

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1958/00
Category: 5 - Constrained Potential
Location: Former Petrol Station, Parr Lane, Unsworth, Bury

District: BURY SOUTH

Existing Use: Valet/car wash centre, with car sales

Surrounding Use: Mixed

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

Area (Hectares): 0.099 **Density:** 51

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

Application Details

Application No.: 52413

Description: 5 Townhouses

Planning Status: Expired Planning Permission

Permission Date: 07/07/2010 **Expiry Date:** 07/07/2013

Applicant: Hartville Ltd

Address: Peel House
 2 Chorley Old Road
 Bolton, BL1 3AA

Grid Reference

Easting: 381925

Northing: 407043

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	0

Units

Units	Number
New Build Units:	5
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:	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

Removal of contaminants from site

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is suitable and has the potential to deliver housin.

Comments:

Planning permission lapsed but suitable small site. Could come forward as a future small site windfall if current use ceases.

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/2058/00
Category: 5 - Constrained Potential
Location: Radcliffe Building Supplies Ltd, Lord Street, Radcliffe

District: RADCLIFFE

Existing Use: Builders Merchants

Surrounding Use: Mixed

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

Area (Hectares): 0.899 **Density:** 33

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

Application Details

Application No.: 50016

Description: Change of use from B8 to residential

Planning Status: Expired Planning Permission

Permission Date: 18/08/2008 **Expiry Date:** 18/08/2011

Applicant: Mr F Wilkinson

Address: Unsworth Moss Farm
 Simon Lane, Bowley
 Middleton

Grid Reference

Easting: 377962

Northing: 407297

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:	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)?:	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

Removal of contamination from the site

Deliverability Details (5-Year Supply)

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

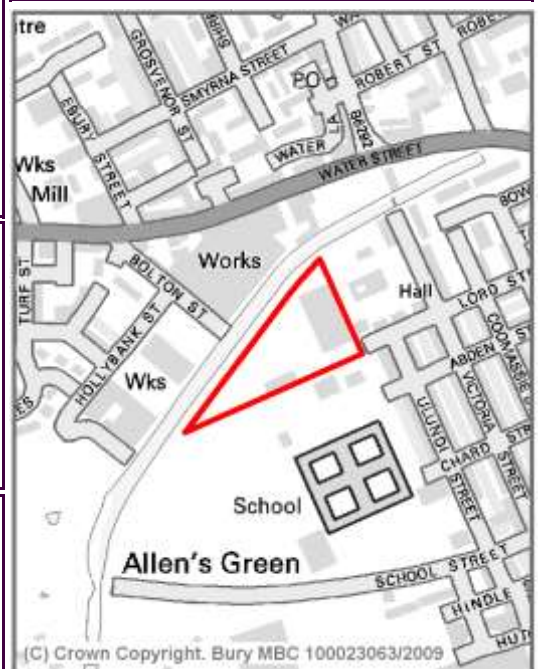
Deliverability Comments:

The site is suitable and has the potential to deliver housing if it becomes available.

Comments:

Expired planning permission but still in use as building supplies.

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/2084/00
 Category: 5 - Constrained Potential
 Location: 93-95 Heywood Road, Prestwich

District: PRESTWICH

Existing Use: Factory & Filling Station

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.272 Density: 74

Capacity: 20 Windfall site?: Y-S

Application Details

Application No.: N/A
 Description: Residential Development

Planning Status: Expired Planning Permission
 Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381876 Northing: 403796

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units

Units	Number
New Build Units:	20
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:	20
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	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Mitigate contamination, relocate existing occupiers

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is suitable and has the potential to deliver housing if it becomes available

Comments:

Expired planning permission but building still occupied.

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/2125/00
Category: 5 - Constrained Potential
Location: Barn at Meadowcroft Fold Farm, Off Whittle Lane, Pilsworth, Bury, OL10 2RE
District: WHITEFIELD
Existing Use: Barn
Surrounding Use: Open Land

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 0.609 **Density:** 3
Capacity: 2 **Windfall site ?:** Y-M

Application Details

Application No.: 56826
Description: Conversion of vacant barn into 2 no. dwellings
Planning Status: Expired Planning Permission
Permission Date: 28/11/2013 **Expiry Date:** 28/11/2016
Applicant: Wilton Estate
Address: Tom Myerscough
 6 School Street
 Radcliffe, M26 3PB

Grid Reference

Easting: 383469 **Northing:** 408389

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:	0
Other Units:	2

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)?:	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)?:	Y	Bus Stop (600m)?:	N

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

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:** 15 Years +

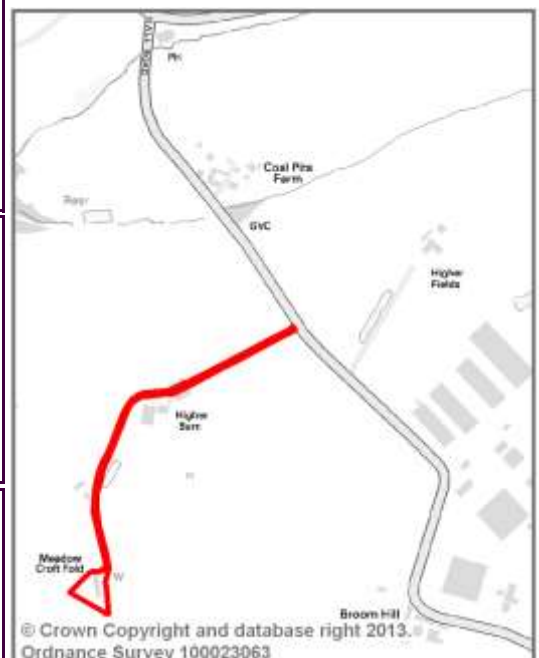
Deliverability Comments:

The site has previously had planning permission but this has expired. It is within the proposed PfE Heywood Pilsworth allocation.

Comments:

Permission has lapsed. Could come forward if a new application was submitted. Sits within Heywood / Pilsworth proposed GMSF allocation.

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/2133/00
Category: 5 - Constrained Potential
Location: Windley Works, Wolsey Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Residential

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

Area (Hectares): 0.18 **Density:** 56

Capacity: 10 **Windfall site?:** Y-S

Application Details

Application No.: 46697

Description: Demolition of existing building and erection of 35 apartments

Planning Status: Expired Planning Permission

Permission Date: 16/10/2006 **Expiry Date:** 16/10/2009

Applicant: Keresforth Ltd

Address: C/O Agent

Grid Reference

Easting: 378258

Northing: 407178

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)?:	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

Remove contaminants from the site

Deliverability Details (5-Year Supply)

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

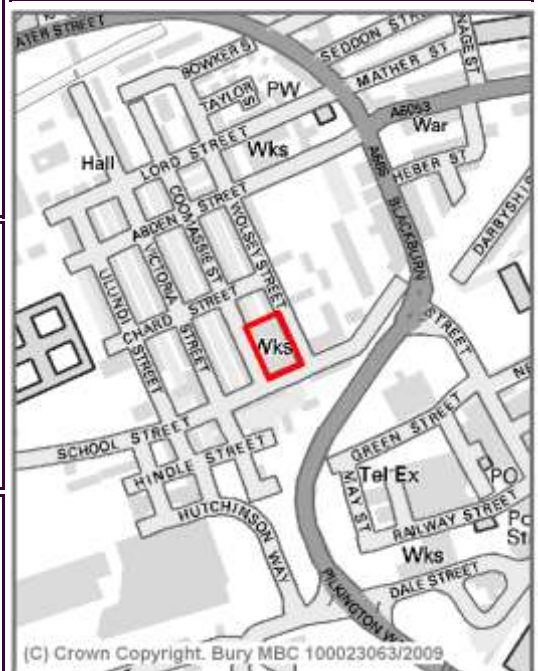
Deliverability Comments:

The site is suitable for residential development, given its previous planning permission for residential use. The site has the potential to deliver housing if it becomes available

Comments:

Has potential to be converted as per previous permission. Currently managed by Heaton Estates as a business centre.

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/2163/00
Category: 5 - Constrained Potential
Location: Land off Walshaw Rd/Elton Community Centre, Walshaw Road, Bury
District: BURY NORTH
Existing Use: Part of playing field
Surrounding Use: Mixed
Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.269 **Density:** 37
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: 379064 **Northing:** 411404

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	0

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)?:	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:	Y	Multiple Ownership:	N

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:** 15 Years +

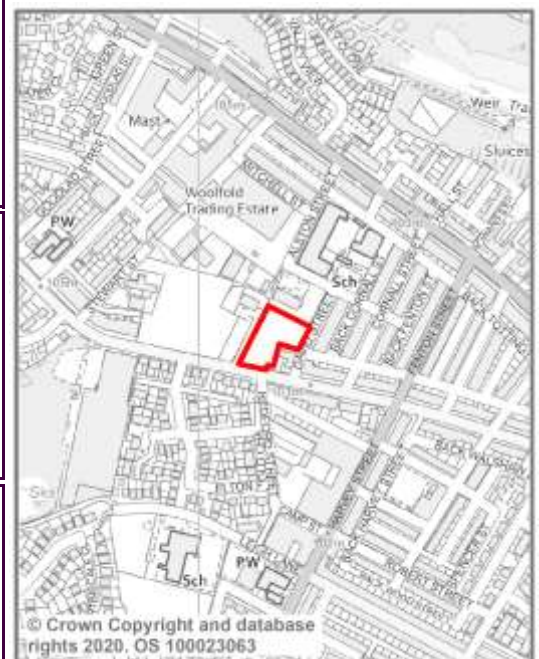
Deliverability Comments:

Site is suitable but availability uncertain as it is being used as informal space associated with the community centre. Has the potential to deliver housing in the medium term, particularly if associated with wider improvements in the area.

Comments:

Underused site. Currently leased to Persona.

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/2165/00	Application No.:	N/A
Category:	5 - Constrained Potential	Description:	
Location:	Corner Ainsworth Rd/Hardman St - Constellation Mill, Radcliffe	Planning Status:	None
District:	RADCLIFFE	Permission Date:	Expiry Date:
Existing Use: Mill & various workshop units		Applicant: N/A - URBAN POTENTIAL STUDY SITE	
Surrounding Use: Mixed		Address:	
Land Use Class:	BU	Previously developed ?:	Yes
Area (Hectares):	0.92	Density:	43
Capacity:	40	Windfall site ?:	Y-M
<u>Grid Reference</u>			
Easting: 377694		Northing: 408833	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		40								
<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:	U	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:	Y

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
Deliverable NO Timeframe for Development: 15 Years +

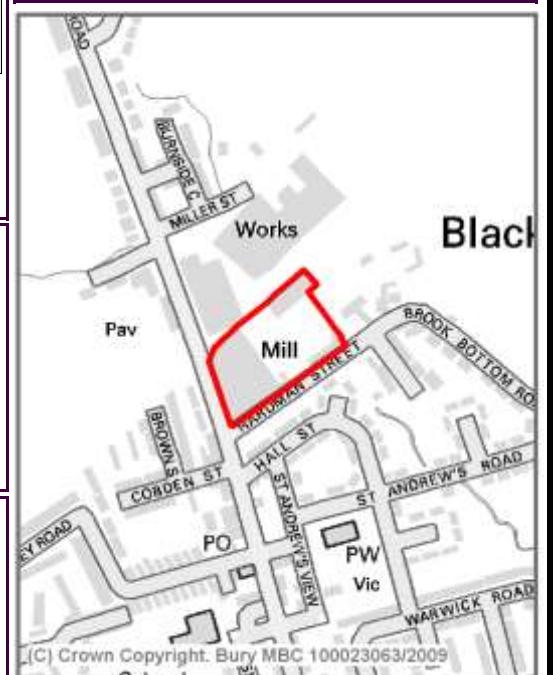
Deliverability Comments:

The site is unlikely to be delivered within the next 5 years. The site may have the potential to deliver housing if it can be demonstrated that the land is no longer suitable or viable for employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2168/00
 Category: 5 - Constrained Potential
 Location: Off Vale Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.297 Density: 40

Capacity: 12 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: 375330

Northing: 409418

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	12
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)?:	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:	Y	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	Y		
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:	U

Constraint Solutions

Improve access and environment/remove employment protection policy/flood defences

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

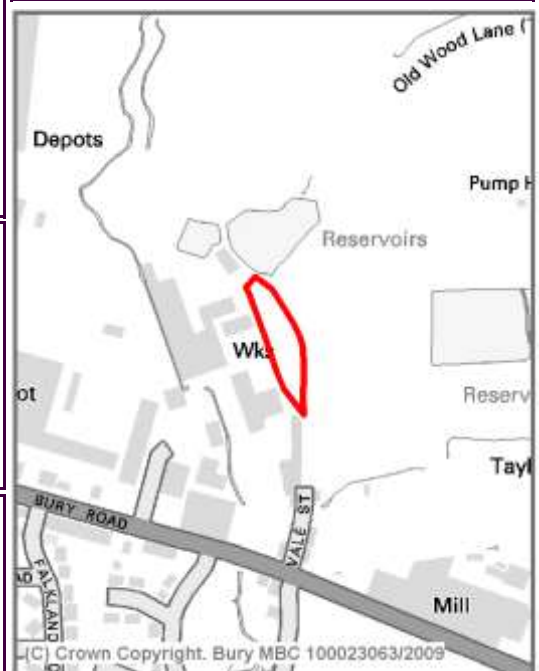
Deliverability Comments:

Site is not considered deliverable within the next five years. The site may have longer term potential if employment use of the site was no longer deemed suitable.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2170/00
 Category: 5 - Constrained Potential
 Location: Land adjacent 75 Hollins Lane, Bury

District: BURY SOUTH

Existing Use: Unused - Car Park for adjacent employment use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.128 Density: 47

Capacity: 6 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: 381880

Northing: 407640

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	6
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:	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:	N	Multiple Ownership:	U

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is not considered deliverable within the next five years. The site may have longer term potential if employment use of the site was no longer deemed suitable.

Comments:

Site is constrained as it is part of the adjacent works and not available for 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/2187/00
 Category: 5 - Constrained Potential
 Location: Tanners (Land off Bramworth Av), Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No
 Area (Hectares): 2.585 Density: 30
 Capacity: 15 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378702

Northing: 416672

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
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:	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

Remove access / stability constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

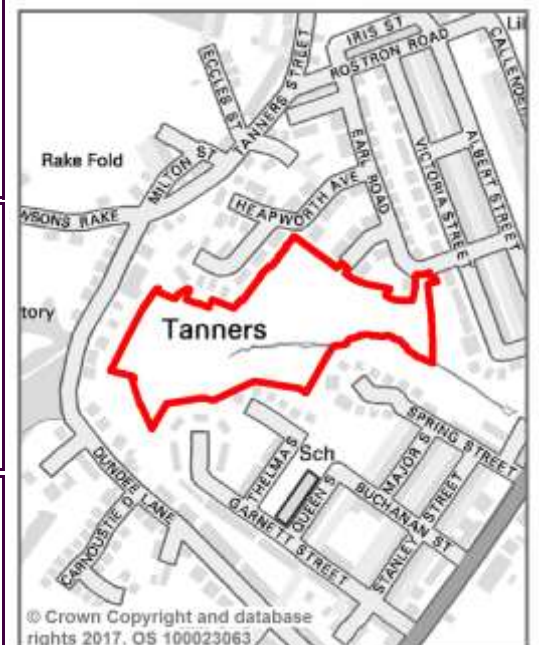
Deliverability Comments:

Unlikely to come forward in the short term but may have longer term potential if it can be demonstrated that site has the ability to be developed.

Comments:

Site is constrained as the land is considered to be unstable and may not suitable for residential development. It also has poor access. Further evidence is required to determine if site could deliver 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/2192/00
 Category: 5 - Constrained Potential
 Location: Auto Rescue, Stubbins Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Accident breakdown recovery

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.242 Density: 41

Capacity: 10 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: 379222

Northing: 417512

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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)?:	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: Y Zone: 3		Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Ensure adequate flood defence / remove employment protection policy

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

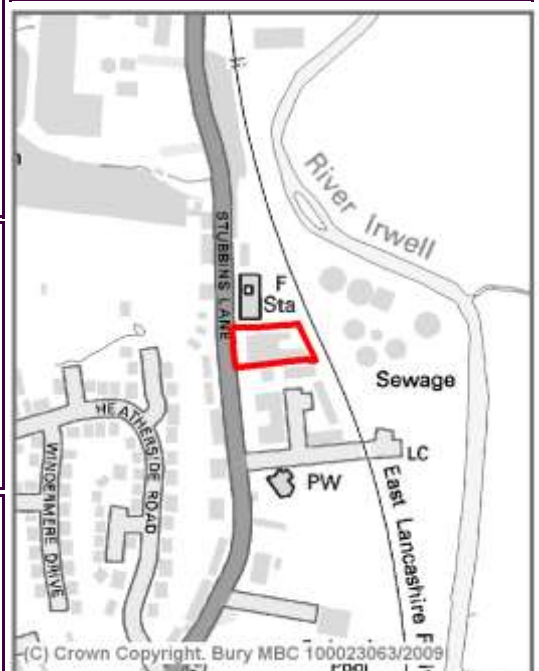
Deliverability Comments:

Site is not considered to be deliverable in the next five years. The site has significant flood risk issues and is identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review. The site also has a significant flood risk.

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/2193/00
 Category: 5 - Constrained Potential
 Location: North of P.F.S Stubbins Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Builders yard plus vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.339 Density: 38

Capacity: 13 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: 379233

Northing: 417331

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	13

Units

Number

New Build Units:	0
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)?:	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:	Y	Zone:	3	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Take site out of the EGA and remove planning policy on protecting employment land

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short term

Comments:

Site is constrained as the site forms part of an Employment Generating 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/2202/00
 Category: 5 - Constrained Potential
 Location: Harwood Road, Tottington

District: TOTTINGTON

Existing Use: Gardens, vacant land & garages

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.137 Density: 44
 Capacity: 6 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: 377464

Northing: 413195

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
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)?:	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:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Lose amenity value of site

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

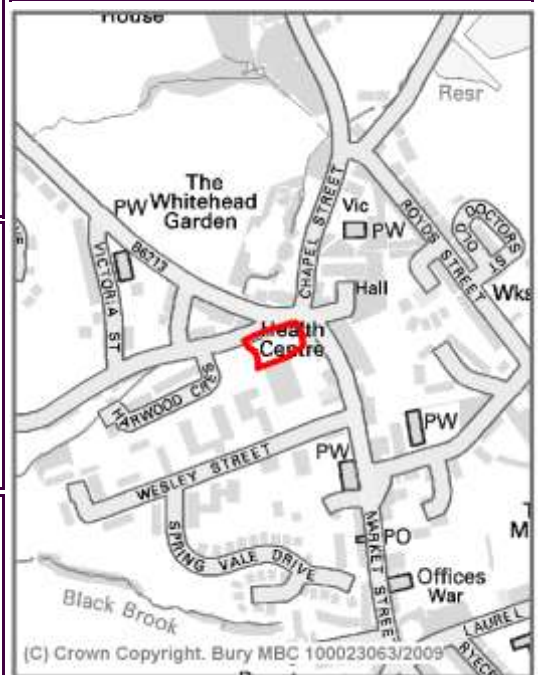
Deliverability Comments:

Site is not considered suitable as it serves as an important piece of amenity space and significant difference in levels.

Comments:

Site is constrained as the site is currently used as formal recreation / amenity space.

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/2203/00
 Category: 5 - Constrained Potential
 Location: Booth Farm - Off Booth Street, Tottington

District: TOTTINGTON

Existing Use: Farm

Surrounding Use: Residential

Land Use Class: MU Previously developed?: Mix
 Area (Hectares): 0.448 Density: 45
 Capacity: 20 Windfall site?: Y-M

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: 377774

Northing: 412376

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units

Units	Number
New Build Units:	20
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:	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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site has potential to deliver housing if it becomes available

Comments:

Planning application withdrawn 2004 due to previous policy restrictions on housing development. Still in use so not currently available.

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/2204/00
 Category: 5 - Constrained Potential
 Location: Spring Vale Street, Tottington

District: TOTTINGTON

Existing Use: Mix of industrial uses

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.404 Density: 45
 Capacity: 18 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: 377512

Northing: 412923

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	18

Units

Units	Number
New Build Units:	18
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:	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:	N	Zone:	0	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove policy constraints on release of employment land

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site/area has been identified as being suitable for continued employment use so is not considered to be suitable unless the employment protection policy can be overcome.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2211/00
 Category: 5 - Constrained Potential
 Location: Victoria Street area, Bury

District: BURY NORTH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.562 Density: 53

Capacity: 30 Windfall site?: Y-M

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: 379564

Northing: 411141

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

Constraint Solutions

Remove employment policy protection and land assembly

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

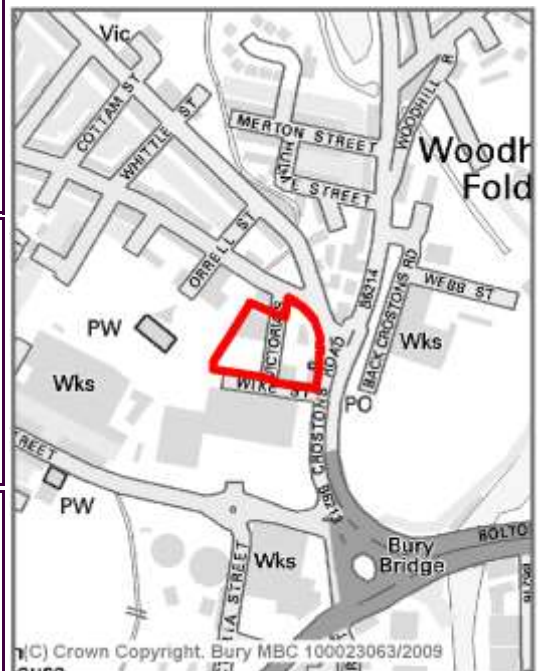
Deliverability Comments:

The site is not available and there are a number of employment sites that are identified as being suitable for continued employment use.

Comments:

Site has a number of owners and not considered to be available in the short to medium term. The site is also constrained as a number of employment uses have been identified as being suitable for continued employment use.

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/2214/00
 Category: 5 - Constrained Potential
 Location: Wood Street car park, Bury

District: BURY NORTH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.216 Density: 37

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: 379481

Northing: 410977

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)?:	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:	Y	Pylons:	N
Hazardous:	Y	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:	N	Multiple Ownership:	N

Constraint Solutions

Bring forward as part of wider regeneration programme / remove planning & environmental constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

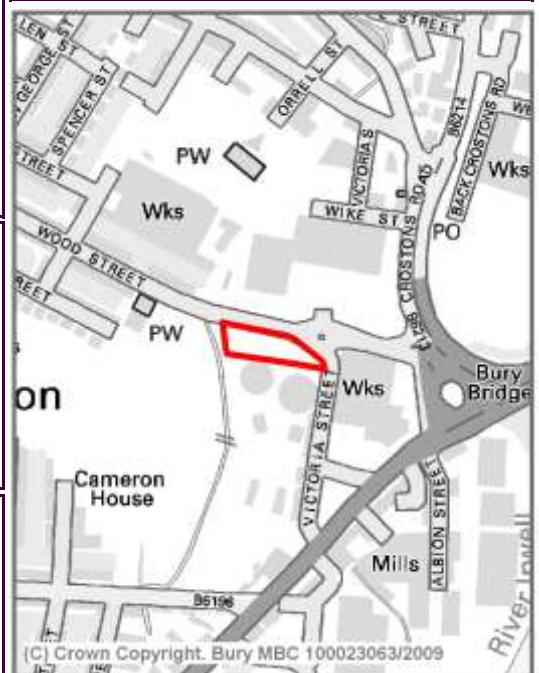
Deliverability Comments:

It is unlikely that residential development will be delivered on this site given the surrounding environment and proximity of the Gas holding stations.

Comments:

Site is constrained and the site may not be suitable for residential development due to the nature of the surroundings, including the large gas works that sits adjacent 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/2245/00
 Category: 5 - Constrained Potential
 Location: Land off Bolton Street, Bury

District: BURY NORTH

Existing Use: Mixed commercial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.103 Density: 117

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380233

Northing: 410867

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
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)?:	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:	N	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Land assembly and remove employment protection policy

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

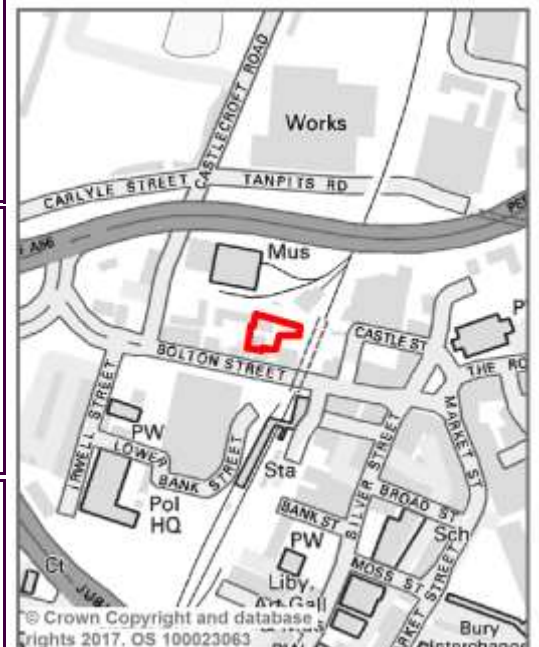
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2247/00
 Category: 5 - Constrained Potential
 Location: Adj 37 Huntley Mount Road, Bury

District: BURY NORTH

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.071 Density: 169

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381663

Northing: 411385

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
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:	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:	U

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

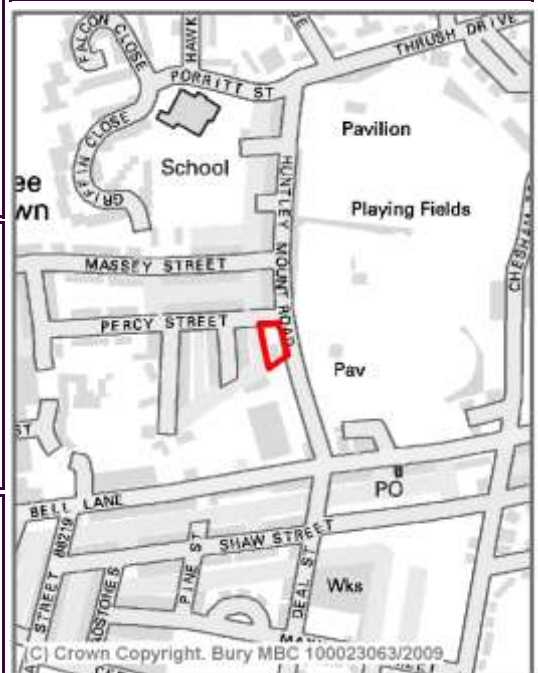
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2249/00
Category: 5 - Constrained Potential
Location: Land Adjacent to 1 Ribchester Drive, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Residential

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

Area (Hectares): 0.105 **Density:** 38

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

Application Details

Application No.: 55198

Description: Residential development of 5 no. 3-storey townhouses (resubmission)

Planning Status: Expired Planning Permission

Permission Date: 02/10/2012 **Expiry Date:** 02/10/2015

Applicant: C/O Agent John Holt Architects Ltd

Address: 3 Manchester Road
 Bury
 BL9 0DR

Grid Reference

Easting: 379805

Northing: 409278

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:	4
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:	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)?:	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:	Y
Flood Risk: Y Zone: 3		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Manage the flood risk and release previously developed sites.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

Site has potential to deliver residential development in the next short to medium term if flood risk issues can be addressed

Comments:

Planning permission 55198 for 5 townhouses lapsed 02/10/15. More recent refusal due to failure to address flood risk issues, therefore site is considered constrained.

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/2250/00
 Category: 5 - Constrained Potential
 Location: Off Cemetery Road, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.674 Density: 40

Capacity: 27 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377999

Northing: 407968

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	27

Units

Number

New Build Units:	0
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:	Y	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

Remove policy constraints on the release of employment use

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

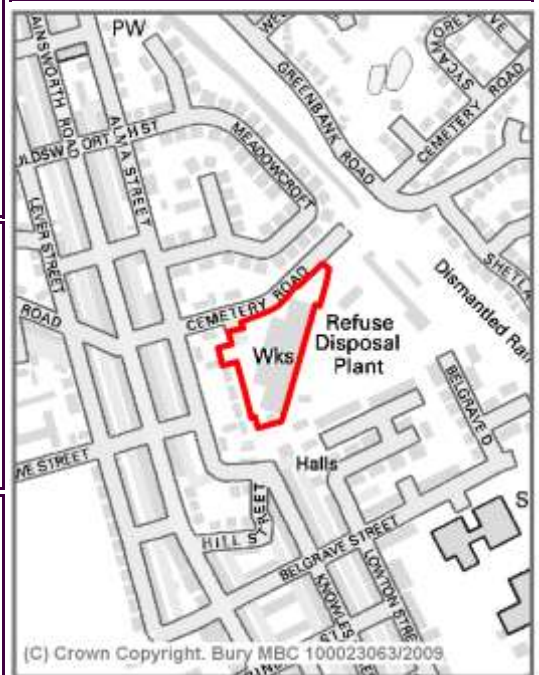
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2251/00
 Category: 5 - Constrained Potential
 Location: Rear of Robertson Street, Radcliffe.

District: RADCLIFFE

Existing Use: Vacant & storage

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.527 Density: 38

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378279

Northing: 407573

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
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:	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: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove policy constraints on the release of employment use

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

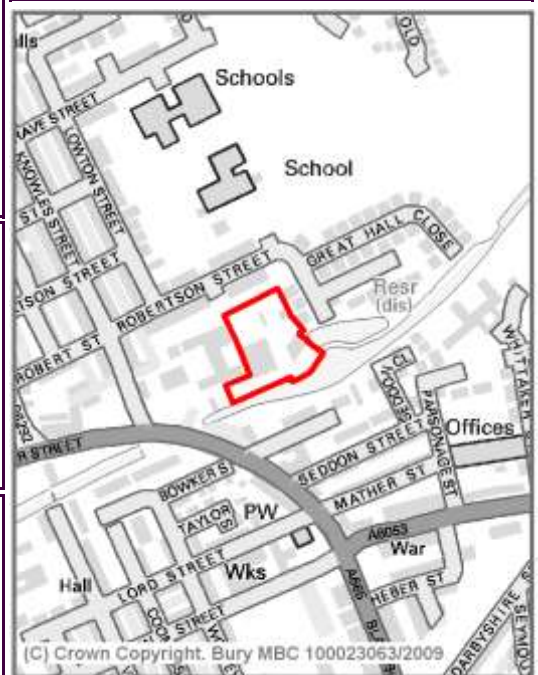
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2259/00
 Category: 5 - Constrained Potential
 Location: Grey Street, Haworth Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant hardstanding

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.087 Density: 69

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378587

Northing: 407340

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
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:	Y	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:	N
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Removal of contamination from the site

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

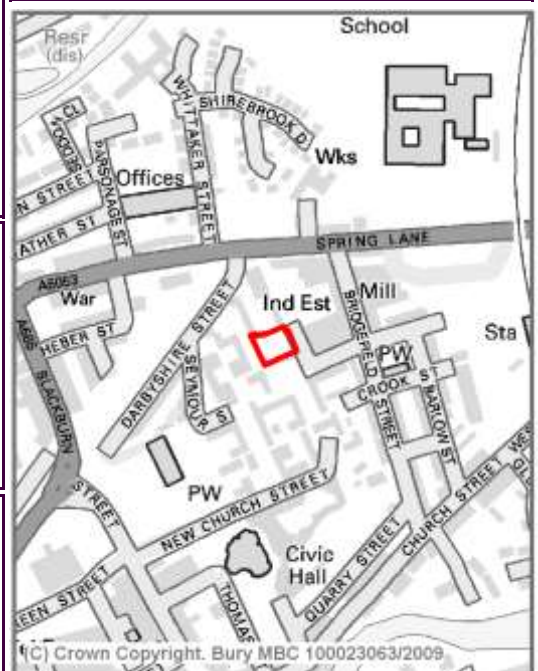
Deliverability Comments:

Site unlikely to come forward in the short term for residential use.

Comments:

Site is constrained as currently being used as part of the adjacent employment use, which has been identified as being suitable for continued employment use.

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/2262/00
 Category: 5 - Constrained Potential
 Location: Crown Works, Withins Street

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.079 Density: 76

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: Expired Planning Permission

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379362

Northing: 407825

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
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:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

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: 15 Years +

Deliverability Comments:

The site is suitable and has the potential to deliver housing if it becomes available

Comments:

Site previously had planning permission for residential development. Site is still in use.

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/2267/00
 Category: 5 - Constrained Potential
 Location: Mill Street/Outwood Road/ Lodge Road, Radcliffe

District: RADCLIFFE

Existing Use: Industrial / Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.872 Density: 17
 Capacity: 15 Windfall site?: Y-M

Application Details

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

Grid Reference

Easting: 378541 Northing: 406740

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

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)?:	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:	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:	U

Constraint Solutions

Remove employment protection policy/manage Flood Risk

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

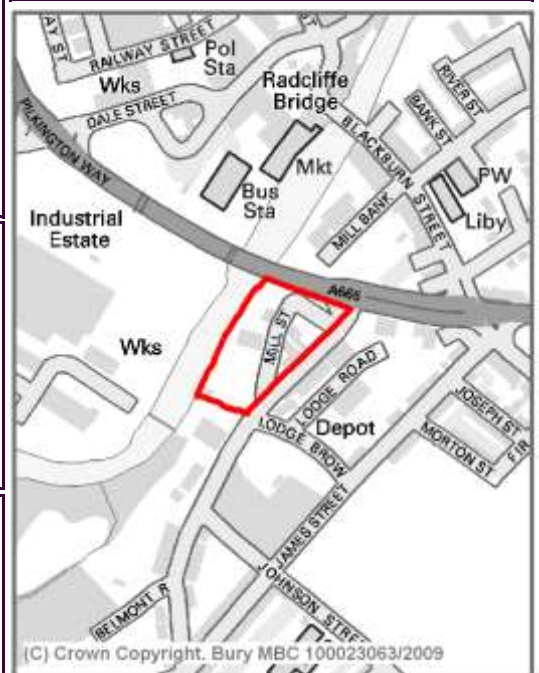
Deliverability Comments:

The site is currently in employment use and has flood risk issues.

Comments:

Site is constrained by flood risk issues.

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/2268/00
Category: 5 - Constrained Potential
Location: Outwood Road/Lodge Road, Lodge Brow, Radcliffe
District: RADCLIFFE
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 1.005 **Density:** 30
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: 378604 **Northing:** 406705

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

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)?:	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	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: No **Available:** NO **Achievable:** NO
Deliverable: NO **Timeframe for Development:** 15 Years +

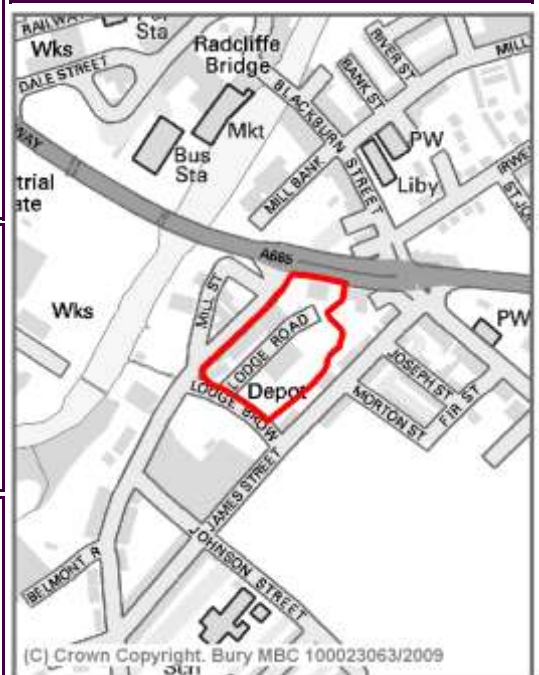
Deliverability Comments:

It is unlikely that residential development will be delivered on this site in the short or longer term.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2269/00
 Category: 5 - Constrained Potential
 Location: Apex House, Bolton Street, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.109 Density: 92

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377893

Northing: 407345

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	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

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

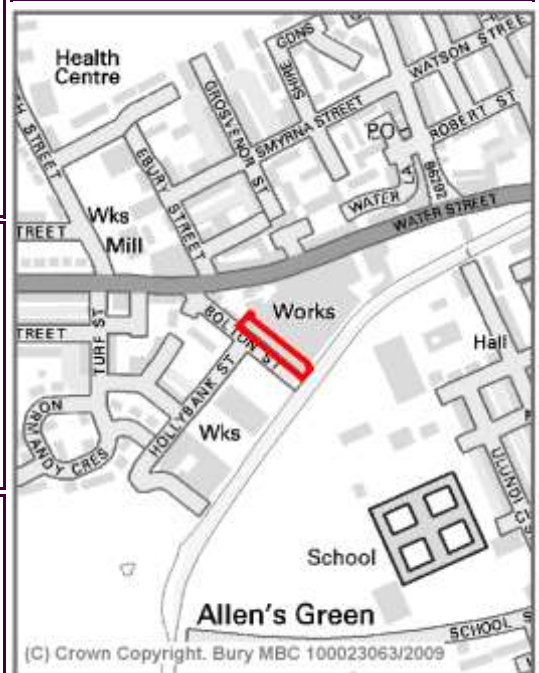
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2270/00
 Category: 5 - Constrained Potential
 Location: Hollybank Street

District: RADCLIFFE

Existing Use: Vacant industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.56 Density: 36

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377861

Northing: 407288

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
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: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

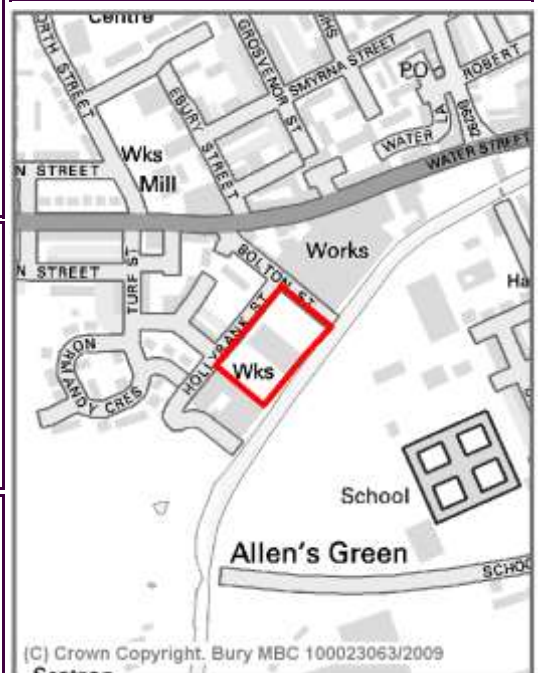
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2271/00
 Category: 5 - Constrained Potential
 Location: Hollybank Street/Bradshaw Street, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.767 Density: 37

Capacity: 28 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377798

Northing: 407211

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	28

Units

Number

New Build Units:	0
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:	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:	N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

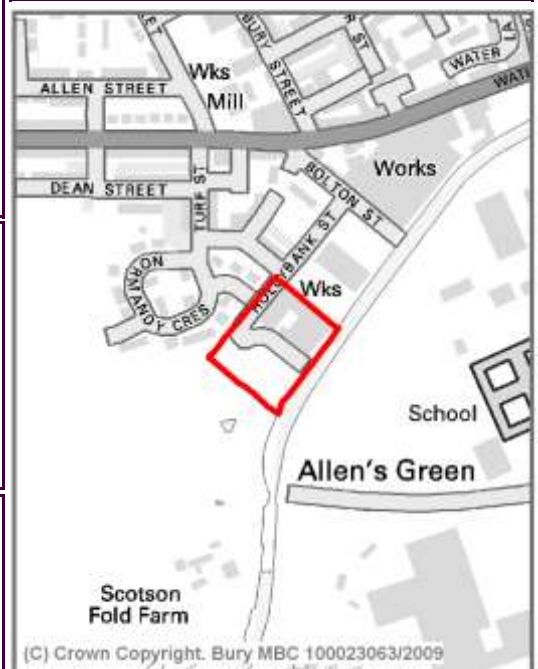
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2273/00
 Category: 5 - Constrained Potential
 Location: Works off North Street, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.062 Density: 36

Capacity: 38 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: 379083

Northing: 407761

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	38

Units

Number

New Build Units:	0
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:	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:	N

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

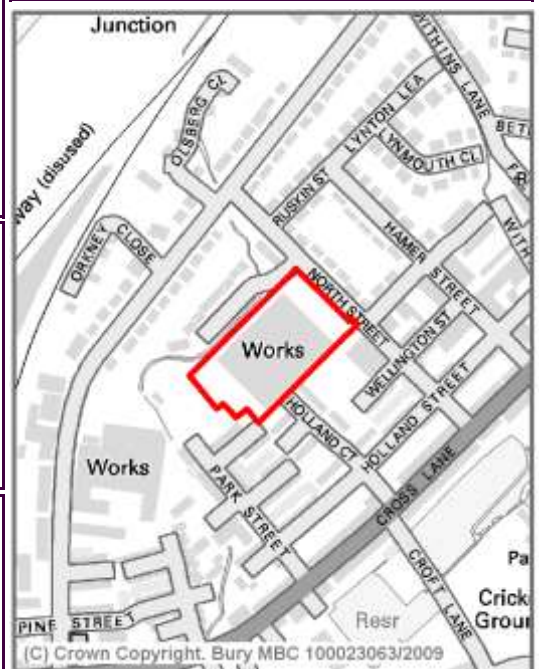
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2274/00
Category: 5 - Constrained Potential
Location: Motor Tune site, Outwood Road, Radcliffe

District: RADCLIFFE

Existing Use: Car Showroom

Surrounding Use: Mixed

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

Area (Hectares): 0.193 **Density:** 52

Capacity: 10 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378466

Northing: 406615

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	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

Remove planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

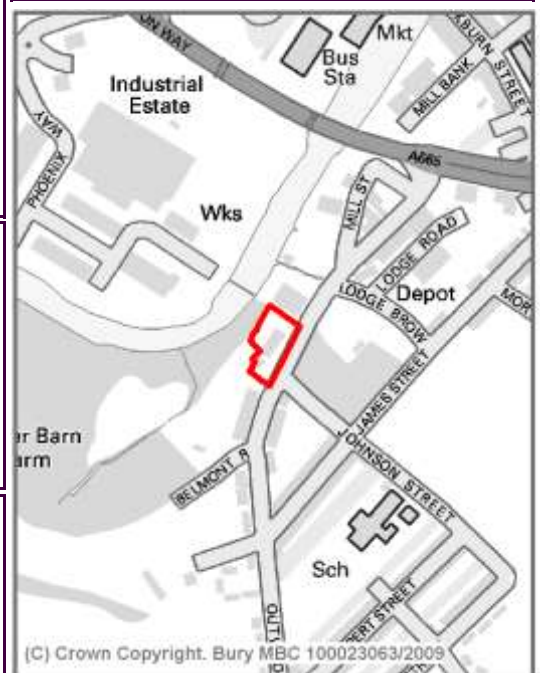
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2275/00
Category: 5 - Constrained Potential
Location: Bury Road Works and other buildings, Bury Road, Radcliffe
District: RADCLIFFE
Existing Use: Employment users
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.218 **Density:** 73
Capacity: 16 **Windfall site?:** Y-S

Application Details

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

Grid Reference

Easting: 378864 **Northing:** 407677

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	16

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)?:	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:	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: 2		Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

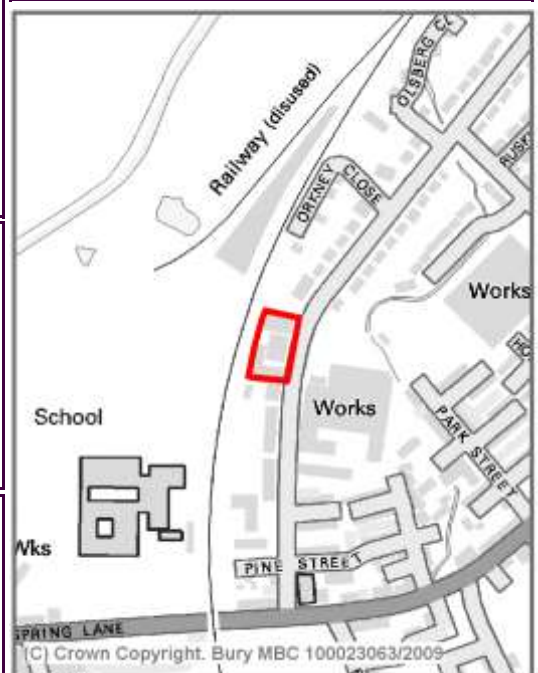
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2280/00
 Category: 5 - Constrained Potential
 Location: Greengate Lane, Prestwich

District: PRESTWICH

Existing Use: Industry

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.452 Density: 35

Capacity: 16 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381107

Northing: 403888

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	16

Units

Number

New Build Units:	0
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:	Y	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:	Y

Constraint Solutions

Remove planning policy constraints on release of employment land

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

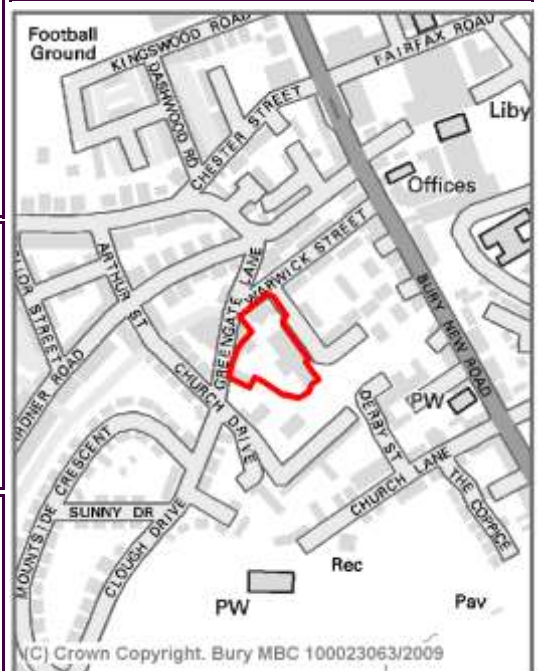
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2287/00
 Category: 5 - Constrained Potential
 Location: Land south of Milltown Street, Radcliffe, Bury

District: RADCLIFFE

Existing Use: Part residential, part field

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 2.649 Density: 20
 Capacity: 10 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: 379158

Northing: 406992

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	0

Units

Number

New Build Units:	0
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)?:	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:	U	Levels:	Y
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:	N	Multiple Ownership:	Y

Constraint Solutions

Remove planning constraints on the release of land in the River Valley

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is constrained due to its location within the River Valley.

Comments:

Site is constrained due to its location within the River Valley. Site is also predominantly previously undeveloped and has physical constraints relating to its sloping nature.

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/2293/00
 Category: 5 - Constrained Potential
 Location: Alfred Works, Woodhill Street, Bury

District: BURY NORTH

Existing Use: Storage fire equipment / vacant land / garages

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.257 Density: 39

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379664

Northing: 411538

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	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:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

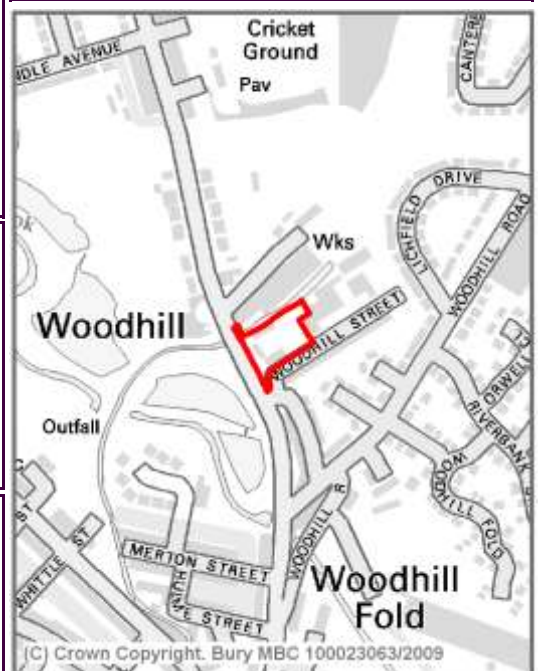
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2301/00
Category: 5 - Constrained Potential
Location: Bolholt Garage, Bury Road, Tottington

District: TOTTINGTON

Existing Use: Retail motor trade / MOT station / vehicle storage / etc.

Surrounding Use: Residential

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

Area (Hectares): 0.201 **Density:** 119

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

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Michael Booth

Address: Bolholt Garage, The Garage
 Bury Road
 Tottington BL8 3DT

Grid Reference

Easting: 378246

Northing: 412336

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: 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)?:	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:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove policy constraints on employment land.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

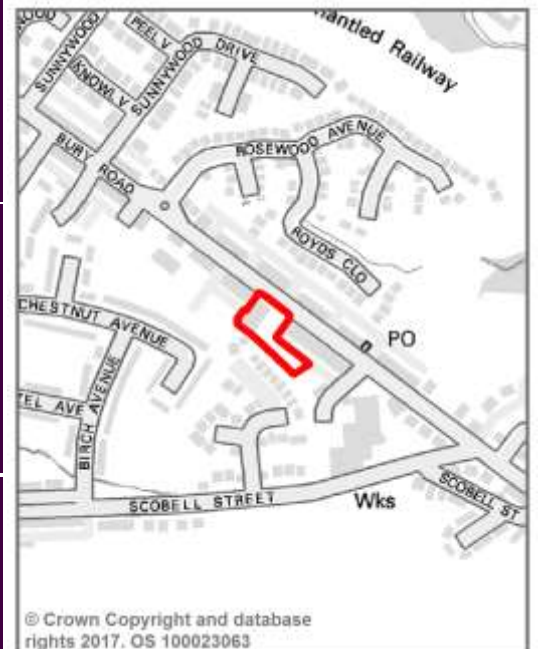
Deliverability Comments:

Currently in employment use and has been identified as being suitable for continued employment use.

Comments:

From Allocations DPD Initial Site Suggestion Exercise 2007. Site is constrained as it is currently in employment use and has been identified as being suitable for continued employment use.

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/2331/00
 Category: 5 - Constrained Potential
 Location: 32 Kirklees Street / Junction South Royd Street, Tottington
 District: TOTTINGTON
 Existing Use: Employment (B2)
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.286 Density: 42
 Capacity: 12 Windfall site?: Y-S

Application Details

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

Grid Reference

Easting: 377705 Northing: 413118

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)?:	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	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

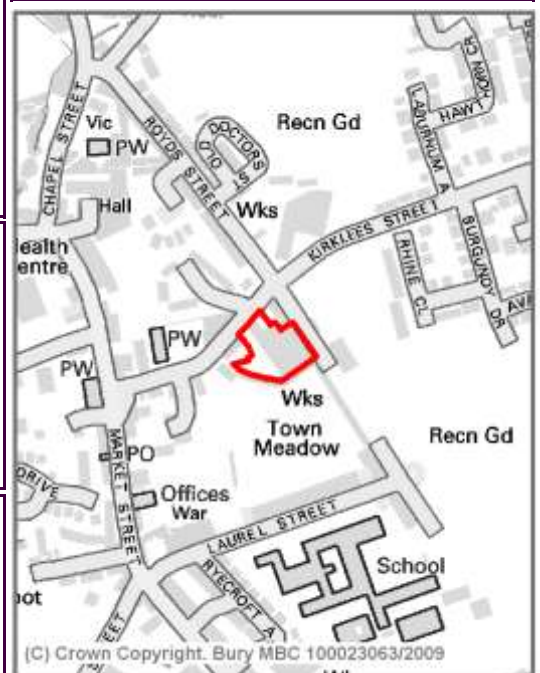
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

From Allocations DPD Initial Site Suggestion Exercise 2007. Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2342/00
Category: 5 - Constrained Potential
Location: Land at Lowercroft Warehouses, Lowercroft Road, Bury
District: BURY NORTH

Existing Use: Employment use

Surrounding Use: Mixed

Land Use Class: BU **Previously developed ?:** Yes
Area (Hectares): 1.17 **Density:** 30
Capacity: 35 **Windfall site ?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: (Agent) Iain Smith

Address: Savills

Fountain Court, 68 Fountain St
 Manchester

Grid Reference

Easting: 377543

Northing: 411016

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	35

Units

Number

New Build Units:	0
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:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	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

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

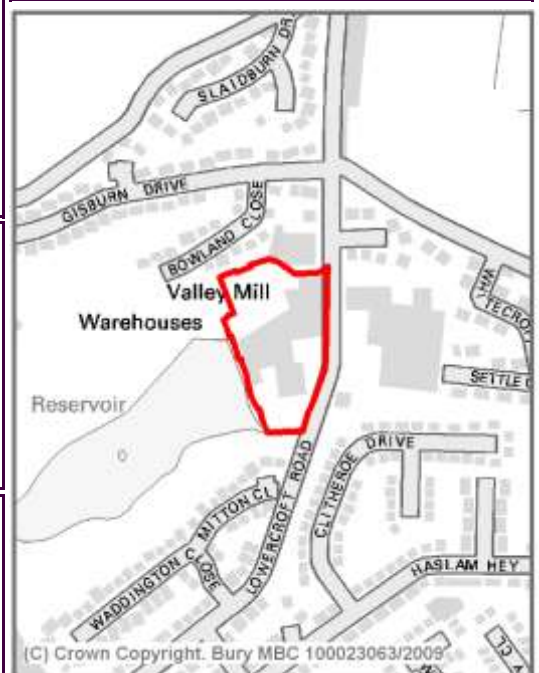
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007. Site is constrained as the Employment Land Review identified the site as being suitable for continued employment use.

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/2343/00
 Category: 5 - Constrained Potential
 Location: 7-29 James Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.146 Density: 41

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: (Agent) Iain Smith

Address: Savills, Fountain Court
 68 Fountain Street
 Manchester, M2 2FE

Grid Reference

Easting: 381315

Northing: 410427

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
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:	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 employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

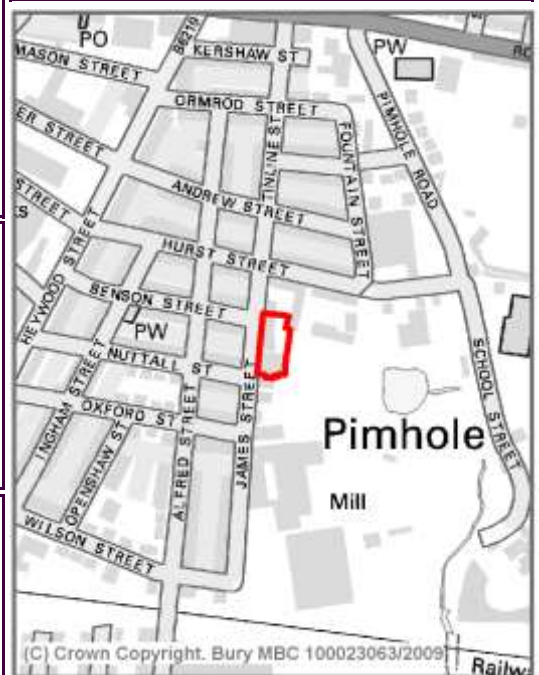
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

From Allocations DPD Initial Site Suggestion Exercise 2007. Site is constrained as the Employment Land Review identified site as being suitable for continued employment use.

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/2374/00
 Category: 5 - Constrained Potential
 Location: York Street Industrial Area (Area Search), Bury

District: BURY NORTH

Existing Use: Predominantly employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 8.352 Density: 24

Capacity: 200 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: 381166

Northing: 410956

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	200

Units

Number

New Build Units:	0
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)?:	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:	Y	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

Land assembly / area masterplan

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

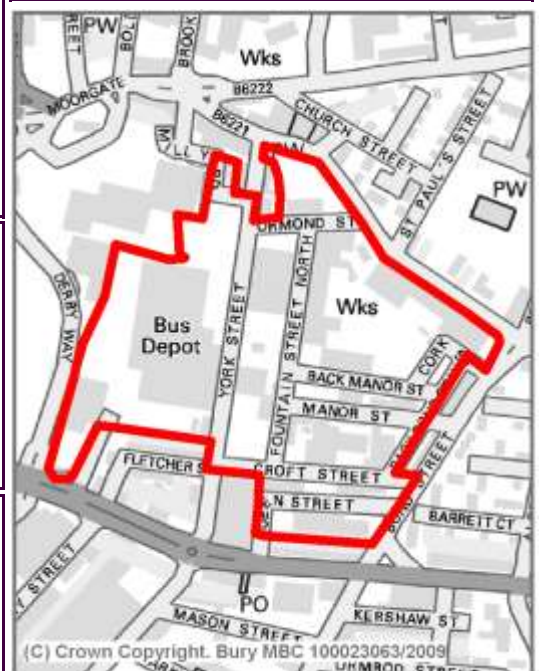
Deliverability Comments:

It is unlikely that the area would be available to deliver housing in the next five years but area has the ability to deliver housing in the medium to long term as part of the town centre masterplan.

Comments:

Bury but Better Masterplan identifies longer term regeneration potential of this area. However, the vast majority of the buildings are still in use and there are currently no plans for any comprehensive redevelopment.

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/2375/00
Category: 5 - Constrained Potential
Location: Western Waterside (Area Search), Wellington Street
District: BURY NORTH
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 8.284 **Density:** 33
Capacity: 270 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 379655 **Northing:** 410646

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	270

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)?:	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:	Y	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:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Masterplan for the area to be drawn up.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** D/K **Achievable:** D/K
Deliverable NO **Timeframe for Development:** 15 Years +

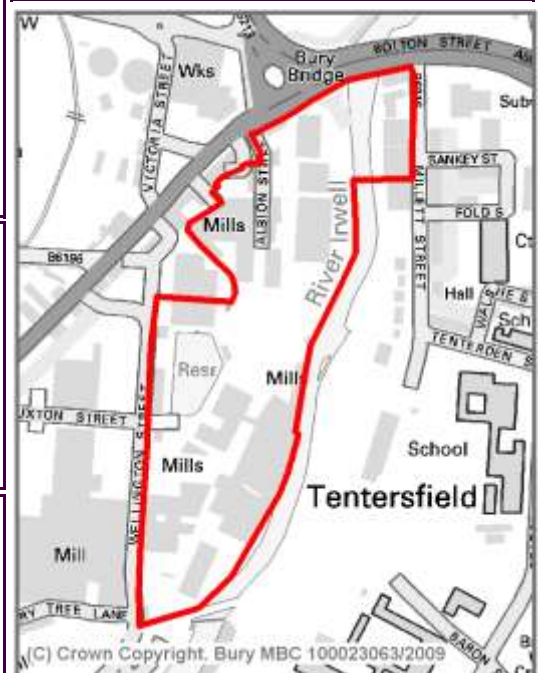
Deliverability Comments:

It is unlikely that the area would be available to deliver housing in the next five years but area has the ability to deliver housing in the medium to long term as part of the regeneration priorities around the Town Centre.

Comments:

Site identified in the BBB2 masterplan but a large fire training centre implemented.

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/2376/00
 Category: 5 - Constrained Potential
 Location: Land North of Sankey Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.852 Density: 117

Capacity: 100 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379873

Northing: 410893

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	100
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)?:	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	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Masterplan for site

Deliverability Details (5-Year Supply)

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

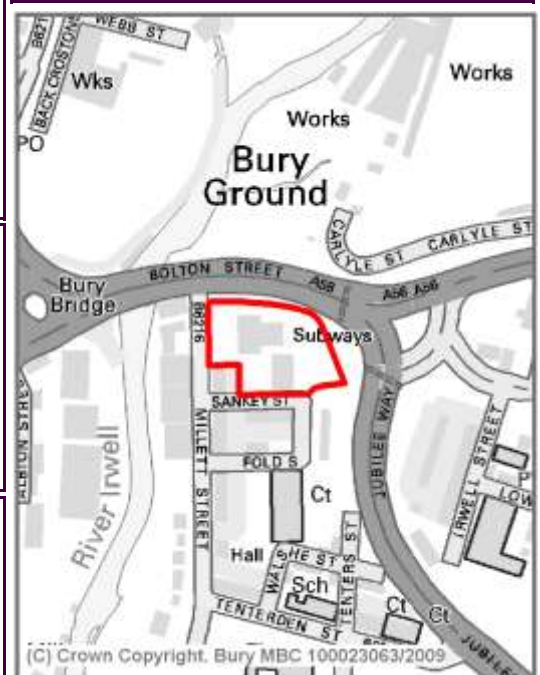
Deliverability Comments:

It is unlikely that the area would be available to deliver housing in the next five years

Comments:

Site has longer term potential as outlined in the BBB2 but capacity reduced to 100. However, categorised as constrained potential as still in use.

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/2384/00
Category: 5 - Constrained Potential
Location: Works off Rectory Lane / East Street / Brook Street, Radcliffe
District: RADCLIFFE
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.172 **Density:** 47
Capacity: 8 **Windfall site?:** Y-S

Application Details

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

Grid Reference

Easting: 379004 **Northing:** 407317

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

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)?:	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:	Y	Zone:	2	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

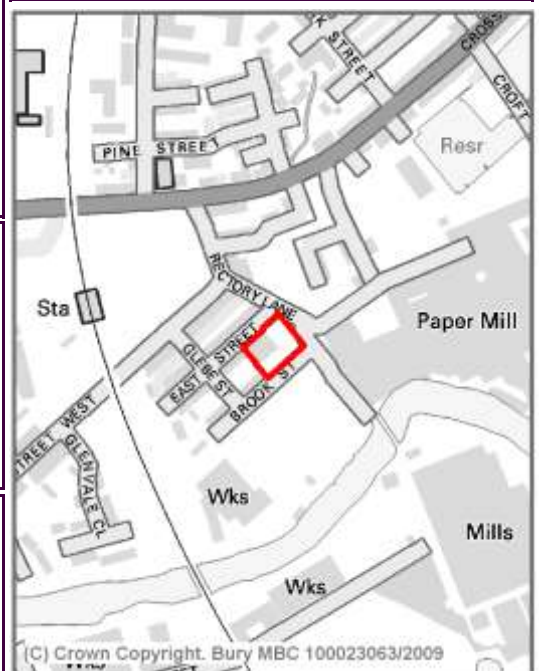
Deliverability Comments:

The site is suitable and has the potential to deliver housing if it becomes available

Comments:

If released for housing there is potential for the site to form part of the wider regeneration plans for the immediate area. Should be noted that the site forms part of an Employment Generating 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/2385/00
Category: 5 - Constrained Potential
Location: Site at Craven Street/Back Rochdale Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

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

Area (Hectares): 0.159 **Density:** 63

Capacity: 10 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 381923

Northing: 411267

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	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 restrictions on release of employment land for housing

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

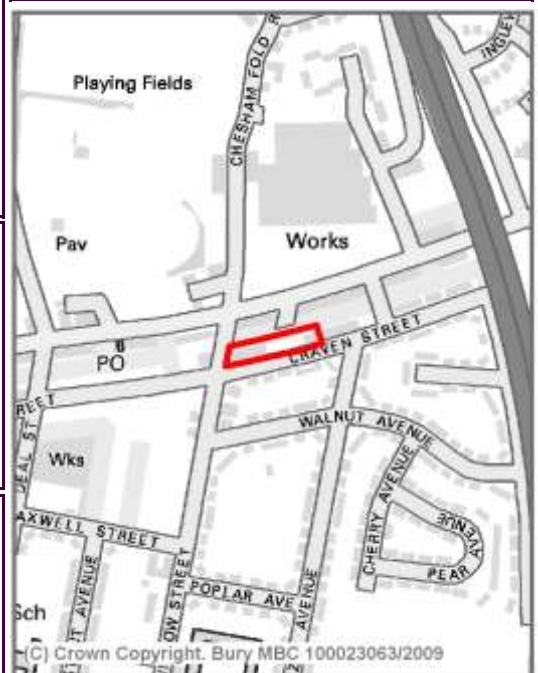
Deliverability Comments:

It is unlikely that the site would be available to deliver housing in the next five years as it is still in use but there is longer term potential.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2396/00
 Category: 5 - Constrained Potential
 Location: Small Works at Back South Cross Street East, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.022 Density: 182

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381052

Northing: 410477

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
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)?:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K

Deliverable NO Timeframe for Development: 15 Years +

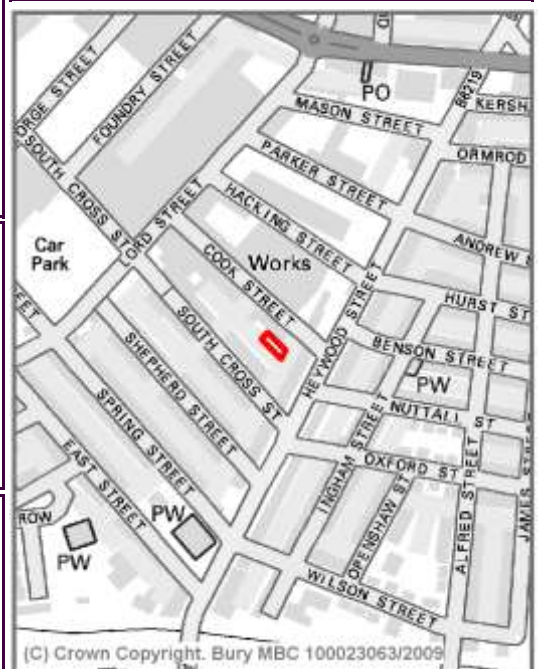
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2397/00
 Category: 5 - Constrained Potential
 Location: Edward Street / Back Frank Street, Margaret Street, Bury
 District: BURY NORTH
 Existing Use: Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.065 Density: 62
 Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 380805 Northing: 410380

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

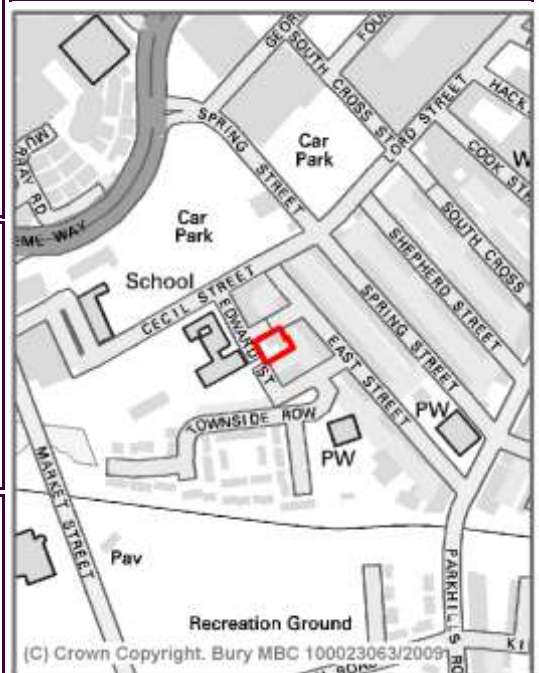
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2399/00
 Category: 5 - Constrained Potential
 Location: Bolton Road West, Ramsbottom

District: RAMSBOTTOM

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.249 Density: 40

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378267

Northing: 415687

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	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	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

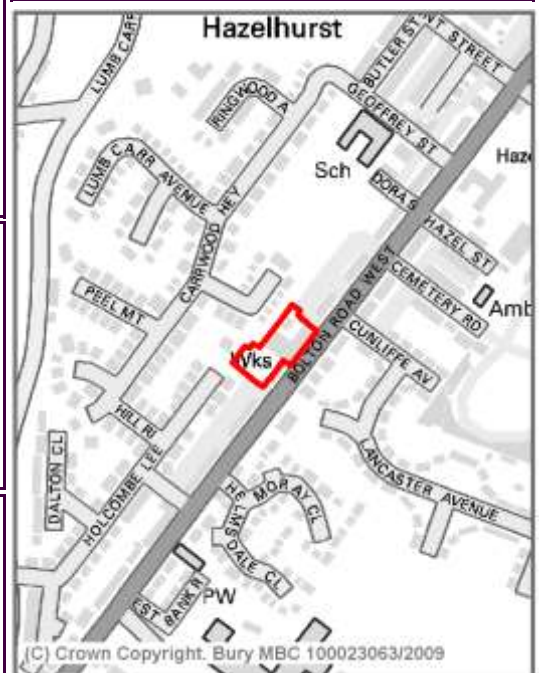
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2400/00
 Category: 5 - Constrained Potential
 Location: Land off Bank Street, Leigh Street, Walshaw, Tottington
 District: TOTTINGTON
 Existing Use: Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.422 Density: 38
 Capacity: 16 Windfall site?: Y-M

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 377687 Northing: 411769

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	16

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)?:	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:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

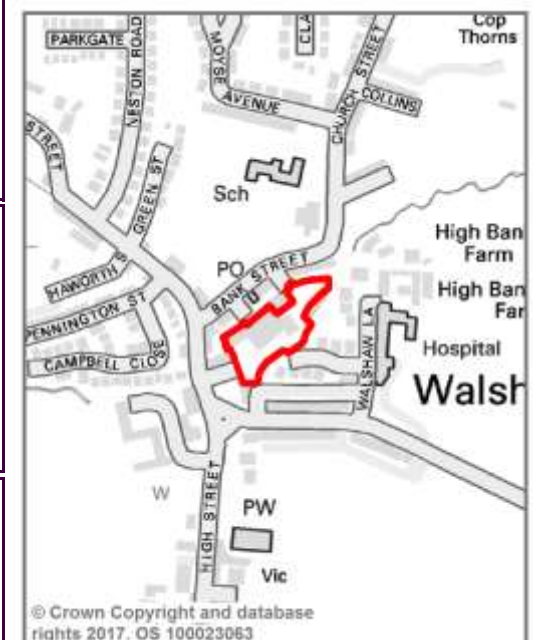
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2401/00
 Category: 5 - Constrained Potential
 Location: Works on Redford Street / Harvey Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.671 Density: 45

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379130

Northing: 411268

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: 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:	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:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

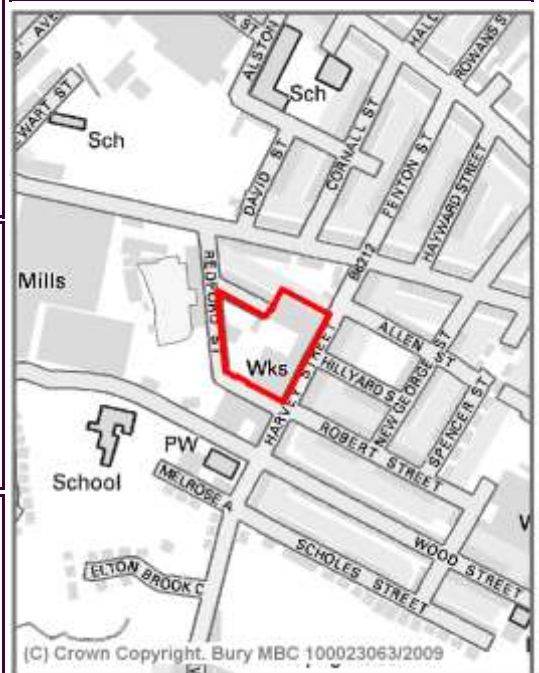
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2402/00
 Category: 5 - Constrained Potential
 Location: Works off Goodlad Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.318 Density: 44

Capacity: 14 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: N/A

N/A

N/A

Grid Reference

Easting: 378939

Northing: 411673

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	14

Units

Number

New Build Units:	0
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:	U	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

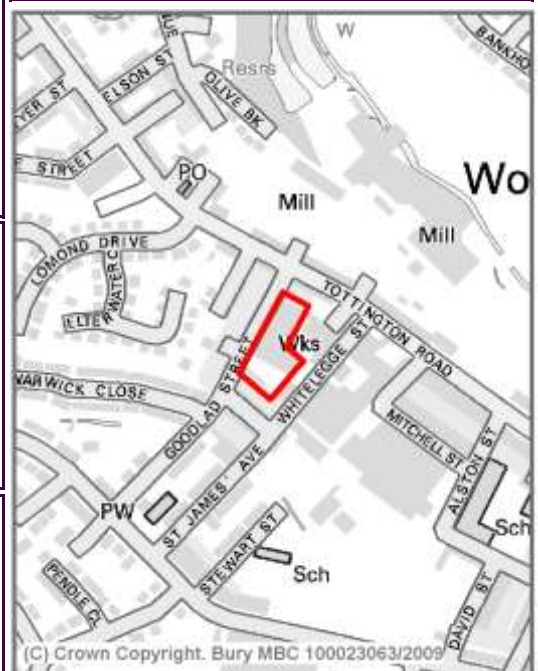
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review. Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017

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/2403/00
 Category: 5 - Constrained Potential
 Location: Bolholt Industrial Estate, Off Walshaw Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.444 Density: 41
 Capacity: 18 Windfall site?: Y-M

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 378593 Northing: 411658

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	18

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)?:	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:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

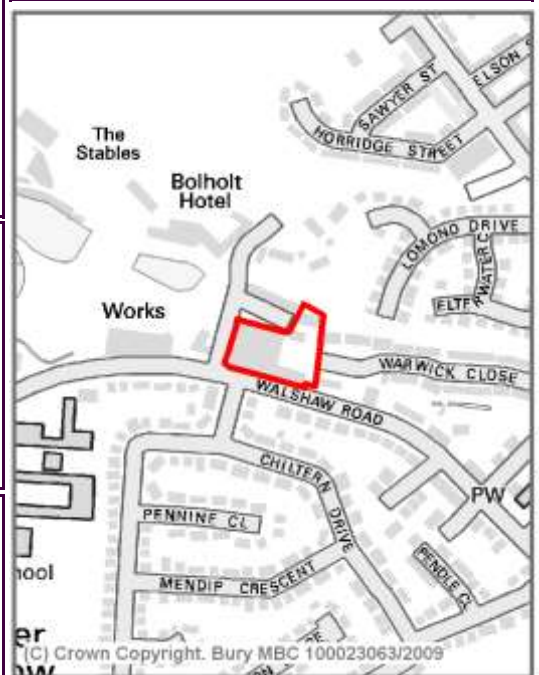
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2404/00
 Category: 5 - Constrained Potential
 Location: Small Works off Walshaw Road

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.109 Density: 37

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378465

Northing: 411660

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
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)?:	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:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

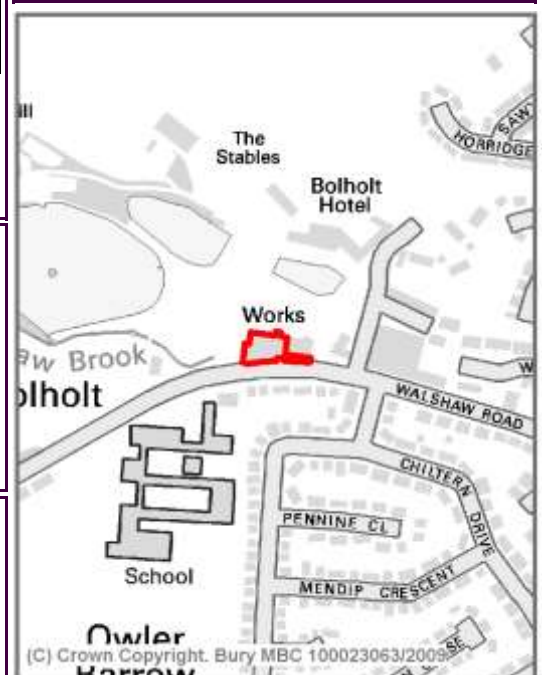
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2405/00
 Category: 5 - Constrained Potential
 Location: Small Works off Leigh Lane, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.209 Density: 38

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379101

Northing: 411201

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
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:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

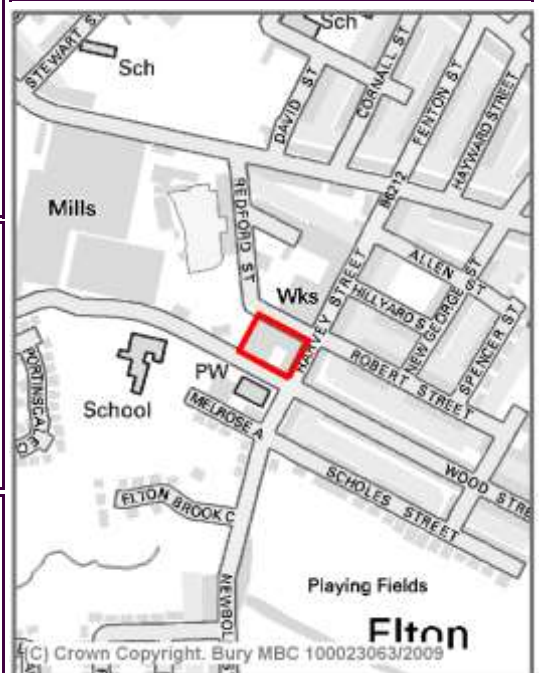
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2406/00
 Category: 5 - Constrained Potential
 Location: Riverside Works, Off Woodhill Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.568 Density: 39

Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379919

Northing: 411657

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
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:	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	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2407/00
 Category: 5 - Constrained Potential
 Location: Works off Woodhill Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Open Land

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.729 Density: 41

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380028

Northing: 411751

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:	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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2408/00	Application No.:	
Category:	5 - Constrained Potential	Description:	
Location:	Works Off Limefield Brow, Bury	Planning Status:	None
District:	BURY NORTH	Permission Date:	Expiry Date:
Existing Use: Employment		Applicant:	
Surrounding Use: Residential		Address:	
Land Use Class:	BU	Previously developed ?:	Yes
Area (Hectares):	0.737	Density:	41
Capacity:	30	Windfall site ?:	Y-M
<u>Grid Reference</u>			
Easting: 380779		Northing: 413158	

<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	Policy		Other
Available		30						
<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)?:	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)?:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
Deliverable NO Timeframe for Development: 15 Years +

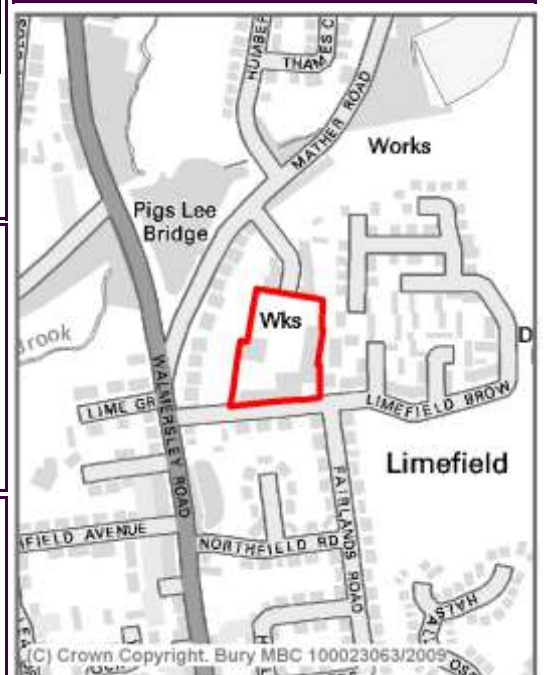
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2409/00
 Category: 5 - Constrained Potential
 Location: Small Works off Glenboro Avenue, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.03 Density: 67

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379105

Northing: 410482

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
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)?:	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:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2410/00
 Category: 5 - Constrained Potential
 Location: Lowercroft Business Park, Lowercroft Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.07 Density: 30

Capacity: 32 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377654

Northing: 411018

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
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:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review. Submitted as part of the Local Plan CFS exercise in September 2017.

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



© Crown Copyright and database rights 2017. OS 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2412/00
 Category: 5 - Constrained Potential
 Location: Works off Huntley Mount Road, Pearson Street, Bury
 District: BURY NORTH
 Existing Use: Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.21 Density: 38
 Capacity: 8 Windfall site?: Y-S

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 381680 Northing: 411331

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

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)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

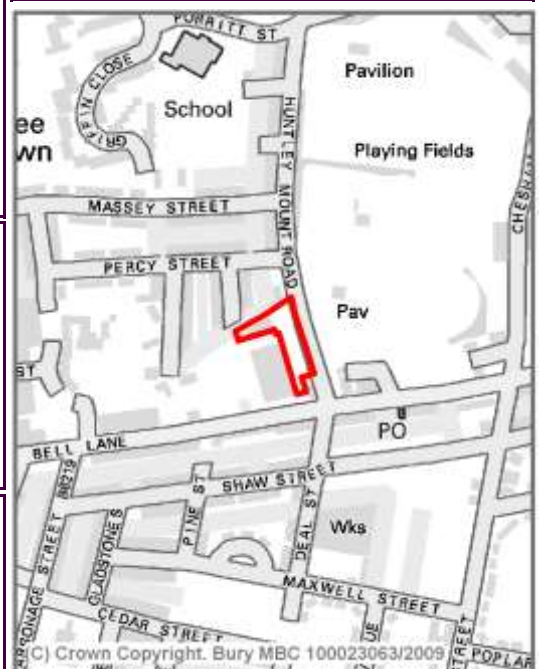
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2413/00
 Category: 5 - Constrained Potential
 Location: Works off Church Street, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 2.251 Density: 9

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 376736

Northing: 410348

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
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)?:	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:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

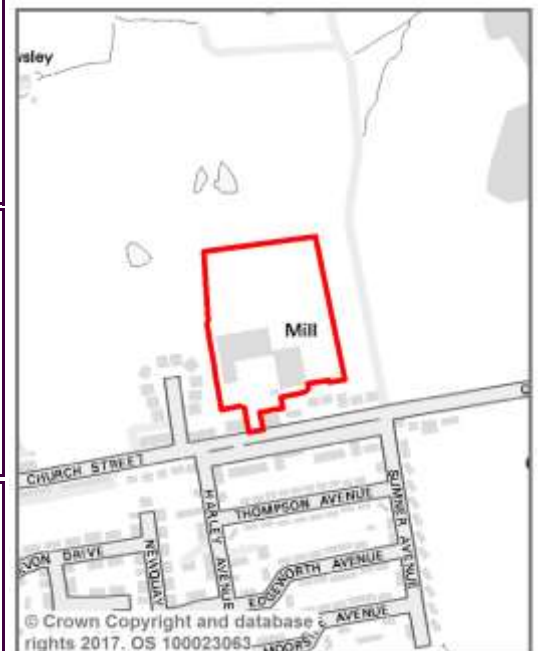
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2414/00
 Category: 5 - Constrained Potential
 Location: Works off Higher Ainsworth Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.909 Density: 39

Capacity: 75 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377684

Northing: 408933

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	75

Units

Number

New Build Units:	0
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)?:	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:	U	Pylons:	Y
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:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2415/00
Category: 5 - Constrained Potential
Location: Land between Wellington Street and Holland Street, Radcliffe
District: RADCLIFFE
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.15 **Density:** 40
Capacity: 6 **Windfall site?:** Y-S

Application Details

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

Grid Reference

Easting: 379258 **Northing:** 407769

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

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)?:	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	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

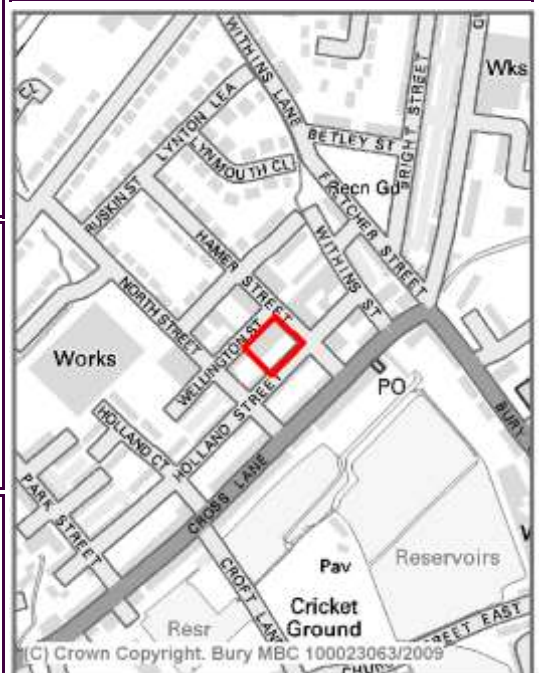
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2416/00
 Category: 5 - Constrained Potential
 Location: Small Works on Withins Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.029 Density: 69

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379336

Northing: 407798

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
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	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2417/00
 Category: 5 - Constrained Potential
 Location: Works off Stopes Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.562 Density: 39

Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 376452

Northing: 407517

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
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)?:	N	Sports / Leisure Centre (2000m)?:	N	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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2418/00
Category: 5 - Constrained Potential
Location: Employment Land off Church Street West, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

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

Area (Hectares): 0.31 **Density:** 39

Capacity: 12 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378779

Northing: 407298

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
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)?:	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	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

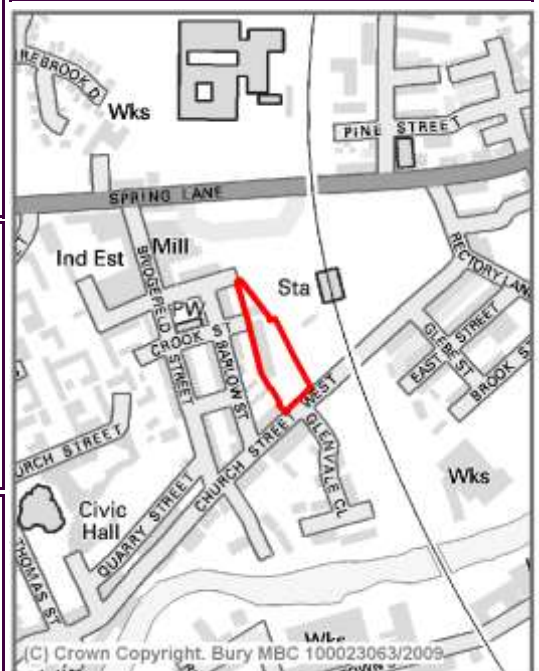
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2419/00
 Category: 5 - Constrained Potential
 Location: Bridgefield Mill, Off Bridgefield Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.214 Density: 47

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378685

Northing: 407382

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

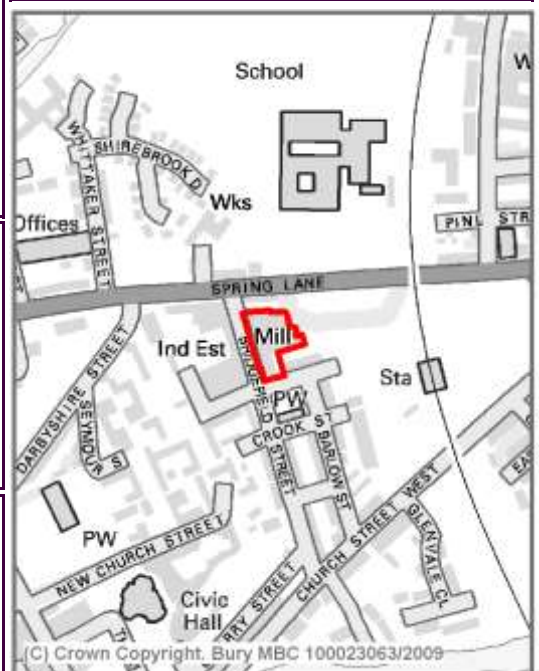
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2420/00
Category: 5 - Constrained Potential
Location: Albert Iron Works, Off Bridgefield Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

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

Area (Hectares): 0.228 **Density:** 44

Capacity: 10 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378637

Northing: 407369

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

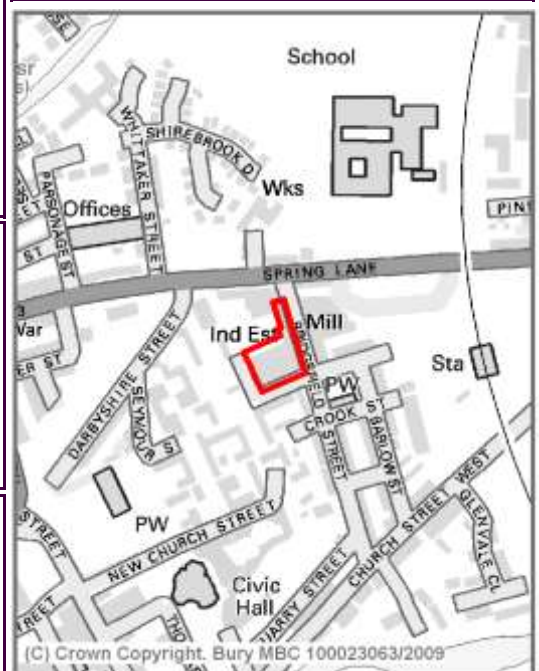
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2421/00
Category: 5 - Constrained Potential
Location: Knowsley Mill, Off Chelsea Street/Lawrence Street, Bury

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Residential

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

Area (Hectares): 0.097 **Density:** 41

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

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 380719

Northing: 407982

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
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)?:	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:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

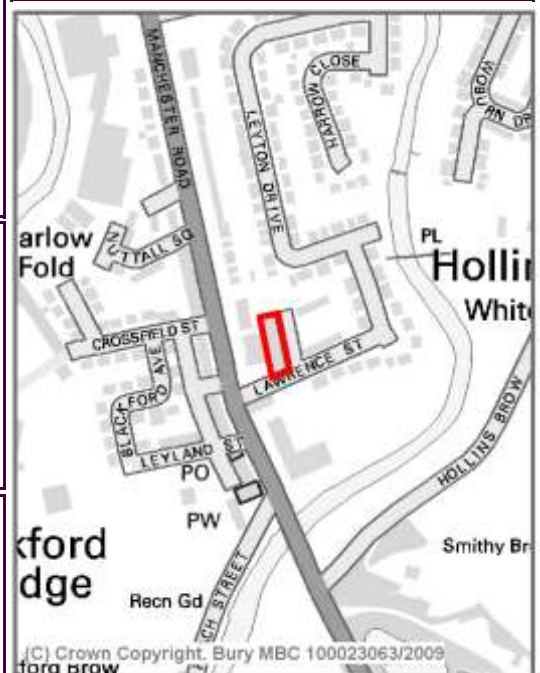
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2422/00
 Category: 5 - Constrained Potential
 Location: Hollins Vale Works, Off Pilsworth Road, Bury

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.708 Density: 31

Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381542

Northing: 408460

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
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:	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

River Valley removal / Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review. The site is also within the River Valley.

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/2423/00
 Category: 5 - Constrained Potential
 Location: Beehive Dyeworks, Off Hollins Lane, Bury

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.295 Density: 41

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381877

Northing: 407589

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
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:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

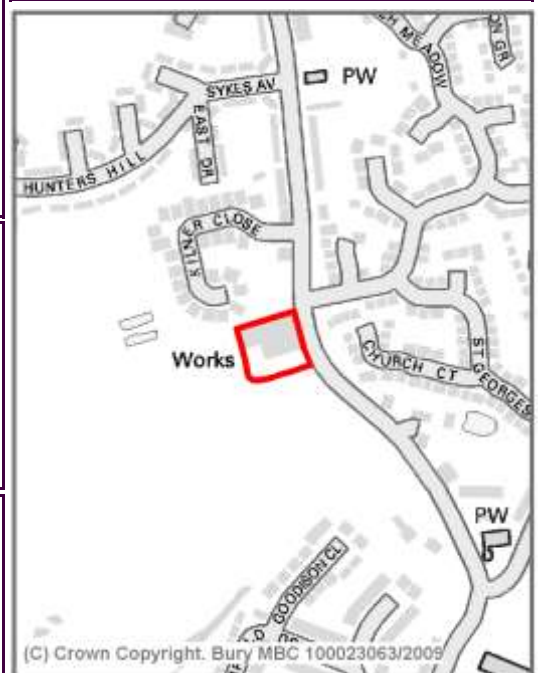
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2425/00
Category: 5 - Constrained Potential
Location: Works off Water Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

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

Area (Hectares): 0.091 **Density:** 44

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

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378089

Northing: 407458

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

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)?:	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:	Y		
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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

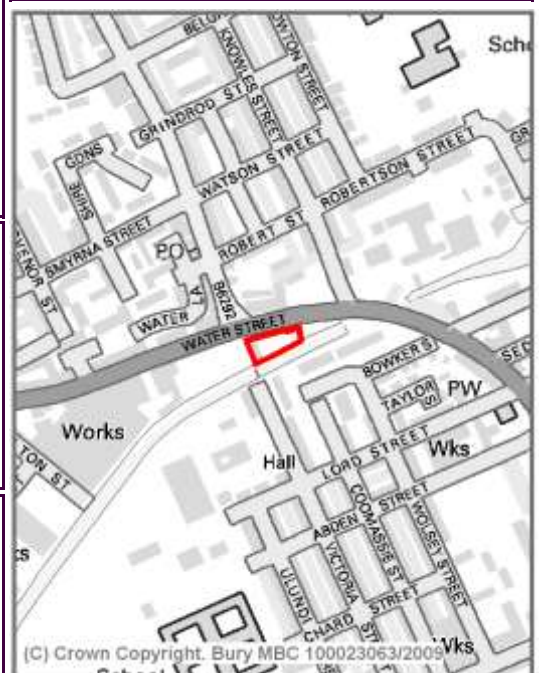
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2426/00
 Category: 5 - Constrained Potential
 Location: Stella House Off Whittaker Lane/Infant Street, Prestwich
 District: PRESTWICH
 Existing Use: Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.087 Density: 46
 Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 382407 Northing: 403734

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

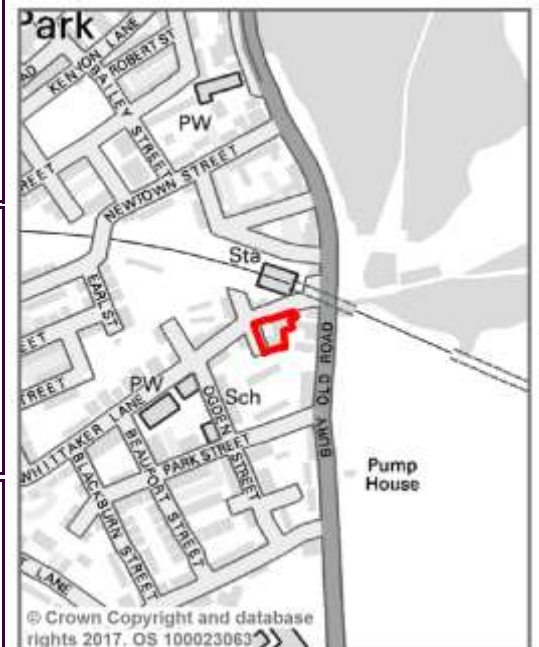
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2427/00
 Category: 5 - Constrained Potential
 Location: Garage Off Rochdale Old Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.069 Density: 58

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 382386

Northing: 411448

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2428/00
 Category: 5 - Constrained Potential
 Location: Garage Off Eldon Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.043 Density: 70

Capacity: 3 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380840

Northing: 411726

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	3

Units

Number

New Build Units:	0
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:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

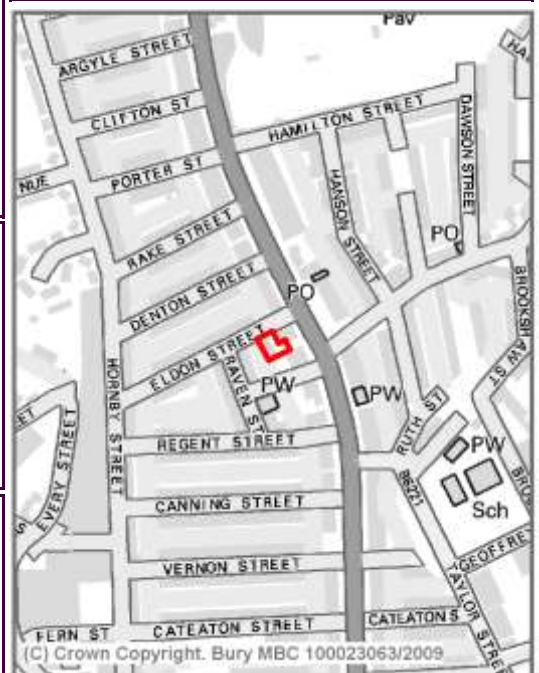
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2429/00
Category: 5 - Constrained Potential
Location: Garage off Alma Street, Knowles Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

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

Area (Hectares): 0.032 **Density:** 63

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

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378009

Northing: 407873

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** NO
Deliverable: NO **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2430/00
 Category: 5 - Constrained Potential
 Location: Garage on Seddon Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.023 Density: 87

Capacity: 2 Windfall site?: No

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378313

Northing: 407465

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
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:	Y	Planning Constraints:	Y
Flood Risk: N Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2431/00
Category: 5 - Constrained Potential
Location: Hampson Square, Off Ainsworth Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Residential

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

Area (Hectares): 0.139 **Density:** 43

Capacity: 6 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 378066

Northing: 407517

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
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:	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

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

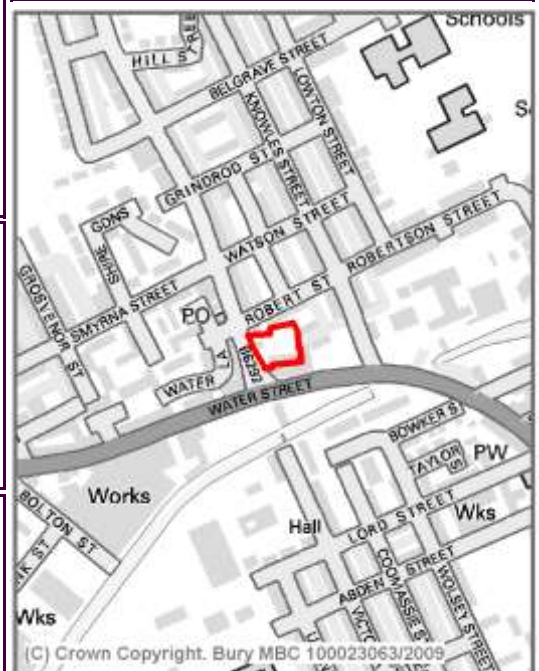
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2432/00
 Category: 5 - Constrained Potential
 Location: Works Off Walshaw Road, Bolholt, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.062 Density: 65

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378527

Northing: 411658

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
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)?:	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	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

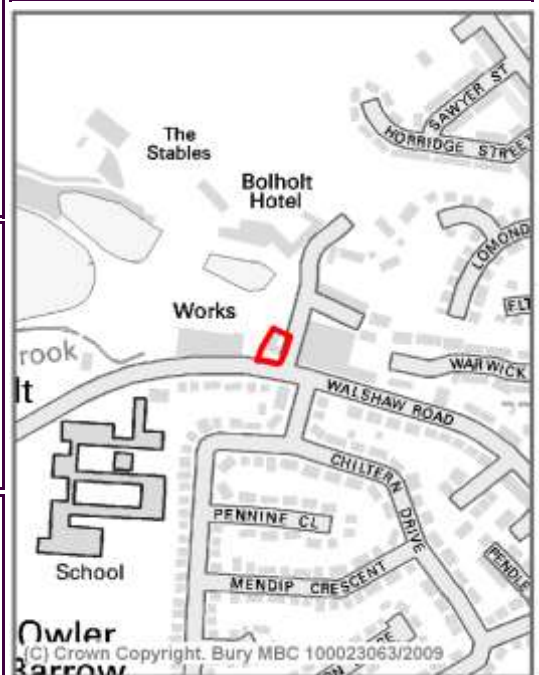
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

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/2433/00
 Category: 5 - Constrained Potential
 Location: Hollins Vale Works/Hollins Vale Off Pilsworth Road, Croft Lane, BL9 8QQ
 District: BURY SOUTH
 Existing Use: Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.352 Density: 40
 Capacity: 14 Windfall site?: Y-S

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant:
 Address:

Grid Reference

Easting: 381420 Northing: 408449

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	14

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)?:	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

Remove site from River Valley / Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

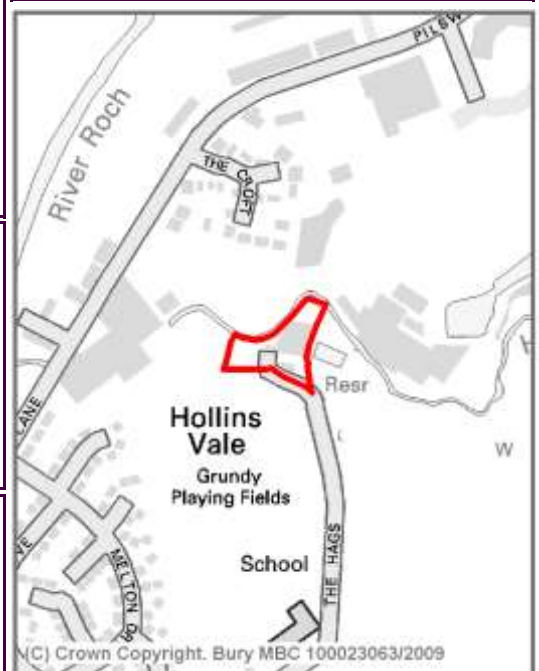
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use / River Valley

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review. The site is also constrained by its location in the River Valley.

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/2434/00
Category: 5 - Constrained Potential
Location: Anotec Works, Off Withins Street, Hollins Street, Radcliffe
District: RADCLIFFE
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.236 **Density:** 42
Capacity: 10 **Windfall site?:** Y-S

Application Details

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

Grid Reference

Easting: 379300 **Northing:** 407814

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

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)?:	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	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

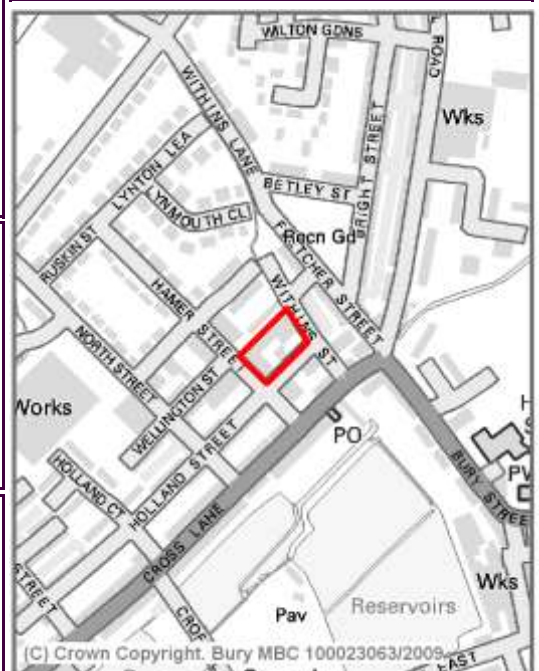
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review

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/2435/00
Category: 5 - Constrained Potential
Location: Several Small Employment Works (The Sawmill) off East Street
District: BURY NORTH
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.316 **Density:** 44
Capacity: 14 **Windfall site?:** Y-S

Application Details

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

Grid Reference

Easting: 380908 **Northing:** 410258

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	14

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:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review

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/2436/00
 Category: 5 - Constrained Potential
 Location: Woodhill Works, Off Woodhill Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.416 Density: 43

Capacity: 18 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379730

Northing: 411585

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	18

Units

Number

New Build Units:	0
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:	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 employment land policy constraints

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

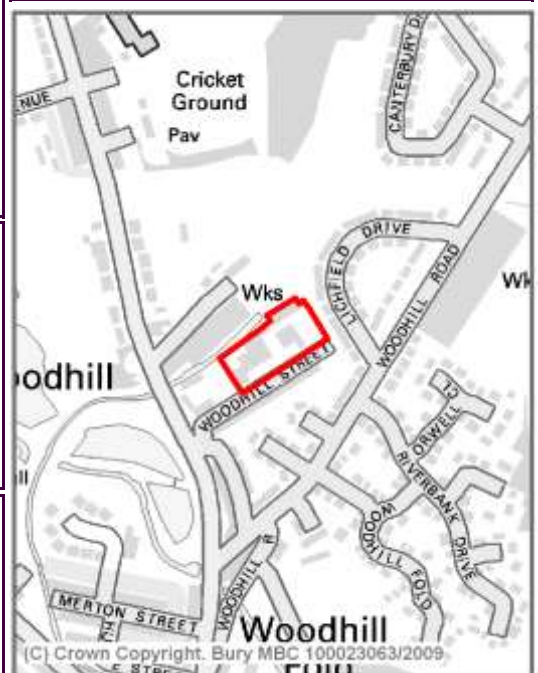
Deliverability Comments:

The site is currently in employment use and identified as being suitable for continued employment use

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review

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/2465/00
 Category: 5 - Constrained Potential
 Location: Wood Street Mill, James Street, Bury

District: BURY NORTH

Existing Use: Employment Use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.783 Density: 46

Capacity: 36 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381337

Northing: 410215

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	36

Units

Number

New Build Units:	0
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:	U	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

Remove planning policy constraints on release of employment land

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

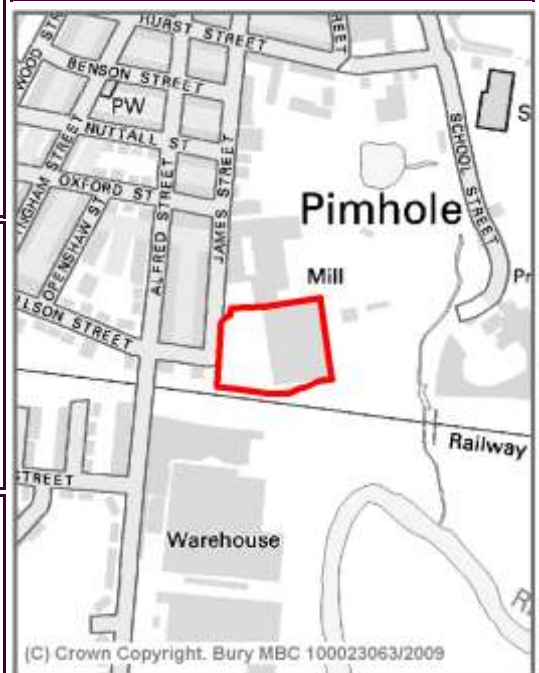
Deliverability Comments:

Site is not considered to be currently available as still in use. Recent planning application refused on the site due to loss of employment land and impact on adjacent users.

Comments:

Site is constrained as it is currently in employment use and identified as being suitable for continued employment use. Recent planning application for residential use refused due to loss of employment land/impact on adjacent user.

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/2519/00
Category: 5 - Constrained Potential
Location: Mondri Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom, BL0 0BS

District: RAMSBOTTOM

Existing Use: Employment

Surrounding Use: Employment

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

Area (Hectares): 2.23 **Density:** 38

Capacity: 72 **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: 379404

Northing: 416759

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	72

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 15 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:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	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:	Y	Zone:	3	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove policy restrictions on release of employment land/flood risk management.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** D/K **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

The suitability of this site for housing is uncertain at this time given the surface water drainage / flood risk issues on the site.

Comments:

This vacant site sits within an Employment Generating Area and therefore constrained. There is a current planning application on the site which will be determined in due course and may allow the site to come forward if issues can be addressed.

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



(C) Crown Copyright. Bury MBC 100023063/2010

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2532/00
Category: 5 - Constrained Potential
Location: Fold Mill, Bradley Lane, Bradley Lane, Radcliffe, BL2 6RR
District: RADCLIFFE
Existing Use: Employment
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 3.841 **Density:** 35
Capacity: 70 **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: 375680 **Northing:** 408525

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	70

Units

Units	Number
New Build Units:	70
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	18	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)?:	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:	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:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Remove the sites EGA status or considered compensation for its loss.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

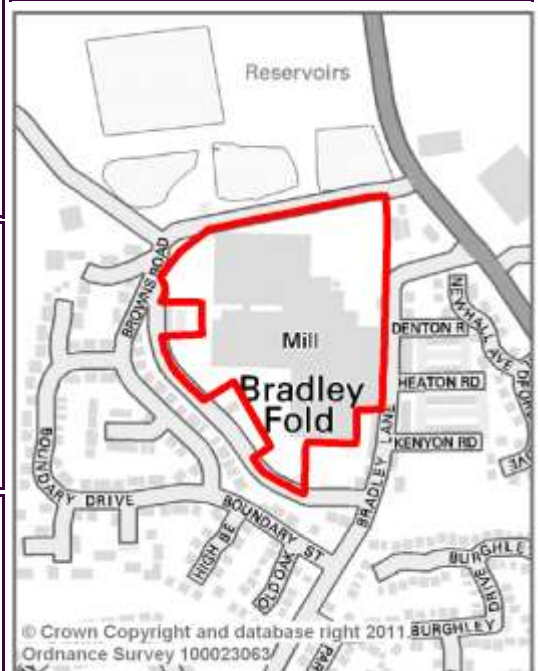
Deliverability Comments:

The site has potential for residential development as part of a mixed use scheme to satisfy employment policy.

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review but may have potential as part of a mixed use 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/2534/00
Category: 5 - Constrained Potential
Location: Fairways Lodge Hotel, George Street, Prestwich, M25 9WS
District: PRESTWICH
Existing Use: Hotel and leisure club.
Surrounding Use: Mixed
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.615 **Density:** 49
Capacity: 30 **Windfall site?:** Y-M

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: 381723 **Northing:** 402441

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

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)?:	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:	Y	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 employment protections

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is currently unavailable but has the potential to deliver housing in the short to medium term if the site became available.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is currently in use as a hotel and leisure club.

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/2576/00
Category: 5 - Constrained Potential
Location: Land south of 25 - 35 Normandy Crescent, Radcliffe

District: RADCLIFFE

Existing Use: Other Protected Open Land/SBI

Surrounding Use: Mixed

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

Area (Hectares): 1.067 **Density:** 30

Capacity: 32 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 377741

Northing: 407132

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
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:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	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:	U

Constraint Solutions

Remove designation as OPOL and status as Grade A SBI

Deliverability Details (5-Year Supply)

Suitable: No **Available:** NO **Achievable:** NO
Deliverable NO **Timeframe for Development:** 15 Years +

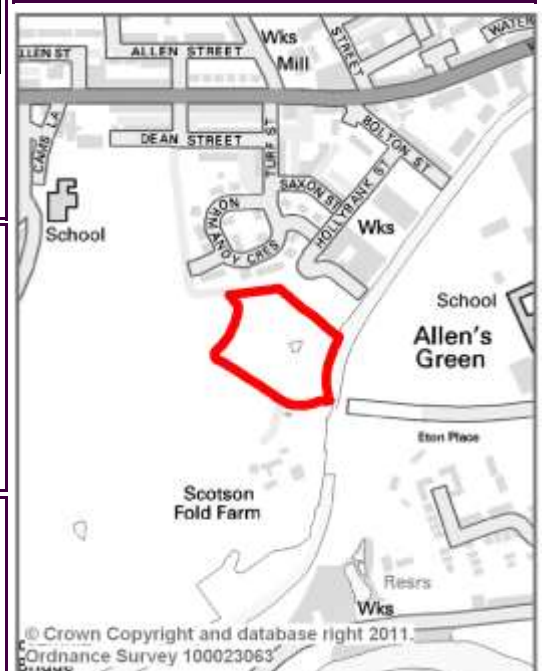
Deliverability Comments:

The site is currently designated as Other Protected Open Land and although the emerging Local Plan seeks to remove this designation, it will remain a Grade A SBI.

Comments:

The site is currently designated as Other Protected Open Land and although the emerging Local Plan seeks to remove this designation, it will remain (for the most part) a Grade A SBI.

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/2577/00
Category: 5 - Constrained Potential
Location: Land north of Bridge Hall Mills, Bridge Hall Lane, Heap Bridge, Bury
District: BURY NORTH
Existing Use: Other Protected Open Land
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 2.221 **Density:** 30
Capacity: 66 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 382924 **Northing:** 411111

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	66

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)?:	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:	Y	Pylons:	N		
Hazardous:	Y	Poor Access:	Y	Levels:	Y		
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:	U

Constraint Solutions

Remove OPOL designation /improve access/remove adjacent users

Deliverability Details (5-Year Supply)

Suitable: No **Available:** NO **Achievable:** NO
Deliverable NO **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site is currently designated as Other Protected Open Land and although the emerging Local Plan seeks to remove this designation, the site is inaccessible and more suited for employment use/Open Space.

Comments:

The site is currently designated as Other Protected Open Land and although the emerging Local Plan seeks to remove this designation, the site is inaccessible and more suited for employment use/Open Space.

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/2579/00
Category: 5 - Constrained Potential
Location: Crow Oak Works, Off Radcliffe New Road, Whitefield

District: RADCLIFFE

Existing Use: Employment (EGA)

Surrounding Use: Mixed

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

Area (Hectares): 9.581 **Density:** 30

Capacity: 288 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379603

Northing: 406385

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	288

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:	Y	Bad Neighbour:	U	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 EGA designation

Deliverability Details (5-Year Supply)

Suitable: No **Available:** NO **Achievable:** NO
Deliverable NO **Timeframe for Development:** 15 Years +

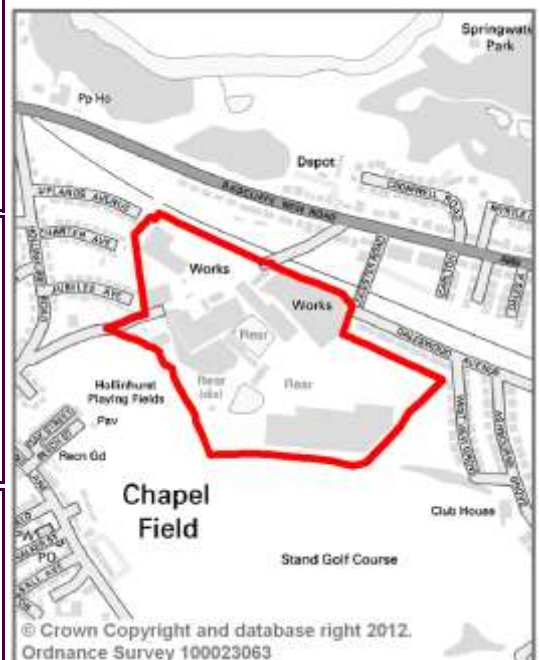
Deliverability Comments:

Site is currently designated as an EGA and there are no plans for the current occupiers to vacate the site.

Comments:

The current owners have no plans to vacate the site at present but suggest that their situation may change over the plan period and that the site (partially or fully) may become available 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/2586/00
 Category: 5 - Constrained Potential
 Location: 46-48 Bury Old Road, Prestwich

District: PRESTWICH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.21 Density: 57
 Capacity: 12 Windfall site?: Y-S

Application Details

Application No.: 54764
 Description: Construction of 14 apartments

Planning Status: Expired Planning Permission
 Permission Date: 27/06/2012 Expiry Date: 27/06/2015

Applicant: Mr Choudhry
 Address: 6 Ringley Hey
 Whitefield
 M45 7NU

Grid Reference

Easting: 382843 Northing: 402708

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units

Units	Number
New Build Units:	12
Converted Units:	0

Affordable Housing Units:

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

House Type Details

House Type Details	Number
Flats	12
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:	8
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	12
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:	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:	N	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the medium term but the previous permission has not been implemented and the properties are currently for sale as 2 separate houses.

Comments:

Permission granted on appeal. Net gain of 12 dwellings as 2 to be demolished. Density based on 14. Site considered constrained as the existing properties are being sold separately with no reference to redevelopment.

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/2642/00
Category: 5 - Constrained Potential
Location: Thurston Fold Farm, Castle Road, Bury, BL9 8QS

District: WHITEFIELD

Existing Use: Barn associated with farm use

Surrounding Use: Open Land

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

Area (Hectares): 0.418 **Density:** 12

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

Application Details

Application No.: 60532

Description: COU & extension of barn to 5 no. self contained dwellings

Planning Status: Expired Planning Permission

Permission Date: 27/01/2017 **Expiry Date:** 27/01/2020

Applicant: Mr Michael Moran

Address: Thurston Fold Farm
 Castle Road
 M26 4DF

Grid Reference

Easting: 382842

Northing: 407728

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	0
Terraced:	5
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:	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)?:	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)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

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:** D/K **Achievable:** YES
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site previously had planning permission but was not taken forward.

Comments:

Site previously had permission for 5 dwellings which has lapsed. It could come forward if a new application was submitted. This site sits within the Heywood Pilsworth Draft GMSF allocation.

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/2746/01
Category: 5 - Constrained Potential
Location: Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

District: BURY SOUTH

Existing Use: Barn/Stables

Surrounding Use: Open Land

Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.189 **Density:** 32
Capacity: 6 **Windfall site?:** Y-S

Application Details

Application No.: 58711
Description: Conversion of barn into 6 no. Dwellinghouses with single storey extension
Planning Status: Full planning permission
Permission Date: 02/07/2015 **Expiry Date:** 02/07/2018

Applicant: Mr P Warner
Address: 58 Boothroyden Road
 Blackley, Manchester
 M90 SL

Grid Reference

Easting: 382574 **Northing:** 409230

Plot Details		Site Visit	Units		Number	Affordable Housing Units:		
Completed		0	New Build Units:		0	No. Units:	0	0
Under Construction		0	Converted Units:		6			
Available		6						

House Type Details		Number	Bedroom Details		Number	Tenure Details		Number
Flats		0	1 Bed Units:		0	Private Units:		6
Terraced:		6	2 Bed Units:		3	Discounted Market Housing:		0
Semi-Detached		0	3 Bed Units:		3	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)?:	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)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

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:	Y
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:** NO
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site has previously had planning permission but was not taken forward. An alternative scheme could be considered.

Comments:

Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop 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/2746/02
Category: 5 - Constrained Potential
Location: Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

District: BURY SOUTH

Existing Use: Brick/stone built stable.

Surrounding Use: Open Land

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.25 **Density:** 4
Capacity: 1 **Windfall site?:** Y-S

Application Details

Application No.: 58924
Description: Redevelopment of existing stables into 1 no. Dwelling and 11 new stables

Planning Status: Full planning permission

Permission Date: 14/08/2015 **Expiry Date:** 14/08/2018

Applicant: Mr P Warner

Address: 58 Boothroyden Road
 Blackley, Manchester
 M90 SL

Grid Reference

Easting: 382544 **Northing:** 409250

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
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	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)?:	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)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

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:	Y
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:** NO
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

The site has previously had planning permission but was not taken forward. An alternative scheme could be considered.

Comments:

Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop 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/2902/00
Category: 5 - Constrained Potential
Location: Former Garage Colony to the rear of 85 to 107 Carlton Street, Bury, BL9 9JA
District: BURY SOUTH
Existing Use: Vacant brownfield site, former used as a garage colony
Surrounding Use: Residential
Land Use Class: BU **Previously developed?:** Yes
Area (Hectares): 0.21 **Density:** 29
Capacity: 6 **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: N/A
 N/A
 N/A

Grid Reference

Easting: 380789 **Northing:** 409648

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

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)?:	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 access issues

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

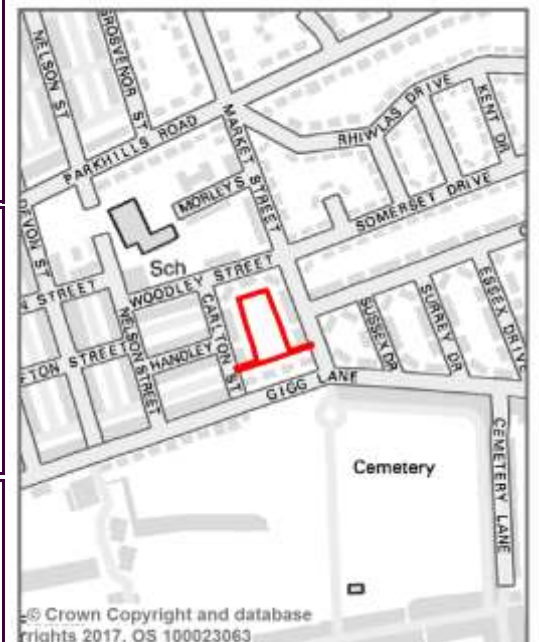
Deliverability Comments:

Site is constrained by poor access.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained by poor access.

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/2922/00
Category: 5 - Constrained Potential
Location: Stand Golf Club Ltd, Ashbourne Grove, Whitefield, M45 7NL

District: RADCLIFFE

Existing Use: Golf club house, car park and golf course (18th green).

Surrounding Use: Mixed

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

Area (Hectares): 1.499 **Density:** 23

Capacity: 34 **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: N/A

N/A

N/A

Grid Reference

Easting: 379876

Northing: 406192

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	34

Units

Number

New Build Units:	0
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)?:	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:	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

Remove planning constraints

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

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** NO

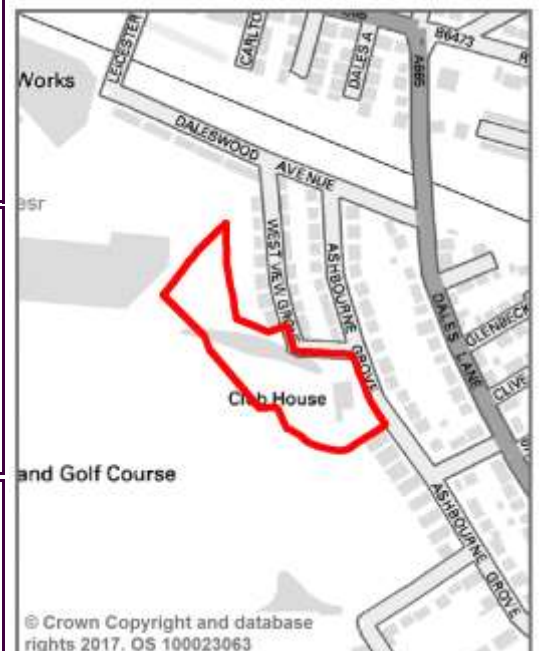
Deliverable D/K **Timeframe for Development:** 15 Years +

Deliverability Comments:

Site is constrained due to its location in the Green Belt and designation as a recreation site.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained as it is in the Green Belt but is partly previously developed. The existing club house is in use.



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2925/00
Category: 5 - Constrained Potential
Location: Lord Raglan, Mount Pleasant, Walmersley Old Road, Nangreaves, Bury, BL9 6SP

District: BURY NORTH

Existing Use: Vacant public house

Surrounding Use: Mixed

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

Area (Hectares): 0.176 **Density:** 45

Capacity: 8 **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: N/A

N/A

N/A

Grid Reference

Easting: 380963

Northing: 415140

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
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)?:	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:	N	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

Remove Green Belt and other planning designations

Deliverability Details (5-Year Supply)

Suitable: No **Available:** D/K **Achievable:** D/K
Deliverable: NO **Timeframe for Development:** 15 Years +

Deliverability Comments:

This site is constrained due to its location in a Special Landscape Area and the Green Belt

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained as it is in the Green Belt. Potential for the existing building to be converted but is listed and designated as an ACV. 1 existing flat above the pub.

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/2927/00
Category: 5 - Constrained Potential
Location: Land east of Gorsefield Primary School, off Cemetery Road, Radcliffe

District: RADCLIFFE

Existing Use: Public Open Space including cycle path

Surrounding Use: Mixed

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

Area (Hectares): 1.92 **Density:** 30

Capacity: 58 **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: 378433

Northing: 407790

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	58

Units

Number

New Build Units:	0
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:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: Y Zone:	2	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Remove planning constraints.

Deliverability Details (5-Year Supply)

Suitable: No **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

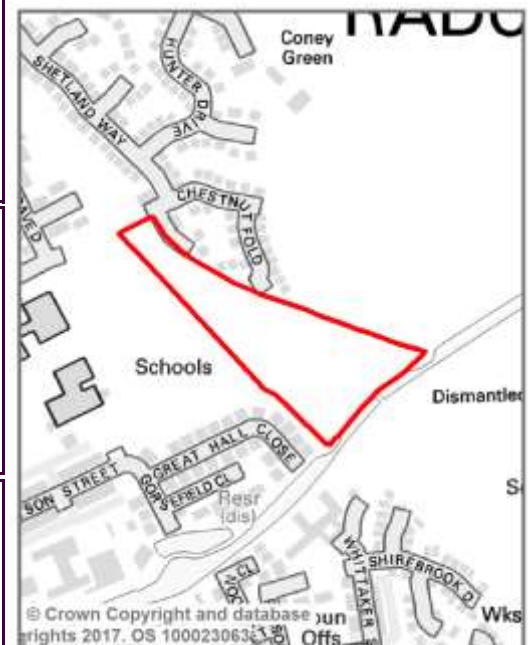
Deliverability Comments:

Site is constrained due to planning designations.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained as it is in use as protected recreation.

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/2957/00
Category: 5 - Constrained Potential
Location: Former Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

District: WHITEFIELD

Existing Use: Vacant

Surrounding Use: Residential

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

Area (Hectares): 0.213 **Density:** 70

Capacity: 15 **Windfall site?:** Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 380467

Northing: 405598

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	15
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)?:	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

Remove contamination

Deliverability Details (5-Year Supply)

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

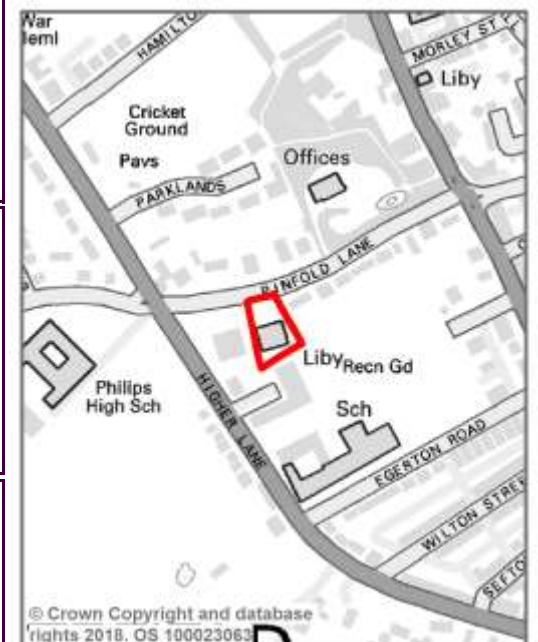
Deliverability Comments:

The site is likely to be required for other uses.

Comments:

Site may be required for other uses.

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/3104/00
 Category: 5 - Constrained Potential
 Location: Back Manor Street Works, Bury, BL9 7AN

District: BURY NORTH

Existing Use: Vacant / derelict mill

Surrounding Use: Employment

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.11 Density: 91

Capacity: 10 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: 381230

Northing: 410940

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
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:		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 policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

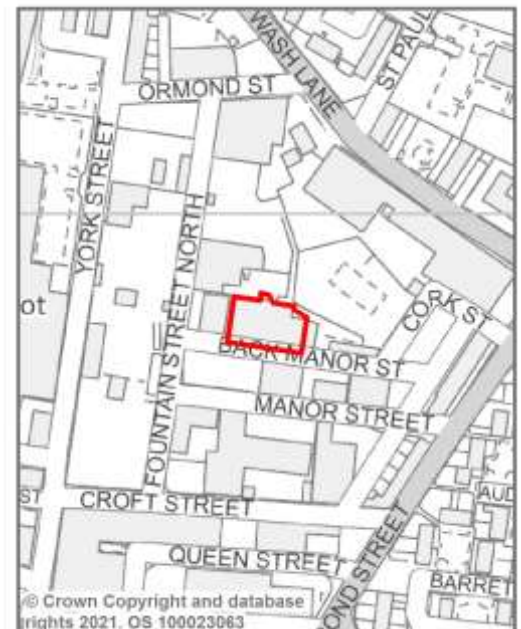
Deliverability Comments:

The site is in an industrial area with policies in place to restrict residential development

Comments:

Site is on the Council's Phase 1 asset disposals list but is within Town Centre Policy Area BY10 where residential development not encouraged and a predominantly industrial area and is unsuitable 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/3107/00
 Category: 5 - Constrained Potential
 Location: Land West of 23 Albert Close, Whitefield, M45 8NW
 District: WHITEFIELD
 Existing Use: Vacant and overgrown
 Surrounding Use: Mixed
 Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.18 Density: 40
 Capacity: 7 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: 381190 Northing: 405943

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

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:	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:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

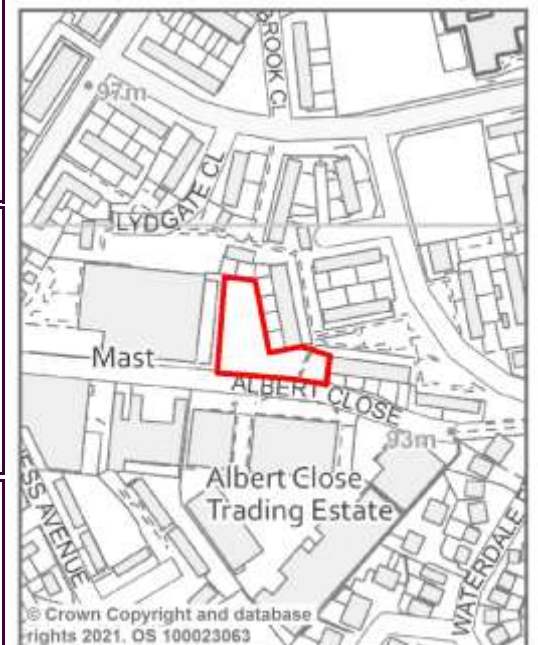
Deliverability Comments:

There are legal restrictions restricting use to public open space which would need to be addressed before the site could be delivered.

Comments:

Land purchased from Manchester City Council in 1988, with a covenant restricting use to public open space, controlled by Leisure Services. Currently overgrown land

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/3112/00
Category: 5 - Constrained Potential
Location: Land Opposite 3 to 25 Holland Street, Radcliffe, M26 2QZ
District: RADCLIFFE
Existing Use: Public Open Space
Surrounding Use: Residential
Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.13 **Density:** 70
Capacity: 9 **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: 379135 **Northing:** 407601

Plot Details		Site Visit	Units		Number	Affordable Housing Units:			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		9								
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:	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

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

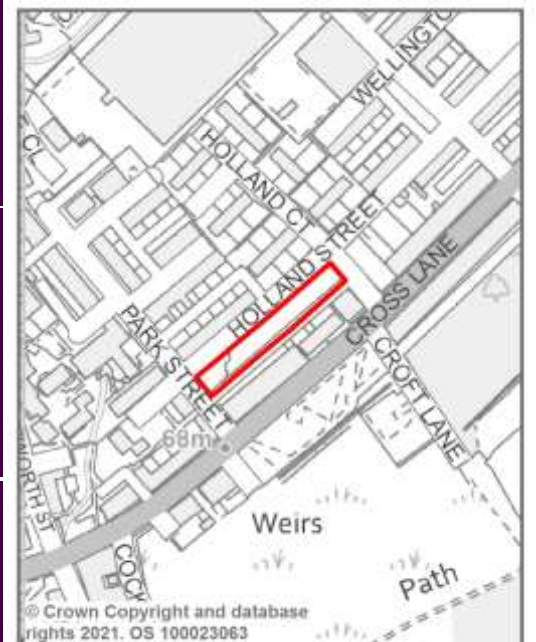
Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

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/3113/00
 Category: 5 - Constrained Potential
 Location: Land West of 29 Dean Street, Radcliffe, M26 3TZ

District: RADCLIFFE

Existing Use: Public Open Space

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.16 Density: 30
 Capacity: 2 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: 377649

Northing: 407318

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

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)?:	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

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

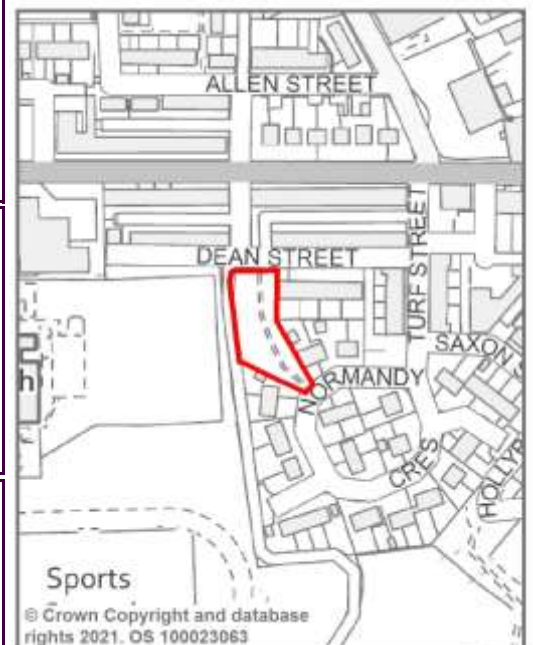
Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

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/3114/00
Category: 5 - Constrained Potential
Location: Land at junction Spring Lane and Whittaker Street, Radcliffe, M26 2SZ

District: RADCLIFFE

Existing Use: Public Open Space

Surrounding Use: Mixed

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

Area (Hectares): 0.27 **Density:** 75

Capacity: 20 **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: 378567

Northing: 407459

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
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:	Y	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

Suitable: Unsure **Available:** NO **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 15 Years +

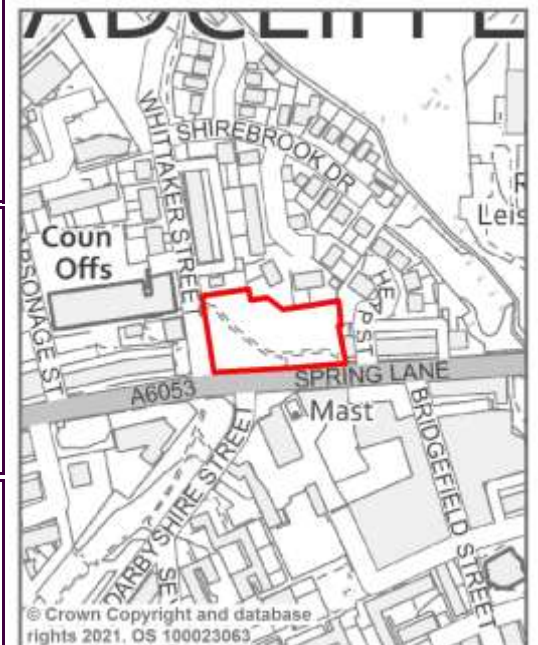
Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

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/3120/00
 Category: 5 - Constrained Potential
 Location: Land at Salford Street, Bury, BL9 6EN

District: BURY NORTH

Existing Use: Public Open Space

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.27 Density: 55
 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: 381322

Northing: 411835

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
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:	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

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

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/3121/00
Category: 5 - Constrained Potential
Location: Land Between Fern Street Garage and Peel Brow, Ramsbottom, BLO 0AB
District: RAMSBOTTOM
Existing Use: Public Open Space
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.71 **Density:** 35
Capacity: 25 **Windfall site?:** Y-M

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: 379542 **Northing:** 416900

Plot Details		Site Visit	Units		Number	Affordable Housing Units:		
Completed		0	New Build Units:		0	No. Units:	0	0
Under Construction		0	Converted Units:		0			
Available		25						
House Type Details		Number	Bedroom Details		Number	Tenure Details		
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)?:	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:	U
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:	Y
				Multiple Ownership:	N

Constraint Solutions

Address loss of recreation and remove river valley / wildlife links designations

Deliverability Details (5-Year Supply)

Suitable: No **Available:** NO **Achievable:** D/K
Deliverable: D/K **Timeframe for Development:** 15 Years +

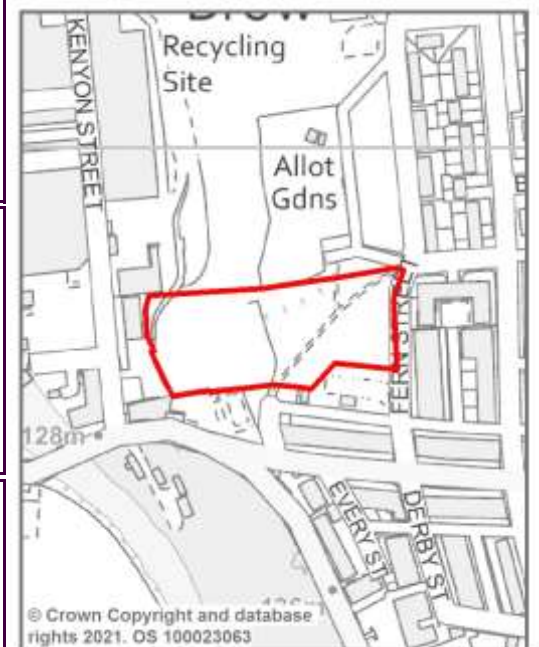
Deliverability Comments:

Policy constraints would need to be addressed.

Comments:

Site is constrained as it is protected recreation, wildlife links and corridors and river valley.

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/3181/00
 Category: 5 - Constrained Potential
 Location: North Block, Radcliffe

District: RADCLIFFE

Existing Use: Retail

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.239 Density: 335

Capacity: 80 Windfall site?: Y-S

Application Details

Application No.:

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378494

Northing: 407010

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	80

Units

Number

New Build Units:	0
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:	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

Complete parking strategy for Radcliffe

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K

Deliverable D/K Timeframe for Development: 15 Years +

Deliverability Comments:

The site may be required for car parking to support the Radcliffe hub proposals so is not currently available.

Comments:

Part of the site is in use to provide a temporary dance studio to facilitate Radcliffe hub development. Future plans for the site to be confirmed.

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

