

# **BURY FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND**

## **APRIL 2022**

# 1 Context

- 1.1 One of the Government's main objectives in the National Planning Policy Framework (NPPF) is to ensure a sufficient supply of deliverable housing sites to meet local housing targets. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 1.2 Following the revocation of the Regional Spatial Strategy in May 2013, the housing target for Bury will be established through the Places for Everyone joint plan.
- 1.3 The five year supply has been calculated on the basis of the Local Housing Need of 614 dwellings per annum, calculated using the Government's standard methodology (as set out in Section 3).

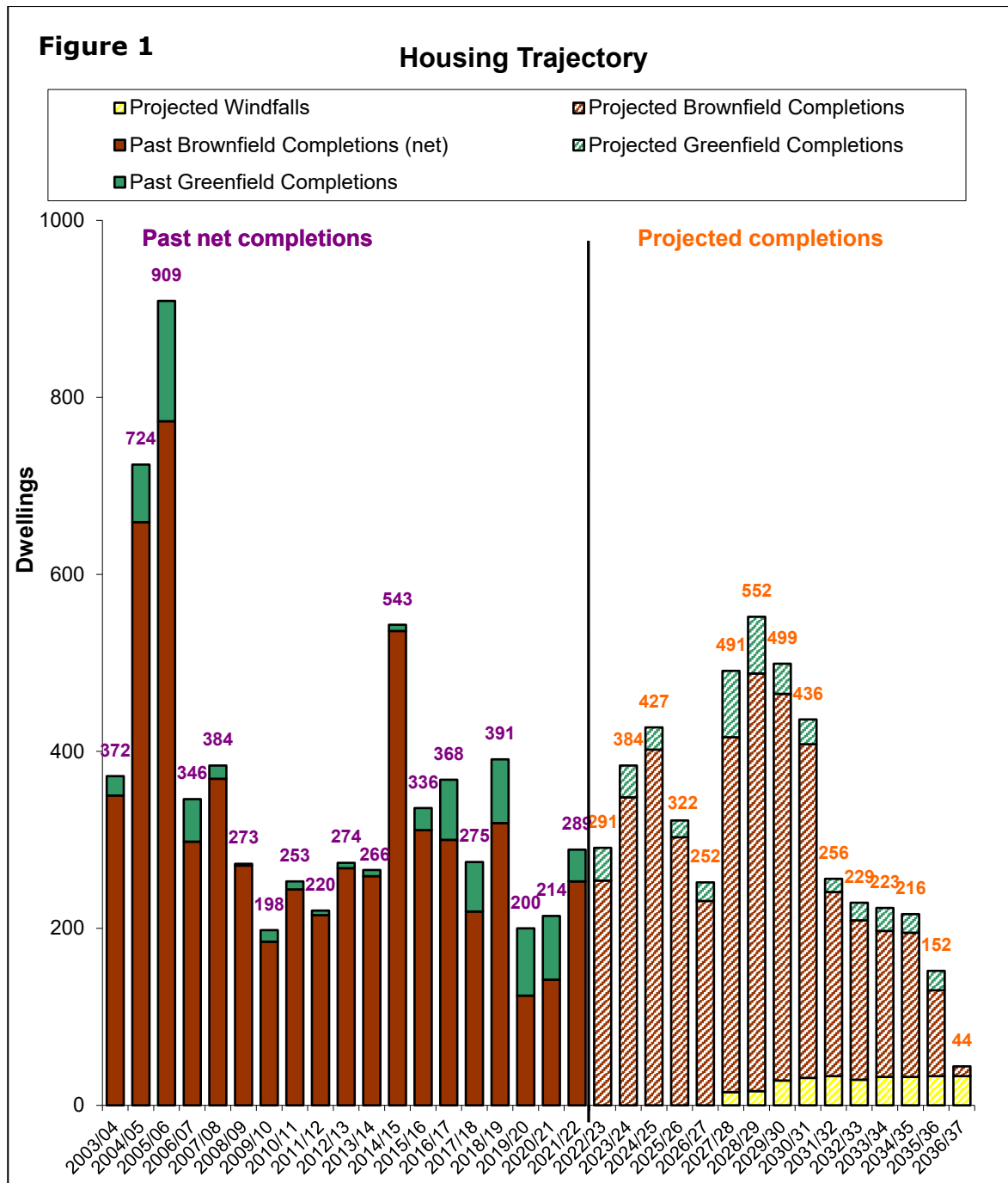
# Five Year Housing Land Supply

## Deliverable Land

- 1.4 In the short term, the NPPF states that local authorities should be able to identify a five-year supply of deliverable housing land to meet the housing requirements within that five-year period. In order for sites for to be considered as appropriate within the five-year period they need to be deliverable.
- 1.5 The NPPF states that to be considered deliverable, sites for housing should be **available** now, offer a **suitable** location for development now, and be **achievable** with a realistic prospect that housing will be delivered on the site within five years. In particular:
  - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 1.6 The Council has undertaken an assessment of all housing sites (both those that are currently committed and those with potential) within the Strategic Housing Land Availability Assessment 2022 (SHLAA).
- 1.7 The SHLAA details all sites within the Borough that had a planning commitment at 1 April 2022 (i.e. those sites that were under construction, had an extant planning permission or were allocated for residential purposes). In addition, the SHLAA identifies other sites within the Borough that had potential for residential development over the plan period.
- 1.8 Each site was assessed to determine whether it would deliver any residential development in the next five years and the estimated numbers that were likely to be delivered within that period. Only sites that were considered to meet the NPPF definition of deliverability set out above were identified as having the potential to deliver housing within the next five years. Although there is potential for other identified sites to come forward within the next five years, the NPPF definition has been adhered to. Additional unidentified sites may also come forward as windfalls, however no allowance has been made over the next five years.
- 1.9 Appendix 1 contains a list of all those sites within the SHLAA database that the Council considers will deliver new housing units within the rolling five-year period (i.e. 1 April 2022 to 31 March 2027). **Please note that this excludes the proposed Places for Everyone site allocations** as these are dependent upon the outcome of the independent Examination of the plan. This Statement assesses this evidence of supply against the Local Housing Need calculated using the standard method set out in National Planning Practice Guidance.

## Housing Trajectory

1.10 The SHLAA database provided a detailed assessment of the amount of housing that each site is expected to deliver each year, as set out in the housing trajectory below (Figure 1).



1.11 The envisaged housing trajectory shows that **1,676** units are expected to be completed on housing sites within Bury over the next five years (2022-2027). This equates to an average completion rate of 335 dwellings per annum over the next five years.

1.12 The SHLAA has robustly assessed the sites that currently have a planning commitment and has made realistic assumptions on the delivery of these sites (including sufficient lead in times where appropriate and annual build rates). It has also made realistic assumptions on the delivery of sites that are emerging.

## 2 Housing Target

### Local Housing Need

2.1 The current standard method for assessing local housing need includes 4 steps:

Step 1: Setting the baseline

Step 2: An adjustment to take account of affordability

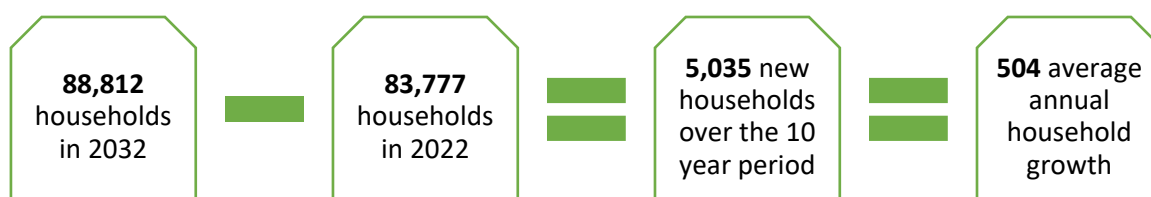
Step 3: Capping the level of any increase.

Step 4: Cities and urban centres uplift (not applicable to Bury)

#### Step 1 – Setting the baseline

2.2 The baseline is set using the national household growth projections for the area of the local authority. The current methodology states that the projected average annual household growth over a 10 year period, based on the 2014-based housing projections, must be calculated (this should be 10 consecutive years, with the current year being the first year).

**Figure 2 - Step 1: Setting the baseline (2014-based household projections)**



#### Step 2 – An adjustment to take account of affordability

2.3 The average annual projected household growth as calculated in Figure 2 may then need to be adjusted based on the affordability of the area. The most recent median workplace-based affordability ratios published by the ONS at a local authority level should be used. For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increase by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. The precise formula is as follows:

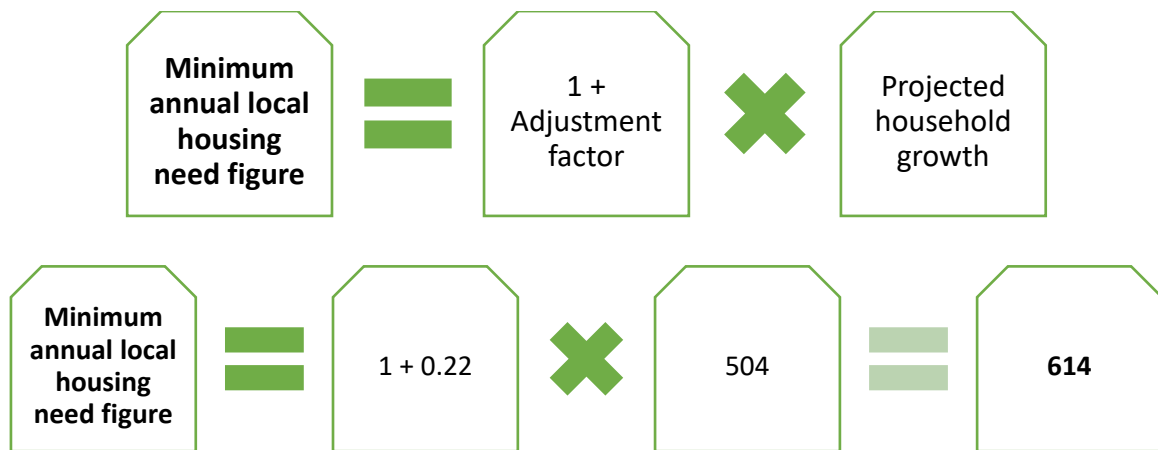
$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

2.4 Bury's workplace based affordability ratio is **7.50**<sup>1</sup>. The adjustment is calculated as below:

$$\text{Adjustment factor} = \left( \frac{7.50 - 4}{4} \right) \times 0.25 = 0.22$$

<sup>1</sup> Source: [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/house-price-to-workplace-based-earnings-ratio) (March 2022 release)

2.5 The adjustment factor for Bury is therefore 0.22 and is used as below:



### Capping the level of any increase

2.6 The next step in the LHN methodology is to apply a cap which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing. In Bury's case, the local housing need figure is capped at 40% above whichever is the higher of:

- a) the projected household growth for the area over the 10 year period identified in step 1; or
- b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

2.7 Bury does not currently have an adopted annual housing requirement figure, and as the LHN figure is less than 40% above the figure identified in step 1, no cap is applicable in this case. The annual LHN figure for Bury is therefore **614**.

### Cities and urban centres uplift

2.8 In December 2020 the standard method was amended to require a 35% uplift to be applied to those urban local authorities in the top 20 cities and urban centres. This is not applicable to Bury.

### Applying a Buffer

2.9 The NPPF requires a buffer to be applied to the five year supply (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.10 'Significant under delivery' will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

## Housing Delivery Test

2.11 The NPPF introduces the Housing Delivery Test (HDT), which is a measure of net additional dwellings delivered against the number of homes required, using a rolling three year period. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually. The latest measurements for 2021 were published in January 2022.

2.12 The latest published HDT results are calculated as set out in Table 1. In the absence of an up-to-date adopted housing target, the housing need figures are based on the local housing need (LHN) using the 2014-based projections and the affordability information that was available in that year.

2.13 In order to reflect the national disruption caused to housing delivery by the pandemic to starts and completions, construction, and monitoring of completions, the period for measuring the homes required in 2020/21 has been reduced by 4 months. A 1-month reduction in the period for measuring the 'homes required' in 2019/20 also applies. As 'homes required' data can be calculated by the day, the 2020/21 'homes required' measurement period has been reduced by a total of 122 days, and the 2019/20 measurement was reduced by 31 days.

**Table 1 - Housing Delivery Test**

Year	Source of housing need figure	Figure for Bury	Net completions	Communal accommodation allowance	Number of homes delivered
2018/19	LHN based on 2014-based 2018-28 projections, 2017 affordability ratio	608	390	0	390
2019/20	LHN based on 2014-based 2019-2029 projections, 2018 affordability ratio (reduced by 1 month due to Covid)	539	200	1	201
2020/21	LHN based on 2014-based 2020-2030 projections, 2019 affordability ratio (reduced by 4 months due to Covid)	400	214	3	217
<b>TOTAL</b>		<b>1,547</b>			<b>808</b>

**Housing Delivery Test Assessment:**  $\frac{808}{1,547} \times 100 = 52\%$

2.14 The 2021 HDT equates to 52%. Therefore a 20% buffer applies to the Five Year Land Supply. Applying a **20%** buffer to the five year LHN figure increases the **total five year target to 3,684 dwellings, utilising the Local Housing Need** calculated using the Government's standard method.

### 3 Five Year Supply Calculations

- 3.1 To determine whether the five year target can be met, the amount of envisaged supply is divided by the five year housing target and then the resulting figure needs to be multiplied by 100 in order to express the supply as a percentage. Anything at or above 100% shows that the five year target can be met from the identified supply and, conversely, a figure below 100% means that the target cannot be met.
- 3.2 The level of housing supply is generally measured in 'number of years'. On the basis that 100% is equal to five years, 20% is equal to one year.
- 3.3 Table 2 provides a summary of the five year supply calculations, based on the Local Housing Need. There is no need to allow for a backlog on the LHN as the affordability adjustment takes account of past under-delivery.

**Table 2 - Five year supply based on Local Housing Need**

<b>Percentage buffer:</b>	<b>5%</b>	<b>10%</b>	<b>20%</b>
<b>LHN (614 per annum)</b>	3,070	3,070	3,070
<b>Buffer</b>	154	307	614
<b>Total Target</b>	3,224 (645 per yr)	3,377 (675 per yr)	3,684 (737 per yr)
<b>Supply</b>	1,676	1,676	1,676
<b>Percentage</b>	52%	50%	45%
<b>Years Supply</b>	<b>2.6</b>	<b>2.5</b>	<b>2.3</b>

- 3.4 The figures in Table 2 indicate that the Council is unable to demonstrate a five year supply based on the Local Housing Need, irrespective of the buffer.



## Appendix 1 – Available units on sites deliverable within 5 years

### Category 1: Under Construction

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/1708/01	The Manor House, Fletcher Fold, Bury	1	The site is currently under construction.	The site has planning permission	The site is under construction.	1	0	0	0	0	1
HL/1997/00	Adj 2 Barnhill Drive, Prestwich	1	The Site is available.	The site has planning permission	There is a reasonable prospect that the site will come forward within five years.	1	0	0	0	0	1
HL/2004/00	11 Bury Road, Radcliffe	1	The site is available.	The site has planning permission	The site is under construction.	8	0	0	0	0	8
HL/2157/00	Hutchinson Way/Hindle Street, Radcliffe	1	The western block of 5 units is approaching completion, the eastern plot is available.	Suitable for residential development.	There is a reasonable prospect that the site will come forward in the next five years.	5	0	4	0	0	9
HL/2200/00	Former Andrew Textiles Ltd site, Premier Mill, Walshaw Road, Bury, BL8 1NG	1	The site is under construction.	Site is currently vacant (formerly in employment use) and has subsequently received planning permission for housing.	There is a good prospect that the site will come forward within five years as it is under construction.	15	30	30	22	0	97
HL/2298/00	17 Sheepfoot Lane, Prestwich	1	The site is currently under construction.	Site has planning permission	The site is currently under construction, nearing completion.	1	0	0	0	0	1
HL/2303/00	Tetrosyl Site, Bevis Green Works, Walmersley Old Road, Bury	1	Site has been vacated and site preparation has begun	Site has planning permission	The site has the potential to achieve residential development in the next five years.	40	45	45	50	49	229
HL/2311/00	Windacre Works, Mather Road, Bury, BL9 6RB	1	Site is available in the short term (0-5 years)	Site is considered suitable for residential development as a conversion.	Residential likely to be developed on this site within the next five years.	0	2	2	0	0	4
HL/2340/00	Redisher Works, Holcombe Old Road, Holcombe Brook, Ramsbottom	1	The site is under construction.	Site has planning permission.	The site has planning permission and the developer has indicated that they intend to bring the site forward in the short term.	7	5	0	0	0	12

<sup>2</sup> Category 1 = Under construction

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2353/00	Land to the west of Manchester Road, Ramsbottom, Bury, BL0 0BZ	1	Site is under construction.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	17	0	0	0	0	17
HL/2394/00	Site of former Cussons Sons & Co Ltd, Kersal Vale Road, Prestwich, M7 0GL	1	Site is currently available and work on site has commenced.	The site identified as being suitable for continued employment use. River Valley and flood risk issues also.	The site has planning permission and work on site has commenced.	52	0	0	0	0	52
HL/2476/00	Plane Trees Farm, Bradley Fold Road, Ainsworth, Radcliffe	1	Site is currently available	Site is suitable as it has planning permission	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/2578/00	Land west of Woodhill Farm, Bank Lane, Ramsbottom	1	The site is currently designated as Other Protected Open Land but has been granted planning permission and is available for residential development.	Site has planning permission	The site has planning permission and has the ability to achieve residential development in the next 5 years. Construction has commenced.	15	0	0	0	0	15
HL/2583/00	Land south of Brick House Farm, Castle Road, Unsworth	1	The site is currently under construction.	Site has planning permission	The site is under construction.	2	1	0	0	0	3
HL/2583/01	Brick House Farm, Griffie Lane, Bury, BL9 8QS	1	Site is vacant and available for development	Site has planning permission	It is possible that the site will be developed in the next five years	1	0	0	0	0	1
HL/2632/00	Old Bartles Farmhouse, Watling Street, Affetside, Bury, BL8 3QS	1	The site is currently under construction.	Site is suitable for residential use	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/2641/00	216 Ainsworth Road, Bury, BL8 2SB	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the short to medium term.	2	0	0	0	0	2
HL/2647/01	Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2648/00	Land adjacent to SE of 11 Morris Street, Radcliffe, Manchester, M26 2HF	1	Site is available for residential development	Site is suitable for residential use	The site has the ability to achieve residential development in the short to medium term	13	12	0	0	0	25
HL/2652/00	Mountheath Industrial Estate, George Street, Prestwich	1	The development is under construction.	Site has planning permission	The site has the ability to achieve residential development in the next five years	40	40	21	0	0	101

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2654/00	Land adjacent St.Mary's Social Club, Pine Street, Radcliffe, M26 2WQ	1	Site is currently at an advanced stage of construction.	Site is suitable for residential development and has planning permission	The site has the ability to achieve residential development in the next five years.	15	0	0	0	0	15
HL/2681/00	Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2683/00	Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ	1	Site and buildings are vacant	Existing building in Green Belt - potential for conversion. Site has planning permission	The site has the ability to achieve residential development in the next five years	0	2	8	10	0	20
HL/2744/00	Land off Flashfields, Prestwich, Manchester, M25 9ST	1	Site is available for residential development	The site has previously had planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	1	0	2
HL/2750/00	Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB	1	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	4	0	0	5
HL/2756/00	21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	2	0	0	0	0	2
HL/2758/00	Site of former garage colony off Mosley Street/Hampson Fold, Radcliffe, Manchester, M26 4PF	1	Site is under construction	The site has planning permission.	The site has the ability to achieve residential development in the next five years	2	0	0	0	0	2
HL/2797/00	51 Rainsough Brow, Prestwich, Manchester, M25 9XW	1	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	0	7	8	0	15
HL/2807/00	Garage site off Hewart Drive, Bury, BL9 7NF	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	3	0	0	0	0	3
HL/2812/00	Land at side of 122 Venwood Road and 16 River View Close, Prestwich, Manchester, M25 9TE	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2841/00	Victoria Mill, High Street, Walshaw, Bury, BL8 3FS	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	15	0	0	0	15

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2859/01	Land to rear of 41 Bury Old Road and west of Arthur Lane, Ainsworth, Bolton, BL2 5PF	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2880/00	Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR	1	Site is currently available.	Site has planning permission	Site is likely to deliver housing in the next five years.	5	0	0	0	0	5
HL/2881/00	The Oddfellows House, 94 Manchester Road, Bury, BL9 0TH	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	2	2	6
HL/2890/00	72 Park Road, Prestwich, Manchester, M25 0FA	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	3	0	0	0	3
HL/2893/00	Bury Magistrates Court, Tenters Street, Bury, BL9 0HX	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the short to medium term	10	39	0	0	0	49
HL/2911/00	Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2916/00	Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2924/00	Bleaklow Hall, Bolton Road, Hawkshaw, Tottington, BL8 4JF	1	The site is currently under construction.	The site has planning permission.	The site has planning permission and likely to be delivered in the next five years.	1	0	0	0	0	1
HL/2930/00	Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX	1	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2950/00	The Old School, 1 Walker Street, Radcliffe, Manchester, M26 1FH	1	The site is currently under construction.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	6	6	0	0	12
HL/2951/00	Land adjacent to 27 Shaw Street, Bury, BL9 7QD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2982/00	Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	3	0	0	0	0	3
HL/2983/00	Land adjacent to 436 Walmersley Road, Bury, BL9 6QE	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	3	3	0	0	6
HL/2986/00	Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2988/00	Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester	1	The site is available for residential development.	Site has planning permission.	The site is under construction is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/2992/00	21 Silver Street, Bury, BL9 0EN	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	27	20	0	47
HL/2997/00	Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3004/00	47 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3012/00	2 Withins Lane, Radcliffe, Manchester, M26 2RU	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3021/00	Aldercliffe Riding Establishment, Harwood Road, Tottington, Bury, BL8 3PT	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3025/00	27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3030/00	Land adjacent to 152 Butterstile Lane, Prestwich, Manchester, M25 9TJ	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. <sup>2</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3031/00	Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3033/00	Land at Smyrna Street (junction with Shire Gardens), Radcliffe, M26 4BN	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	7	0	0	0	0	7
HL/3058/00	41 Shepherds Close, Tottington, Bury, BL8 4BL	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3060/00	Land at Green Street, Bury, BL8 1TF	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	3	0	0	0	0	3
HL/3066/00	2 Arley Avenue, Bury, BL9 5HD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3068/00	The Wash House, Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/3096/00	Knowsley House, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3134/00	Loelands Barn, adjacent 1 The Loelands, Redisher Lane, Ramsbottom, Bury, BL8 4HX	1	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/3156/00	Unsworth South Social Club, Derwent Avenue, Whitefield, Manchester, M45 8HU	1	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	10	0	0	0	10
HL/3159/00	53 Outwood Road, Radcliffe, Manchester, M26 1AQ	1	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1

## Category 2: Planning Permission

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2146/00	East Lancs Paper Mill Site, Rectory Lane, Radcliffe	2	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site benefits from planning permission and is still considered suitable for residential development since permission was granted	There is a good prospect that the site will come forward within five years as a developer is now on board to deliver the scheme following a Homes England / Bury Council procurement process.	0	0	30	50	50	130
HL/2178/00	Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW	2	Site is considered to be available for development.	Site is suitable - adj site already built and this would be a continuation of this	The site is achievable - would be extension of the adjacent site.	0	0	0	7	7	14
HL/2309/00	Land to west of 149 Brandlesholme Road, Bury	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years.	0	5	10	10	15	40
HL/2338/00	Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH	2	Site is available for residential development.	Site has planning permission.	Some residential development can be achieved on this site in the next five years.	0	0	0	0	40	40
HL/2527/00	Former Whittaker House (remaining area), Whittaker Street, Radcliffe, M26 2TD	2	Site is currently vacant and has planning permission	Site is suitable for residential development	Site has the potential to deliver housing in the short term	0	0	4	4	0	8
HL/2527/01	Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD	2	Site is currently vacant and has planning permission	The site has planning permission.	Site has the potential to deliver housing in the short term	0	0	0	1	0	1
HL/2764/00	Rear of 1 Ivy Street, Ramsbottom, Bury, BLO 9RW	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2794/00	5-11 George Street, Prestwich, Manchester, M25 9WS	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	4	0	0	0	4
HL/2802/00	Higher Ash Barn, 12 Hawkshaw Lane,	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1

<sup>3</sup> Category 2 = Planning Permission

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
	Tottington, Bury, BL8 4LD										
HL/2826/00	Lake Hill, Walshaw Road, Bury, BL8 1PT	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	6	0	0	8
HL/2829/00	Land at side of 13 Starling Road, Radcliffe, Manchester, M26 4LW	2	Site is available for residential development.	The site has outline planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	0	1	1
HL/2842/00	Land off Rochdale Road, Bury, BL9 7AX	2	Site is vacant and available for residential development.	Suitable for residential development.	The site has the ability to achieve residential development in the next five years.	0	0	4	5	0	9
HL/2843/00	Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	2	2	0	6
HL/2859/02	41 Bury Old Road, Ainsworth, Bolton, BL2 5PF	2	Site is available for residential development.	The site has planning permission for change of use.	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/2877/00	Land To The Rear Of Sandy Lane, Prestwich, Manchester, M25 9PS	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	3	0	0	0	3
HL/2910/00	Land adjacent to 23 Meadway, Bury, BL9 9TY	2	Site is available for residential development.	The site has planning permission	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/2934/00	Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2970/00	Land adjacent to 101 Mather Road, Bury, BL9 6RD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	2	0	2
HL/2985/00	85 Bury Old Road, Whitefield, Manchester, M45 7AY	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	11	0	0	11



Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2987/00	Land at Chapel Road, (adjacent to Sycamore Cottage), Prestwich, Manchester	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	3	0	0	3
HL/2991/00	Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2995/00	Land off Kay Street, Summarseat, Bury	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	8	8	0	0	16
HL/3001/00	Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3002/00	The Caravan, Roding Brook Road, Radcliffe, BL2 4JG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3006/00	Top O Th Carrs Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4LH	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3007/00	Bank House, 16-18 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	0	0	0	4
HL/3008/00	Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3009/00	Land adjacent to 4 King Street, Radcliffe, Manchester, M26 1ND	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3011/00	122 Bury New Road, Whitefield, Manchester, M45 6AD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3013/00	91-95 Windsor Road and adjacent land, Prestwich, Manchester, M25 0DB	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	0	0	0	4
HL/3014/00	Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3015/00	Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	6	6	0	12
HL/3017/00	Land adjacent to 55 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3018/00	Rear of 8 Chisholme Close, Tottington, Bury, BL8 4HH	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3022/00	Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3024/00	Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3029/00	70 Water Street, Radcliffe, Manchester, M26 4DF	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3032/00	Land at side of 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3034/00	Land off Ainsworth Hall Road, Ainsworth, Bolton	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3035/00	Land at Junction of Arthur Lane/Bury Old Road, Ainsworth, Bury	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3036/00	Land at Mount Sion Road, Radcliffe, Manchester, M26 0SJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3039/00	173-175 The Rock, Bury, BL9 0NE	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	2	0	0	0	0	2
HL/3045/00	Castle House, 7 Wellington Street, Bury, BL8 2AL	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3055/00	Land between 21 & 23 Mode Hill Lane, Whitefield, Manchester, M45 8JF	2	The site is available for residential development.	The site has planning permission	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3056/00	Land adjacent 6 Bentley Lane, Bury, BL9 6RZ	2	The site is available for residential development.	The site has outline planning permission	The site has the ability to achieve residential development in the next five years.	0	0	0	2	1	3
HL/3057/00	Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3059/00	38 Deyne Avenue, Prestwich, Manchester, M25 1EJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3062/00	23 Bannerman Avenue, Prestwich, Manchester, M25 1DZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3063/00	8 Deyne Avenue, Prestwich, Manchester, M25 1EJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/3065/00	73 Higher Lane, Whitefield, Manchester, M45 7EZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3072/00	Land adjacent to Ivy Cottage, Baldinstone, Bury, BL9 6RX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3075/00	Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3076/00	Rainsough Cottage, 5 Rainsough Brow, Prestwich, Manchester, M25 8SU	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	3	0	0	0	3
HL/3077/00	Garage site at James Street, Prestwich, Manchester, M25 3AP	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	2	0	0	0	2
HL/3078/00	Hollins House Farm, Hollins Lane, Bury, BL9 8AS	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	2	0	0	0	2
HL/3081/00	Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3083/00	16 Paradise Street, Ramsbottom, Bury, BL0 9BS	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	3	0	0	0	3
HL/3095/00	395-399 Bury New Road, Prestwich, Manchester, M25 1AW	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/3097/00	Old Hall, Lower Chesham, Bury, BL9 6BX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	0	3	0	0	3
HL/3098/00	12A Whittaker Lane, Prestwich, Manchester, M25 1FX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3099/00	Land north of Heatherside Road,	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
	Ramsbottom, Bury, BL0 9BX										
HL/3100/00	Topping Mill, Topping Street, Bury, BL9 6DR	2	Site is available for residential development.	Site is suitable for residential development	The site has the ability to achieve residential development in the next five years	0	0	7	8	0	15
HL/3131/00	Woolfield House, Wash Lane, Bury, BL9 6BJ	2	Site is available for residential development.	The site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	5	6	11
HL/3132/00	26 West Drive, Bury, BL9 5DN	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3133/00	Gorsehill, 94 Starling Road, Bury, BL8 2HH	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
HL/3135/00	35 Bolton Street, Ramsbottom, Bury, BL0 9HU	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3136/00	Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3137/00	125 Walmersley Road, Bury, BL9 5AY	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	3	4	0	0	7
HL/3139/00	9 Birch Lea Close, Bury, BL9 9RZ	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	1	0	1
HL/3140/00	St. John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
HL/3141/00	2 Bell Lane, Bury, BL9 6AR	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3145/00	Bradshaw Hill Farm, Castle Hill Road, Bury, BL9 6UN	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3147/00	Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
HL/3148/00	Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	2	2	4
HL/3149/00	Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	1	0	1
HL/3150/00	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	5	0	0	5
HL/3150/01	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	2	The site has planning permission and is available.	The site has planning permission.	The site has planning permission and is achievable in the short term.	0	0	4	0	0	4
HL/3151/00	The Turf Hotel, 116 Wash Lane, Bury, BL9 7DJ	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	4	5	0	9
HL/3153/00	136 Stand Lane, Radcliffe, Manchester, M26 1GS	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
HL/3154/00	10 Butterstile Lane, Prestwich, Manchester, M25 9PW	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	2	0	0	3
HL/3155/00	68 Ringley Road, Whitefield, Manchester, M45 7LN	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	4	0	4
HL/3157/00	Land & buildings between 69-81 Lord Street, Bury, BL9 0RE	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	2	0	0	2

Site ref.	Address	Cat. <sup>3</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3160/00	197 Rochdale Road, Pimhole, Bury, BL9 7BB	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/3161/00	Pleasant View Cottage, Long Lane, Bury, BL9 5QT	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/3163/00	Land adjacent 5 Stubbins Lane, Ramsbottom, BLO 0PU	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	0	1	1
HL/3164/00	The Haven, part of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, BL2 5PT	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
HL/3173/00	37 Bolton Road, Bury, BL8 2AB	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	1	0	0	1
NL/0078/00	223 Walmersley Road, Bury, BL9 5DF	2				-1	0	0	0	0	-1
NL/0079/00	80 Watling Street, Tottington, Bury, BL8 3QW	2				-1	0	0	0	0	-1
NL/0080/00	170 Bury New Road, Whitefield, Manchester, M45 6QF	2				-1	0	0	0	0	-1
NL/0081/00	469 Walshaw Road, Bury, BL8 3AE	2				0	-1	0	0	0	-1

## Category 4: Unconstrained Potential

Site ref.	Address	Cat. <sup>4</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2146/01	East Lancs Paper site, Land between Cockclod Street/Cunliffe Street, Radcliffe Manchester, M26 9PG	4	Site is available for residential development.	Part of the ELPM site identified in the Radcliffe SRF and suitable for residential development.	Site is being brought forward by Great Places who have access to funding.	0	13	14	0	0	27
HL/2148/00	Former Radcliffe High School, School Street, Radcliffe	4	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site has previously had planning permission and is still considered suitable for residential development since permission was granted	There is a reasonable prospect that the site will come forward within five years given the good locality and conditions of the site.	0	20	35	34	0	89
HL/2286/00	Land adjacent Metro, Heys Road, Prestwich	4	Site is available now and planning permission is minded to approve.	Suitable for residential and a planning application is minded to approve subject to s106	Residential development on the site could be achieved within the next five years	0	0	0	0	9	9
HL/2518/00	Proposed Places for Everyone Site Allocation - Seedfield	4	Existing buildings vacated and available for redevelopment.	Brownfield part of site is suitable for redevelopment, green field part is dependent on relocation of recreation and addressing GB.	Brownfield land funding secured for 1/2 the site. Residential development may be achieved on the existing pitches if they are relocated.	0	0	30	30	21	81
HL/2520/00	Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX	4	Site is in Council ownership and is available for redevelopment.	Site is suitable for residential development	The school has relocated and the site is vacant.	0	10	16	0	0	26
HL/2526/01	William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP	4	Site is currently available.	Suitable for residential development.	Residential development is achievable on this site	0	19	18	0	0	37
HL/2825/00	Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP	4	Site is available for residential development.	Site has previously had planning permission and remains suitable for residential development	The site has the ability to achieve residential development in the next five years.	0	0	0	2	3	5

<sup>4</sup> Category 4 = Unconstrained Potential



Site ref.	Address	Cat. <sup>4</sup>	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2891/00	Site of former Radcliffe Leisure Centre, Green Street, Radcliffe, M26 3ED	4	Site is in Council ownership and the sale to Watson Homes has been agreed.	Identified in the Radcliffe SRF.	The site has the ability to achieve residential development in the short term.	0	0	0	25	35	60
HL/2956/00	Wheatfield Centre, Victoria Avenue, Whitefield	4	Site is available for residential development.	Site is suitable for residential development	The site has the ability to achieve residential development in the next five years.	0	15	15	0	0	30
HL/2967/00	Council Offices, 7 Whittaker Street, Radcliffe, M26 9TD	4	The site is being released by the Council as part of the SRF Radcliffe hub proposals.	Site is suitable for residential development	The site has the ability to achieve residential development in the short to medium term.	0	0	0	0	10	10
HL/3105/00	Former CPU Kitchens, Willow Street, Bury, BL9 7QZ	4	Site is available for residential development. Sale of the site has been agreed.	The site is suitable for residential development.	The site has the ability to achieve residential development in the next five years. To be delivered by Irwell Valley Homes.	0	0	13	0	0	13
HL/3168/00	Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW	4	The site has planning permission and is available for development.	Site has planning permission	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/3170/00	Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES	4	The site has planning permission and is available for development.	Site has planning permission	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/3175/00	35 Knowsley Street, Bury, BL9 0ST	4	The site has planning permission and is available for development.	Site has planning permission	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3176/00	51 Dorset Drive, Bury, BL9 9DN	4	The site has planning permission and is available for development.	Site has planning permission	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1

### Five year deliverability summary

Category	Y1	Y2	Y3	Y4	Y5	5 year total
CATEGORY 1 - SITES UNDER CONSTRUCTION	286	225	161	113	51	836
CATEGORY 2 - SITES WITH PLANNING PERMISSION	5	80	125	116	123	449
CATEGORY 4 - UNCONSTRAINED POTENTIAL	0	79	141	93	78	391
<b>5 YEAR TOTAL</b>	<b>291</b>	<b>384</b>	<b>427</b>	<b>322</b>	<b>252</b>	<b>1,676</b>