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2821/00
Category: 4 - Unconstrained Potential
Location: 6 School Street & 99 Blackburn Street, Radcliffe, Manchester, M26 0AP

District: RADCLIFFE

Existing Use: Financial and Professional Services

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.028 **Density:** 179

Capacity: 5 **Windfall site?:** Y-S

Application Details

Application No.: 60248

Description: CoU financial & professional services (Class A2) to 5 no. flats (Class C3)

Planning Status: Expired Planning Permission

Permission Date: 04/08/2016 **Expiry Date:** 04/08/2019

Applicant: S Newland and A Peacock

Address: Whitbreds, Bullwood Hall Lane
 Hockley, Essex
 SS5 4TB

Grid Reference

Easting: 378373

Northing: 407254

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units

Units	Number
New Build Units:	0
Converted Units:	5

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	5
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** NO **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

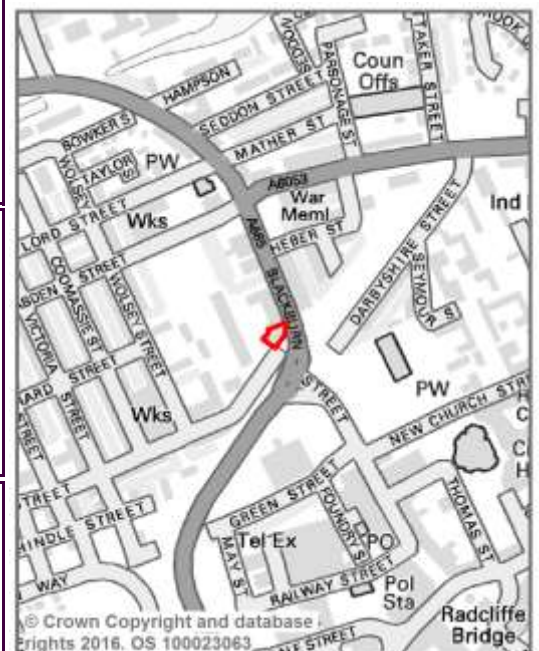
Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver housing.

Comments:

The site has was previously used as offices but is now vacant and has potential for change of use based on previous permission or redevelopment for residential

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2836/00
 Category: 4 - Unconstrained Potential
 Location: 2 Cook Street, Bury, BL9 0RP

District: BURY NORTH

Existing Use: Retail

Surrounding Use: Employment

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.163 Density: 43
 Capacity: 7 Windfall site?: Y-S

Application Details

Application No.: 60788
 Description: Conversion of first floor from storage to 8 no. flats

Planning Status: Expired Planning Permission

Permission Date: 12/01/2017 Expiry Date: 12/01/2020

Applicant: Mr A Khan

Address: 2 Cook Street
 Bury
 BL9 0RP

Grid Reference

Easting: 381034 Northing: 410505

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

Units

Units	Number
New Build Units:	0
Converted Units:	7

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	7
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	7
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	7
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

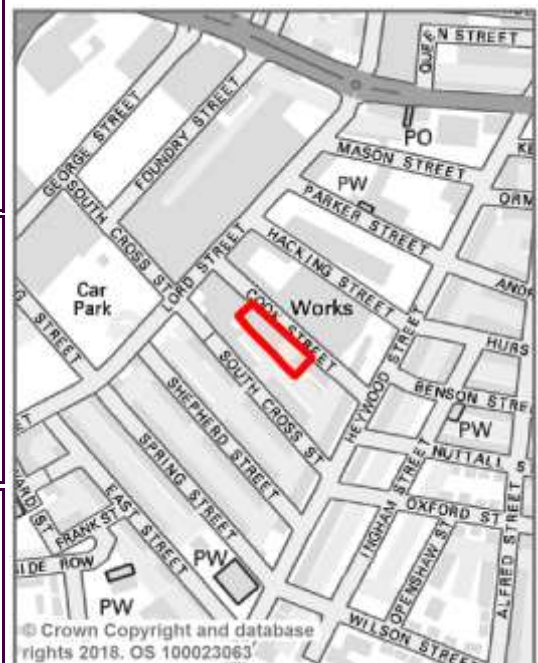
Deliverability Comments:

The site is suitable and achievable and has potential to deliver housing in the medium term. It has previously had planning permission which has now lapsed.

Comments:

Loss of 1 residential unit therefore net gain of 7 units.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2839/00
Category: 4 - Unconstrained Potential
Location: Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB

District: RAMSBOTTOM

Existing Use: Temporary car park

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.066 **Density:** 121

Capacity: 8 **Windfall site?:** Y-S

Application Details

Application No.: 60708

Description: Demolition of former police station & erection of 2 shops with 8 apartments

Planning Status: Expired Planning Permission

Permission Date: 25/01/2017 **Expiry Date:** 25/01/2020

Applicant: Mr R Hodgkinson

Address: 7 Whittingham Drive
 Ramsbottom
 BL0 9AZ

Grid Reference

Easting: 379238

Northing: 416902

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	8
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	4
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	8
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

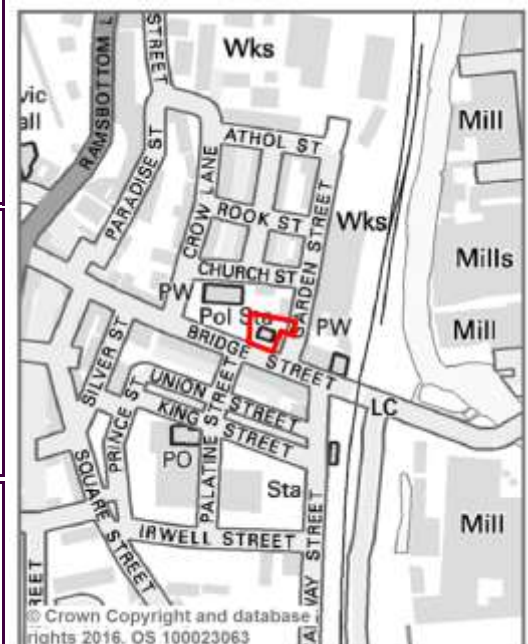
Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short to medium term.

Comments:

Site has been cleared and is in use as a temporary car park.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2844/00
Category: 4 - Unconstrained Potential
Location: 54 Ringley Road, Whitefield, Manchester, M45 7LL

District: RADCLIFFE

Existing Use: Detached Residential Dwelling

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.169 **Density:** 36
Capacity: 6 **Windfall site?:** Y-S

Application Details

Application No.: 60924
Description: Demolition of existing dwelling and erection of 7no. flats
Planning Status: Expired Planning Permission
Permission Date: 26/04/2017 **Expiry Date:** 26/04/2020

Applicant: Mr S Don
Address: 54 Ringley Road
 Whitefield
 M45 7LL

Grid Reference

Easting: 379540 **Northing:** 405590

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	0
Converted Units:	6

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	6
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	6
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Assess site for contamination and remove as appropriate

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the short to medium term.

Comments:

Loss of 1 existing residential unit so net gain of 6 units

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2889/00
Category: 4 - Unconstrained Potential
Location: Car Park To The North Of 129 Croft Lane, Bury, BL9 8QH
District: BURY SOUTH
Existing Use: Vacant car park
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.183 **Density:** 44
Capacity: 8 **Windfall site?:** Y-S

Application Details

Application No.: 61135
Description: Outline application for the construction of 8 no. dwellings
Planning Status: Expired Planning Permission
Permission Date: 24/10/2017 **Expiry Date:** 01/05/2021
Applicant: Henmort Developments Limited
Address: c/o Agent JPE Consultancy Ltd
 9 Woodend Drive
 Stalybridge, SK15 2SF

Grid Reference

Easting: 381281 **Northing:** 408577

Plot Details		Site Visit	Units		Number	Affordable Housing Units:		
Completed		0	New Build Units:		8	No. Units:	0	0
Under Construction		0	Converted Units:		0			
Available		8						
House Type Details		Number	Bedroom Details		Number	Tenure Details		
Flats		0	1 Bed Units:		0	Private Units:		8
Terraced:		0	2 Bed Units:		0	Discounted Market Housing:		0
Semi-Detached		8	3 Bed Units:		8	Shared Ownership/Equity:		0
Detached		0	4 Bed Units:		0	Social Rented:		0
Other House Types:		0	Other Units:		0	Other Tenure:		0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

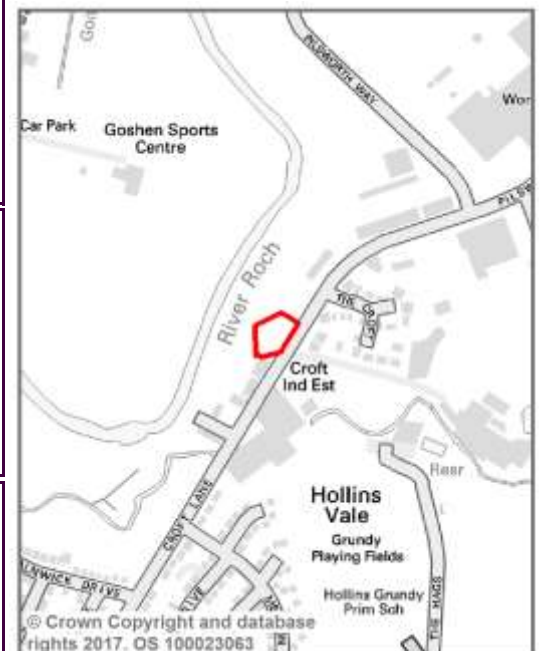
Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver housing within the short to medium term.

Comments:

Permission automatically extended to 1/5/21 by Covid Regs

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2891/00
Category: 4 - Unconstrained Potential
Location: Site of former Radcliffe Leisure Centre, Green Street, Radcliffe, M26 3ED

District: RADCLIFFE

Existing Use: Cleared site - part car park

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.762 **Density:** 173

Capacity: 132 **Windfall site?:** Y-M

Application Details

Application No.: 68998

Description: 132 apartments, bar, commercial and office spaces

Planning Status: Other

Permission Date: 28/06/2023 **Expiry Date:** 28/06/2026

Applicant:

Address:

Grid Reference

Easting: 378374

Northing: 407131

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	132

Units

Units	Number
New Build Units:	132
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	97

House Type Details

House Type Details	Number
Flats	132
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	66
2 Bed Units:	66
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	35
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Remove contaminants from the site

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

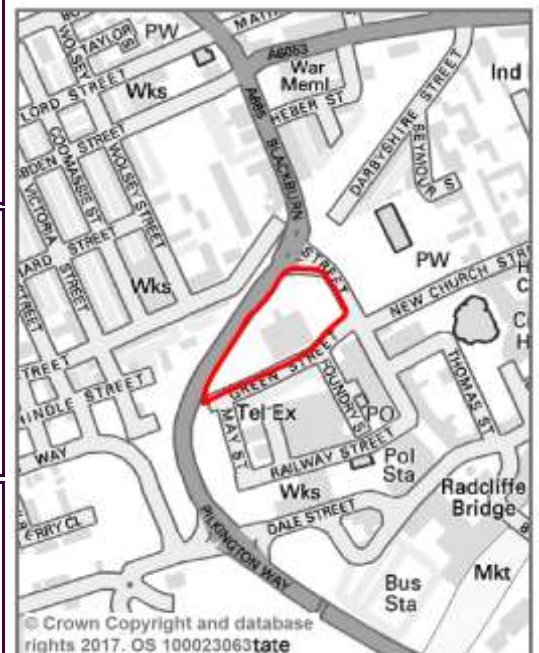
Deliverability Comments:

The site is being brought forward as part of the Radcliffe SRF.

Comments:

The site is suitable for residential development and identified as an opportunity in the Radcliffe Strategic Regeneration Framework. 53 social rent, 44 affordable rent to buy.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	35
2026/27	56
2027/28	41



© Crown Copyright and database rights 2017. OS 100023063tate

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2946/00
Category: 4 - Unconstrained Potential
Location: 44 Rectory Lane, Prestwich, Manchester, M25 1BL

District: PRESTWICH

Existing Use: Building occupied by home care agency

Surrounding Use: Mixed

Land Use Class: MU **Previously developed ?:** Yes

Area (Hectares): 0.146 **Density:** 14

Capacity: 2 **Windfall site ?:** Y-S

Application Details

Application No.: 62261

Description: CoU from D1 to dwelling with extensions plus Erection of dwelling at rear

Planning Status: Expired Planning Permission

Permission Date: 27/03/2018 **Expiry Date:** 27/03/2021

Applicant: M Crane c/o agent

Address: Debtal Architecture
 72 Bury New Road
 Prestwich, M25 0JU

Grid Reference

Easting: 381464

Northing: 403799

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	1
Converted Units:	1

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

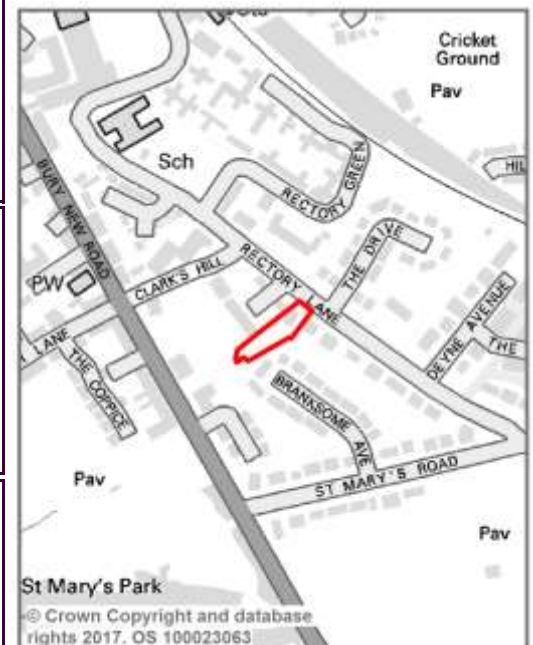
Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



St Mary's Park
 © Crown Copyright and database rights 2017. OS 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2967/00
Category: 4 - Unconstrained Potential
Location: Council Offices, 7 Whittaker Street, Radcliffe, M26 9TD
District: RADCLIFFE
Existing Use: Offices
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.433 **Density:** 69
Capacity: 30 **Windfall site?:** Y-M

Application Details

Application No.: N/A
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant:
Address:

Grid Reference

Easting: 378475 **Northing:** 407478

Plot Details		Site Visit	Units		Number	Affordable Housing Units:		Policy	Other
Completed		0	New Build Units:		0	No. Units:	8		0
Under Construction		0	Converted Units:		0				
Available		30							
House Type Details		Number	Bedroom Details		Number	Tenure Details		Number	
Flats		0	1 Bed Units:		0	Private Units:			0
Terraced:		0	2 Bed Units:		0	Discounted Market Housing:			0
Semi-Detached		0	3 Bed Units:		0	Shared Ownership/Equity:			0
Detached		0	4 Bed Units:		0	Social Rented:			0
Other House Types:		0	Other Units:		0	Other Tenure:			0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

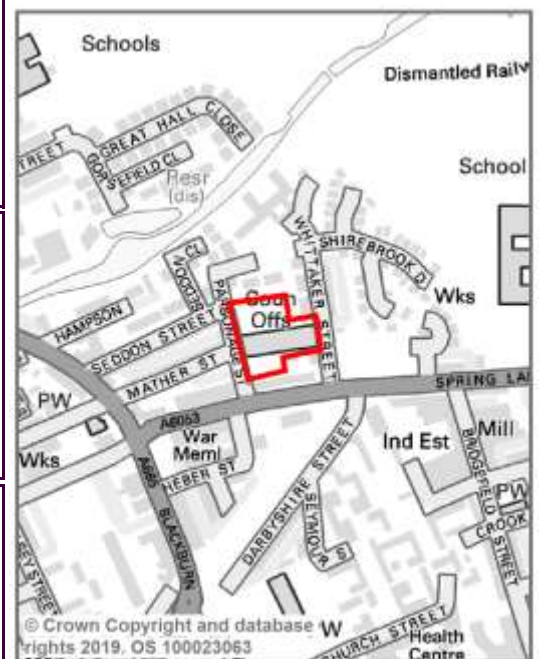
Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing in the short to medium term.

Comments:

On Council's phase 3 asset disposals list. Existing users to be relocated to the new Radcliffe hub to be provided through Levelling Up funding.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2985/00
Category: 4 - Unconstrained Potential
Location: 85 Bury Old Road, Whitefield, Manchester, M45 7AY
District: WHITEFIELD
Existing Use: Vacant
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.116 **Density:** 95
Capacity: 11 **Windfall site?:** Y-S

Application Details

Application No.: 63003
Description: Erection of office building and apartment building (11 dwl)
Planning Status: Expired Planning Permission
Permission Date: 11/06/2019 **Expiry Date:** 11/06/2022
Applicant: Mr Smith
Address: H H Smith & Sons Ltd.
 95 Bury Old Rd
 Whitefield, M45 7AY

Grid Reference

Easting: 381114 **Northing:** 404988

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	11

Units

Units	Number
New Build Units:	11
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	1	0

House Type Details

House Type Details	Number
Flats	11
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	9
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

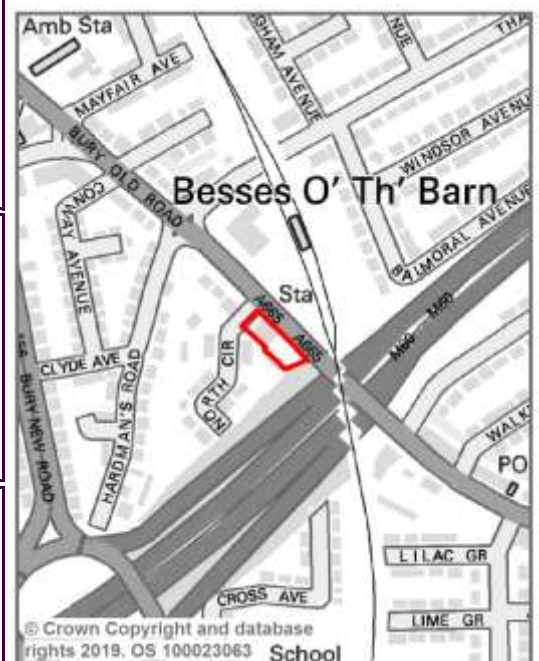
Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3000/00
 Category: 4 - Unconstrained Potential
 Location: 7-9 Bury Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.22 Density: 126
 Capacity: 15 Windfall site?: Y-S

Application Details

Application No.: N/A
 Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378857 Northing: 407529

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y Zone: 2		Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove contamination and address flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 11 - 15 Years

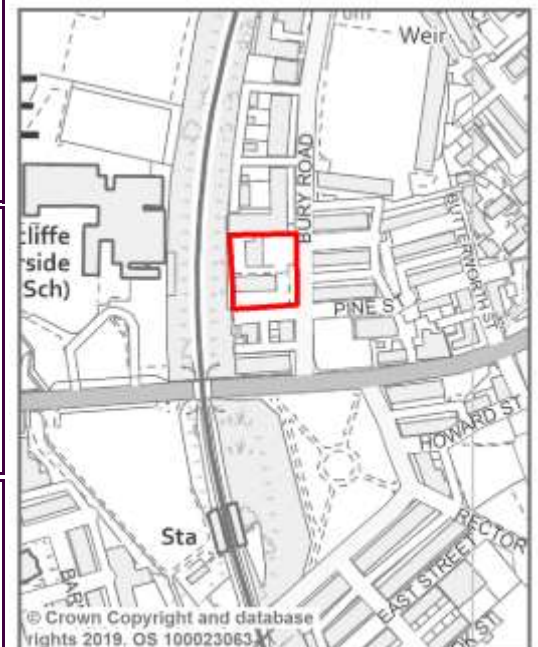
Deliverability Comments:

The site is suitable and has the potential to deliver housing in the medium term.

Comments:

Site has been split to exclude HL/2004/00 which now has planning permission for 8 flats. Removed Kwik Fit area.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3006/00
Category: 4 - Unconstrained Potential
Location: Top O Th Carrs Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4LH

District: RADCLIFFE

Existing Use:

Surrounding Use: Open Land

Land Use Class: GNU **Previously developed?:** Yes

Area (Hectares): 0.1 **Density:** 3

Capacity: 2 **Windfall site?:** Y-S

Application Details

Application No.: 64196

Description: Conversion of and extensions to 2 barns to form 2 dwellings, etc

Planning Status: Expired Planning Permission

Permission Date: 10/10/2019 **Expiry Date:** 10/10/2022

Applicant: Ms Sharon Lowe

Address: Top O Th Carrs Farm
 Bury and Bolton Road
 Radcliffe, M26 4LH

Grid Reference

Easting: 376985

Northing: 409504

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	1

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has previously had planning permission and is likely to be deliverable in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3013/00
Category: 4 - Unconstrained Potential
Location: 91-95 Windsor Road and adjacent land, Prestwich, Manchester, M25 0DB

District: PRESTWICH

Existing Use: Vacant plot of land and offices

Surrounding Use: Mixed

Land Use Class: BU **Previously developed ?:** Yes

Area (Hectares): 0.069 **Density:** 58

Capacity: 4 **Windfall site ?:** Y-S

Application Details

Application No.: 64007

Description: 1 shop & flat on GF & conv. of offices to 3 flats on 1st floor

Planning Status: Expired Planning Permission

Permission Date: 06/06/2019 **Expiry Date:** 06/06/2022

Applicant: Mr E Sweetman

Address: Zellbond, Suite 1
 1-7 Taylor Street
 Bury, B19 6DT

Grid Reference

Easting: 383339

Northing: 403216

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Site Visit

Units

Units	Number
New Build Units:	1
Converted Units:	3

Affordable Housing Units:

No. Units:	Policy	Other
0	0	0

House Type Details

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Number

Bedroom Details

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has had planning permission and is considered deliverable in the medium term.

Comments:

Mixture of new build and conversion.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3027/00
Category: 4 - Unconstrained Potential
Location: New Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD

District: RAMSBOTTOM

Existing Use: Former pupil learning centre

Surrounding Use: Residential

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.83 **Density:** 2.5

Capacity: 1 **Windfall site?:** Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378770

Northing: 414794

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Summerseat House is a Grade II listed building - it may be suitable for conversion

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3029/00
Category: 4 - Unconstrained Potential
Location: 70 Water Street, Radcliffe, Manchester, M26 4DF

District: RADCLIFFE

Existing Use: Vacant pub, part demolished

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.03 **Density:** 66
Capacity: 2 **Windfall site?:** Y-S

Application Details

Application No.: 64852
Description: 2 apartments on 1st floor, 1 retail unit (A1) and 1 cafe on ground floor

Planning Status: Expired Planning Permission

Permission Date: 23/01/2020 **Expiry Date:** 23/01/2023

Applicant: Mr M Ahmed

Address: 70 Water Street
 Radcliffe
 M26 4DF

Grid Reference

Easting: 378096 **Northing:** 407505

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

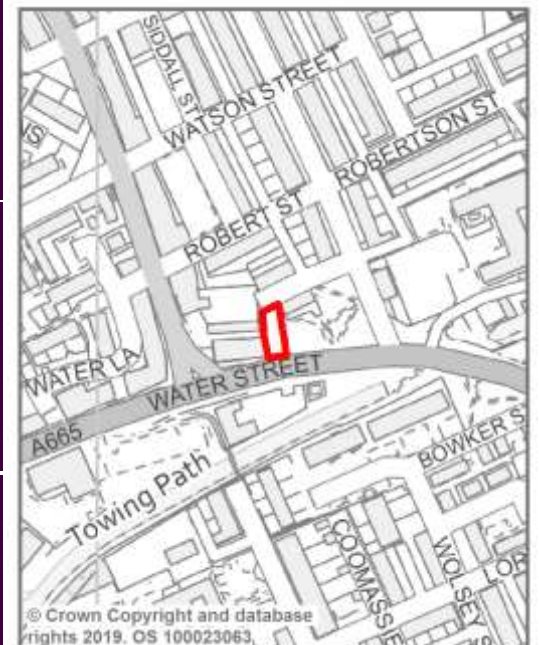
Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3105/00
Category: 4 - Unconstrained Potential
Location: Former CPU Kitchens, Willow Street, Bury, BL9 7QZ

District: BURY NORTH

Existing Use: Former Council kitchens

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.15 **Density:** 88

Capacity: 13 **Windfall site?:** Y-S

Application Details

Application No.: 69602

Description: 13 self-contained dwellings for supported living

Planning Status: None

Permission Date: N/A **Expiry Date:** N/A

Applicant:

Address:

Grid Reference

Easting: 381807

Northing: 411026

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	13

Units

Units	Number
New Build Units:	13
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	13

House Type Details

House Type Details	Number
Flats	13
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	13
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	13
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 0 - 5 Years

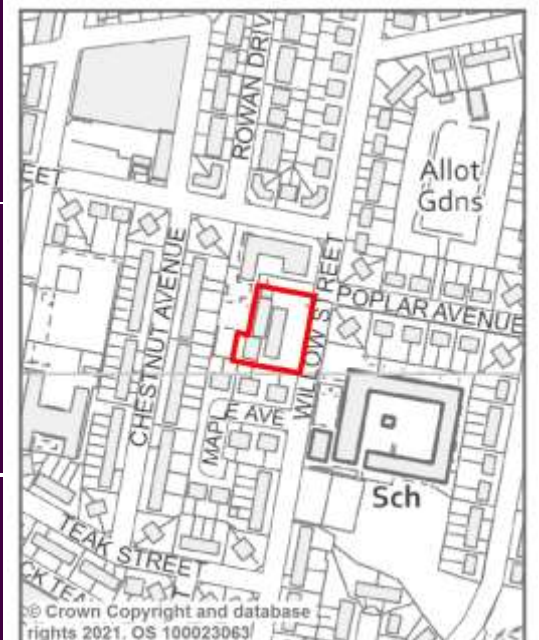
Deliverability Comments:

The site is suitable, available and is expected to deliver housing in the short term.

Comments:

The site is a Phase 1 priority Council disposal site. Sale agreed to Irwell Valley Homes for specialist affordable housing. All proposed for social rent.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	13
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3106/00
Category: 4 - Unconstrained Potential
Location: Land between 205-211 Bury Old Road, Prestwich, M25 1JF
District: PRESTWICH
Existing Use: Amenity Greenspace (trees and grass)
Surrounding Use: Retail
Land Use Class: GU **Previously developed?:** Yes
Area (Hectares): 0.05 **Density:** 60
Capacity: 3 **Windfall site?:** Y-S

Application Details

Application No.: N/A
Description: N/A
Planning Status: None
Permission Date: N/A **Expiry Date:** N/A
Applicant:
Address:

Grid Reference

Easting: 382428 **Northing:** 403707

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

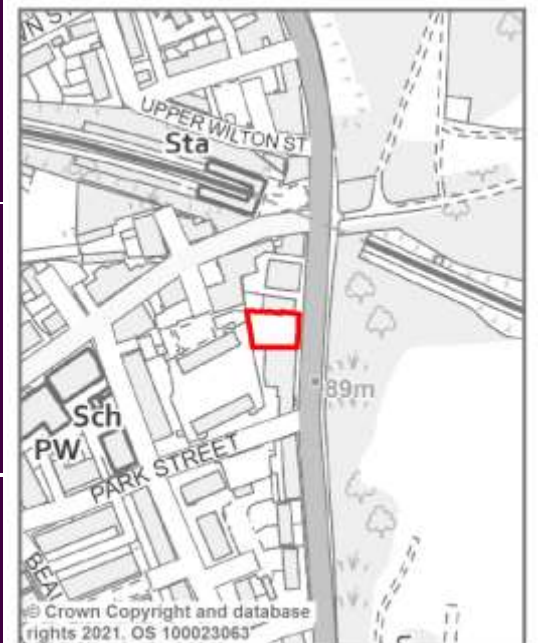
Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short to medium term.

Comments:

Bury Council Phase 2 asset disposals. Site sold at auction November 2021, subject to contract.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3126/00
Category: 4 - Unconstrained Potential
Location: Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ

District: BURY NORTH

Existing Use: Leisure Centre and Car Park

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 1.85 **Density:** 108

Capacity: 200 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380167

Northing: 410711

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units

Units	Number
New Build Units:	200
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	50	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Select a site for the relocation of the leisure centre

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** NO **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 11 - 15 Years

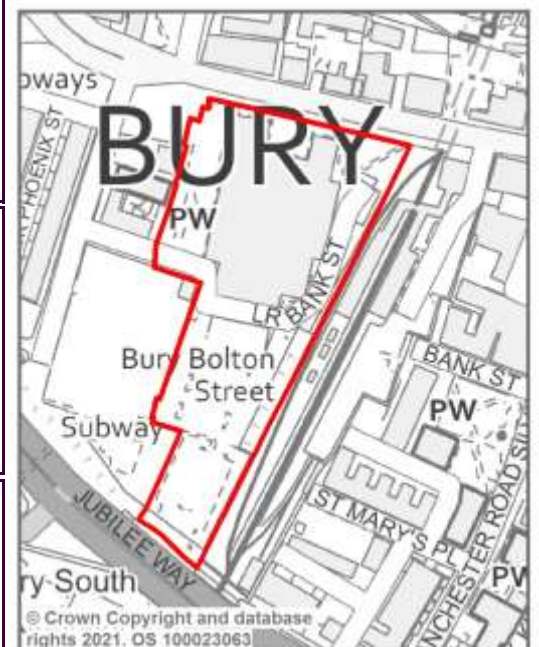
Deliverability Comments:

The site has the ability to deliver housing following relocation of the leisure centre.

Comments:

Identified in the Bury TC masterplan for resi development, subject to relocation of leisure centre. Masterplan identifies potential locations for leisure (e.g. around Angouleme Way) which could come forward instead if leisure centre isn't relocated.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3127/00
 Category: 4 - Unconstrained Potential
 Location: Belle Vue Terrace Car Park

District: BURY NORTH

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.489 Density: 53

Capacity: 26 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380108

Northing: 410394

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	26

Units

Number

New Build Units:	26
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 7 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Address the potential contamination and ground conditions as part of the development

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

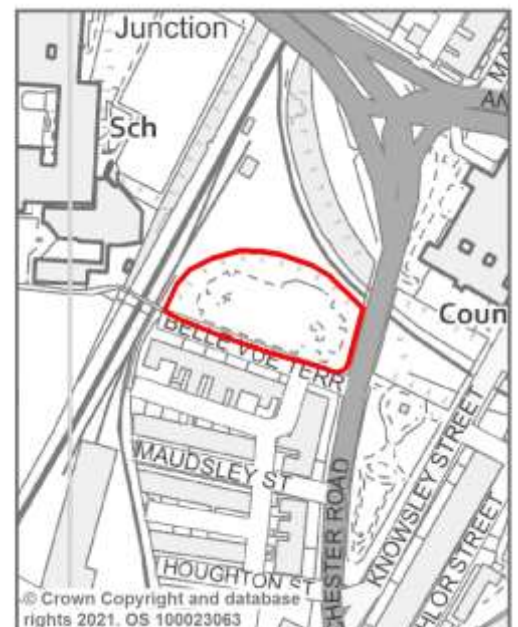
Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Site is on the Council's phase 3 asset disposal list and identified in the Bury Town Centre masterplan for residential development.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3130/00
 Category: 4 - Unconstrained Potential
 Location: Pinfold Lane Day Centre, Pinfold Lane, Whitefield

District: WHITEFIELD

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.245 Density: 98

Capacity: 24 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380411

Northing: 405587

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	24

Units

Number

New Build Units:	24
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 6 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

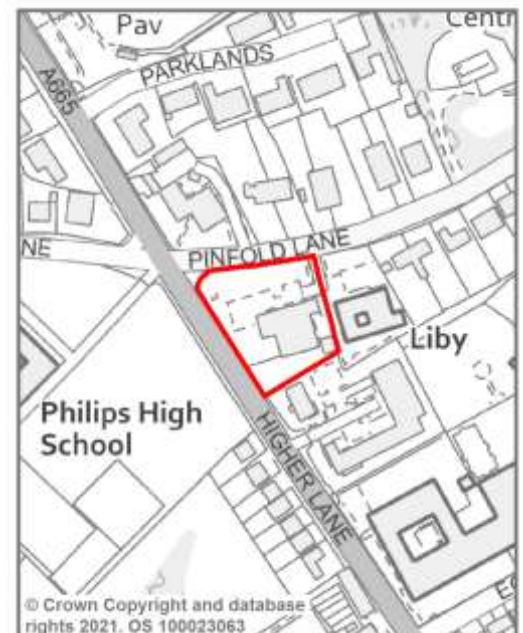
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site could deliver residential development in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/3162/00	Application No.:	N/A
Category:	4 - Unconstrained Potential	Description:	N/A
Location:	Land at Stone Pale, Whitefield, M45 6JG	Planning Status:	None
District:	WHITEFIELD	Permission Date:	N/A
Existing Use:	Retail/commercial/housing/open yard	Expiry Date:	N/A
Surrounding Use:	Mixed	Applicant:	N/A
Address:			
Land Use Class:	BU	Previously developed ?:	Yes
Area (Hectares):	0.49	Density:	50
Capacity:	10	Windfall site ?:	Y-M
<u>Grid Reference</u>			
Easting: 380840		Northing: 405440	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>		
Completed		0	New Build Units:		0	No. Units:	0	0
Under Construction		0	Converted Units:		0			
Available		10						
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		
Flats		0	1 Bed Units:		0	Private Units:		0
Terraced:		0	2 Bed Units:		0	Discounted Market Housing:		0
Semi-Detached		0	3 Bed Units:		0	Shared Ownership/Equity:		0
Detached		0	4 Bed Units:		0	Social Rented:		0
Other House Types:		0	Other Units:		0	Other Tenure:		0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove employment land allocation

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

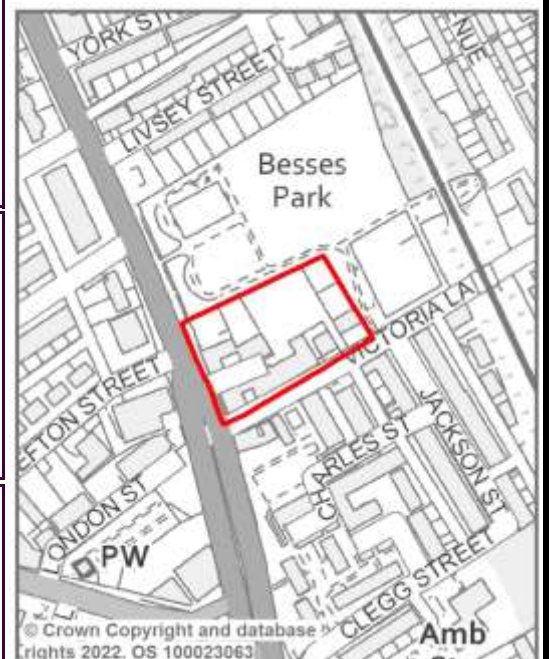
Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Identified as employment and retail opportunity site in Bury UDP, but potential for mixed use redevelopment incorporating some housing.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3177/00
Category: 4 - Unconstrained Potential
Location: Land off Brownhills Close / Bury Road, Tottington

District: TOTTINGTON

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GU **Previously developed?:** No

Area (Hectares): 0.805 **Density:** 33

Capacity: 5 **Windfall site?:** Y-M

Application Details

Application No.: 67243

Description: Outline for up to 5 dwellings and new/improved formal community open space

Planning Status: Other

Permission Date: 01/06/2023 **Expiry Date:** 01/06/2026

Applicant: Barnaby Properties Ltd and / Dial a Skip UK

Address: 68 Derby Street
 Manchester, M8 8AT

Grid Reference

Easting: 378412

Northing: 412389

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	U	Levels:	N		
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

The site has outline consent and the ability to deliver residential development in the short to medium term

Comments:

Indicative scheme only.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3178/00
 Category: 4 - Unconstrained Potential
 Location: Clerke Street, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.122 Density: 246

Capacity: 30 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380685

Northing: 410868

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 8 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 6 - 10 Years

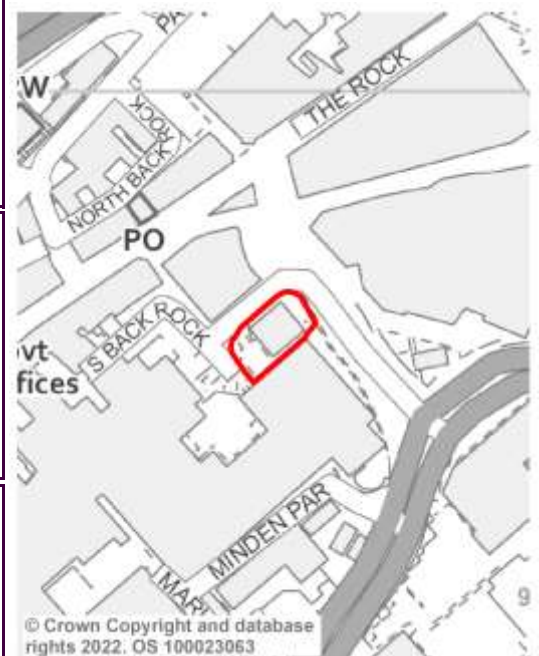
Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

Site is identified in the Bury Town Centre masterplan for higher density residential development.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3180/00
 Category: 4 - Unconstrained Potential
 Location: Millgate Shopping Centre, Bury

District: BURY NORTH

Existing Use: Retail and other town centre uses

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 5.8797 Density: 114
 Capacity: 670 Windfall site?: Y-L

Application Details

Application No.: N/A
 Description:

Planning Status: None
 Permission Date: Expiry Date:

Applicant:
 Address:

Grid Reference

Easting: 380599 Northing: 410735

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	670

Units

Units	Number
New Build Units:	670
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	168	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

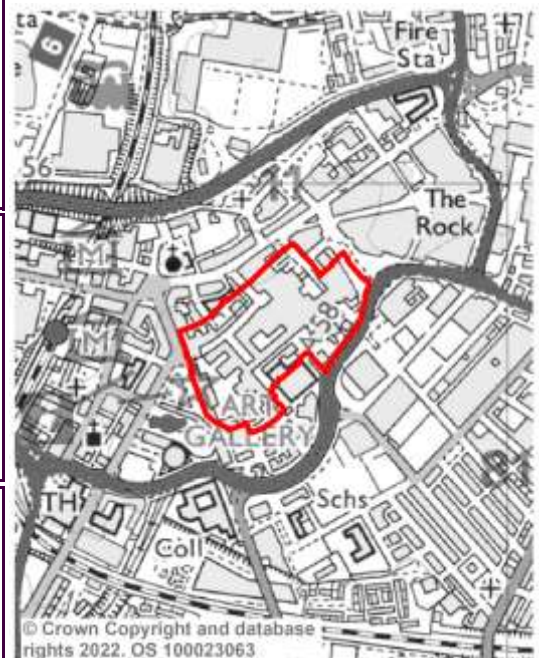
Deliverability Comments:

The site will deliver the first phase of development inc. c.120 units within the next 5 years as part of the regeneration of Bury TC to be delivered through the JV.

Comments:

Council has agreed to acquisition of the Mill Gate estate and entered into a JV with Bruntwood. Bury TC masterplan identifies opportunities to consolidate and diversify retail offer with addition of new residential and other uses. SRF to be prepared.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	120
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3182/00
 Category: 4 - Unconstrained Potential
 Location: The Castle surface car park, Bolton Street, Bury

District: BURY NORTH

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.118 Density: 400

Capacity: 40 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380277

Northing: 410849

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	40

Units

Units	Number
New Build Units:	40
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	10	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

The layout of the site would need to accommodate the existing tunnel.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 11 - 15 Years

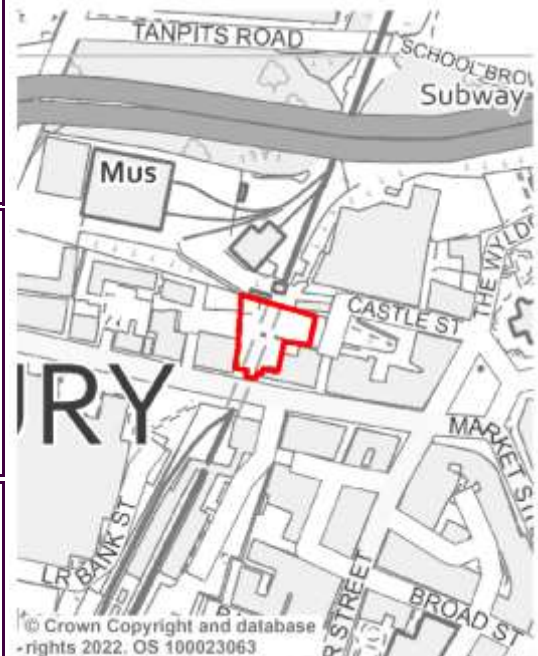
Deliverability Comments:

Site has the potential to deliver housing in the medium term as part of implementation of the Bury TC masterplan.

Comments:

Site identified through the Bury Town Centre Masterplan

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3211/00
 Category: 4 - Unconstrained Potential
 Location: 127 Blackburn Street, Radcliffe

District: RADCLIFFE

Existing Use: Nursery

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.037 Density: 162
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: 69241
 Description: Prior approval for c/u from Day Nursery (Class E) to 6 no. flats

Planning Status: Other

Permission Date: 25/04/2023 Expiry Date: N/A

Applicant: Andrew Baxter

Address:

Grid Reference

Easting: 378339 Northing: 407330

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	0
Converted Units:	6

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	6
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	6
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	6
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

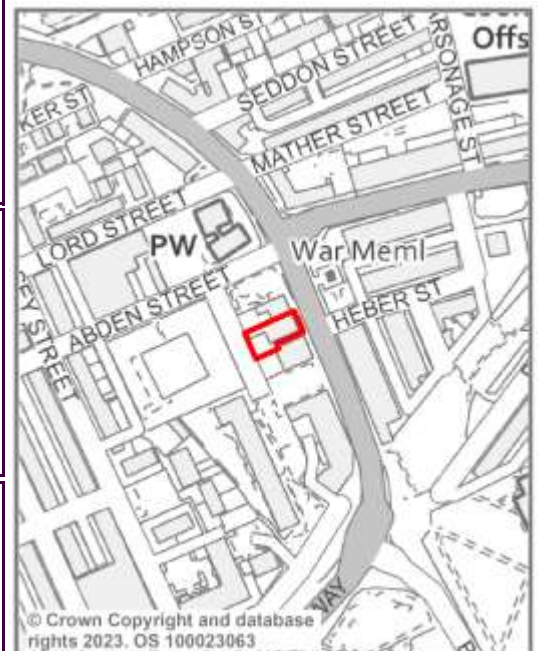
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission (granted after SHLAA cut off date) and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	6
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3212/00
 Category: 4 - Unconstrained Potential
 Location: Land off Holcombe Grove

District: RADCLIFFE

Existing Use:

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0 Density: 20
 Capacity: 9 Windfall site?: Y-S

Application Details

Application No.: 69420
 Description: Permission in principle for up to 9 dwellings

Planning Status: Other

Permission Date: 27/06/2023 Expiry Date:

Applicant: Mr Jeffrey Speak

Address:

Grid Reference

Easting: 379120 Northing: 406965

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Very recent Permission in principle only, so not including in 5YS.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0

