

**Bury Five Year Supply of
Deliverable Housing Land**

**1 April 2024 – 31 March
2029**

March 2025

1 Context

- 1.1 One of the Government's main objectives in the National Planning Policy Framework (NPPF) is to significantly boost the supply of homes and ensure a sufficient supply of deliverable housing sites to meet local housing targets. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites 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, with an appropriate buffer as set out in NPPF paragraph 78.
- 1.2 The housing target for Bury is set through the Places for Everyone Joint Development Plan, adopted by the Council with effect from 21 March 2024. This sets out stepped housing targets for the Borough over the plan period from 2022-2039.
- 1.3 This Statement calculates whether there is sufficient deliverable housing land against the housing targets set out in Policy JP-H1 of the Places for Everyone plan.

2 Deliverable Housing Land Supply

Deliverable Land

- 2.1 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.
- 2.2 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 2024 (SHLAA).
- 2.3 The SHLAA details all sites within the Borough that had a planning commitment at 1 April 2024 (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.
- 2.4 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.
- 2.5 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 2024 to 31 March 2029).

Deliverability of PfE Allocations

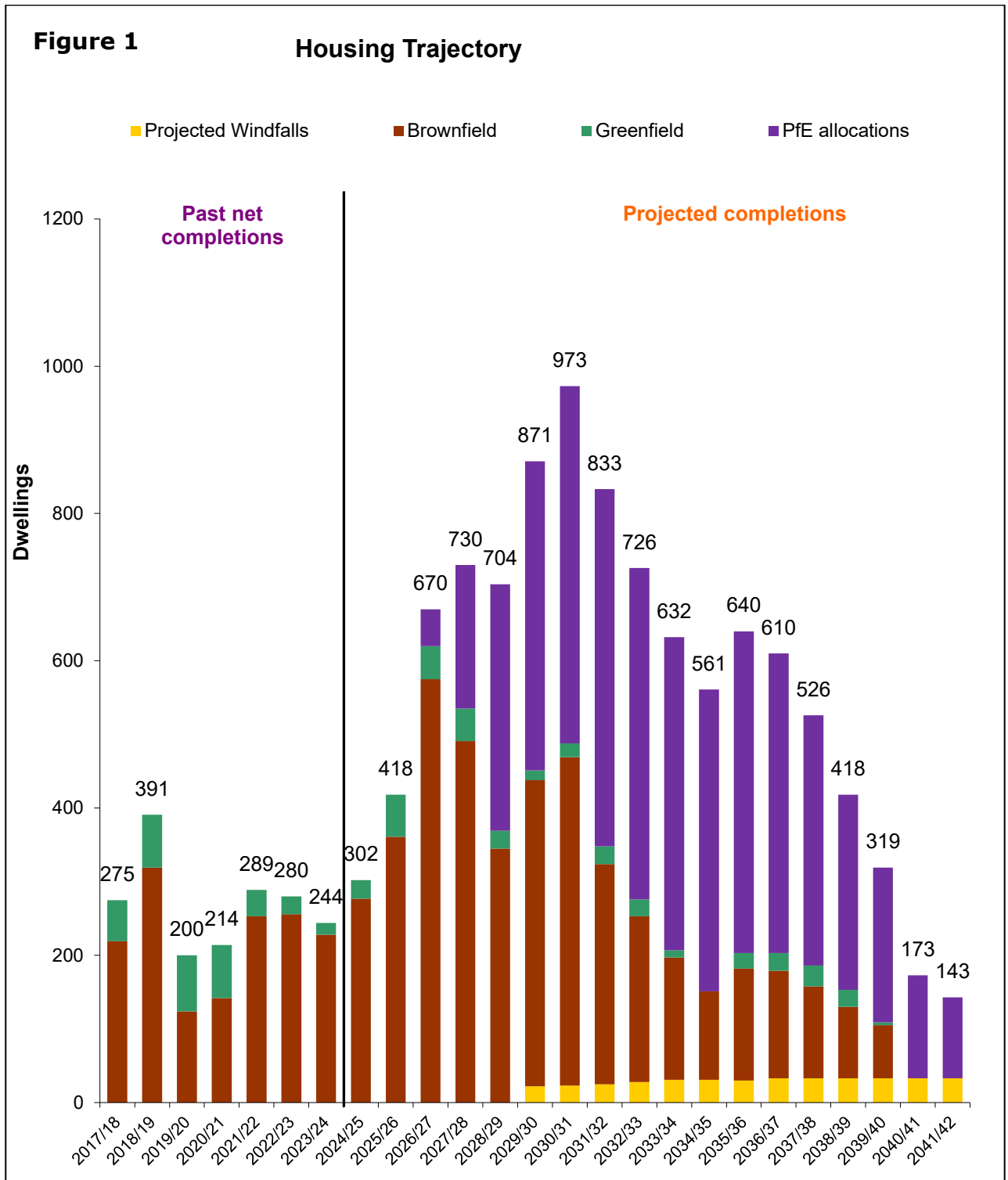
- 2.6 The trajectories for the Places for Everyone Allocations are indicative, based on delivery across multiple outlets at a rate of around 50-55 dwellings per annum per outlet in most cases, increasing to 70 per annum where the development will be delivered at higher density.
- 2.7 Evidence was submitted by the site promoters as part of the Places for Everyone Examination to indicate that the sites will come forward within the first 5 years of the plan period. The site promoters were also asked for input into the indicative

trajectories for their sites as part of the 2024 SHLAA update - the promoters for Simister Bowlee, and Elton have responded to the request.

- 2.8 JPA1.1: Residential development within Bury is a small component of this allocation, and engagement with the developer of this part of the site indicates they are seeking to progress the site at pace. First completions have been assumed for 2026/27, and a total of 95 dwellings have been included within the five year supply from this allocation.
- 2.9 JPA1.2: Simister and Bowlee: In their response to a request for an update, the site promoters have indicated that the first completions will be in 2026/27, and a total of 170 dwellings will be completed within the next five years.
- 2.10 JPA7: Elton Reservoir: Peel Land and Property set out in their Matter 17 statement that they are working towards the delivery of initial phases of housing in the first five years of the plan period. In their response to the request for an update they have indicated that their trajectory is a work in progress based on a 'pessimistic' scenario, and have suggested a precautionary approach with first completions in 2027/28. A total of 150 dwellings have been included within the 5 year supply from this allocation.
- 2.11 JPA9: Walshaw: In their evidence to the PfE Examination the consortium stated that they do not have current concerns regarding their ability to deliver the proposed allocation in financial viability terms. They have not responded to a request for an updated trajectory. A precautionary approach has been applied to the 5 year supply, assuming first completions in 2027/28 and a total of 165 dwellings within the 5 year supply.

Housing Trajectory

- 2.12 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).



2.13 The envisaged housing trajectory shows that 2,049 units are expected to be delivered on brownfield sites, 195 units on small greenfield sites and 580 dwellings on Places for Everyone Allocations (excluding the brownfield element of JPA8 Seedfield) within Bury over the next five years (2024-2029). This equates to a total of **2,824** dwellings and average completion rate of 565 dwellings per annum over the next five years.

2.14 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.

3 Housing Target

Places for Everyone Housing Target

- 3.1 Places for Everyone Policy JP-H1 sets the following stepped housing targets for Bury over the plan period:

Table 1: Phasing of new dwellings 2022-2039

-	Annual average 2022-2039	2022-2025 (annual)	2025-2030 (annual)	2030- 2039 (annual)	Total 2022- 2039
Bury	452	246	452	520	7,678

- 3.2 Although Places for Everyone is a joint plan of nine districts, Policy JP-H1 is clear that where national policy requires a local planning authority to identify and update annually a supply of specific deliverable sites in their district, this will be assessed against the minimum delivery rates for the district set out in Table 7.2 of the plan, irrespective of any shortfalls or surpluses in other districts and in the Plan area overall (unless national policy requires a different figure to be used).

Applying a Buffer

- 3.3 The NPPF sets out that where a local planning authority is required to demonstrate and update annually a supply of specific deliverable sites, a buffer is to be applied to the deliverable housing land supply (moved forward from later in the plan period) of 20% where there has been significant under delivery of housing over the previous three years.
- 3.4 '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

- 3.5 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 2023 were published in December 2024.
- 3.6 The latest published HDT results are calculated as set out in Table 1. The latest published figures consider the delivery and housing need over the period from 2020-2023. The PfE plan period starts in 2022, therefore the PfE requirement applies to 2022-23, and the local housing need figures (LHN) based on the standard method at that time using the 2014-based projections and the affordability information that was available in that year apply to 2020-2022.
- 3.7 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. 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.

Table 2 - Housing Delivery Test 2023

Year	Source of housing requirement figure	Number of homes required	Number of homes delivered
2020/21	LHN based on 2014-based 2020-2030 projections, 2019 affordability ratio (reduced by 4 months due to Covid)	400	229
2021/22	LHN based on 2014-based 2021-2031 projections, 2020 affordability ratio	591	289
2022/23	PfE target for 2022/23	246	280
TOTAL		1,237	798
	Housing Delivery Test Assessment	$\frac{798}{1,237} \times 100 =$	64%

3.8 The 2023 published HDT equates to 64%.

3.9 Although the latest HDT results published by the Government are for 2023, it is possible to calculate what the 2024 results will be based on the latest housing completions data.

Table 3 - Housing Delivery Test 2024

Year	Source of housing need figure	Number of homes required	Net completions	Communal accommodation allowance	Number of homes delivered
2021/22	LHN based on 2014-based 2021-2031 projections, 2020 affordability ratio	591	289	0	289
2022/23	Places for Everyone target for 2022/23	246	280	0	280
2023/24	Places for Everyone target for 2023/24	246	244	9	253
TOTAL		1,083	813	9	822
	Housing Delivery Test Assessment			$\frac{822}{1,083} \times 100 =$	76%

3.10 The 2024 housing delivery test equates to 76%, therefore because the result is less than 85% a 20% buffer will continue to apply to the five year housing land supply.

Past delivery

3.11 National Planning Practice Guidance sets out that any past shortfall in housing delivery from the base date of the adopted plan should be added to the plan requirements for the next 5 year period, then the appropriate buffer should be applied. Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

3.12 The base date of the Places for Everyone Plan is 2022. Therefore completions in 2022/23 and 2023/24 should be taken into account when calculating whether there has been any past shortfall or over-supply against planned requirements.

3.13 In 2022/23 there were 280 net housing completions in Bury against a PfE target of 246, which results in an over-supply of 23 dwellings. In 2023/24 there were 244 net housing completions against a PfE target of 246, resulting in an under-supply of 2 units. Therefore from 2022-2024, 21 more units have been delivered than required.

Housing Target

3.14 The housing target for 2024-2029 is as set out below:

	Annual PfE requirement	Total requirement	Total requirement (including past over-supply allowance)
2024-2025	246	246	246
2025-2029	452	1,808	1,808
2024-2029	N/A	2,054	2,054
Past over / under delivery	-	-	-21
20% buffer		411	407
Total 5YS requirement		2,465	2,440
Annual 5YS requirement		493	488

3.15 Applying a 20% buffer to the five year requirement increases the total five year target to 2,465 dwellings, utilising the adopted Places for Everyone housing requirement. Accounting for the over and under supply in 2022 - 2024 would reduce this to **2,440 dwellings**.

4 Five Year Supply Calculations

- 4.1 To determine whether the five year supply requirement can be met, the amount of envisaged supply is divided by the annual five year supply requirement (which includes the appropriate buffer). The level of housing supply is generally measured in 'number of years'.
- 4.2 Table 4 provides a summary of the five year supply calculations:

Table 5 - Five year supply

	Total requirement	Total requirement (including past over supply allowance)
Total requirement over 5 years including 20% buffer	2,465	2,440
Annual 5YS requirement including buffer	493	488
Supply 2024-2029	2,824	2,824
Years Supply¹	5.7 years supply	5.8 years supply

¹ Five year supply divided by annual 5YS requirement.

Appendix 1 – Available units on sites deliverable within 5 years

Category 1: Under Construction

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2004/00	11 Bury Road, Radcliffe	1	62315	COU to 5 apartments on 1st floor, extension on 2nd floor to form 3 apartments	The site has planning permission and is under construction.	8	0	0	0	0	8
HL/2146/01	East Lancs Paper site, Land between Cockclod Street/Cunliffe Street, Radcliffe Manchester, M26 9PG	1	67965	Residential development of 27 no. houses and apartments with car parking	The site has planning permission and is under construction.	20	0	0	0	0	20
HL/2157/00	Hutchinson Way/Hindle Street, Radcliffe	1	64199	9 dwellings	The site has planning permission and is expected to deliver in the next five years. Part of the site has been completed.	0	4	0	0	0	4
HL/2200/00	Former Andrew Textiles Ltd site, Premier Mill, Walshaw Road, Bury, BL8 1NG	1	66389	Reserved matters for the erection of 97 dwellings	The site has planning permission and is under construction.	30	6	0	0	0	36
HL/2286/00	Land adjacent Metro, Heys Road, Prestwich	1	67431	18 apartments	The site has planning permission and is under construction.	0	6	6	6	0	18
HL/2297/00	Land at Springside Road (Christchurch Playing Fields), Bury	1	68055	41 dwellings	The site has planning permission and is under construction.	5	25	11	0	0	41
HL/2303/00	Tetrosyl Site, Bevis Green Works, Walmersley Old Road, Bury	1	63533	268 Dwellings with access, car parking, landscaping and open space	The site has planning permission and is under construction.	40	40	45	45	27	197

² Category 1 = Under construction

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2311/00	Windacre Works, Mather Road, Bury, BL9 6RB	1	64651	Demolition of existing mill and erection of 4 dwellings	The site is suitable, available and has the potential to deliver housing in the short term to medium. The first unit is under construction.	1	0	1	2	0	4
HL/2338/00	Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH	1	68368	Full planning permission for 211 dwellings,	The site has planning permission and is under construction.	50	70	70	21	0	211
HL/2476/00	Plane Trees Farm, Bradley Fold Road, Ainsworth, Radcliffe	1	66722	Conversion of existing barn to form 2 dwellings plus rear extensions	The site is suitable, available and a material start has been made.	2	0	0	0	0	2
HL/2527/00	Former Whittaker House (remaining area), Whittaker Street, Radcliffe, M26 2TD	1	63805	Part demolition Whittaker Hse + erection 8 affordable dwellings	Site has planning permission, is suitable, available and has the potential to deliver housing in the short term.	0	0	0	4	4	8
HL/2527/01	Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD	1	67374	Construction of new affordable bungalow	Site has planning permission, is suitable, available and has the potential to deliver housing in the short term.	0	0	0	0	1	1
HL/2583/00	Land south of Brick House Farm, Castle Road, Unsworth	1	55738	7 New detached live/work units	Site is suitable and is likely to deliver residential development in the next five years. Site is under construction.	1	1	0	0	0	2
HL/2583/01	Brick House Farm, Griffie Lane, Bury, BL9 8QS	1	63895	Erection of 1 no. live-work unit in lieu of approved office hub	Site is suitable and is likely to deliver residential development in the next five years.	1	0	0	0	0	1
HL/2632/00	Old Bartles Farmhouse, Watling Street, Affetside, Bury, BL8 3QS	1	58191	Conversion of building to dwelling (revised scheme)	The site is under construction and is likely to deliver residential development in the next five years.	1	0	0	0	0	1
HL/2641/00	216 Ainsworth Road, Bury, BL8 2SB	1	63704	Erection of 2 no. dwellings	Site is under construction. 1 unit has been completed and the remainga	1	0	0	0	0	1

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
					unit is expected to be completed within the next 5 years.						
HL/2647/01	Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU	1	62129	Erection of 1 no. dwelling	Site has planning permission, is suitable and is likely to deliver residential development in the next five years.	0	1	0	0	0	1
HL/2652/00	Mountheath Industrial Estate, George Street, Prestwich	1	63324	Erection of 124 no. dwellings	Site has planning permission and is under construction.	17	0	0	0	0	17
HL/2681/00	Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ	1	56849	Erection of 1 no. dwelling and associated works	Site is under construction and is likely to deliver residential development in the next five years.	1	0	0	0	0	1
HL/2683/00	Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ	1	58521	CoU PH to 2 cottages, 8 apartments & erection block of 10 flats	The site is under construction and likely to be delivered in the next five years.	0	10	10	0	0	20
HL/2756/00	21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH	1	59181	Create shop, gym, cafe and two flats	The site has planning permission and potential to be delivered in the next five years.	0	0	2	0	0	2
HL/2764/00	Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW	1	65114	Erection of 1 dwelling	The site has planning permission and likely to be delivered in the next five years.	1	0	0	0	0	1
HL/2765/00	1 The Rock, Bury, BL9 0JP	1	68111	Change of use to 7 flats	The site has planning permission, is under construction and expected to be delivered in the next five years.	7	0	0	0	0	7
HL/2797/00	51 Rainsough Brow, Prestwich, Manchester, M25 9XW	1	62765	Demolition of pub, erection of 15no apartment building w basement parking	The site has planning permission, has been cleared and potential to be delivered in the next five years.	0	0	5	10	0	15
HL/2799/00	Land between Butterstile Close and Hilton Lane,	1	67816	Erection of 8 no. dwellings	The site has planning permission, is close to completion and expected to be delivered in the short term.	7	0	0	0	0	7

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
	Prestwich, Manchester, M25 9RS										
HL/2807/00	Garage site off Hewart Drive, Bury, BL9 7NF	1	59971	3 no. Dwellings with associated parking and access	The site is under construction and is likely to deliver housing within the next five years.	2	0	0	0	0	2
HL/2841/00	Victoria Mill, High Street, Walshaw, Bury, BL8 3FS	1	65415	Extension & conversion of mill to provide 15 residential apartments	The site is suitable, available and achievable and is likely to deliver housing within the next five years. Development has commenced.	0	0	15	0	0	15
HL/2843/00	Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ	1	66016	Demolition of existing detached barn and erection of 1 no. dwelling	The site is suitable, available and achievable and is likely to deliver housing within the next five years.	3	3	0	0	0	6
HL/2859/01	Land to rear of 41 Bury Old Road and west of Arthur Lane, Ainsworth, Bolton, BL2 5PF	1	65373	Demolition of existing stable building and erection of 1 dwelling	The site is under construction and is likely to deliver housing within the next five years.	1	0	0	0	0	1
HL/2890/00	72 Park Road, Prestwich, Manchester, M25 0FA	1	68707	Creation of 1 detached house and 2 semi-detached houses	The site has planning permission, is suitable, available and achievable and is likely to deliver housing within the next five years.	0	2	0	0	0	2
HL/2891/00	Site of former Radcliffe Leisure Centre, Green Street, Radcliffe, M26 3ED	1	68998	132 apartments, bar, commercial and office spaces	The site is under construction and will deliver housing within the next 5 years.	0	35	56	41	0	132
HL/2893/00	Bury Magistrates Court, Tenters Street, Bury, BL9 0HX	1	64093	Conversion of building to 39 apartments and erection of 10 townhouses	Site is under construction, with some units completed and the remaining units expected to be completed in the short term.	39	0	0	0	0	39
HL/2911/00	Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD	1	61390	Erection of 1 no. attached dwelling	The site has planning permission as a material start has been made. It is suitable, available and achievable and	0	0	0	1	0	1

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
					is likely to deliver housing within the next five years.						
HL/2930/00	Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX	1	61832	Erection of 1 no. new dwelling	The site is under construction and is likely to deliver housing within the next five years.	1	0	0	0	0	1
HL/2956/00	Wheatfield Centre, Victoria Avenue, Whitefield	1	68691	30 new residential dwellings	The site is under construction and will deliver housing within the next five years.	18	12	0	0	0	30
HL/2986/00	Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF	1	63374	Erection of 1 no. dwelling	The site has planning permission, a material start has been made. Likely to be delivered in the next five years.	0	1	0	0	0	1
HL/2997/00	Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG	1	63661	Demolition of existing garage, erection of 1 no. dwelling	The site is under construction and is expected to deliver housing in the short term.	1	0	0	0	0	1
HL/3002/00	The Caravan, Roding Brook Road, Radcliffe, BL2 4JG	1	64048	Erection of 1 no. detached dormer bungalow with demolition of workshop,etc	The site is suitable and has the potential to deliver housing in the short to medium term.	0	0	0	0	1	1
HL/3008/00	Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX	1	70119	Redevelopment for 1 dwelling and assicuated garden and parking	The site has planning permission, is under construction and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3017/00	Land adjacent to 55 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR	1	68002	Conversion of existing stable building to 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3021/00	Aldercliffe Riding Establishment, Harwood Road, Tottington, Bury, BL8 3PT	1	64595	Conversion of store/shelter to dwelling with single storey side extension	The site has planning permission, is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3024/00	Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BLO 9FG	1	68631	Erection of 1 no. dwelling and detached garage	The site has planning permission, is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3031/00	Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ	1	64912	Demolition of former church and erection of 2 no. semi-detached houses	The site has planning permission, is under construction and is likely to be delivered in the next five years.	2	0	0	0	0	2
HL/3055/00	Land between 21 & 23 Mode Hill Lane, Whitefield, Manchester, M45 8JF	1	66993	Erection of 1 no. dwelling and change of use of land to residential curtila	The site is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3078/00	Hollins House Farm, Hollins Lane, Bury, BL9 8AS	1	67400	1 new dwelling and 1 barn conversion	The site has planning permission and is likely to be delivered in the next five years.	1	1	0	0	0	2
HL/3081/00	Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD	1	65778	Prior approval for the change of use from agricultural building to dwelling	The site has planning permission, is under construction and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3096/00	Knowsley House (Lordswood House), Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT	1	66142	Change of use from nursing home to private dwelling	The site has planning permission, is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3099/00	Land north of Heatherside Road, Ramsbottom, Bury, BLO 9BX	1	66308	Erection of 1 no. bespoke, self-build and custom-build dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3128/00	18-20 St. Mary's Place, Bury	1	69417	C/u of existing offices to 9 apartments	The site has planning permission, is under construction and is likely to be delivered in the next five years.	9	0	0	0	0	9

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3136/00	Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS	1	66546	Conversion of building and external alterations to form 1 no. dwelling	The site has planning permission, is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3145/00	Bradshaw Hill Farm, Castle Hill Road, Bury, BL9 6UN	1	66922	Conversion of garage to form dwelling	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3157/00	Land & buildings between 69-81 Lord Street, Bury, BL9 0RE	1	67036	Extension and alteration to buildings to form 4no. Flats	The site has planning permission, is under construction and is likely to be delivered in the next five years.	2	0	0	0	0	2
HL/3159/00	53 Outwood Road, Radcliffe, Manchester, M26 1AQ	1	67308	Change of use of basement from storage to residential	The site has planning permission, is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3176/00	51 Dorset Drive, Bury, BL9 9DN	1	67960	Change of use from education centre (F1) to 1 no. dwelling (C3)	The site has planning permission and is likely to deliver residential development in the next five years.	1	0	0	0	0	1
HL/3196/00	129-131 Blackburn Street, Radcliffe, Bury, M26 3WQ	1	68753	Prior approval for change of use from commercial / retail to 3 no. flats	The site has planning permission and is likely to be delivered in the next five years.	0	3	0	0	0	3
HL/3203/00	387 Bury New Road, Prestwich, Manchester, M25 1AW	1	68999	Extension and conversion ground floors to form 2 no. apartments	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3211/00	127 Blackburn Street, Radcliffe	1	69241	Prior approval for c/u from Day Nursery (Class E) to 6 no. flats	The site has planning permission and is likely to be delivered in the next five years.	6	0	0	0	0	6
HL/3226/00	Outwood Gate Farm, Ringley Road West, Radcliffe, Manchester, M26 1DL	1	68546	Demolition of existing dwelling and construction of 1no. Dwelling	The site has planning permission and is likely to be delivered in the next five years. There is an overall net gain of 0, however the loss of the existing dwelling was recorded in 2023/24, and the new dwelling is to be completed.	1	0	0	0	0	1

Site ref.	Address	Cat. ²	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3247/00	115 Park Lane, Whitefield, Manchester, M45 7GT	1	69703	1 new dwelling in side garden	The site is under construction and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3259/00	9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ	1	70104	Replacement dwelling with new footway crossing	The site has planning permission and is likely to be delivered in the next five years. There is no net gain, however the loss of 1 dwelling was recorded in 2023/24 and the new dwelling is expected to be completed in the next 5 years.	1	0	0	0	0	1
HL/3269/00	Rostrevor Hotel, 146-148 Manchester Road, Bury, BL9 0TL	1	69735	Change of use from hotel (C1) to 2 no. 9 bedroom (single occupancy) HMOs	The site has planning permission, is under construction and is likely to be delivered in the next five years.	2	0	0	0	0	2
HL/3270/00	45 Knowsley Street, Bury, BL9 0ST	1	69826	Change of use from offices (Use Class E) to 8 no. bedroom 8 person HMO (Sui	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3271/00	27 Knowsley Street, Bury, BL9 0ST	1	70178	Change of use from existing office to 8 bed (single occupancy) HMO	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3277/00	137 The Rock, Bury, BL9 0ND	1	69572	Conversion to 10 supported living units, construction of further 3 units	The site has planning permission, is under construction and is likely to be delivered in the next five years.	0	10	3	0	0	13

Category 2: Planning Permission

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2127/00	Wellington Garage, Deardens Street, Bury	2	66396	5 no. Dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	5	0	5
HL/2146/00	East Lancs Paper Mill Site, Church St East, Cross Lane, Cock Clod St and Brook Street, Radcliffe M26 2PG	2	62969	400 dwellings, etc	The site is suitable, available and achievable and has the potential to deliver housing within the next five years. It is expected that some of the units will be delivered within the next 5 years.	0	10	50	50	50	160
HL/2148/00	Former Radcliffe High School, School Street, Radcliffe	2	69233	90 dwellings	The site is has planning permission and is expected to deliver housing within the next five years.	15	30	30	15	0	90
HL/2309/00	Land to west of 149 Brandlesholme Road, Bury	2	64640	Development of 52 no. dwellings, associated means of access and landscaping	Site has planning permission, a material start has been made and it is likely to deliver residential development in the next five years.	0	12	15	15	10	52
HL/2339/00	Station House, Bury Road, Radcliffe	2	69463	30 dwellings	The site is has planning permission and is expected to deliver housing in the short term.	0	20	10	0	0	30
HL/2518/01	Former Seedfield Centre (Part of PFE allocation JPA8)	2	69079	Demolition of existing buildings and erection of 84 dwellings	The site is has planning permission and is expected to deliver housing in the short term.	4	30	30	20	0	84
HL/2599/00	Spring Street Sawmills, Spring Street, Ramsbottom	2	68578	Development of 5 dwellings	Site has planning permission and potential to deliver residential development in the short term.	0	0	2	3	0	5
HL/2614/00	Unit 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA	2	69702	Demolish industrial units. Erect 3 dwellings	Site has planning permission, is suitable and has potential to deliver residential development in the short term.	0	0	0	0	3	3

³ Category 2 = Planning Permission

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2744/00	Land off Flashfields, Prestwich, Manchester, M25 9ST	2	70522	Erection of 2 no. dwellings	The site has planning permission and the potential to be delivered in the next five years.	0	0	0	2	0	2
HL/2811/00	Garage site at land between 18 & 24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD	2	68667	Erection of 1 no. dwelling	The site has planning permission and is likely to deliver housing in the short term.	0	0	1	0	0	1
HL/2825/00	Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP	2	68505	Redevelopment for 4 dwellings - 3 new build, 1 barn conversion.	The site has planning permission, is suitable, available and achievable and is likely to deliver housing within the next five years.	0	4	0	0	0	4
HL/2826/00	Lake Hill, Walshaw Road, Bury, BL8 1PT	2	65963	Conversion to 6 apartments, 2 semi-detached houses and 1 bungalow	The site is suitable, available and achievable and has the potential to deliver in the short to medium term.	0	0	2	6	0	8
HL/2836/00	2 Cook Street, Bury, BL9 ORP	2	67812	Conversion of first floor from storage to 8 no. flats	The site is suitable and achievable and has planning permission, with potential to deliver housing in the short term.	0	0	4	4	0	8
HL/2859/02	41 Bury Old Road, Ainsworth, Bolton, BL2 5PF	2	67459	1 new dwelling to replace existing storage building	The site has planning permission and is likely to deliver housing within the next five years.	0	0	0	1	0	1
HL/2910/00	Land adjacent to 23 Meadway, Bury, BL9 9TY	2	68709	2 Dwellings	The site has planning permission, is suitable, available and achievable and has the potential to deliver housing within the next five years.	0	0	0	2	0	2
HL/2929/00	Land adjacent to 51 Humber Drive, Bury, BL9 6SJ	2	68633	Erection of 2 no. semi-detached dwellings	The site has planning permission, is suitable, available and achievable and has the potential to deliver housing within the next five years.	0	0	0	2	0	2
HL/2934/00	Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA	2	67466	Erection of 1 no. dwelling	The site has planning permission, is suitable, available and achievable and is likely to deliver housing within the next five years.	0	0	0	1	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2936/00	Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP	2	67830	Outline application for 1 no. new dwelling (all matters reserved)	The site is suitable, available and achievable and has the potential to deliver housing within the next five years.	0	0	0	0	1	1
HL/2970/00	Land adjacent to 101 Mather Road, Bury, BL9 6RD	2	66156	Erection of 2 no. dwellings	The site has outline planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2
HL/2991/00	Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX	2	67976	Erection of 1 no. two storey dwelling with off street parking	The site has planning permission and likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3001/00	Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE	2	64018	Erection of 1 no. dwellinghouse	The site is suitable, available and achievable and has the potential to deliver housing in the short to medium term.	0	1	0	0	0	1
HL/3014/00	Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BLO 0RX	2	64119	Conversion of agricultural building to form 2 no. dwellings and two storey	The site has planning permission and is likely to be delivered in the next five years.	0	2	0	0	0	2
HL/3015/00	Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU	2	64172	Prior notification - change of use of upper floors from offices to 12 flats	The site has planning permission and is likely to be delivered in the next five years.	0	0	6	6	0	12
HL/3025/00	27-29 Bridge Street, Ramsbottom, Bury, BLO 9AD	2	69118	Part c/u of second floor to include 1 no. apartment	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3056/00	Land adjacent 6 Bentley Lane, Bury, BL9 6RZ	2	67808	Reserved matters approval for 3 dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	3	0	0	0	3
HL/3057/00	Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB	2	65197	Conversion of stone barn to 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3059/00	38 Deyne Avenue, Prestwich, Manchester, M25 1EJ	2	65261	Construction of 1 no. dwelling at the side	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3065/00	73 Higher Lane, Whitefield, Manchester, M45 7EZ	2	65358	Alterations to existing dwelling to form two apartments	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3065/01	Land adjacent 73 Higher Lane, Whitefield, M45 7EZ	2	68474	1 detached dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3072/00	Land adjacent to Ivy Cottage, Baldinstone, Bury, BL9 6RX	2	70409	Demolition of existing building and erection of 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3075/00	Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BLO 0DG	2	70036	Erection of 1 no. detached dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3076/00	Rainsough Cottage, 5 Rainsough Brow, Prestwich, Manchester, M25 8SU	2	65170	Demolition of existing dwelling and erection of 4 dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	3	0	0	3
HL/3077/00	Garage site at James Street, Prestwich, Manchester, M25 3AP	2	65727	Demolition of existing garage and erection of 2 semi-detached dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	2	0	0	0	2
HL/3097/00	Old Hall, Lower Chesham, Bury, BL9 6BX	2	65664	Residential development for 3 no. dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	3	0	0	0	3
HL/3098/00	12A Whittaker Lane, Prestwich, Manchester, M25 1FX	2	66348	Change of use of the first floor only to form a 4 bedroom HMO	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3100/00	Topping Mill, Topping Street, Bury, BL9 6DR	2	65525	Change of use of industrial premises to 15 apartments	The site has planning permission and is likely to be delivered in the next five years.	0	8	7	0	0	15
HL/3105/00	Former CPU Kitchens, Willow Street, Bury, BL9 7QZ	2	69602	13 self-contained dwellings for supported living	The site has planning permission, is suitable, available and is expected to deliver housing in the short term.	0	13	0	0	0	13
HL/3132/00	26 West Drive, Bury, BL9 5DN	2	66226	New dwelling in garden of existing house	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3133/00	Gorsehill, 94 Starling Road, Bury, BL8 2HH	2	66293	Demolition of stables and construction of a single detached dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3135/00	35 Bolton Street, Ramsbottom, Bury, BL0 9HU	2	66453	Change of use of first floor from betting shop to self-contained flat	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3140/00	St. John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF	2	67711	Conversion of existing church into single dwelling	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3141/00	2 Bell Lane, Bury, BL9 6AR	2	66774	Change of use from public house/offices to 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3147/00	Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU	2	66968	Erection of 1 no. dormer bungalow with associated car parking	The site has planning permission and is likely to be delivered 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	67977	Erection of 4 dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	2	2	0	4
HL/3149/00	Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS	2	67025	Outline app. for 1 no. new dwelling (all matters reserved except access)	The site has outline planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3150/00	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	2	67168	Conversion of roof space to create 5 no. 1 bed self-contained flats	The site has planning permission and is likely to be delivered in the next five years.	0	5	0	0	0	5
HL/3150/01	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	2	67933	Conversion of existing lower ground floor garages to 4 no. flats	The site has planning permission and is likely to be delivered in the next five years.	0	0	4	0	0	4
HL/3153/00	136 Stand Lane, Radcliffe, Manchester, M26 1GS	2	69466	Two storey building with retail at ground floor and 3 apartments above	The site has planning permission and is likely to be delivered in the next five years.	0	2	0	0	0	2
HL/3160/00	197 Rochdale Road, Pimhole, Bury, BL9 7BB	2	67397	Change of use of 1st and 2nd floors to 1 no. residential flat	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3163/00	Land adjacent 5 Stubbins Lane, Ramsbottom, BL0 0PU	2	67718	Outline application for 1 No. dwelling with all matters reserved	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3165/00	Land off Kirkman Street, Bury	2	67109	New residential development for 9 dwellings and associated infrastructure	The site has planning permission and is likely to deliver residential development in the next five years	0	0	4	5	0	9
HL/3167/00	Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT	2	68661	Erection of dwelling and change of use and refurbishment of Gate House	The site has planning permission and is likely to deliver residential development in the next five years.	0	1	0	0	0	1
HL/3168/00	Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW	2	67389	Detached bungalow to replace stables and barn	The site has planning permission and is likely to deliver residential development in the next five years.	0	1	0	0	0	1
HL/3169/00	2 Holcombe Grove, Radcliffe, Manchester, M26 1SE	2	67413	Demolition of outbuildings and erection of a 2 storey detached dwelling	The site has the planning permission and the ability to achieve residential development in the next five years.	0	0	1	0	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3170/00	Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES	2	67553	Erection of one dwelling with associated garage, parking/manoeuvring space	The site has planning permission and is likely to deliver residential development in the next five years.	0	1	0	0	0	1
HL/3171/00	121-131 Bell Lane, Bury, BL9 6BB	2	67625	Demolition of building and erection of 24 no. apartments and 1 retail unit	The site has planning permission and is likely to deliver residential development in the next five years.	0	0	0	12	12	24
HL/3174/00	Land adjacent to 88 Watling Street, Tottington, Bury, BL8 3QW	2	67799	Erection of 1 no. attached dwelling	The site has planning permission and is likely to deliver residential development in the next five years.	0	0	1	0	0	1
HL/3175/00	35 Knowsley Street, Bury, BL9 0ST	2	67939	Prior approval change of use from commercial (E) to residential C3	The site has planning permission and is likely to deliver residential development in the next five years.	1	0	0	0	0	1
HL/3186/00	Land adjacent to 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS	2	67787	Conversion of existing stable block to form 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3187/00	Car Park, Buckley Street, Radcliffe	2	67504	Erection of 6 no. terraced houses	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	6	0	6
HL/3188/00	24 Brookfield, Prestwich, Manchester, M25 1EL	2	67953	Demolition of existing dwelling and erection of 2 semi-detached dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3189/00	Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD	2	68067	Erection of 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3190/00	Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU	2	68092	Outline application for 2 no. dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3194/00	Land adjacent to 391 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER	2	68608	Erection of 2 no. semi-detached dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2
HL/3199/00	16 Hampson Street, Radcliffe, Manchester, M26 4TN	2	68840	Conversion of 1 no. dwelling into 2 no. apartments	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3204/00	Land adjacent to 8 Haslam Brow, Bury, BL9 0TS	2	69015	Erection of 1 no. dormer bungalow	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3205/00	32 Kershaw Street, Pimhole, Bury, BL9 7HH	2	69068	Conversion of 2 commercial units at GF and 2 studio flats at 1st floor	The site has planning permission and is likely to be delivered in the next five years.	0	0	2	0	0	2
HL/3209/00	Ainsworth Hall Farm, Ainsworth Hall Road, Ainsworth, Bolton, BL2 5QT	2	69792	Erection of a 1 no. dwelling with associated works	The site has planning permission and is likely to deliver residential development in the next five years.	0	0	0	1	0	1
HL/3227/00	Windacre Farm, Mather Road, Walmersley, BL9 6RB	2	68797	1 No. detached dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3228/00	Land between 2 Ferngrove House, Rochdale Old Road & Woodgate Hill Road, Bury, BL9 7LS	2	68884	Erection of 5 no. new dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	3	5
HL/3229/00	Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ	2	68885	Erection of 1 no. dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	0	1	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3230/00	13 New Hall Road, Bury, BL9 7TQ	2	68888	1 single storey detached dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3233/00	73-75 Ainsworth Road, Bury, BL8 2PY	2	69405	Dormer at rear and conversion of loft space to 1 no. flat	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3234/00	Barrack Fold Farm, Arthur Lane, Radcliffe, Bolton, BL2 5PU	2	69436	Prior approval c/u from agricultural building to dwellinghouse	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3234/01	Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU	2	69812	Conversion of existing barn to 4 no. dwellings and replacement of existing	The site has planning permission and is likely to be delivered in the next five years.	0	0	2	2	1	5
HL/3235/00	Land adjacent to 35 Hilton Street, Bury, BL9 6LT	2	69459	Erection of 2 no. terraced dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2
HL/3236/00	5 Crompton Street, Bury, BL9 0AD	2	69480	Prior approval for change of use from Class E to 16 apartments	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	8	8	16
HL/3237/00	Abbotts Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD	2	69509	Prior approval change of use of agricultural building to 3 dwellinghouses	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	0	3	3
HL/3238/00	Land at Billberry Close & Albert Road, Whitefield, M45 8BL	2	69535	7 bungalows	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	3	4	7
HL/3239/00	Land west of Lowercroft Road, Bury, BL8 3GQ	2	69547	Erection of 4 no. dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	2	4
HL/3241/00	21 Ainsworth Road / 2 Water Lane Street,	2	69561	Retention of existing ground floor flat, create 2 additional flats (4 total)	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
	Radcliffe, Manchester, M26 4DJ										
HL/3242/00	11 St Margarets Road, Prestwich, Manchester, M25 2QB	2	69577	Conversion of existing dwelling into 2 dwellinghouses	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3243/00	62 Starling Road, Radcliffe, Manchester, M26 4LN	2	69624	Erection of replacement dwelling	Site has planning permission and is expected to deliver within the next five years but will not result in a net gain.	0	0	-1	1	0	0
HL/3244/00	76 Bury Old Road, Whitefield, Manchester, M45 6TL	2	69664	Prior approval for c/u of 1st floor from commercial class E to 1 flat	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3245/00	29 Bolton Road, Bury, BL8 2AB	2	69674	C/u of former shop / living accommodation to 2 flats	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3246/00	21 Pinfold Lane, Whitefield, Manchester, M45 7NY	2	69677	Demolition of existing dwelling and erection of new dwelling	Site has planning permission and is expected to deliver within the next five years but will not result in a net gain.	-1	1	0	0	0	0
HL/3248/00	7 Broad Street, Bury, BL9 0DA	2	69714	Prior approval for change of use from commercial class E to 4 apartments	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	4	0	4
HL/3249/00	39 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW	2	69766	Demolition and rebuilding of dwelling	Site has planning permission and is expected to deliver within the next five years but will not result in a net gain.	-1	1	0	0	0	0
HL/3250/00	Jungle Mayhem, Eton Hill Road, Radcliffe, Manchester, M26 2ZT	2	69787	Change of use of part of ground floor to manager's flat	The site has planning permission and is likely to be delivered in the next five years.	1	0	0	0	0	1
HL/3251/00	12 Bolton Street, Bury, BL9 0LQ	2	69796	Prior approval for c/u from commercial class E to mixed use inc 2 flats	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	2	0	2

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3252/00	227 Ainsworth Road, Radcliffe, Manchester, M26 4EE	2	69852	Change of use of shop to dwelling, replace shop front with door and window	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3254/00	2 Taylors Lane, Ainsworth, Bolton, BL2 6QS	2	69995	C/u garage to 1 dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3255/00	The Smithy and 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS	2	69996	Conversion of 1no. dwelling and workshop to 2no. flats and 3no. Dwellings	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	4	0	4
HL/3256/00	8 Bell Lane, Bury, BL9 6AR	2	70053	Change of use of ground floor (Class E) to 1 no. self contained flat	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3257/00	Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ	2	70070	Change of use from nursery building to 3 no. dwellings with associated car	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	3	0	3
HL/3258/00	Land adjacent to 11 Walter Street, Prestwich, Manchester, M25 3HJ	2	70083	Erection of 1 dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3260/00	3 Sunningdale Avenue, Whitefield, Manchester, M45 7GW	2	70105	Demolition of existing dwelling and erection of 1 dwelling	Site has planning permission and is expected to deliver within the next five years but will not result in a net gain.	-1	0	1	0	0	0
HL/3261/00	99 Bury New Road, Ramsbottom, Bury, BL0 0BZ	2	70135	1 dwelling in side garden	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3262/00	9 Deansgate, Radcliffe, Manchester, M26 2SH	2	70183	C/u 1st floor from office to 1 flat with external staircase	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3263/00	406 Tottington Road, Bury, BL8 1TU	2	70188	Dormer bungalow with access from Bowes Close	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3264/00	Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD	2	70193	Demolition of existing bungalow and erection of 1 dwelling	Site has planning permission and is expected to deliver within the next five years but will not result in a net gain.	-1	0	1	0	0	0
HL/3265/00	22 Blackburn Street, Radcliffe, Manchester, M26 1NQ	2	70268	Prior approval for c/u from commercial to 1 flat	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3266/00	Land at Burns Avenue (rear of 26-28 St Peters Road), Bury, BL9 9RB	2	70303	Erection of 1 dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3268/00	Stables at land east of Brookbottom Road, Radcliffe, M26 4HX	2	70448	Conversion of stables to 1 dwelling	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3272/00	147-155 Walshaw Road, Bury, BL8 1NH	2	70343	Change of use from residential care home (Class C2) to 13 no. bedroom (sing	The site has planning permission and is likely to be delivered in the next five years.	0	0	1	0	0	1
HL/3273/00	388 Tottington Road, Bury, BL8 1TU	2	70354	Change of use from residential care home (Class C2) to 16 no. bedroom HMO	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	1	0	1
HL/3274/00	17 Deansgate, Radcliffe, M26 2SH	2	69200	Prior approval for c/u to 1 flat and shop	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/3276/00	International House, Church Lane, Prestwich, M25 1AN	2	68268	Change of use from offices to 8no. apartments.	The site has planning permission and is likely to be delivered in the next five years.	0	0	0	8	0	8

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
NL/0081/00	469 Walshaw Road, Bury, BL8 3AE	2	67408	Change of use from dwellinghouse (Class C3) care home (Class C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	0	-1	0	0	0	-1
NL/0086/00	9 East Meade, Prestwich, Manchester, M25 0JJ	2	69324	LDC for C/u from C3a to childrens home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0088/00	21 Orpington Drive, Bury, BL8 2PJ	2	69612	C/u from residential dwelling (C3) to children's residential care home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0089/00	67 Hunstanton Drive, Bury, BL8 1XH	2	69696	LDC for c/u from C3 to children's home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0091/00	114-116 Walmersley Road, Bury, BL9 6DX	2	69908	C/u from 6 flats to residential care home for up to 5 young people (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-6	0	0	0	0	-6
NL/0092/00	25 Randle Drive, Bury, BL9 8HZ	2	70061	C/u dwelling to children's residential care home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0093/00	36 Irwell Street, Radcliffe, Manchester, M26 1LR	2	70256	C/u dwellinghouse (C3) to residential care home for up to 3 children (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0095/00	95 Rutland Drive, Bury, BL9 9DR	2	70379	C/u dwelling (C3) to children's residential home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1

Site ref.	Address	Cat. ³	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
NL/0096/00	8 Ringstone Close, Prestwich, Manchester, M25 9PZ	2	70388	C/u dwelling to childrens care home (Class C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1
NL/0098/00	14 Higher Lane, Whitefield, Manchester, M45 7FY	2	69777	LDC for proposed c/u from HMO (Class C4) to Care Home (C2)	The site has planning permission for C2 use and is likely to be delivered in the next five years, resulting in a loss of a C3 dwellinghouse.	-1	0	0	0	0	-1

Category 4: Unconstrained Potential

Site ref.	Address	Cat. ⁴	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2230/00	Land off Knowsley Street (Q-Park airspace), Bury	4	N/A	N/A	The site is suitable and ready for development and is expected to come forward within the next five years. It is expected that some of the units will be delivered within the next 5 years.	0	0	0	0	60	60
HL/2231/00	Townside (Pyramid Park), Market Street, Bury	4	N/A	N/A	The site has been identified in the town centre masterplan for residential use and work is in progress to bring it forward in the short term. It is expected that some of the units will be delivered within the next 5 years.	0	0	0	25	50	75
HL/2241/00	Former Police Station, Irwell Street, Bury	4	70565	Full app for specialist care home and outline app for Care Home (C2)	The site has been cleared and is likely to come forward for care home use in the short term. Capacity is based on national ratio of 1.8. It is expected that the completion of the part of the site will exceed the five year period.	0	0	0	22	0	22
HL/2460/03	Humphrey House, Angouleme Way, Bury, BL9 6EQ	4	N/A	N/A	Site is expected to deliver housing in the short term as part of the town centre masterplan and the Council's brownfield housing programme.	0	0	30	35	0	65
HL/2492/00	Longfield Suite, Prestwich	4	70449	Hybrid application - outline includes C3 for up to 210 units	The site is suitable, available and has the potential to deliver housing in the short to medium term. It is expected that some of the units will be delivered within the next 5 years.	0	0	0	35	40	75

⁴ Category 4 = Unconstrained Potential

Site ref.	Address	Cat. 4	Application number	Description	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2519/00	Mondi Paper Mill, Holcombe Mill, Peel Bridge, Ramsbottom, BLO OBS	4	70222	57 dwellings	The site is considered deliverable and planning permission is minded to approve.	0	0	0	20	37	57
HL/2520/00	Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX	4	70805	4 no. bungalows and 39 apartments for over 55s	The site is in Council control and is the subject of a current planning application, and is expected to deliver in the short term. Brownfield land funding has been used to deliver enabling works.	0	4	39	0	0	43
HL/2526/01	William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP	4	70015	18 supported living apartments (Class C2) and 25 no. dwellings	Site is suitable and has the potential to be brought forward in the short term. Site is minded to approve, is in Council ownership and will be delivered as part of the brownfield housing programme.	0	15	20	0	0	35
HL/2534/00	Fairways Lodge Hotel, George Street, Prestwich, M25 9WS	4	70484	52 retirement living apartments	Site is minded to approve and is expected to deliver housing in the short term.	0	0	0	25	27	52
HL/3130/00	Pinfold Lane Day Centre, Pinfold Lane, Whitefield	4	N/A	N/A	The site is in Council ownership and has the ability to deliver residential development in the next five years as part of the brownfield land development programme.	0	0	0	24	0	24
HL/3180/00	Millgate Shopping Centre and Land at Clerke St, Bury	4	N/A	N/A	The site will deliver the first phase of development inc. c.120 units within the next 5 years as part of the regeneration of Bury TC to be delivered through the JV.	0	0	120	0	0	120
HL/3183/00	1-5 The Elms, Elms Close, Whitefield, M45 8XS	4	N/A	N/A	The site is in Council ownership, has been cleared and is expected to achieve residential development in the short term.	0	0	0	0	24	24

Category 6: Places for Everyone Site Allocations

Site ref.	Address	Cat. ⁵	Deliverability comments	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2847/00	Places for Everyone Site Allocation JPA7 - Elton Reservoir	6	Peel Land and Property set out in their Matter 17 statement that they are working towards the delivery of initial phases of housing in the first five years of the plan period. In their response to the request for an update they have indicated that their trajectory is a work in progress based on a 'pessimistic' scenario, and have suggested a precautionary approach with first completions in 2027/28. A total of 150 dwellings have been included within the 5 year supply from this allocation.	0	0	0	50	100	150
HL/2848/00	Places for Everyone Site Allocation JPA9 - Walshaw	6	In their evidence to the PFE Examination the consortium stated that they do not have current concerns regarding their ability to deliver the proposed allocation in financial viability terms. They have not responded to a request for an updated trajectory. A precautionary approach has been applied to the 5 year supply, assuming first completions in 2027/28 and a total of 165 dwellings within the 5 year supply.	0	0	0	45	120	165
HL/2900/01	Places for Everyone Site Allocation JPA1.1 - Heywood and Pilsworth (Northern Gateway)	6	Site is being progressed by a single housebuilder. Engagement with the developer of this part of the site indicates they are seeking to progress the site at pace	0	0	25	35	35	95
HL/2900/02	Places for Everyone Site Allocation JPA1.2 - Simister and Bowlee (Northern Gateway)	6	In their response to a request for an update, the site promoters have indicated that the first completions will be in 2026/27, and a total of 170 dwellings will be completed within the next five years.	0	0	25	65	80	170

⁵ Category 4 = Unconstrained Potential

Five year deliverability summary

Category	Y1	Y2	Y3	Y4	Y5	5 year total
CATEGORY 1 - SITES UNDER CONSTRUCTION	395	232	225	130	33	915
CATEGORY 2 - SITES WITH PLANNING PERMISSION	7	167	186	219	98	677
CATEGORY 4 - UNCONSTRAINED POTENTIAL	0	19	209	186	238	652
CATEGORY 6 – PROPOSED SITE ALLOCATIONS	0	0	50	195	335	580
5 YEAR TOTAL	302	418	670	730	704	2,824

Bury
Council