

Bury

Employment Land Availability Assessment

April 2020



1 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to prepare land availability assessments in respect of housing and employment land as part of their evidence base to support the preparation of Local Plans. This document is the Employment Land Availability Assessment (ELAA)¹.
- 1.2 In August 2014 the Association of Greater Manchester Authorities (AGMA) Executive agreed to produce a Greater Manchester Spatial Framework (GMSF) as a joint Development Plan Document for the ten GM districts. Following consultation on two previous drafts in 2016 and 2019 Greater Manchester's Plan for Homes, Jobs and the Environment (the Greater Manchester Spatial Framework (GMSF)) has now reached an advanced stage in its production with the Publication version of the Plan due to be consulted on in November/December 2020. The GMSF sets out the identification of district employment floorspace requirements and this supersedes any needs that were previously identified in the Bury Employment Land Review.
- 1.3 In terms of supply, the Government's Planning Practice Guidance (PPG) states that an assessment should be undertaken which identifies a future supply of land which is suitable, available and achievable for economic development uses over the plan period. The assessment should:
- identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 Ultimately, the Council will have to identify a supply of employment land sufficient to accommodate the amount and type of employment floorspace requirements set out in the GMSF. This Employment Land Availability Assessment (ELAA) is a key piece of evidence that will identify an appropriate supply of employment land and inform the allocation of employment sites through the plan-making process. The Council will continually monitor the Borough's employment land supply and will update the ELAA annually using a base date of 1 April.

Past Completion Rates

- 1.5 Development activity is directly affected by economic conditions and Table 1 and Figure 1 show the results of monitoring of employment land/floorspace completions in Bury since April 2010.
- 1.6 Similarly, Tables 2 and 3 and Figures 2 and 3 show past floorspace completions broken down into office/R&D (B1a/b) and industry and warehousing (B1c/B2/B8).
- 1.7 Tables 4, 5 and 6 show past floorspace losses broken down into office/R&D (B1a/b) and industry and warehousing (B1c/B2/B8).

¹ For the purposes of this document, the term 'employment' includes business, industrial and warehousing uses that fall within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Table 1 – Annual Completions – All Floorspace

Year	Area (Ha.)	Floorspace (sq.m.)
2010 - 2011	0.62	9,991
2011 - 2012	0.51	1,453
2012 - 2013	0.30	1,541
2013 - 2014	1.42	10,841
2014 - 2015	0.15	5,546
2015 - 2016	1.09	5,345
2016 - 2017	0.49	2,575
2017 - 2018	5.92	22,616
2018 - 2019	0.54	4,277
2019 - 2020	10.30	23,379
Total	21.32	87,563
Annual Average	2.13	8,756

Figure 1 – Annual Completions – All Floorspace

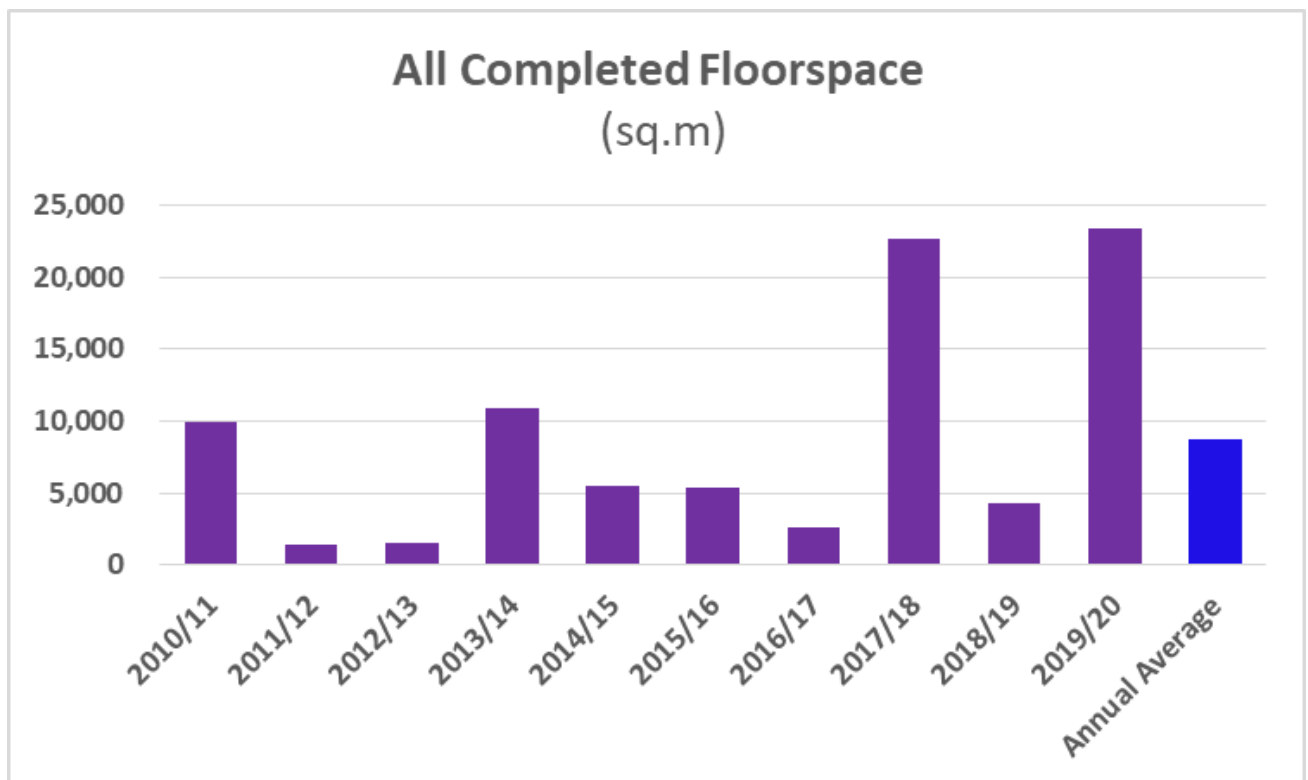


Table 2 – Annual Completions – Offices/R&D (B1a/b)

Year	Floorspace (Sq.m.)
2010 - 2011	5,348
2011 - 2012	1,250
2012 - 2013	786
2013 - 2014	2,519
2014 - 2015	1,515
2015 - 2016	1,627
2016 - 2017	588
2017 - 2018	4,797
2018 - 2019	1,838
2019 - 2020	4,409
Total	24,677
Annual Average	2,468

Figure 2 – Annual Completions – Offices/R&D (B1a/b)

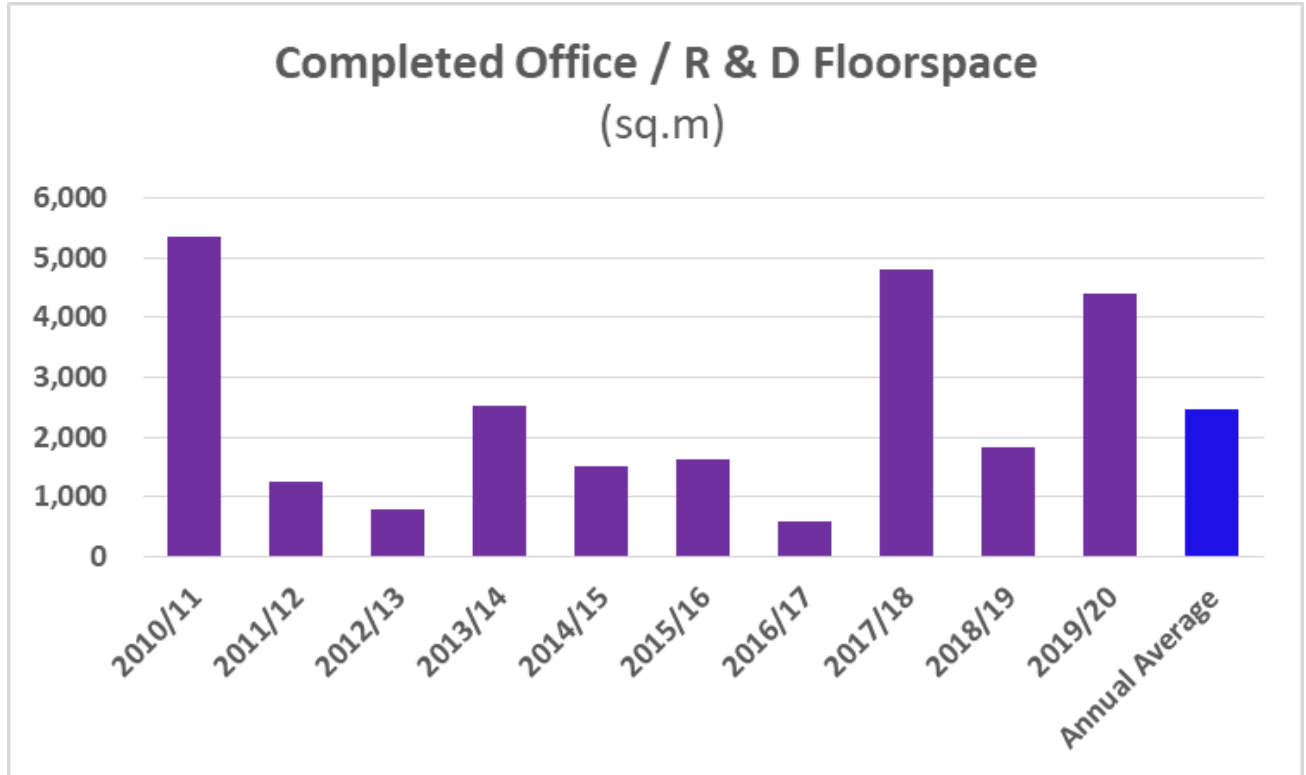
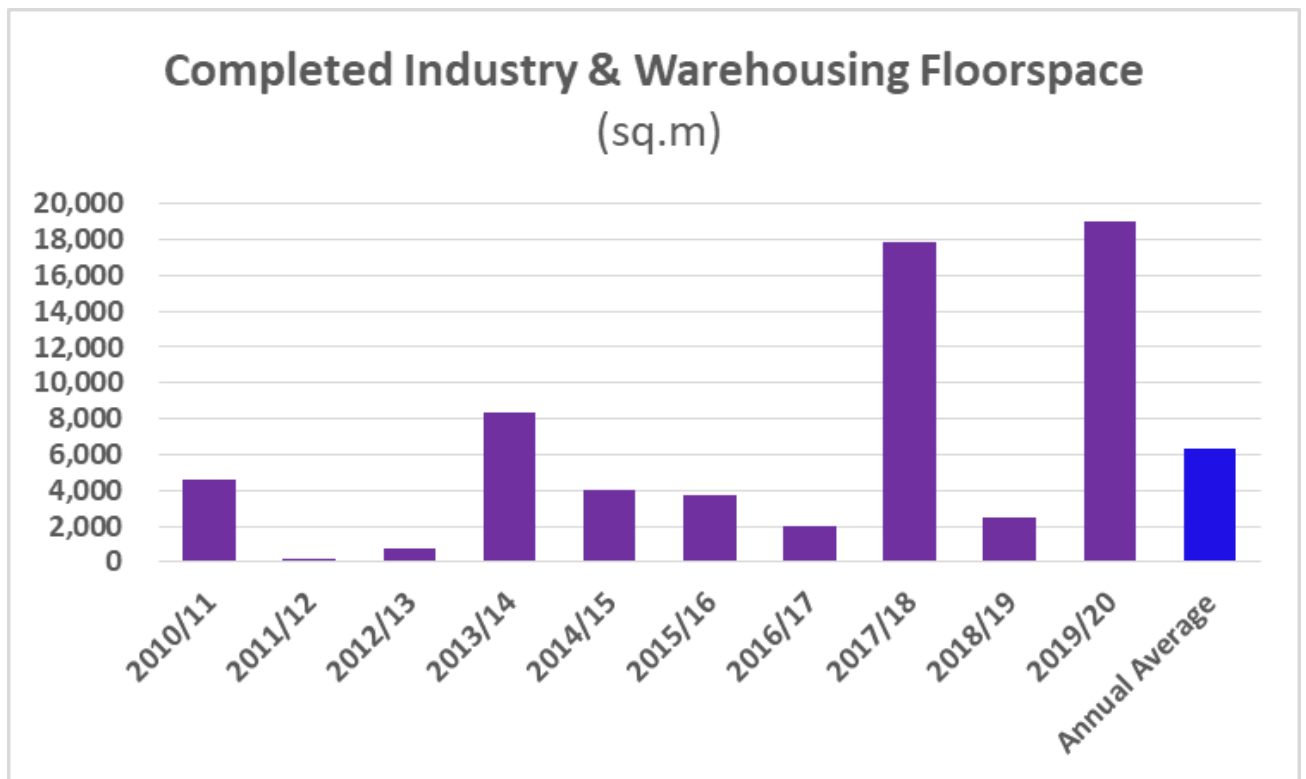


Table 3 – Annual Completions – Industry and Warehousing (B1c/B2/B8)

Year	Floorspace (Sq.m.)
2010 - 2011	4,643
2011 - 2012	203
2012 - 2013	755
2013 - 2014	8,322
2014 - 2015	4,031
2015 - 2016	3,718
2016 - 2017	1,987
2017 - 2018	17,818
2018 - 2019	2,439
2019 - 2020	18,970
Total	62,888
Annual Average	6,289

Figure 3 – Annual Completions – Industry and Warehousing (B1c/B2/B8)



For further information please contact Helen Pickering, Senior Planning Officer on 0161-253-6154 or at h.pickering@bury.gov.uk.

Stage 1: Identification of Sites and Broad Locations

Category 1 – Sites Under Construction

As at 1 April 2020, there were no available employment developments under construction.

Category 2 – Sites With Planning Permission

Site	Site Area (Ha.)	Town	Township
71a Windsor Road, Prestwich, Bury	0.01	Prestwich	Prestwich
Land at Chamberhall (Phase 2), Magdalene Road, Bury (Formerly known as Bury Ground)	3.90	Bury	Bury East
Land to the South of Spring Vale Street, Tottington	0.03	Tottington	R, T and NM
395, 397 & 399 Bury New Road, Prestwich	0.02	Prestwich	Prestwich
Parkgates, Sedgley Park Road, Prestwich, Manchester	0.22	Prestwich	Prestwich
85 Bury Old Road, Whitefield, Manchester	0.12	Whitefield	W and U
Total	4.3		

Category 3 – Outstanding Development Plan Allocations (Excluding allocations with planning permission and those discounted through Employment Land Review)

Site	Site Area (Ha.)	Town	Township
Townside (Phase II), off Knowsley Street, Bury	2.98	Bury	Bury East
Former Reservoir Site, junction of Eton Hill Road & Eton Way South, Radcliffe	0.30	Radcliffe	Radcliffe
Total	3.28		

Category 4 – Other sites

Site	Site Area (Ha.)	Town	Township
Phase One Development Bradley Fold Trading Estate, Radcliffe Moor Road, Radcliffe	1.07	Radcliffe	Radcliffe
Land adjacent to Rico House, George Street, Prestwich	0.15	Prestwich	Prestwich
Site bounded by Kenyon Street, Brook Street and Taylor Street, Bury	0.20	Bury	Bury East
Land at John Street and The Rock, Bury	0.52	Bury	Bury East
Total	1.94		

Summary and Breakdown of Existing Supply

Category

Category	Status	No. of Sites	Area (Ha.)
1	Sites Under Construction	0	0
2	Sites with Planning Permission	6	4.3
3	Outstanding Allocations*	2	3.28
4	Other Sites	4	1.94
	Total Current Supply (i.e. Cat 1 - 4)	12	9.52

* Without current planning permission

Site Size

Site Size Range	No. of Sites	Area (Ha)
0-0.20	5	0.33
0.21-0.40	3	0.73
0.41-0.80	1	0.51
0.81-1.20	1	1.07
1.21-1.60	0	0
1.61-2.00	0	0
2.01-5.00	2	6.88
5.01+	0	0
Total	12	9.52

Township

Township	% of Area	No of Sites	Area (Ha.)
Ramsbottom, Tottington and North Manor	0.3%	1	0.03
Bury West	0.0%	0	0
Bury East	79.7%	4	7.60
Radcliffe	14.5%	2	1.38
Whitefield and Unsworth	1.3%	1	0.12
Prestwich	4.2%	4	0.4
Total	100%	12	9.52

Potential Additional Employment Land

Category 5 – Potential additional supply

Site	Site Area (Ha.)	Town	Township
Bury Metrolink Car Park	0.32	Bury	Bury East
Angloulème Way	0.47	Bury	Bury East
Land adj. to Bridge Hall Mills, Bridge Hall Lane	1.79	Bury	Bury East
Northern Gateway	309.6	Bury	Unsworth
Total	312.2		

Summary and Breakdown of Potential Additional Supply

Category

Category	Status	No. of Sites	Area (Ha.)
5	Potential Additional Sites	4	312.18

Site Size

Site Size Range	No. of Sites	Area (Ha)
0-0.20	0	0
0.21-0.40	1	0.32
0.41-0.80	1	0.47
0.81-1.20	0	0
1.21-1.60	0	0
1.61-2.00	1	1.79
2.01-5.00	0	0
5.01+	1	309.6
Total	4	312.2

Township

Township	%	No of Sites	Area (Ha.)
Ramsbottom, Tottington and North Manor	0	0	0
Bury West	0	0	0
Bury East	0.8	3	2.58
Radcliffe	0	0	0
Whitefield and Unsworth	99.2	1	309.6
Prestwich	0	0	0
Total	100%	4	312.2

Summary and Breakdown of Potential Combined Supply

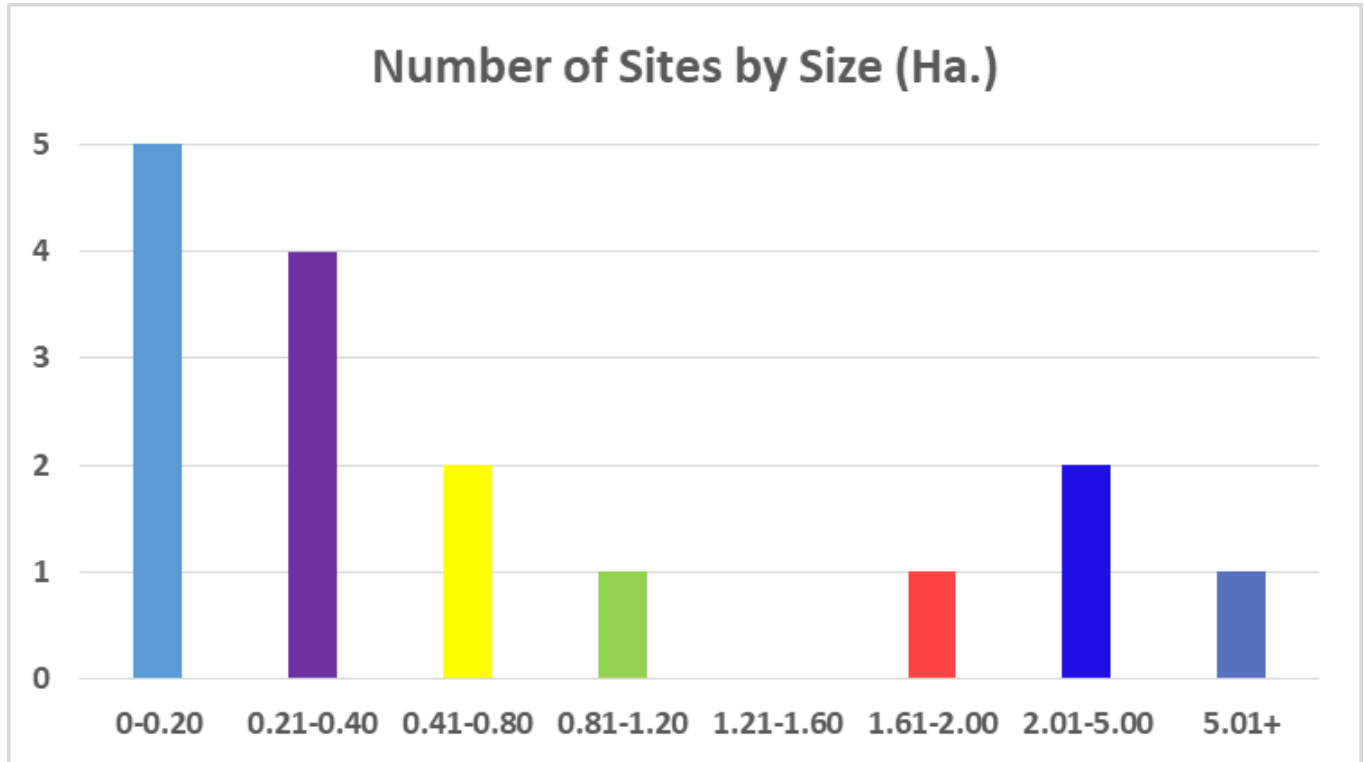
Category

Category	Status	No. of Sites	Area (Ha.)
1	Sites Under Construction	0	0
2	Sites with Planning Permission	6	4.3
3	Outstanding Allocations*	2	3.28
4	Other Sites	4	1.94
5	Potential Additional	4	309.6
	Total Current Supply (i.e. Cat 1 - 5)	16	321.7

* Without current planning permission

Site Size

Site Size Range	No. of Sites	Area (Ha)
0-0.20	5	0.33
0.21-0.40	4	1.05
0.41-0.80	2	0.98
0.81-1.20	1	1.07
1.21-1.60	0	0
1.61-2.00	1	1.79
2.01-5.00	2	6.88
5.01+	1	309.6
Total	16	321.7



Township

Township	% of Area	No of Sites	Area (Ha.)
Ramsbottom, Tottington and North Manor	0.0	1	0.03
Bury West	0.0	0	0
Bury East	3.2	7	10.18
Radcliffe	0.4	2	1.38
Whitefield and Unsworth	96.3	3	309.7
Prestwich	0.1	4	0.4
Total	100	16	321.7

Annual Losses

Table 4 – Annual Losses – All Floorspace

Year	Area (Ha.)	Floorspace (sq.m.)
2010 - 2011	-2.78	-10,215
2011 - 2012	-5.05	-5,346
2012 - 2013	-3.01	-76,203
2013 - 2014	-5.94	-5,376
2014 - 2015	-5.09	-14,251
2015 - 2016	-5.36	-8,582
2016 - 2017	-4.47	-4,808
2017 - 2018	-3.56	-2,692
2018 - 2019	-2.36	-5,412
2019 - 2020	-4.50	-8,575
Total	-42.14	-141,459
Annual Average	-4.21	-14,146

Table 5 – Annual Losses – Offices/R&D (B1a/b)

Year	Floorspace (Sq.m.)
2010 - 2011	-1,131
2011 - 2012	-648
2012 - 2013	-822
2013 - 2014	-1,486
2014 - 2015	-2,556
2015 - 2016	-2,982
2016 - 2017	-877
2017 - 2018	-334
2018 - 2019	-225
2019 - 2020	-3,458
Total	-14,520
Annual Average	-1,452

Table 6 – Annual Losses – Industry and Warehousing (B1c/B2/B8)

Year	Floorspace (Sq.m.)
2010 - 2011	-9,084
2011 - 2012	-4,698
2012 - 2013	-75,381
2013 - 2014	-3,889
2014 - 2015	-11,695
2015 - 2016	-5,600
2016 - 2017	-3,931
2017 - 2018	-2,358
2018 - 2019	-5,187
2019 - 2020	-5,117
Total	-126,940
Annual Average	-12,694