

Bury Strategic Housing Land Availability Assessment (2022)

Site Listing

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SHLAA SITE LISTING

Category 5 – Constrained Sites

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Builders Merchants

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: yes
 Area (Hectares): 0.899 Density: 33
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: 50016
 Description: Change of use from B8 to residential

Planning Status: Expired Planning Permission

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

Applicant: Mr F Wilkinson

Address: Unsworth Moss Farm
 Simon Lane, Bowley
 Middleton

Grid Reference

Easting: 377962 Northing: 407297

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	30

Units

Number	
New Build Units:	30
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Removal of contamination from the site

Deliverability Details (5-Year Supply)

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

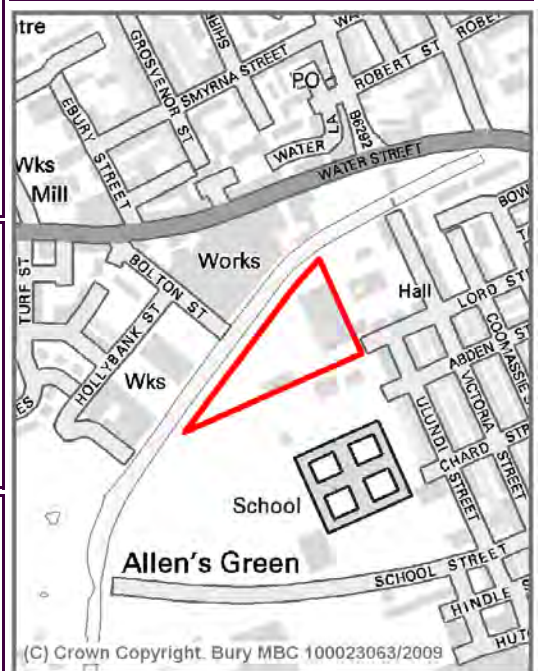
Deliverability Comments:

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

Comments:

Expired planning permission but still in use as building supplies.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: PRESTWICH

Existing Use: Factory & Filling Station

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.272 Density: 74

Capacity: 20 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: Residential Development

Planning Status: Expired Planning Permission

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

Applicant:

Address:

Grid Reference

Easting: 381876

Northing: 403796

Plot Details

Site Visit
Completed
Under Construction
Available

0

0

20

Units

Number
New Build Units:
Converted Units:

20

0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

0

0

0

0

0

Bedroom Details

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

0

0

0

0

0

Tenure Details

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

20

0

0

0

0

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Mitigate contamination, relocate existing occupiers

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Expired planning permission but building still occupied.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2125/00
 Category: 5 - Constrained Potential
 Location: Barn at Meadowcroft Fold Farm, Off Whittle Lane, Pilsworth, Bury, OL10 2RE

District: WHITEFIELD

Existing Use: Barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.609 Density: 3

Capacity: 2 Windfall site?: Y-M

Application Details

Application No.: 56826

Description: Conversion of vacant barn into 2 no. dwellings

Planning Status: Expired Planning Permission

Permission Date: 28/11/2013 Expiry Date: 28/11/2016

Applicant: Wilton Estate

Address: Tom Myerscough
 6 School Street
 Radcliffe, M26 3PB

Grid Reference

Easting: 383469

Northing: 408389

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	2

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Removal of contaminants from the site

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.18 Density: 56

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.: 46697

Description: Demolition of existing building and erection of 35 apartments

Planning Status: Expired Planning Permission

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

Applicant: Keresforth Ltd

Address: C/O Agent

Grid Reference

Easting: 378258

Northing: 407178

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	10

Units

Number	
New Build Units:	10
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contaminants from the site

Deliverability Details (5-Year Supply)

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

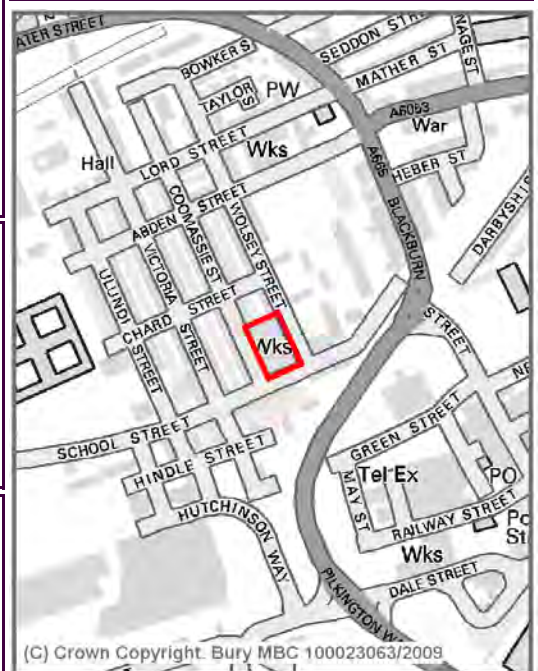
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2165/00
 Category: 5 - Constrained Potential
 Location: Corner Ainsworth Rd/Hardman St - Constellation Mill, Radcliffe

District: RADCLIFFE

Existing Use: Mill & various workshop units

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.92 Density: 43

Capacity: 40 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377694

Northing: 408833

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	40

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2168/00
 Category: 5 - Constrained Potential
 Location: Off Vale Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.297 Density: 40

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 375330

Northing: 409418

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	12
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		Y	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

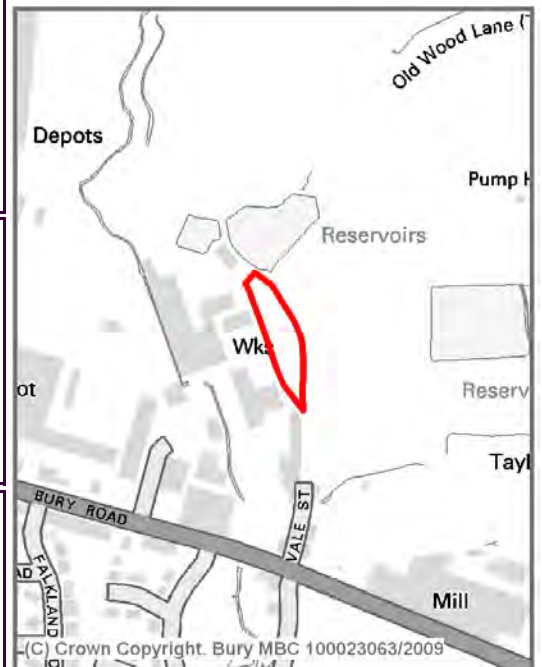
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY SOUTH

Existing Use: Unused - Car Park for adjacent employment use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.128 Density: 47

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381880

Northing: 407640

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	6
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

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

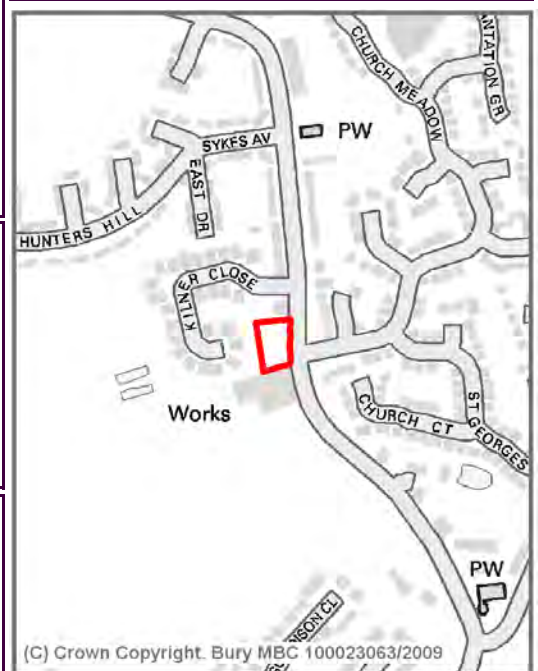
Deliverability Comments:

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

Comments:

Site is constrained as it is part of the adjacent works and not available for development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2187/00
 Category: 5 - Constrained Potential
 Location: Tanners (Land off Bramworth Av), Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

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

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378702

Northing: 416672

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				N	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		U
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove access / stability constraints

Deliverability Details (5-Year Supply)

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

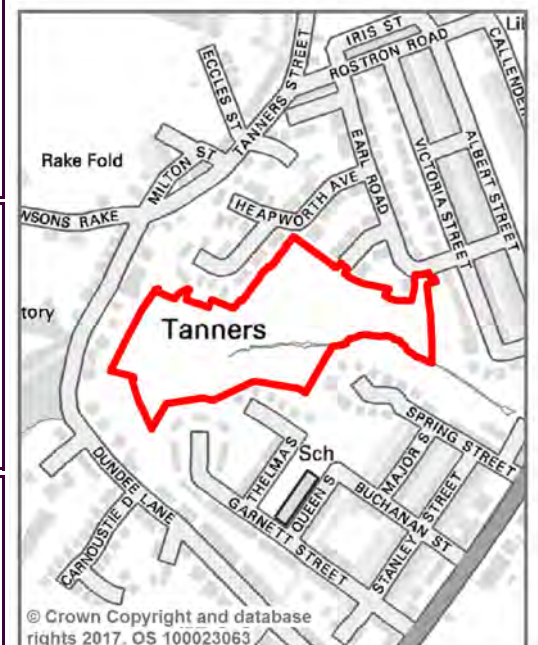
Deliverability Comments:

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

Comments:

Site is constrained as the land is considered to be unstable and may not suitable for residential development. It also has poor access. Further evidence is required to determine if site could deliver residential development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2192/00
 Category: 5 - Constrained Potential
 Location: Auto Rescue, Stubbins Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Accident breakdown recovery

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.242 Density: 41

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379222

Northing: 417512

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Ensure adequate flood defence / remove employment protection policy

Deliverability Details (5-Year Supply)

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

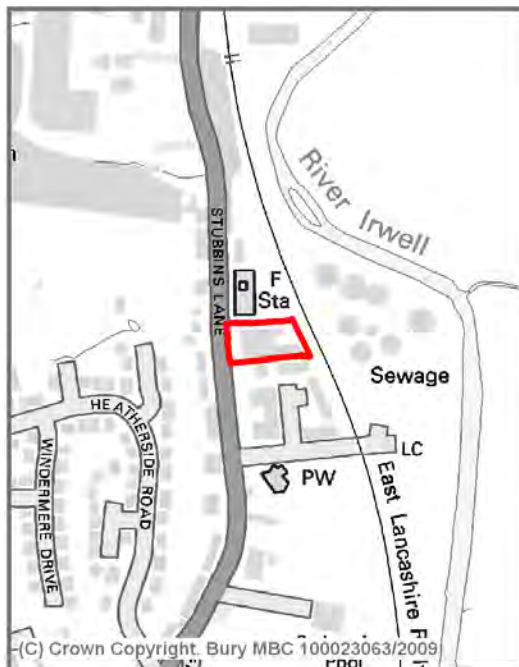
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RAMSBOTTOM

Existing Use: Builders yard plus vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.339 Density: 38

Capacity: 13 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379233

Northing: 417331

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	13

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Site is constrained as the site forms part of an Employment Generating Area.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2202/00
 Category: 5 - Constrained Potential
 Location: Harwood Road, Tottington

District: TOTTINGTON

Existing Use: Gardens, vacant land & garages

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.137 Density: 44
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377464

Northing: 413195

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	6

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	Y	Levels:	Y
Nature Conservation:			N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Lose amenity value of site

Deliverability Details (5-Year Supply)

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

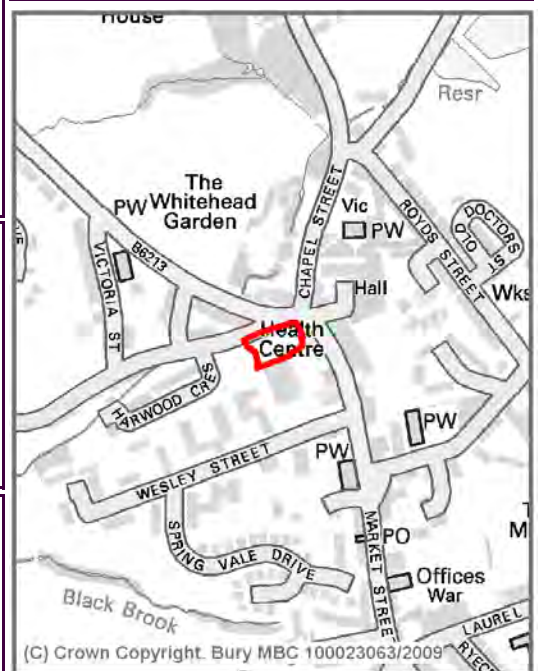
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: TOTTINGTON

Existing Use: Farm

Surrounding Use: Residential

Land Use Class: MU Previously developed?: Mix

Area (Hectares): 0.448 Density: 45

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377774

Northing: 412376

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	20
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site has potential to deliver housing if it becomes available

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2204/00
 Category: 5 - Constrained Potential
 Location: Spring Vale Street, Tottington

District: TOTTINGTON

Existing Use: Mix of industrial uses

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.404 Density: 45
 Capacity: 18 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377512

Northing: 412923

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	18

Units

Number

New Build Units:	18
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove policy constraints on release of employment land

Deliverability Details (5-Year Supply)

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

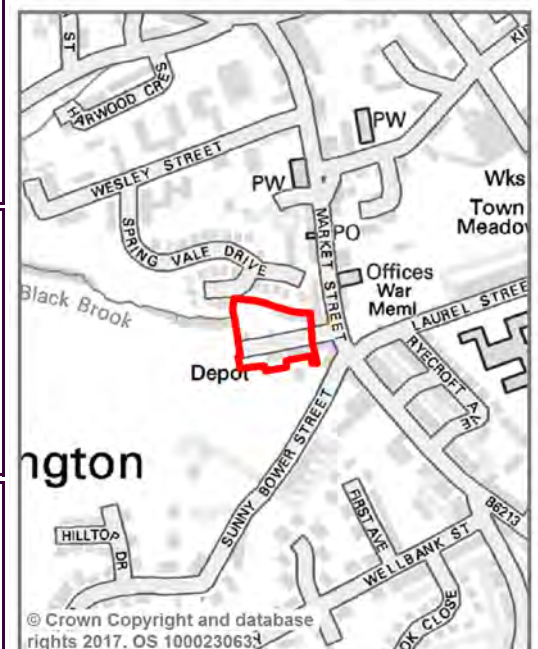
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2211/00
 Category: 5 - Constrained Potential
 Location: Victoria Street area, Bury

District: BURY NORTH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.562 Density: 53

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379564

Northing: 411141

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	Y	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove employment policy protection and land assembly

Deliverability Details (5-Year Supply)

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

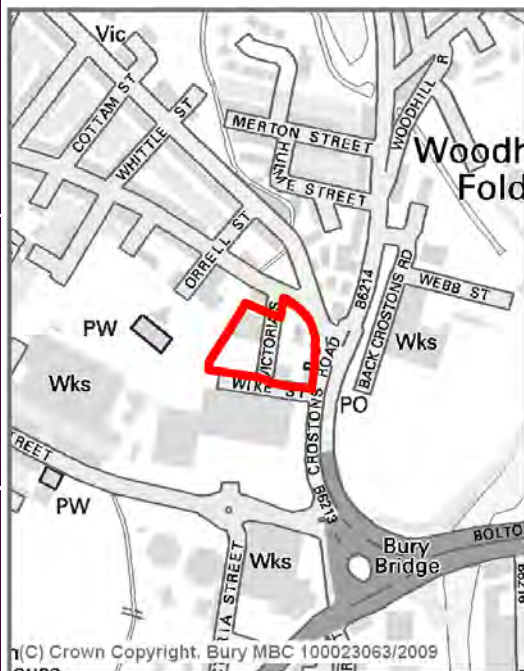
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.216 Density: 37

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379481

Northing: 410977

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	Y	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Site is constrained and the site may not be suitable for residential development due to the nature of the surroundings, including the large gas works that sits adjacent the site.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2245/00
 Category: 5 - Constrained Potential
 Location: Land off Bolton Street, Bury

District: BURY NORTH

Existing Use: Mixed commercial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.103 Density: 117
 Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 380233

Northing: 410867

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Land assembly and remove employment protection policy

Deliverability Details (5-Year Supply)

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

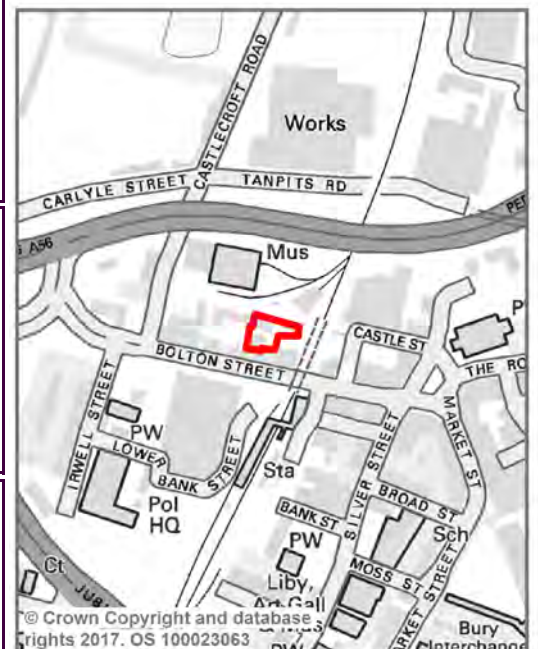
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.071 Density: 169

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381663

Northing: 411385

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		N
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.105 Density: 38

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 55198

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

Planning Status: Expired Planning Permission

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

Applicant: C/O Agent John Holt Architects Ltd

Address: 3 Manchester Road
 Bury
 BL9 0DR

Grid Reference

Easting: 379805

Northing: 409278

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	4
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	4
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage the flood risk and release previously developed sites.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2250/00
 Category: 5 - Constrained Potential
 Location: Off Cemetery Road, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.674 Density: 40

Capacity: 27 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377999

Northing: 407968

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	27

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove policy constraints on the release of employment use

Deliverability Details (5-Year Supply)

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

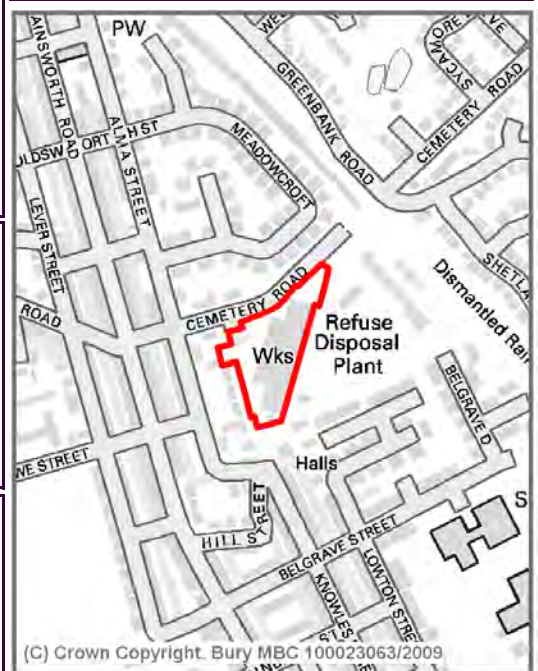
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Vacant & storage

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.527 Density: 38

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378279

Northing: 407573

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove policy constraints on the release of employment use

Deliverability Details (5-Year Supply)

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

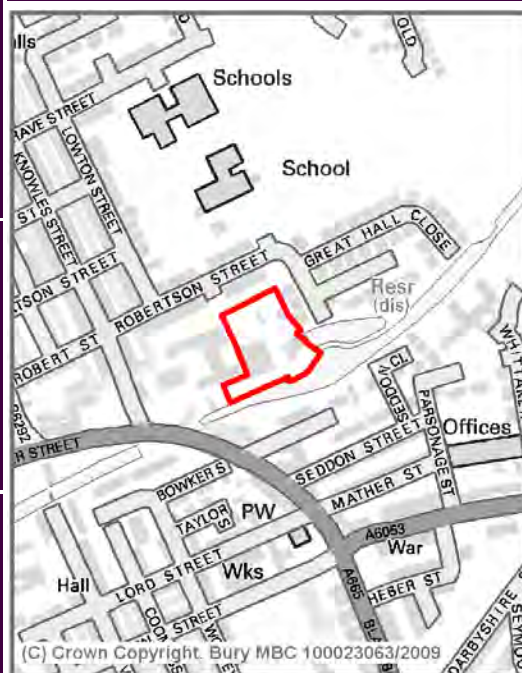
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2259/00
 Category: 5 - Constrained Potential
 Location: Grey Street, Haworth Street, Radcliffe

District: RADCLIFFE

Existing Use: Vacant hardstanding

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.087 Density: 69

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378587

Northing: 407340

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Removal of contamination from the site

Deliverability Details (5-Year Supply)

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

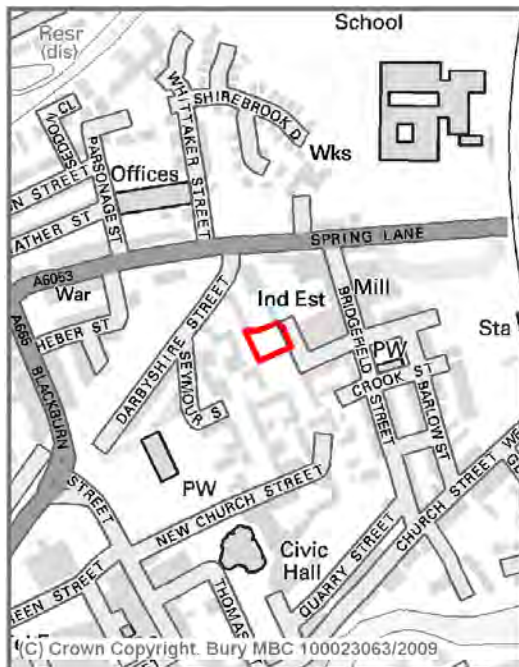
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2262/00
 Category: 5 - Constrained Potential
 Location: Crown Works, Withins Street

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.079 Density: 76
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: Expired Planning Permission

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379362

Northing: 407825

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		N
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Removal of contamination from the site.

Deliverability Details (5-Year Supply)

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

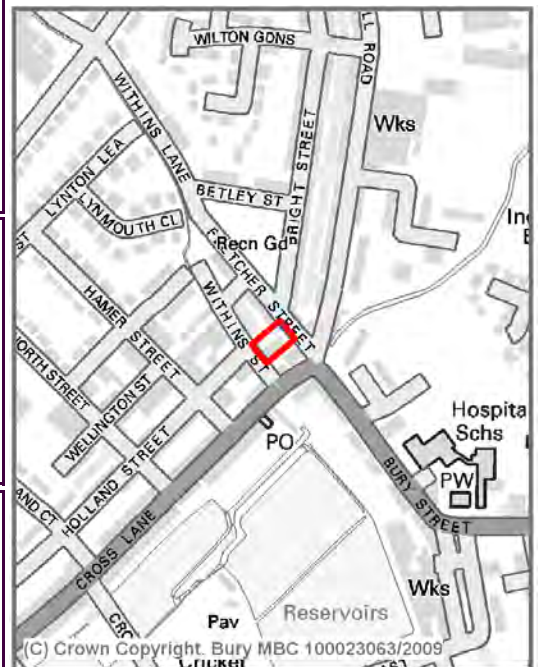
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Industrial / Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.872 Density: 17

Capacity: 15 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378541

Northing: 406740

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove employment protection policy/manage Flood Risk

Deliverability Details (5-Year Supply)

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

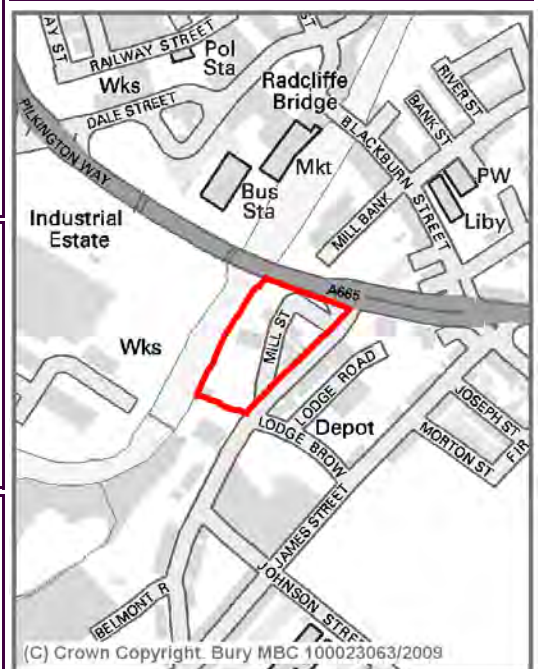
Deliverability Comments:

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

Comments:

Site is constrained by flood risk issues.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2268/00
 Category: 5 - Constrained Potential
 Location: Outwood Road/Lodge Road, Lodge Brow, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.005 Density: 30

Capacity: 30 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378604

Northing: 406705

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.109 Density: 92
 Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377893

Northing: 407345

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

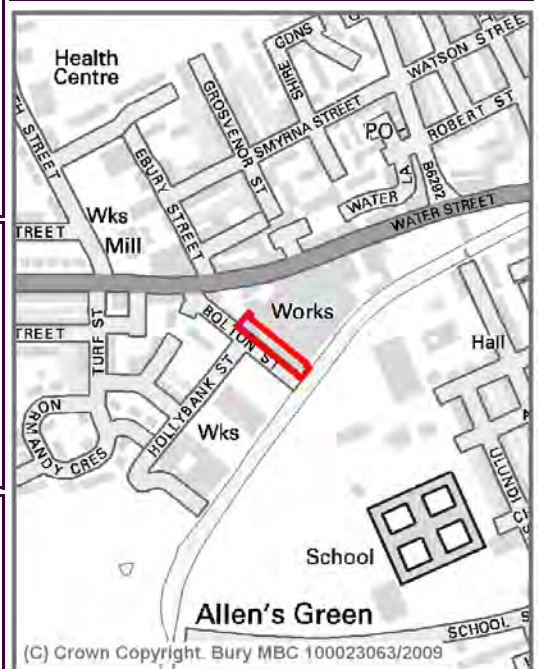
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2270/00
Category: 5 - Constrained Potential
Location: Hollybank Street

District: RADCLIFFE

Existing Use: Vacant industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.56 Density: 36

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377861

Northing: 407288

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2271/00
 Category: 5 - Constrained Potential
 Location: Hollybank Street/Bradshaw Street, Radcliffe

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.767 Density: 37
 Capacity: 28 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 377798

Northing: 407211

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	28

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

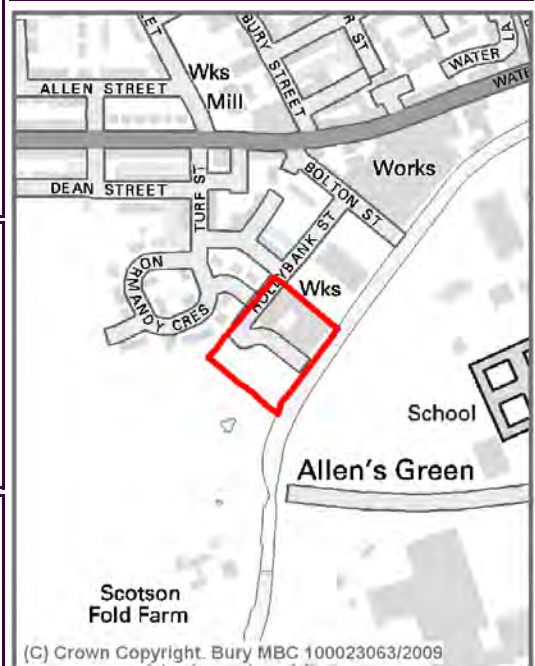
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 1.062 Density: 36
 Capacity: 38 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379083

Northing: 407761

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	38

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

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

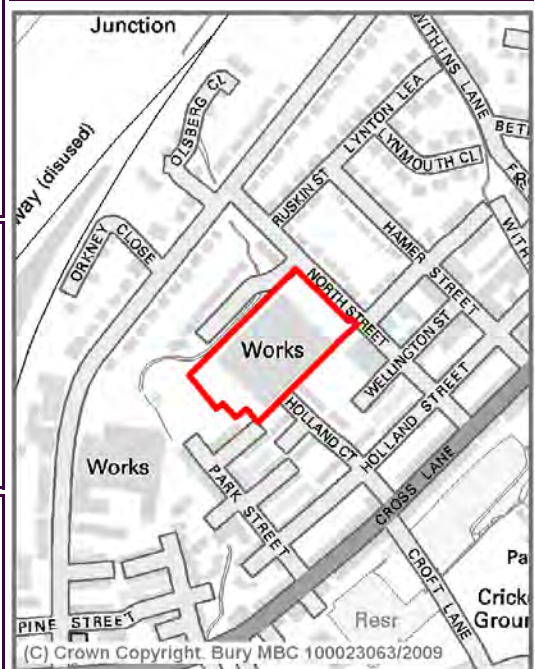
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Car Showroom

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.193 Density: 52

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 378466

Northing: 406615

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

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

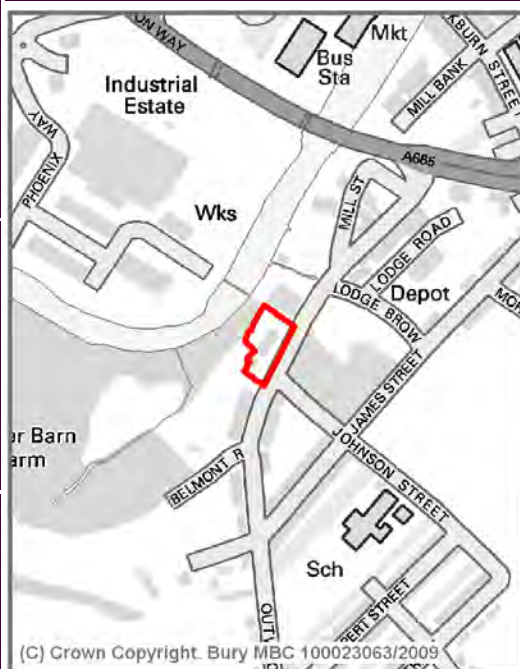
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2275/00
 Category: 5 - Constrained Potential
 Location: Bury Road Works and other buildings, Bury Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment users

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.218 Density: 73
 Capacity: 16 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378864

Northing: 407677

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	16

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

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

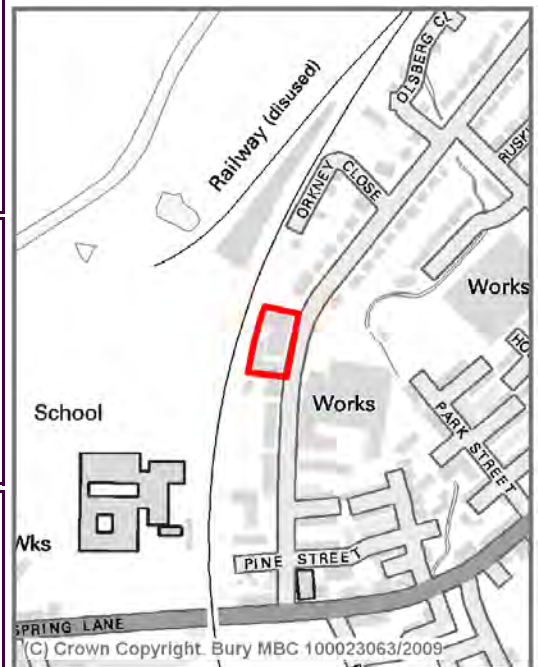
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2280/00
 Category: 5 - Constrained Potential
 Location: Greengate Lane, Prestwich

District: PRESTWICH

Existing Use: Industry

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.452 Density: 35

Capacity: 16 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 381107

Northing: 403888

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	16

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove planning policy constraints on release of employment land

Deliverability Details (5-Year Supply)

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

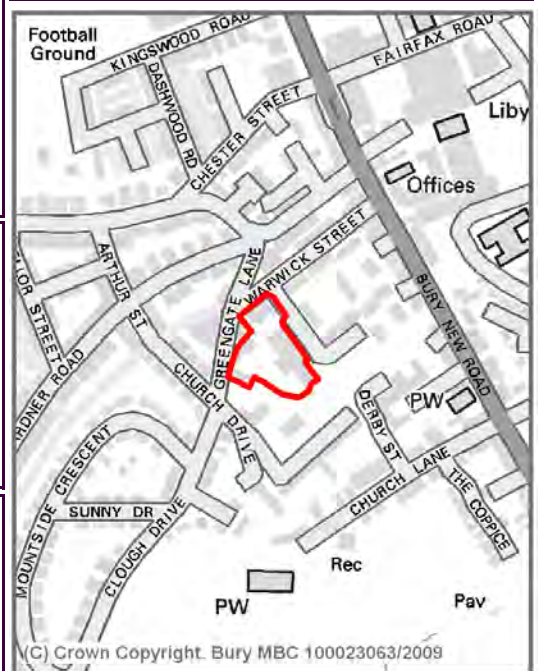
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Part residential, part field

Surrounding Use: Mixed

Land Use Class: U/K Previously developed?: D/K

Area (Hectares): 2.649 Density: 30

Capacity: 80 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 379090

Northing: 406946

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	80

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Storage fire equipment / vacant land / garages

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.257 Density: 39

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379664

Northing: 411538

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: TOTTINGTON

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

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.201 Density: 119

Capacity: 24 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Michael Booth

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

Grid Reference

Easting: 378246

Northing: 412336

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	24

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		Y

Constraint Solutions

Remove policy constraints on employment land.

Deliverability Details (5-Year Supply)

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

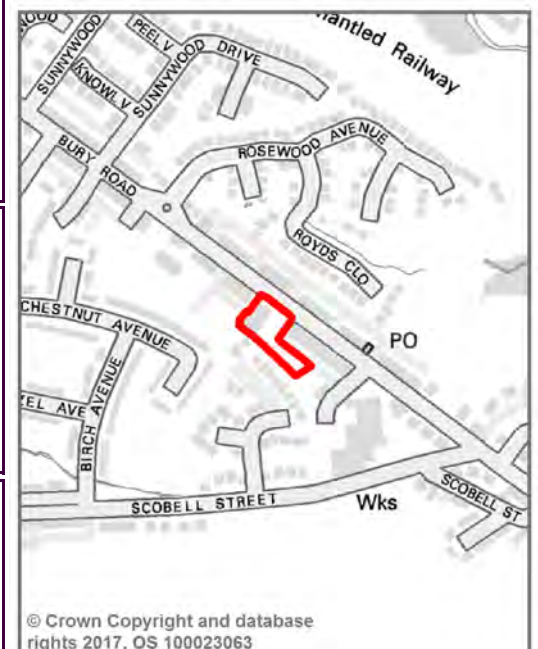
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2331/00
 Category: 5 - Constrained Potential
 Location: 32 Kirklees Street / Junction South Royd Street, Tottington

District: TOTTINGTON

Existing Use: Employment (B2)

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.286 Density: 42

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377705

Northing: 413118

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment protection policy

Deliverability Details (5-Year Supply)

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

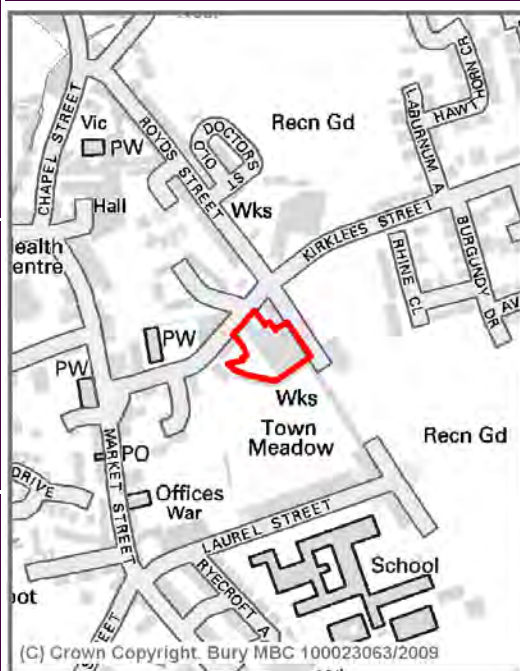
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2342/00
 Category: 5 - Constrained Potential
 Location: Land at Lowercroft Warehouses, Lowercroft Road, Bury

District: BURY NORTH

Existing Use: Employment use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.17 Density: 30

Capacity: 35 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: (Agent) Iain Smith

Address: Savills
 Fountain Court, 68 Fountain St
 Manchester

Grid Reference

Easting: 377543

Northing: 411016

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	35

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

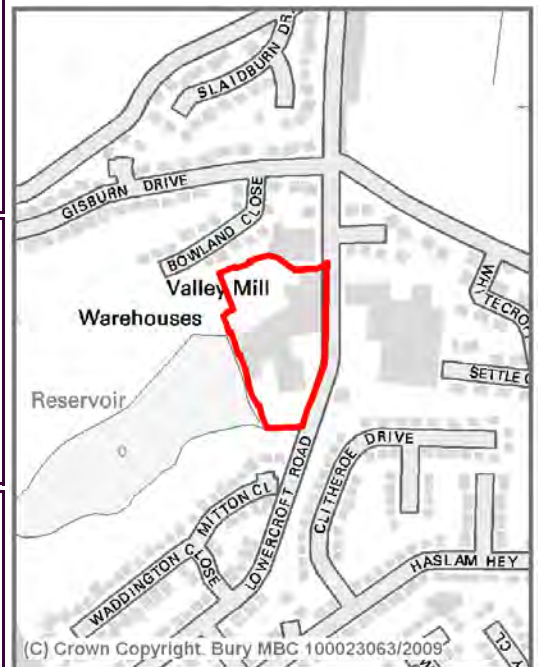
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.146 Density: 41

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: (Agent) Iain Smith

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

Grid Reference

Easting: 381315

Northing: 410427

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

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

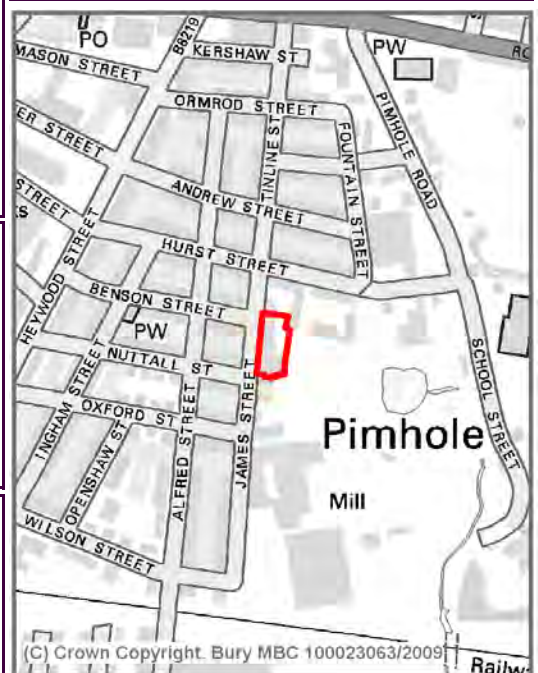
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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Railw

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Predominantly employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 8.352 Density: 24

Capacity: 200 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381166

Northing: 410956

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	200

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Land assembly / area masterplan

Deliverability Details (5-Year Supply)

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

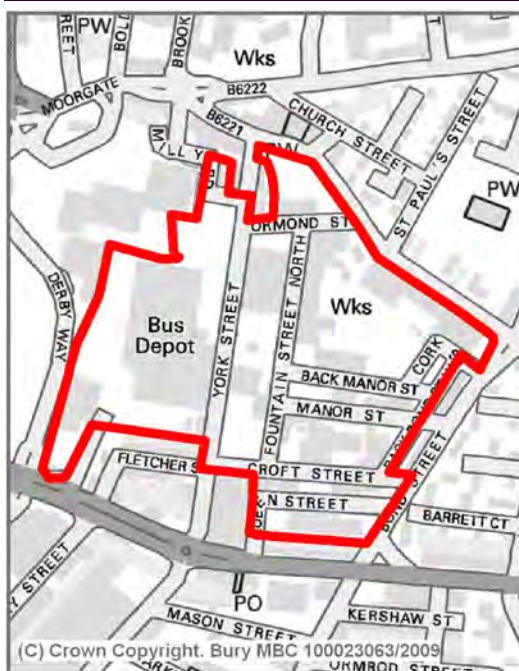
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2375/00
 Category: 5 - Constrained Potential
 Location: Western Waterside (Area Search), Wellington Street

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 8.284 Density: 33

Capacity: 270 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379655

Northing: 410646

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	270

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Masterplan for the area to be drawn up.

Deliverability Details (5-Year Supply)

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

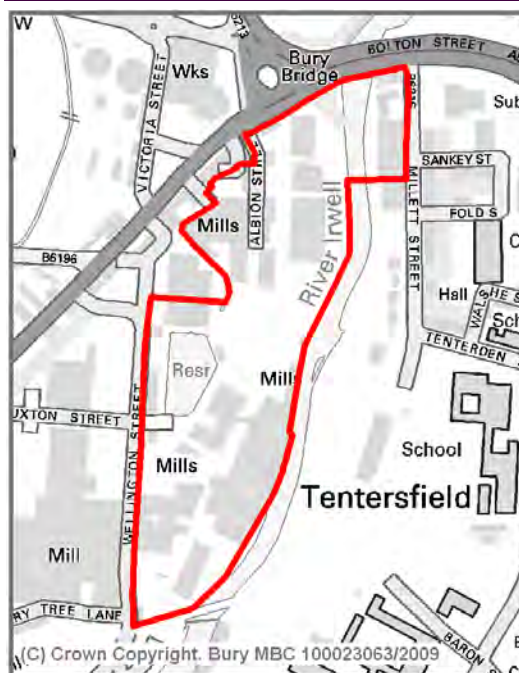
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.852 Density: 117
 Capacity: 100 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379873

Northing: 410893

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	100
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		Y	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Masterplan for site

Deliverability Details (5-Year Supply)

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

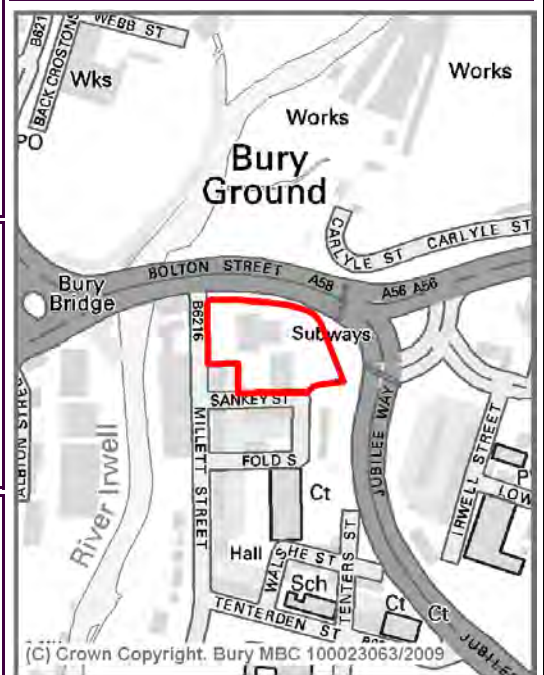
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2384/00
 Category: 5 - Constrained Potential
 Location: Works off Rectory Lane / East Street / Brook Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.172 Density: 47

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379004

Northing: 407317

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

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

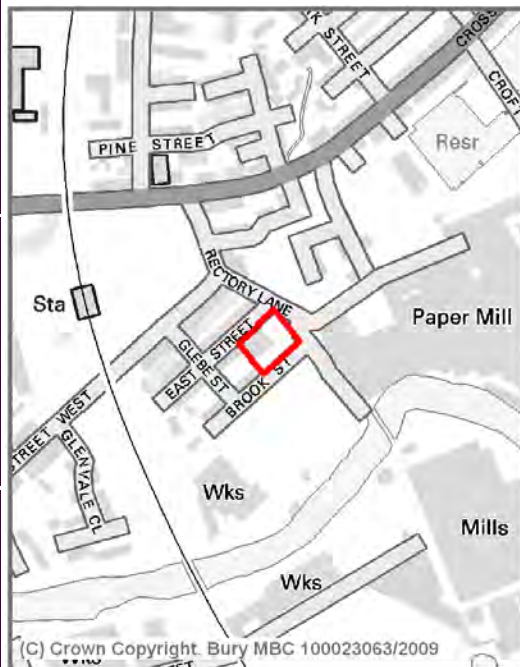
Deliverability Comments:

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

Comments:

If released for housing there is potential for the site to form part of the wider regeneration plans for the immediate area. Should be noted that the site forms part of an Employment Generating Area.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2385/00
 Category: 5 - Constrained Potential
 Location: Site at Craven Street/Back Rochdale Road, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.159 Density: 63

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381923

Northing: 411267

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove restrictions on release of employment land for housing

Deliverability Details (5-Year Supply)

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

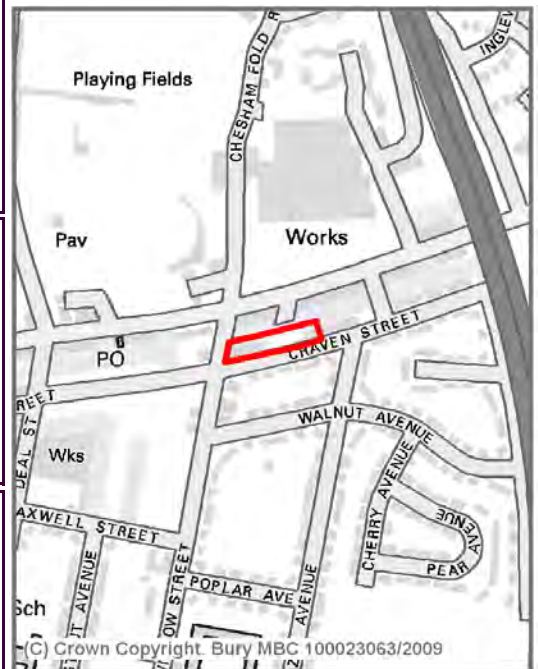
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.022 Density: 182

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381052

Northing: 410477

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

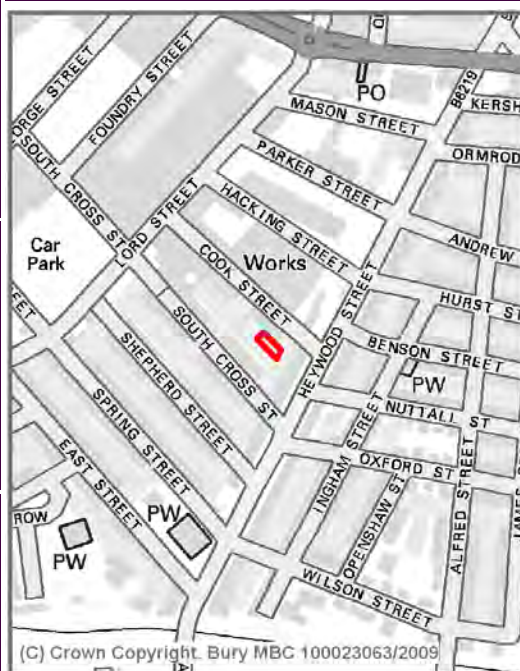
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2397/00
 Category: 5 - Constrained Potential
 Location: Edward Street / Back Frank Street, Margaret Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.065 Density: 62

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380805

Northing: 410380

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

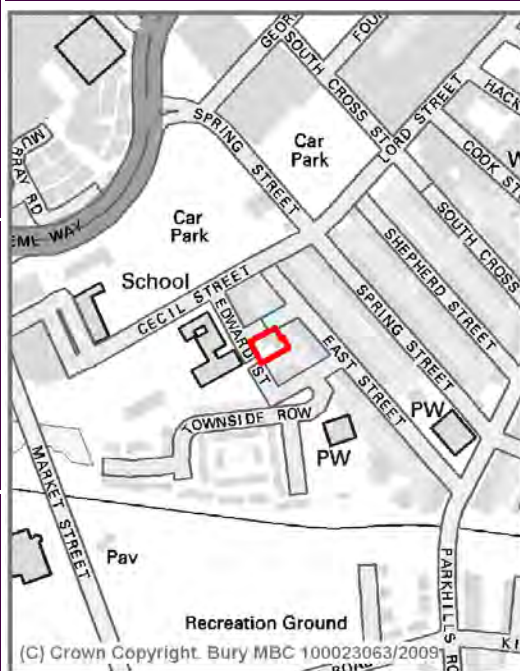
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2399/00
 Category: 5 - Constrained Potential
 Location: Bolton Road West, Ramsbottom

District: RAMSBOTTOM

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.249 Density: 40
 Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378267

Northing: 415687

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				Y	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

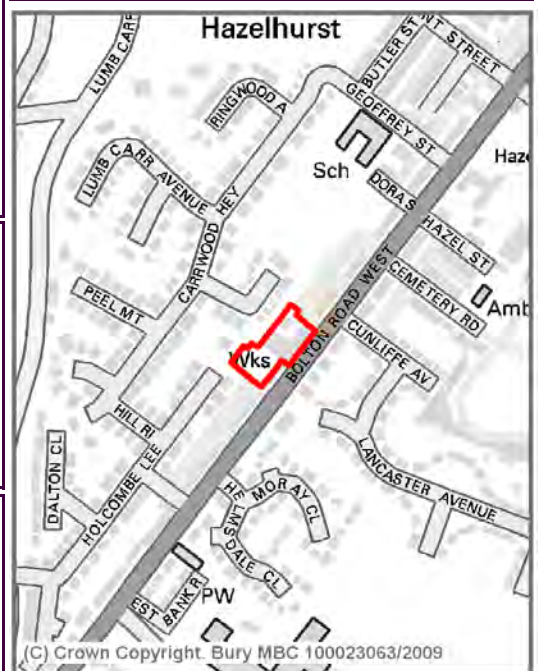
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2400/00
 Category: 5 - Constrained Potential
 Location: Land off Bank Street, Leigh Street, Walshaw, Tottington

District: TOTTINGTON

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.422 Density: 38

Capacity: 16 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377687

Northing: 411769

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	16

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

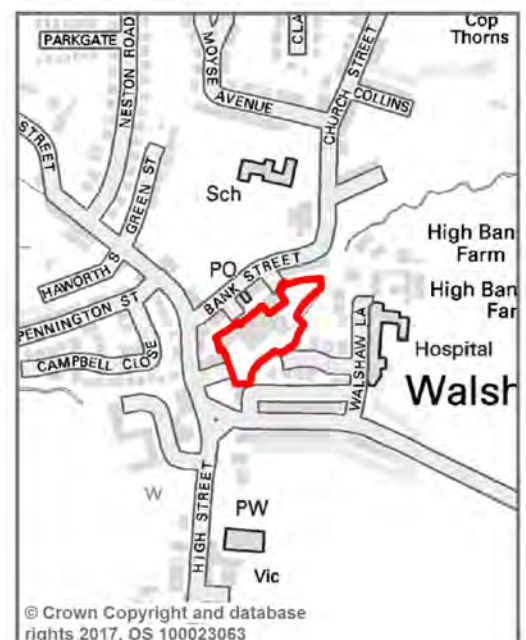
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.671 Density: 45
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379130

Northing: 411268

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

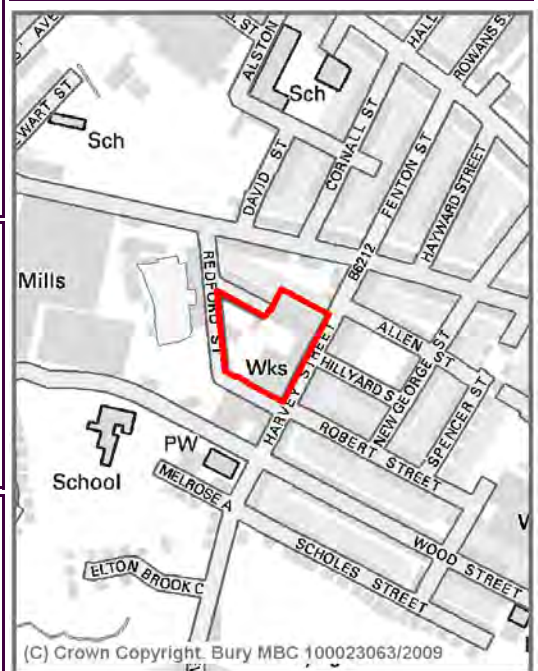
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.318 Density: 44

Capacity: 14 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 378939

Northing: 411673

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	14

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

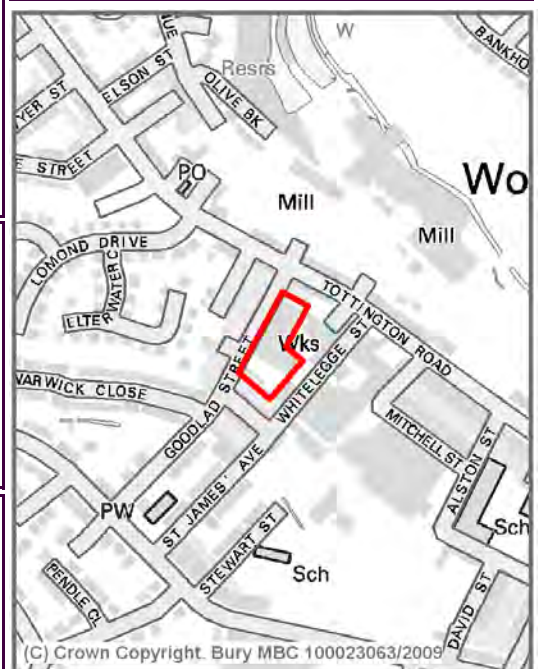
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.444 Density: 41

Capacity: 18 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378593

Northing: 411658

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	18

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

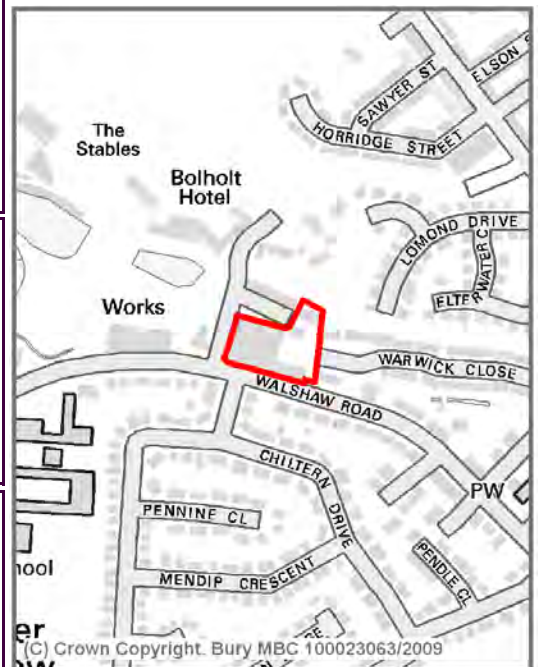
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2404/00
 Category: 5 - Constrained Potential
 Location: Small Works off Walshaw Road

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.109 Density: 37

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378465

Northing: 411660

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

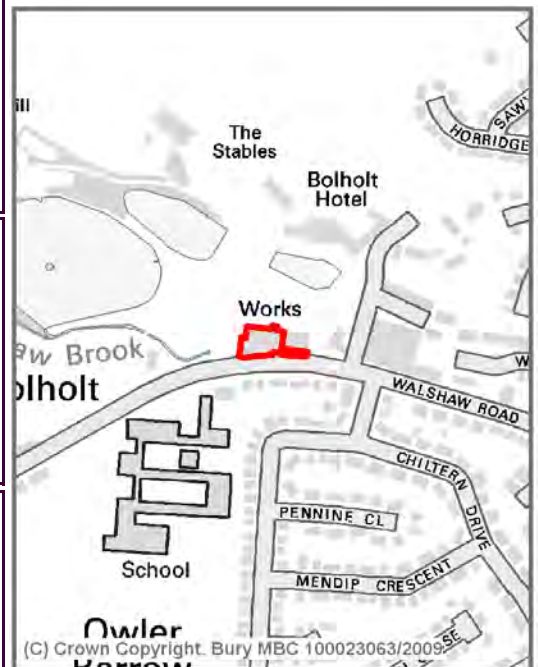
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.209 Density: 38
 Capacity: 8 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379101

Northing: 411201

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

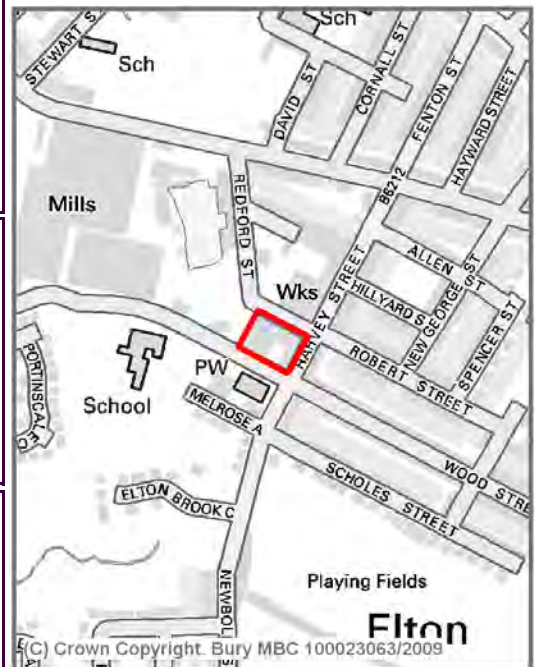
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.568 Density: 39
 Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379919

Northing: 411657

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Open Land

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.729 Density: 41

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380028

Northing: 411751

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2408/00
 Category: 5 - Constrained Potential
 Location: Works Off Limefield Brow, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.737 Density: 41

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380779

Northing: 413158

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

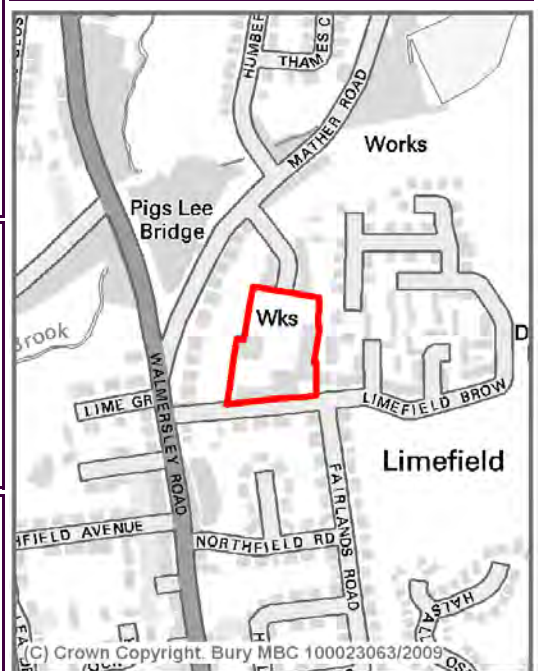
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.03 Density: 67

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379105

Northing: 410482

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				N	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.07 Density: 30

Capacity: 32 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377654

Northing: 411018

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2412/00
 Category: 5 - Constrained Potential
 Location: Works off Huntley Mount Road, Pearson Street, Bury

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.21 Density: 38

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381680

Northing: 411331

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

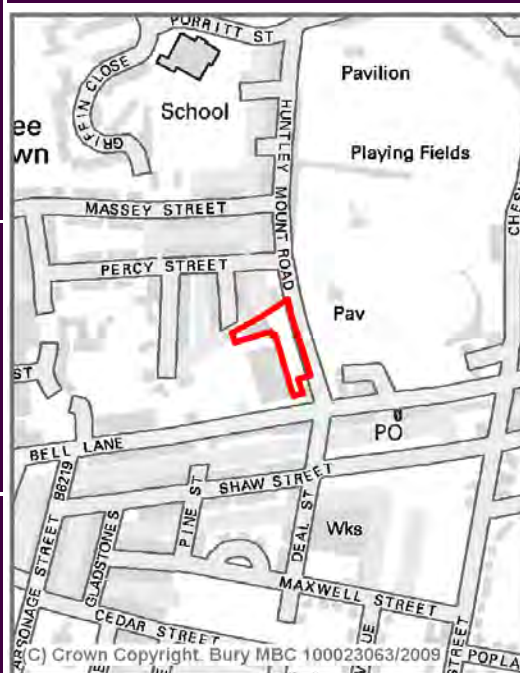
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 2.251 Density: 9

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376736

Northing: 410348

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Year

Expected Units Completed

2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

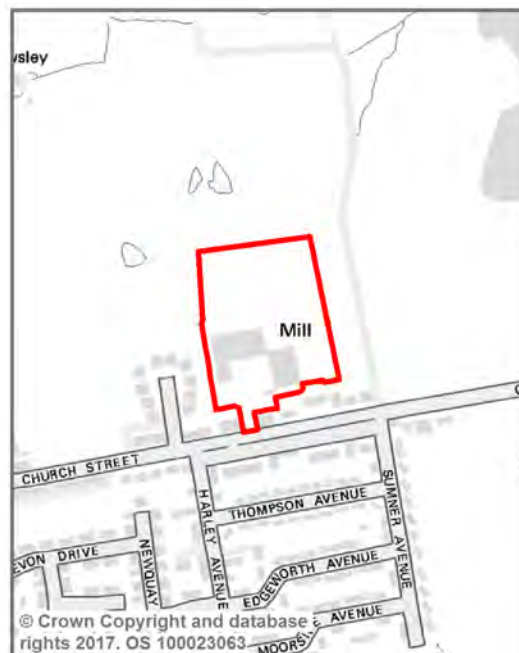
Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

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

Comments:

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.909 Density: 39

Capacity: 75 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377684

Northing: 408933

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	75

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2415/00
 Category: 5 - Constrained Potential
 Location: Land between Wellington Street and Holland Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.15 Density: 40

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379258

Northing: 407769

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

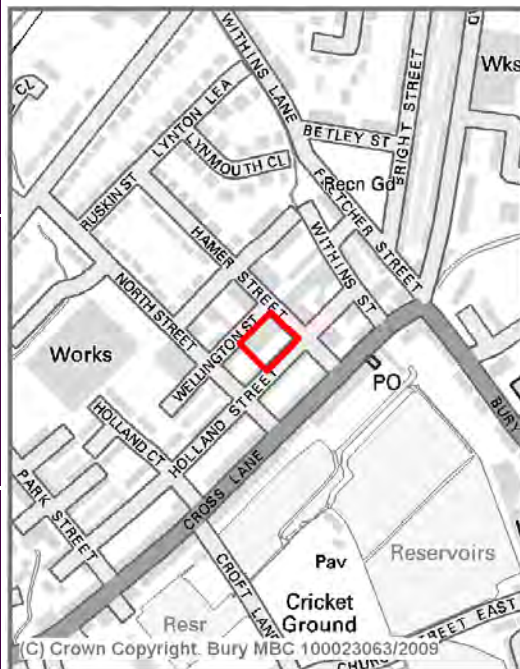
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.029 Density: 69

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379336

Northing: 407798

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.562 Density: 39

Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 376452

Northing: 407517

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

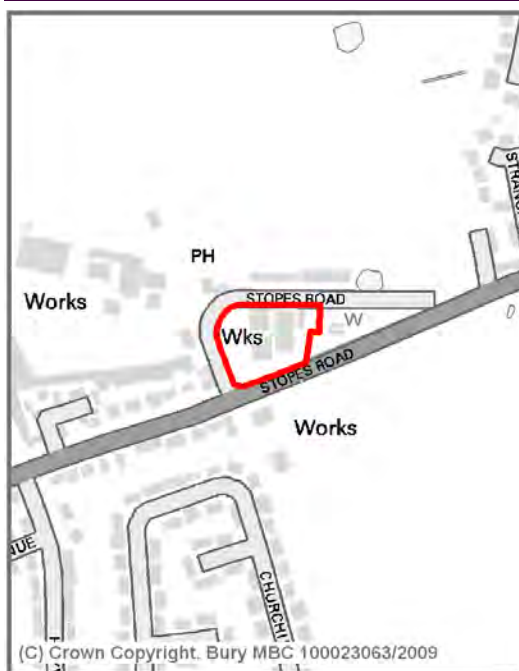
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.31 Density: 39

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378779

Northing: 407298

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Year

Expected Units Completed

2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

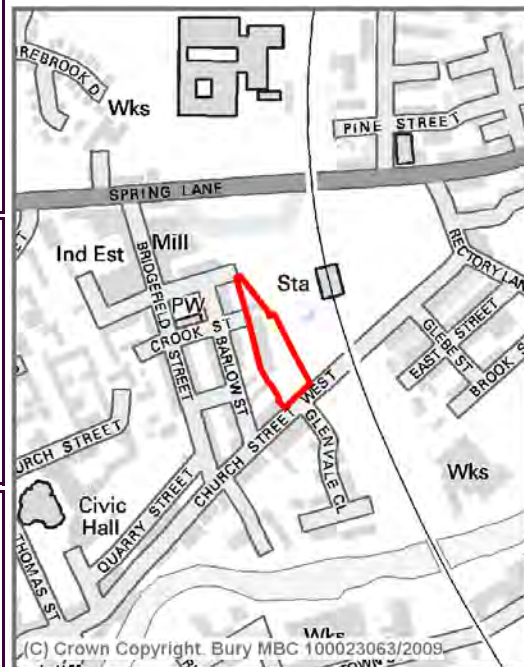
Suitable: Unsure Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

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

Comments:

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.214 Density: 47

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378685

Northing: 407382

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

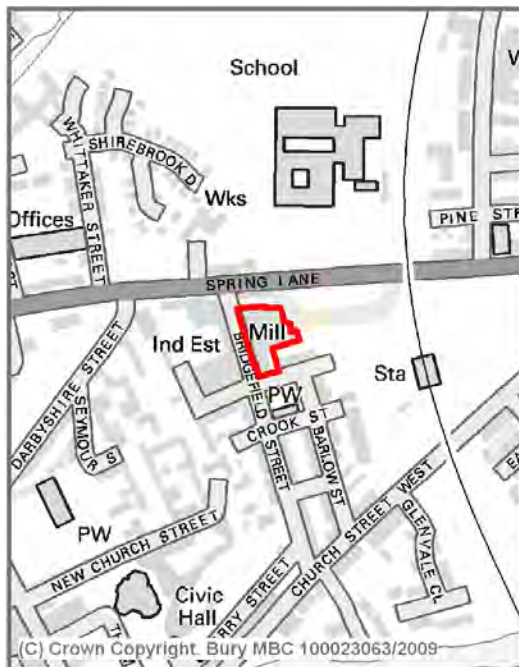
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.228 Density: 44

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378637

Northing: 407369

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

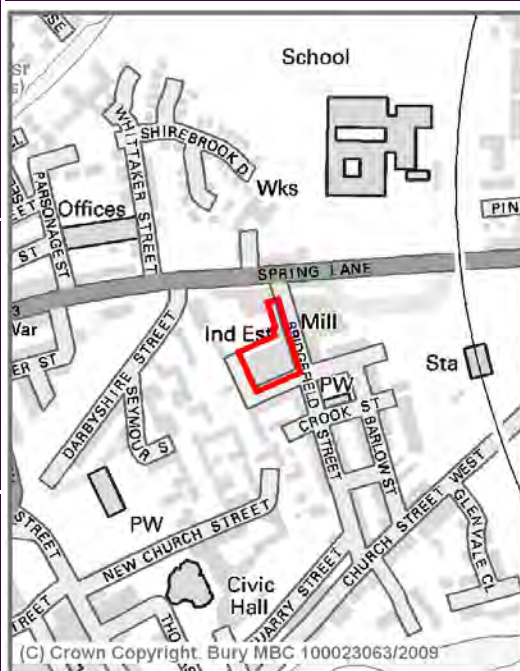
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.097 Density: 41

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380719

Northing: 407982

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

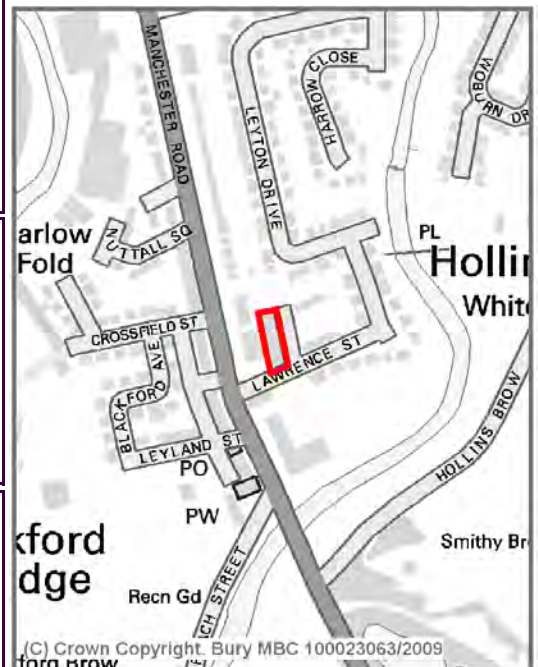
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.708 Density: 31

Capacity: 22 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381542

Northing: 408460

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	22

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

River Valley removal / Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.295 Density: 41

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381877

Northing: 407589

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		N
Nature Conservation:				N	Negative Ecology:	N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y	Multiple Ownership:			N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

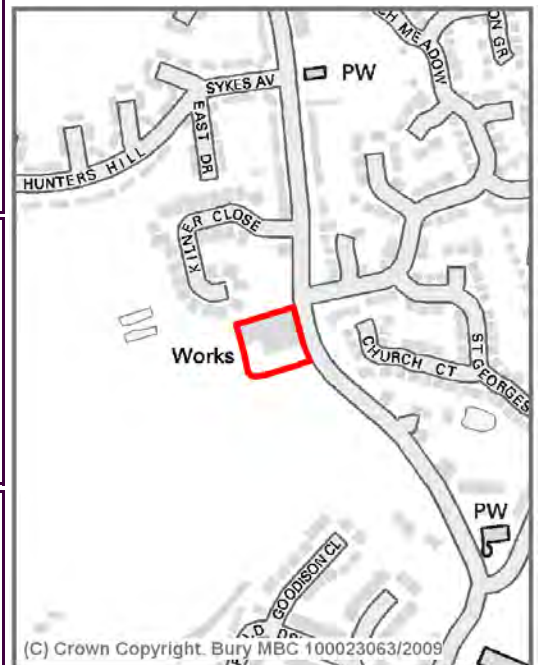
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.091 Density: 44

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378089

Northing: 407458

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

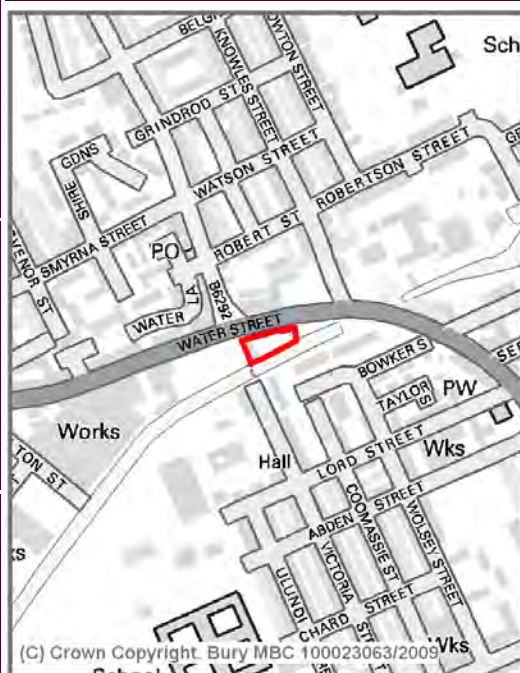
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2426/00
 Category: 5 - Constrained Potential
 Location: Stella House Off Whittaker Lane/Infant Street, Prestwich

District: PRESTWICH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.087 Density: 46

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 382407

Northing: 403734

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

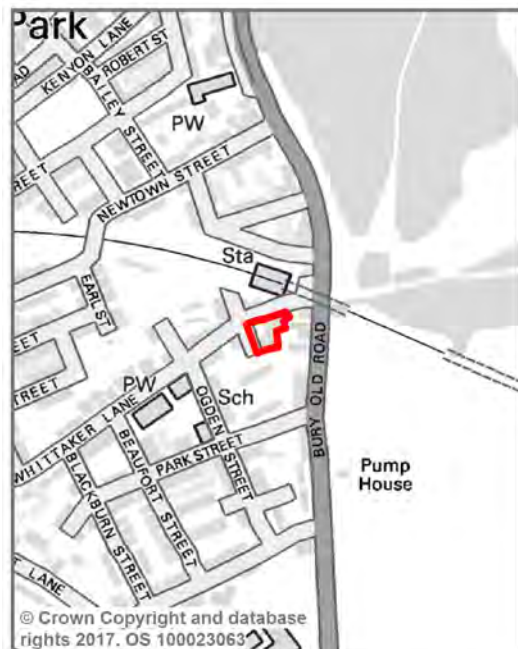
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.069 Density: 58

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 382386

Northing: 411448

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.043 Density: 70
 Capacity: 3 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380840

Northing: 411726

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	3

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

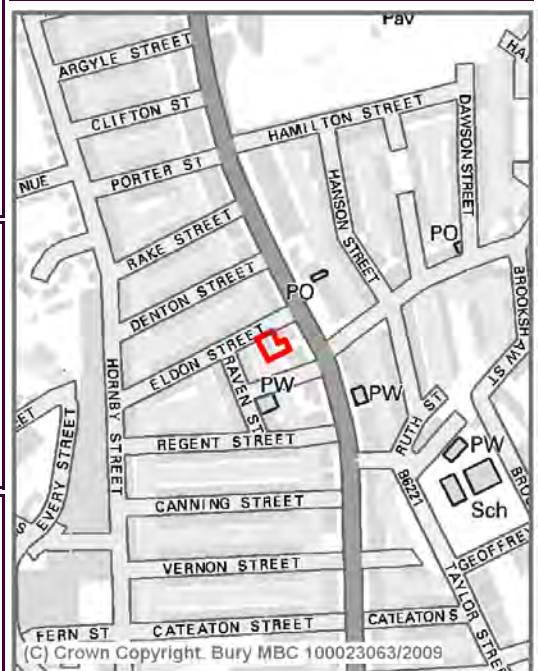
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.032 Density: 63

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378009

Northing: 407873

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.023 Density: 87

Capacity: 2 Windfall site?: No

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378313

Northing: 407465

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.139 Density: 43

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378066

Northing: 407517

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		Y	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

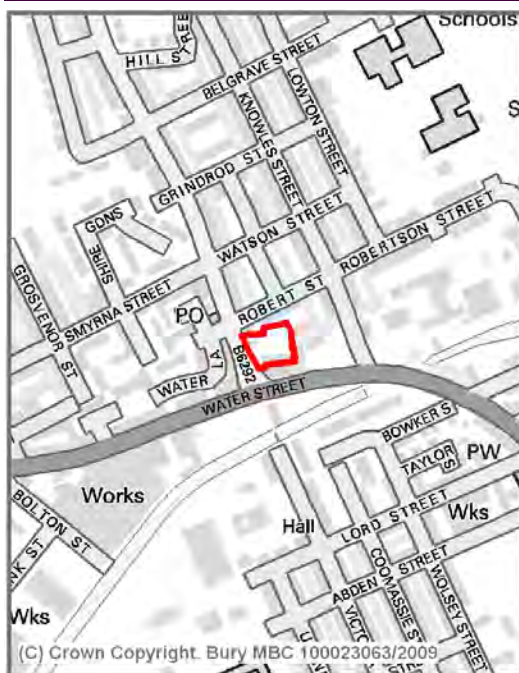
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.062 Density: 65

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378527

Northing: 411658

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		N
Nature Conservation:				N	Negative Ecology:	N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y	Multiple Ownership:			N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

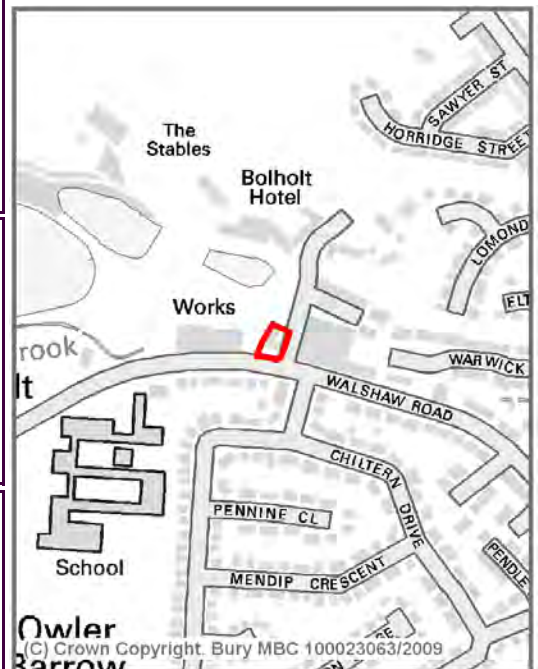
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2433/00
 Category: 5 - Constrained Potential
 Location: Hollins Vale Works/Hollins Vale Off Pilsworth Road, Croft Lane, BL9 8QQ

District: BURY SOUTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.352 Density: 40

Capacity: 14 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381420

Northing: 408449

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	14

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove site from River Valley / Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

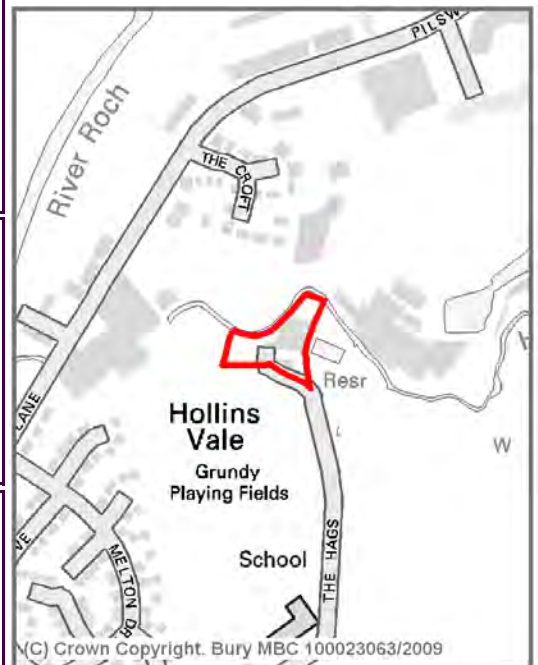
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2434/00
 Category: 5 - Constrained Potential
 Location: Anotec Works, Off Withins Street, Hollins Street, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.236 Density: 42

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379300

Northing: 407814

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

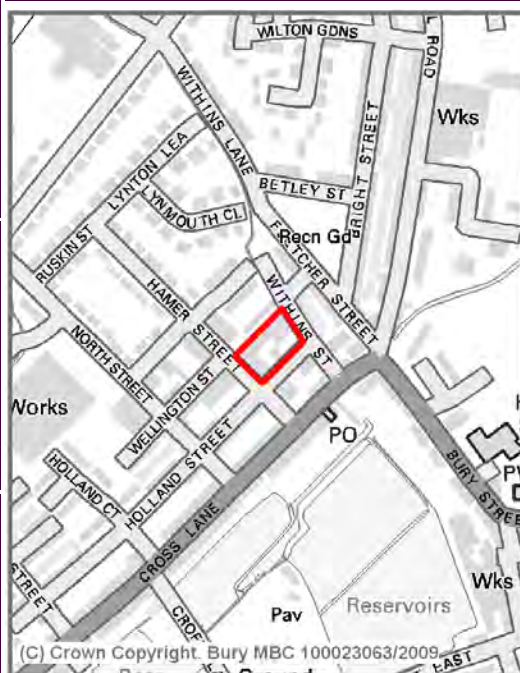
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2435/00
 Category: 5 - Constrained Potential
 Location: Several Small Employment Works (The Sawmill)
 off East Street

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.316 Density: 44

Capacity: 14 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380908

Northing: 410258

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	14

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

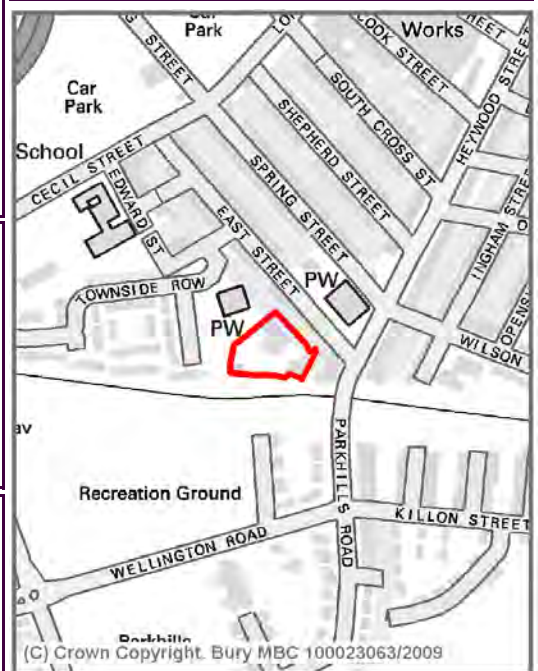
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.416 Density: 43

Capacity: 18 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379730

Northing: 411585

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	18

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment land policy constraints

Deliverability Details (5-Year Supply)

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

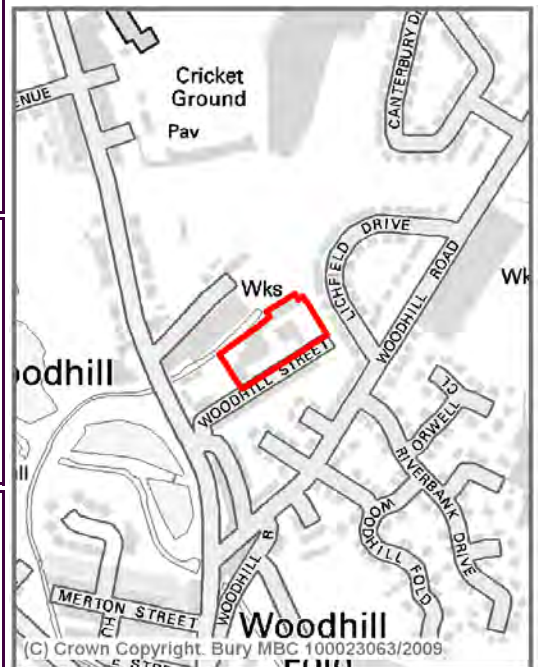
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Employment Use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.783 Density: 46

Capacity: 36 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381337

Northing: 410215

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	36

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints on release of employment land

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RAMSBOTTOM

Existing Use: Employment

Surrounding Use: Employment

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 2.23 Density: 38
 Capacity: 72 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379404

Northing: 416759

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	72

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 15 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2532/00
 Category: 5 - Constrained Potential
 Location: Fold Mill, Bradley Lane, Bradley Lane, Radcliffe, BL2 6RR

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 3.841 Density: 35

Capacity: 70 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 375680

Northing: 408525

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	70
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 18 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		Y	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review but may have potential as part of a mixed use development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2534/00
 Category: 5 - Constrained Potential
 Location: Fairways Lodge Hotel, George Street, Prestwich, M25 9WS

District: PRESTWICH

Existing Use: Hotel and leisure club.

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.615 Density: 49

Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 381723

Northing: 402441

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove employment protections

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Other Protected Open Land/SBI

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 1.067 Density: 30

Capacity: 32 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377741

Northing: 407132

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		N
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

Remove designation as OPOL and status as Grade A SBI

Deliverability Details (5-Year Supply)

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

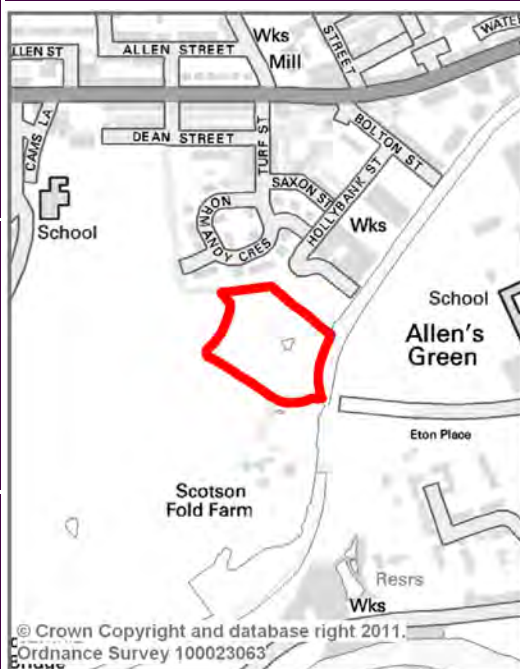
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2577/00
 Category: 5 - Constrained Potential
 Location: Land north of Bridge Hall Mills, Bridge Hall Lane, Heap Bridge, Bury

District: BURY NORTH

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.221 Density: 30

Capacity: 66 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 382924

Northing: 411111

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	66

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:				Y	Pylons:				N
Hazardous:				Y	Poor Access:				Y	Levels:				Y
Nature Conservation:				N	Negative Ecology:				N	Green Belt/OPOL/RV:				Y
Built Heritage:				N	Negative Air Quality:				N	Planning Constraints:				Y
Flood Risk:		N	Zone:	1	Competing Uses:				Y	Multiple Ownership:				U

Constraint Solutions

Remove OPOL designation /improve access/remove adjacent users

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Employment (EGA)

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 9.581 Density: 30
 Capacity: 288 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379603

Northing: 406385

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	288

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove EGA designation

Deliverability Details (5-Year Supply)

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

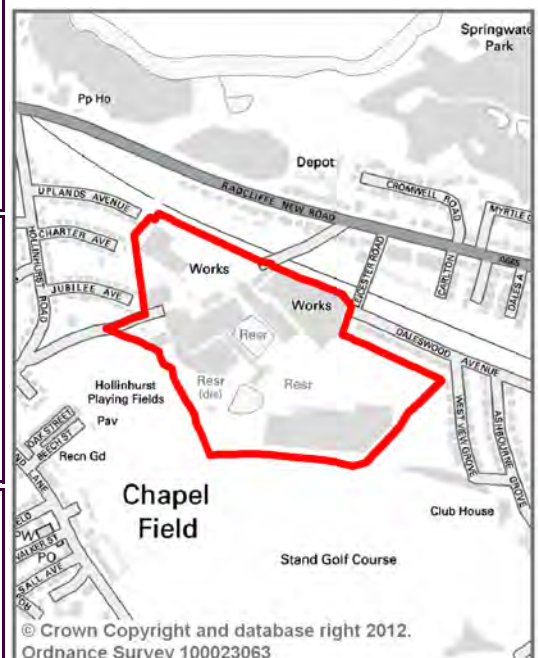
Deliverability Comments:

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

Comments:

The current owners have no plans to vacate the site at present but suggest that their situation may change over the plan period and that the site (partially or fully) may become available for residential development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2586/00
 Category: 5 - Constrained Potential
 Location: 46-48 Bury Old Road, Prestwich

District: PRESTWICH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.21 Density: 57

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.: 54764

Description: Construction of 14 apartments

Planning Status: Expired Planning Permission

Permission Date: 27/06/2012 Expiry Date: 27/06/2015

Applicant: Mr Choudhry

Address: 6 Ringley Hey
 Whitefield
 M45 7NU

Grid Reference

Easting: 382843

Northing: 402708

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	12

Units

Number

New Build Units:	12
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	12
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	8
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: WHITEFIELD

Existing Use: Barn associated with farm use

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.418 Density: 12

Capacity: 5 Windfall site?: Y-M

Application Details

Application No.: 60532

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

Planning Status: Expired Planning Permission

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

Applicant: Mr Michael Moran

Address: Thurston Fold Farm
 Castle Road
 M26 4DF

Grid Reference

Easting: 382842

Northing: 407728

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	5

Units

Number

New Build Units:	0
Converted Units:	5

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	5
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	5
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY SOUTH

Existing Use: Barn/Stables

Surrounding Use: Open Land

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.189 Density: 32

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: 58711

Description: Conversion of barn into 6 no. Dwellinghouses with single storey extension

Planning Status: Full planning permission

Permission Date: 02/07/2015 Expiry Date: 02/07/2018

Applicant: Mr P Warner

Address: 58 Boothroyden Road
 Blackley, Manchester
 M90 SL

Grid Reference

Easting: 382574

Northing: 409230

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	6

Affordable Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

Flats	0
Terraced:	6
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop the site.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2746/02
 Category: 5 - Constrained Potential
 Location: Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

District: BURY SOUTH

Existing Use: Brick/stone built stable.

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.25 Density: 4

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 58924

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

Planning Status: Full planning permission

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

Applicant: Mr P Warner

Address: 58 Boothroyden Road
 Blackley, Manchester
 M90 SL

Grid Reference

Easting: 382544

Northing: 409250

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop the site.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2902/00
 Category: 5 - Constrained Potential
 Location: Former Garage Colony to the rear of 85 to 107 Carlton Street, Bury, BL9 9JA

District: BURY SOUTH

Existing Use: Vacant brownfield site, former used as a garage colony

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.21 Density: 29

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 380789

Northing: 409648

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				N	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		N
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Resolve access issues

Deliverability Details (5-Year Supply)

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

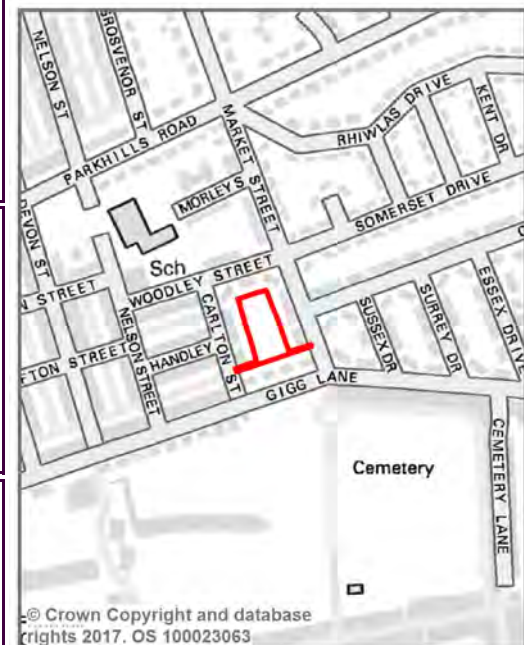
Deliverability Comments:

Site is constrained by poor access.

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

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

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 1.499 Density: 23

Capacity: 34 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 379876

Northing: 406192

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	34

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Remove planning constraints

Year

Expected Units Completed

2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: NO Achievable: NO

Deliverable D/K Timeframe for Development: 15 Years +

Deliverability Comments:

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

Comments:

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant public house

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.176 Density: 45

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 380963

Northing: 415140

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	8

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning designations

Deliverability Details (5-Year Supply)

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

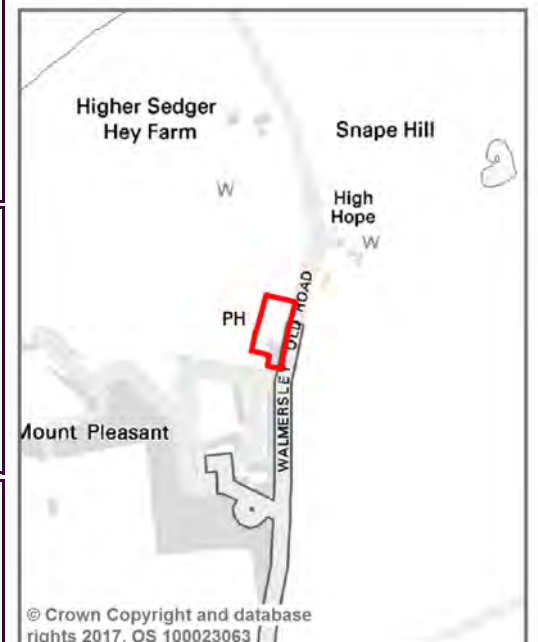
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Public Open Space including cycle path

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: Yes

Area (Hectares): 1.92 Density: 30

Capacity: 58 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 378433

Northing: 407790

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	58

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning constraints.

Deliverability Details (5-Year Supply)

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

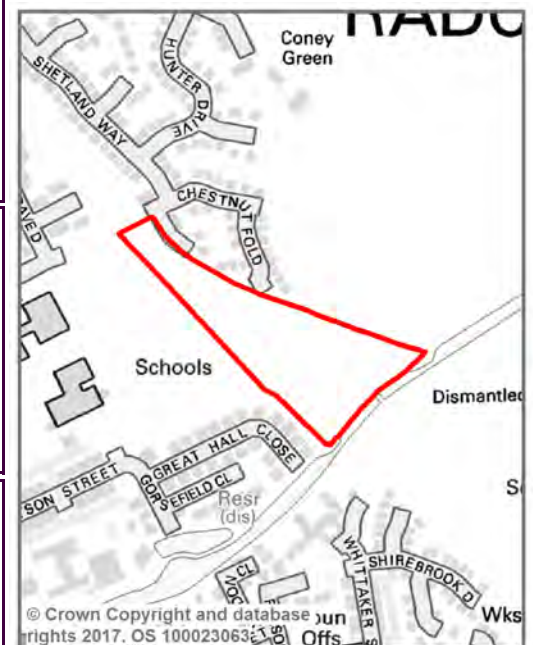
Deliverability Comments:

Site is constrained due to planning designations.

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Vacant / derelict mill

Surrounding Use: Employment

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.11 Density: 91

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 381230

Northing: 410940

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:		Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove policy constraints

Deliverability Details (5-Year Supply)

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

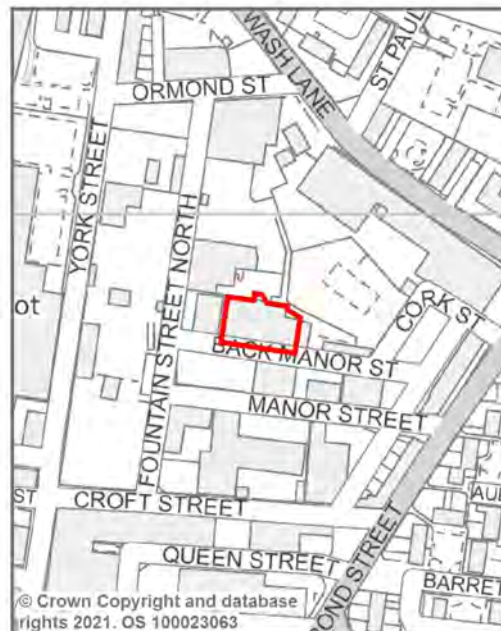
Deliverability Comments:

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

Comments:

Site is on the Council's Phase 1 asset disposals list but is within Town Centre Policy Area BY10 where residential development not encouraged and a predominantly industrial area and is unsuitable for residential development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3107/00
 Category: 5 - Constrained Potential
 Location: Land West of 23 Albert Close, Whitefield, M45 8NW

District: WHITEFIELD

Existing Use: Vacant and overgrown

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.18 Density: 40
 Capacity: 7 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381190

Northing: 405943

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	7

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

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

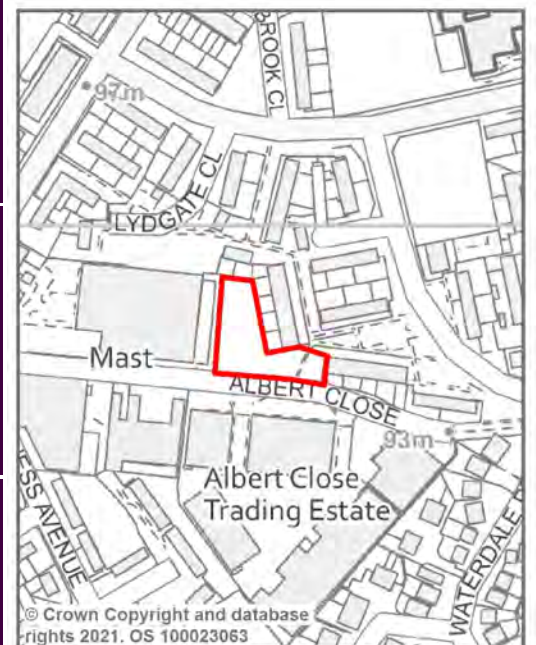
Deliverability Comments:

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

Comments:

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

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3112/00
 Category: 5 - Constrained Potential
 Location: Land Opposite 3 to 25 Holland Street, Radcliffe, M26 2QZ

District: RADCLIFFE

Existing Use: Public Open Space

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.13 Density: 70
 Capacity: 9 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 379135

Northing: 407601

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	9

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:				N	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		N

Constraint Solutions

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

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

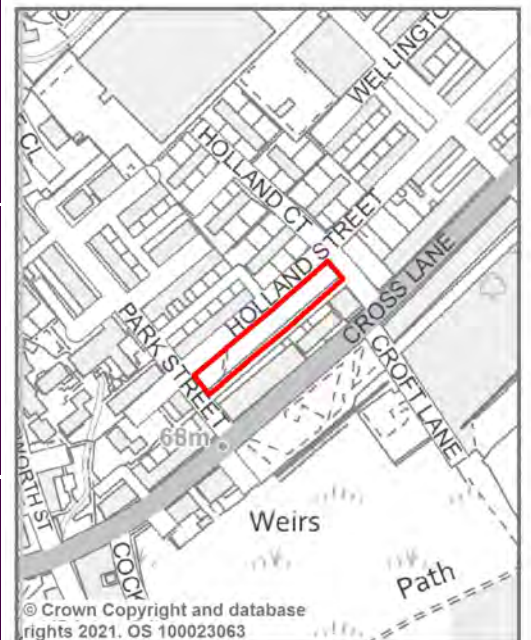
Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Public Open Space

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.16 Density: 30

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 377649

Northing: 407318

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: RADCLIFFE

Existing Use: Public Open Space

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.27 Density: 75
 Capacity: 20 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378567

Northing: 407459

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

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

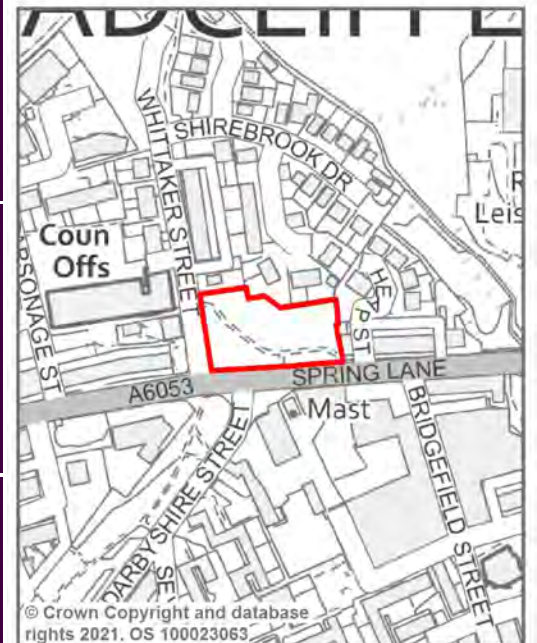
Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

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

District: BURY NORTH

Existing Use: Public Open Space

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.27 Density: 55

Capacity: 15 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 381322

Northing: 411835

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Recreation land would need to be replaced/improved.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Deliverability would be dependent on addressing loss of recreation

Comments:

Site is protected recreation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3121/00
 Category: 5 - Constrained Potential
 Location: Land Between Fern Street Garage and Peel Brow, Ramsbottom, BL0 0AB
 District: RAMSBOTTOM
 Existing Use: Public Open Space
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.71 Density: 35
 Capacity: 25 Windfall site?: Y-M

Application Details

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

Grid Reference

Easting: 379542 Northing: 416900

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	25

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

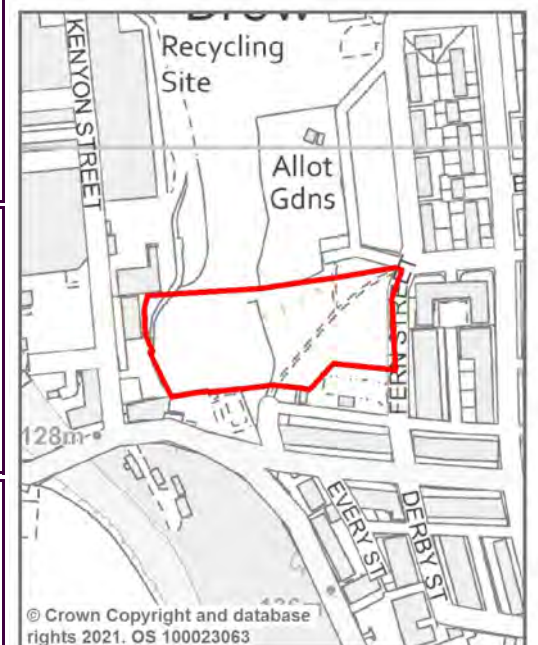
Deliverability Comments:

Policy constraints would need to be addressed.

Comments:

Site is constrained as it is protected recreation, wildlife links and corridors and river valley.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3181/00
 Category: 5 - Constrained Potential
 Location: North Block, Radcliffe

District: RADCLIFFE

Existing Use: Retail

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.239 Density: 335

Capacity: 80 Windfall site?: Y-S

Application Details

Application No.:

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378494

Northing: 407010

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	80

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Complete parking strategy for Radcliffe

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

Deliverability Comments:

The site may be required for car parking to support the Radcliffe hub proposals so is not currently available.

Comments:

The site may be required to provide car parking for the Radcliffe Hub proposals so is not currently available for residential development. It may become available if this can be resolved through the Radcliffe car parking strategy.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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SHLAA SITE LISTING

Category 6 – Proposed GMSF Site
Allocations

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2847/00
 Category: 6 - Proposed Site Allocations
 Location: Proposed Places for Everyone Site Allocation - Elton Reservoir Area

District: RADCLIFFE

Existing Use: Recreation, agriculture and open land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 251.57 Density: 38

Capacity: 3500 Windfall site?: No

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378545

Northing: 408780

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	3500

Units

Number

New Build Units:	3500
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Removal of policy constraints along with masterplanning work to identify constraints and solution

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable D/K Timeframe for Development: 15 Years +

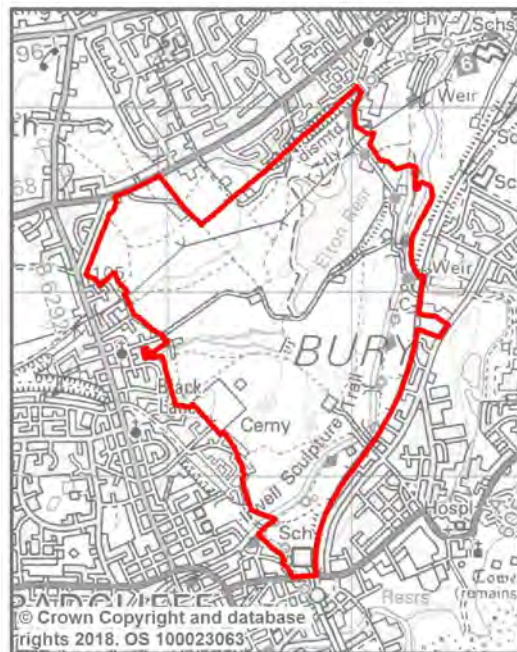
Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	100
2026/27	140



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2848/00
 Category: 6 - Proposed Site Allocations
 Location: Proposed Places for Everyone Site Allocation - Walshaw

District: BURY NORTH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 63.59 Density: 19
 Capacity: 1250 Windfall site?: No

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378153

Northing: 411633

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	1250

Units

Number	
New Build Units:	1250
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		U	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quaility:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		Y

Constraint Solutions

Removal of policy constraints along with masterplanning work to identify constraints and solution

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: NO
 Deliverable D/K Timeframe for Development: 15 Years +

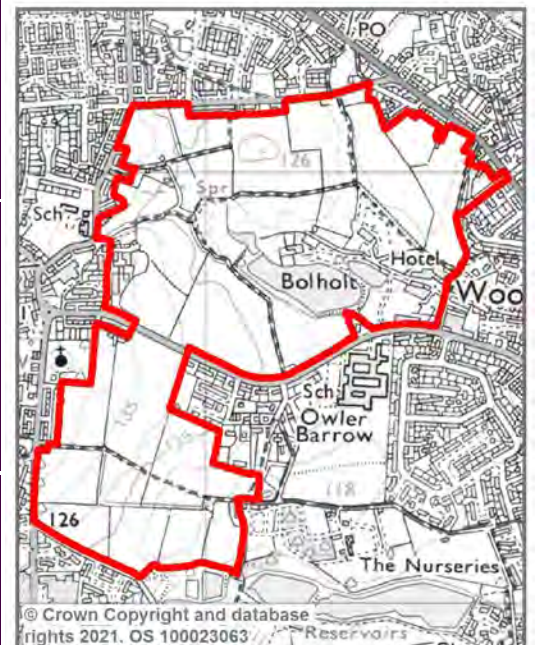
Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	45
2026/27	120



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2900/01
 Category: 6 - Proposed Site Allocations
 Location: Proposed Places for Everyone Site Allocation - Heywood and Pilsworth (Northern Gateway)

District: WHITEFIELD

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 330.29 Density: 20

Capacity: 200 Windfall site?: No

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 383077

Northing: 407547

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	200

Units

Number	
New Build Units:	200
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on whether this site gets taken forward through the plan. The majority of the site is proposed as an employment allocation.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	25
2026/27	35



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2900/02
 Category: 6 - Proposed Site Allocations
 Location: Proposed Places for Everyone Site Allocation - Simister and Bowlee (Northern Gateway)

District: PRESTWICH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 73.8 Density: 39

Capacity: 1350 Windfall site?: No

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 384108

Northing: 405636

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1350

Units

Number

New Build Units:	1350
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

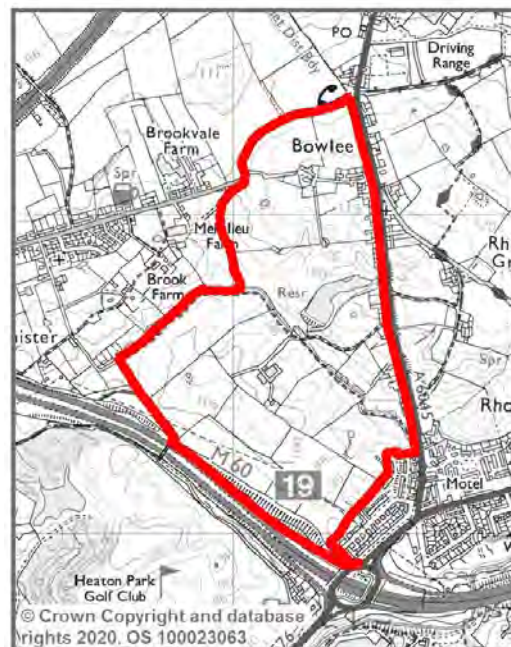
Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	30
2026/27	80



SHLAA SITE LISTING

Category 7 – Discounted Sites

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2190/00
 Category: 7 - Discounted Sites
 Location: Adjacent 146 Stubbins Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Small garage colony & trees

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.121 Density: 41

Capacity: 5 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379195

Northing: 417639

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	5

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		N
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		Y	Zone:	3	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Manage the flood risk on the site

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

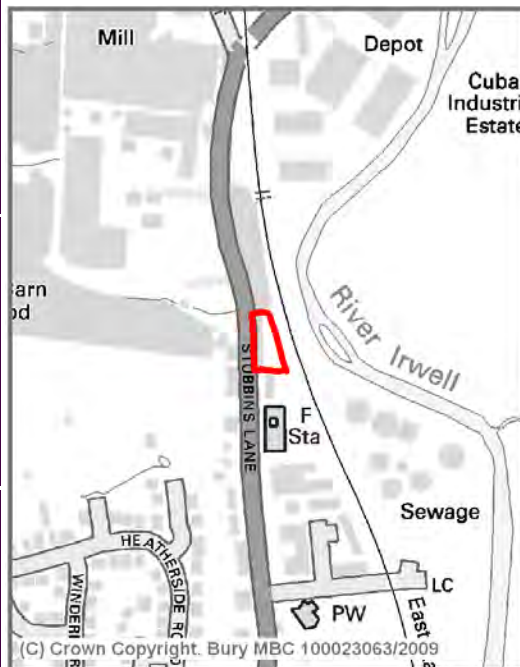
Deliverability Comments:

Site is not deliverable because it is at significant risk of flooding.

Comments:

Site is discounted as it is in flood zone 3.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2290/00
 Category: 7 - Discounted Sites
 Location: Former sewage works near Rhodes Farm, Philips Park, Whitefield

District: WHITEFIELD

Existing Use: Unused

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 57.671 Density: 30

Capacity: 1725 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 378251

Northing: 403995

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1725

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	Y
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development. Site is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2294/00
 Category: 7 - Discounted Sites
 Location: Garden of Millfield House, 30 Factory Street, Ramsbottom

District: RAMSBOTTOM

Existing Use: residential (garden)

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.335 Density: 3

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379316

Northing: 417155

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	U
				Multiple Ownership:	N

Constraint Solutions

Remove any potential conflict with adjoining uses and manage flood risk

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K

Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

There are some issues with the surrounding land uses in terms of this site delivering new housing. Flood risk issue needs to be managed on site also.

Comments:

From Allocations DPD Initial Site Suggestion Exercise. There is some uncertainty as to whether residential development in the garden area would be acceptable due to the potential impact on adjoining employment users/flood risk

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2295/00
 Category: 7 - Discounted Sites
 Location: Land to the South East of 126 Brandlesholme Road, Tottington

District: TOTTINGTON

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.146 Density: 7

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 378124

Northing: 413996

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt. Previous planning application on this site for one residential unit was refused and appeal dismissed.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2296/00
 Category: 7 - Discounted Sites
 Location: Titus Farm / Land off Bradley Fold Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Stable + grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.232 Density: 4

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 376365

Northing: 409552

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2300/00
 Category: 7 - Discounted Sites
 Location: Land at Hollins Mount Farm, Hollins Lane, Unsworth, Bury

District: BURY SOUTH

Existing Use: Farming and grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.7 Density: 40

Capacity: 68 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Phillip Massey

Address: 13 Castle Road
 Unsworth
 Bury BL9 8JL

Grid Reference

Easting: 381523 Northing: 408080

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	68

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt. Site has been put forward by the landowner as being suitable for residential development.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2304/00
 Category: 7 - Discounted Sites
 Location: Land at Former Gin Hall Tip, Walmersley Road, Bury

District: BURY NORTH

Existing Use: Open Land

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 23.582 Density: 21

Capacity: 300 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: (Agent) G Cockburn

Address: Mathews & Goodman
 196 Deansgate
 Manchester M3 3WF

Grid Reference

Easting: 380582 Northing: 414410

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	300

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2306/00
 Category: 7 - Discounted Sites
 Location: Land at Park Lane Farm, off Philips Park Road, Whitefield

District: WHITEFIELD

Existing Use: Farm land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 4.423 Density: 37

Capacity: 164 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379617

Northing: 404718

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	164

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2307/00
 Category: 7 - Discounted Sites
 Location: Field N of Bolton Rd, bounded by Hawkshaw Brook & Hawkshaw Cl, Hawkshaw, Tottington

District: TOTTINGTON

Existing Use: Farmland

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.885 Density: 29

Capacity: 26 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Alan Walkden

Address: 320 Turton Road
 Tottington
 Bury BL8 3QG

Grid Reference

Easting: 375635

Northing: 415086

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	26

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

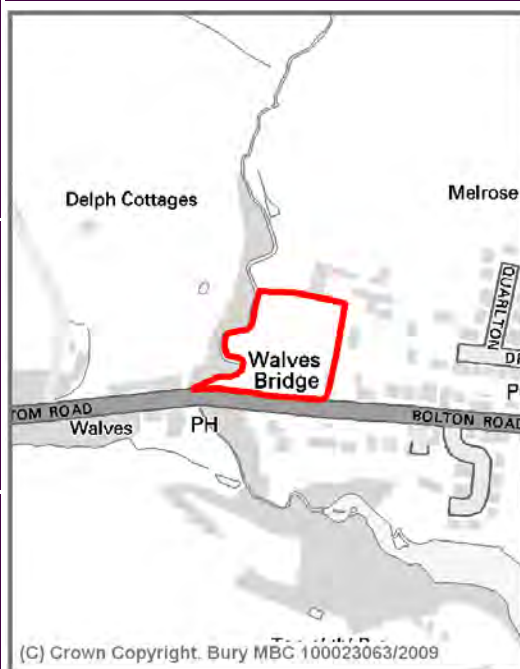
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2308/00
 Category: 7 - Discounted Sites
 Location: Land off Brandlesholme Road, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 4.094 Density: 35

Capacity: 70 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Buckshaw Village, Chorley PR7 7NA

Grid Reference

Easting: 377932

Northing: 414055

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

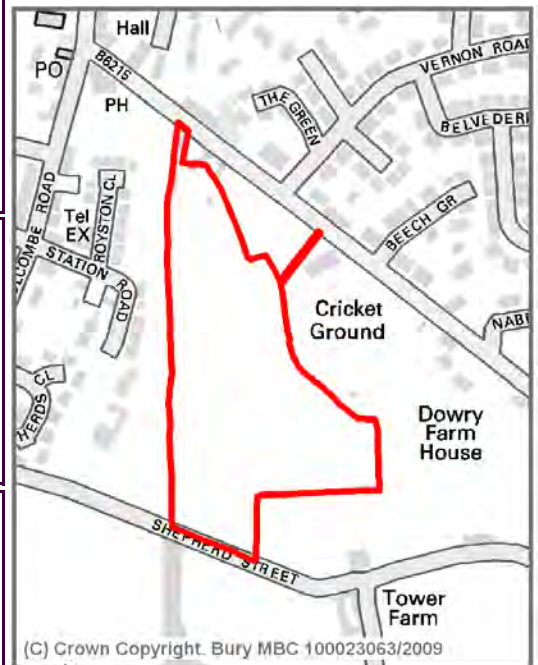
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2314/00
 Category: 7 - Discounted Sites
 Location: Land at Cockey Moor Road / off Lowercroft Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 20.916 Density: 30

Capacity: 624 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377146

Northing: 410582

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	624

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2315/00
 Category: 7 - Discounted Sites
 Location: Land at Knowsley Road, Cockey Moor, Ainsworth, Radcliffe
 District: RADCLIFFE
 Existing Use: Agriculture
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 10.386 Density: 30
 Capacity: 310 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Owner
 Address:

Grid Reference

Easting: 376644 Northing: 410496

Plot Details

Site Visit
Completed
Under Construction
Available

0
0
310

Units

Number
New Build Units:
Converted Units:

0
0

Affordable Housing Units:

Policy	Other
No. Units:	0

House Type Details

Number
Flats
Terraced:
Semi-Detached
Detached
Other House Types:

0
0
0
0
0

Bedroom Details

Number
1 Bed Units:
2 Bed Units:
3 Bed Units:
4 Bed Units:
Other Units:

0
0
0
0
0

Tenure Details

Number
Private Units:
Discounted Market Housing:
Shared Ownership/Equity:
Social Rented:
Other Tenure:

0
0
0
0
0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2316/00
 Category: 7 - Discounted Sites
 Location: Land to West of Starling Road and North of Bury & Bolton Road, Radcliffe

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 48.112 Density: 30
 Capacity: 1438 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377031

Northing: 409844

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1438

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

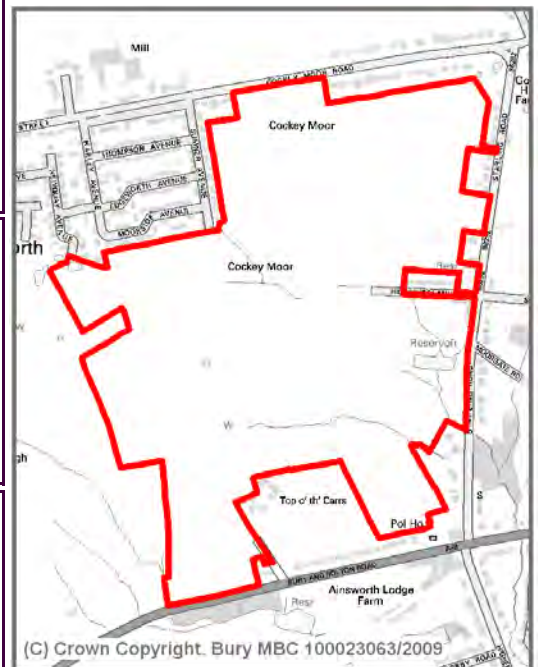
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2317/00
 Category: 7 - Discounted Sites
 Location: Land at Moorgates/Pingotts, Stopes Road, Radcliffe

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 17.308 Density: 30

Capacity: 518 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 376399

Northing: 407833

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	518

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2318/00
 Category: 7 - Discounted Sites
 Location: Land at Black Moss, Stopes Road, Radcliffe

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 21.194 Density: 30
 Capacity: 634 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 376659 Northing: 407210

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	634

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

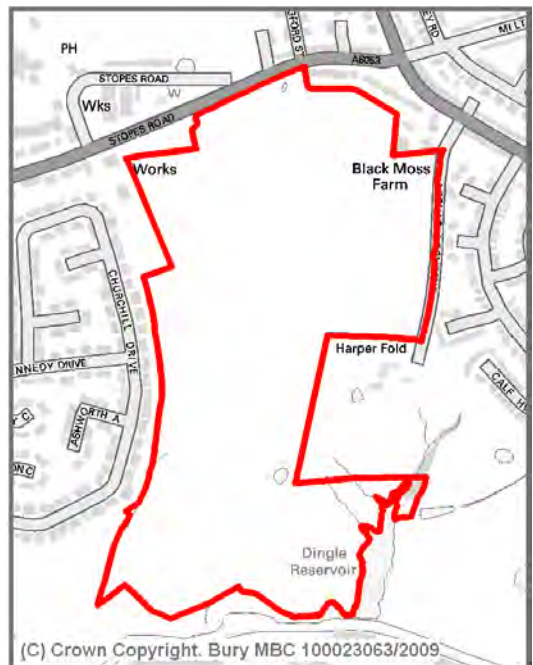
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2320/00
 Category: 7 - Discounted Sites
 Location: Land to north of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield

District: WHITEFIELD

Existing Use: Part of Whitefield Golf Club

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.024 Density: 29

Capacity: 30 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 380573

Northing: 404888

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2321/00
 Category: 7 - Discounted Sites
 Location: Land to north & west of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield

District: WHITEFIELD

Existing Use: Part of Whitefield Golf Club, not part of the golf course

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.206 Density: 30

Capacity: 36 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 380545

Northing: 404802

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	36

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2322/00
 Category: 7 - Discounted Sites
 Location: Land to rear of Sedgley Park Rugby Club /Whitefield Golf Course, Park Lane, Whitefield

District: WHITEFIELD

Existing Use: Part of golf course holes 9 and 10

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.617 Density: 30
 Capacity: 108 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 380083

Northing: 404843

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	108

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

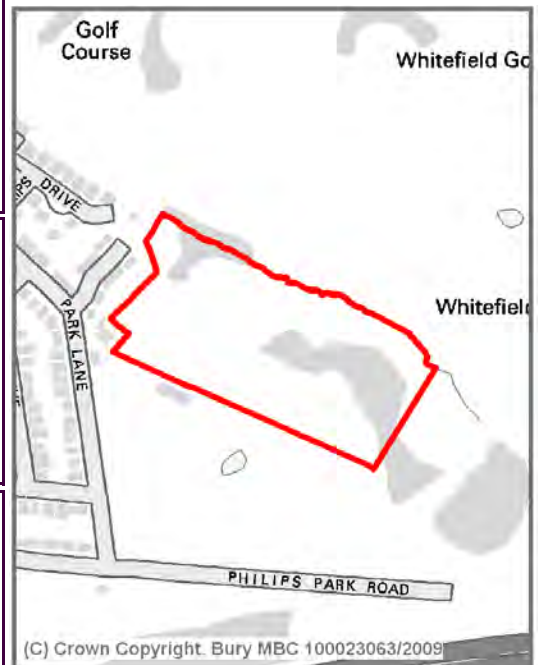
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2325/00
 Category: 7 - Discounted Sites
 Location: Broadhey Playing Fields, off Ripon Hall Avenue, Ramsbottom

District: RAMSBOTTOM

Existing Use: Playing fields

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.443 Density: 35

Capacity: 70 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 378737

Northing: 415643

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Take land out of river valley / replace recreation facilities

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as the site is suitable for continued recreation use.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2328/00
 Category: 7 - Discounted Sites
 Location: Pigsden Farm, Long Lane, Walmersley Road, Bury

District: BURY NORTH

Existing Use: Residential

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.699 Density: 35

Capacity: 110 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380479

Northing: 413219

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	110

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

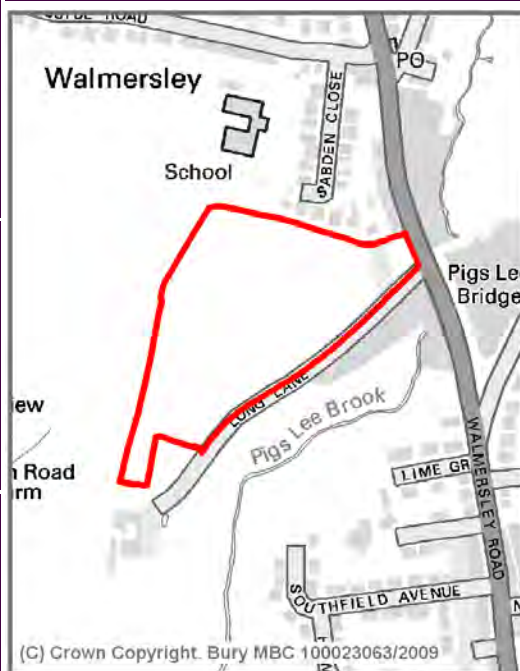
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2329/00
 Category: 7 - Discounted Sites
 Location: Land to NW of 96 Ringley Road, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.781 Density: 34
 Capacity: 60 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379167

Northing: 405523

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and in the Local Plan Call for Sites exercise 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2330/00
 Category: 7 - Discounted Sites
 Location: Land to west 229-241 Whalley Road / south of Leaches Road, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 2.284 Density: 30
 Capacity: 68 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Owners

Address:

Grid Reference

Easting: 379921

Northing: 417665

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	68

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and the GMSF Call for Sites 2016/17 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2332/00
 Category: 7 - Discounted Sites
 Location: Field due East of junction Hazel Hall Lane/
 Longsight Road, Holcombe Brook, Bury

District: TOTTINGTON

Existing Use: Grazing

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.19 Density: 30

Capacity: 95 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: James Ratcliffe & Ors

Address: Dunsters Farm Ltd
 Waterfold Business Park
 Bury BL9 7BR

Grid Reference

Easting: 378659

Northing: 414028

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	95

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

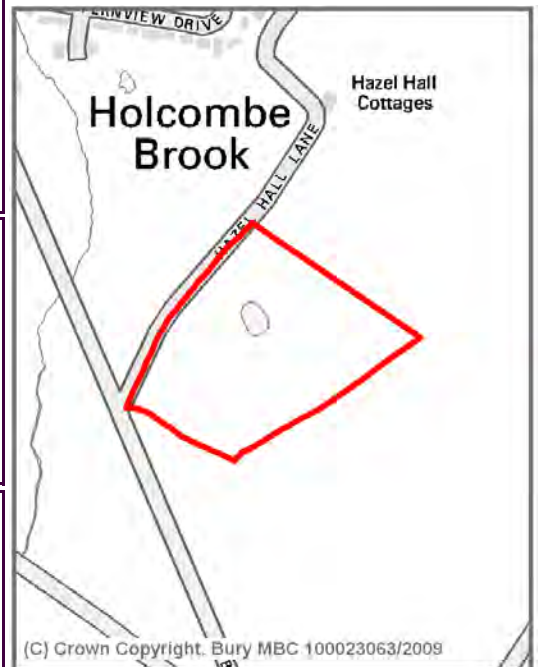
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2333/00
 Category: 7 - Discounted Sites
 Location: Former Delph Lane Quarry, Delph Lane, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Private stables, caravan storage, car parking.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.508 Density: 30

Capacity: 45 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: James Ratcliffe & Ors

Address: Dunsters Farm Ltd
 Waterfold Business Park
 Bury BL9 7BR

Grid Reference

Easting: 376103 Northing: 410444

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	45

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2335/00
 Category: 7 - Discounted Sites
 Location: Land to the rear and side of 37a Bury Old Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.704 Density: 29

Capacity: 50 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 375664

Northing: 410409

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	50

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2336/00
 Category: 7 - Discounted Sites
 Location: Land off Garside Hey Road to N & W Garside Garage, Brandlesholme, Tottington

District: TOTTINGTON

Existing Use: Grazing land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 17.029 Density: 30

Capacity: 360 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Mr J Mansergh

Address: 7 Folly Terrace
 Crawshawbooth, Rawtenstall
 Rossendale BB4 8DN

Grid Reference

Easting: 378753 Northing: 412667

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	360

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		N
Nature Conservation:				Y	Negative Ecology:	Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:			Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-027) but site has been discounted as it is within the Green Belt. Capacity based on PFERep PFE20139

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2337/00
 Category: 7 - Discounted Sites
 Location: Land to South of Springside Cottages, Springside View, Brandlesholme, Bury
 District: BURY NORTH
 Existing Use: Grazing land
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.682 Density: 30
 Capacity: 25 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: J.Mansergh
 Address: 7 Folly Terrace
 Crawshawbooth, Rawtenstall
 Rossendale BB4 8DN

Grid Reference

Easting: 379204 Northing: 413437

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	25

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				N	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		N
Nature Conservation:				N	Negative Ecology:	N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:			Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

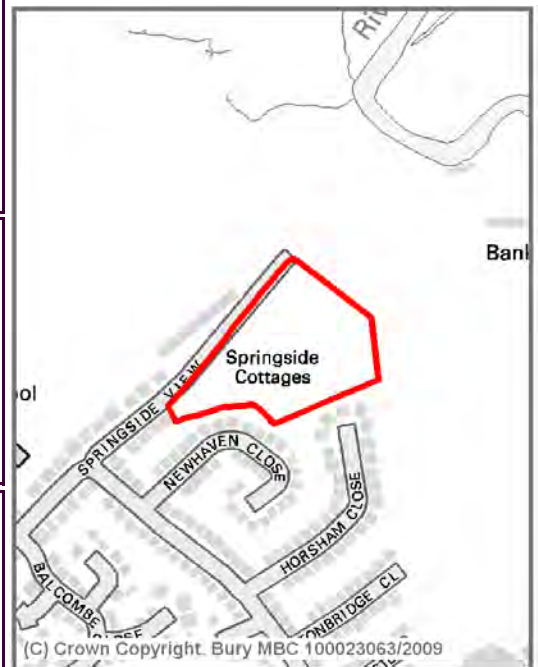
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-027) but site has been discounted as it is within the Green Belt. Capacity based on PFERep PFE20139

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2344/00
 Category: 7 - Discounted Sites
 Location: Land at Dearden Clough, Whalley Road, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 9.75 Density: 30
 Capacity: 290 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Joyce Dodd

Address: 105 Bury Road
 Edenfield
 BLO OEN

Grid Reference

Easting: 380220 Northing: 418762

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	290

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		Y
Nature Conservation:				Y	Negative Ecology:	N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N	Multiple Ownership:			U

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

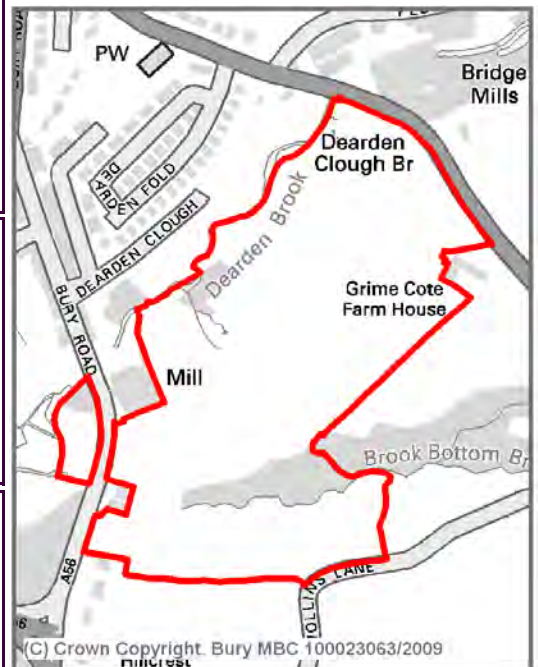
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted in the Local Plan 'Call for Sites' exercise in 2017 but site discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2345/00
 Category: 7 - Discounted Sites
 Location: Land north of Bradshaw Rd & West of Sheep Gate Dr/ Holthouse Rd, Tottington

District: TOTTINGTON

Existing Use: grazing land - formerly associated with Booth Farm

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 5.459 Density: 29

Capacity: 160 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377339

Northing: 412263

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	160

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

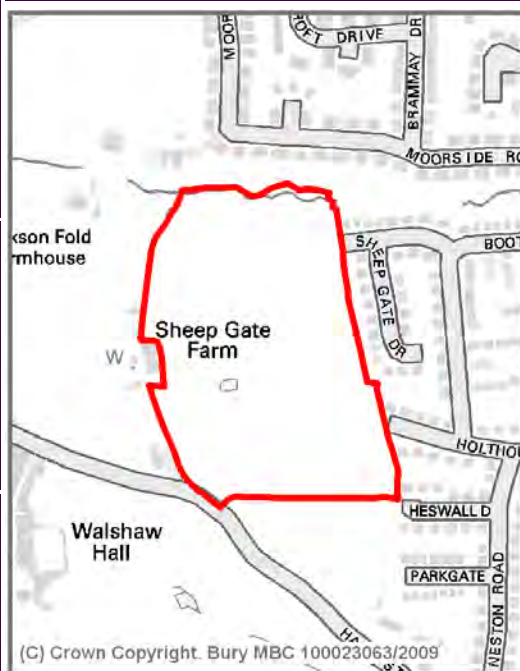
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2346/00
 Category: 7 - Discounted Sites
 Location: Land at Bolton Road / Redisher Lane, Holcombe Brook, Ramsbottom

District: TOTTINGTON

Existing Use: Grazing Land

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 9.342 Density: 28

Capacity: 266 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377361

Northing: 415173

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	266

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2347/00
 Category: 7 - Discounted Sites
 Location: Land at Moorbottom Road / Cornfield Close,
 Holcombe, Ramsbottom

District: RAMSBOTTOM

Existing Use: Unused

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.985 Density: 4

Capacity: 4 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377288

Northing: 416186

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

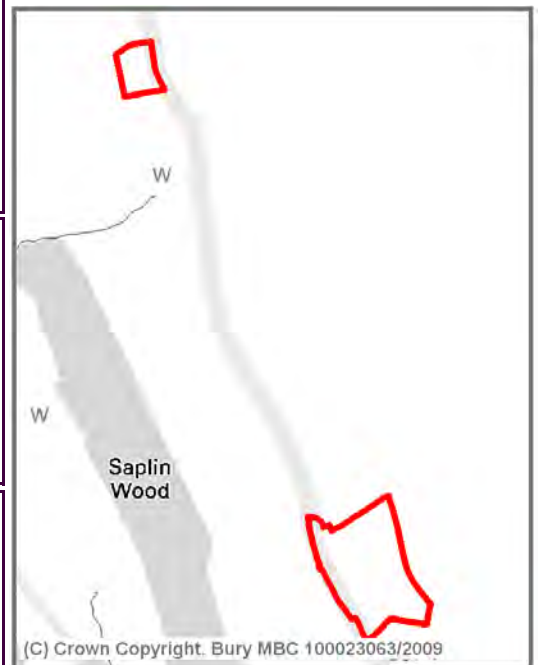
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2348/00
 Category: 7 - Discounted Sites
 Location: Land at Bass Lane / Walmersley Road, Gollinrod

District: RAMSBOTTOM

Existing Use: Farm land and woods

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 15.667 Density: 30

Capacity: 470 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 380024

Northing: 415164

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	470

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

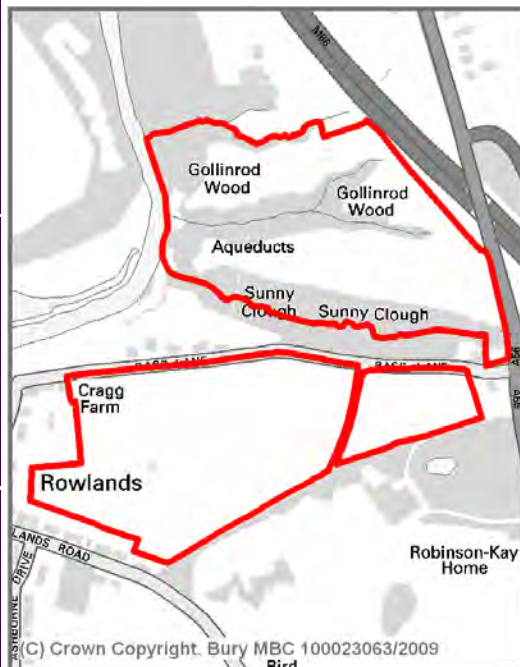
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2350/00
 Category: 7 - Discounted Sites
 Location: Land to North and South of Bentley Hall Road, Lowercroft and Walshaw, Bury

District: BURY NORTH

Existing Use: Farm land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 67.482 Density: 30

Capacity: 2000 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Mr C Barlow

Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 377119

Northing: 411443

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	2000

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

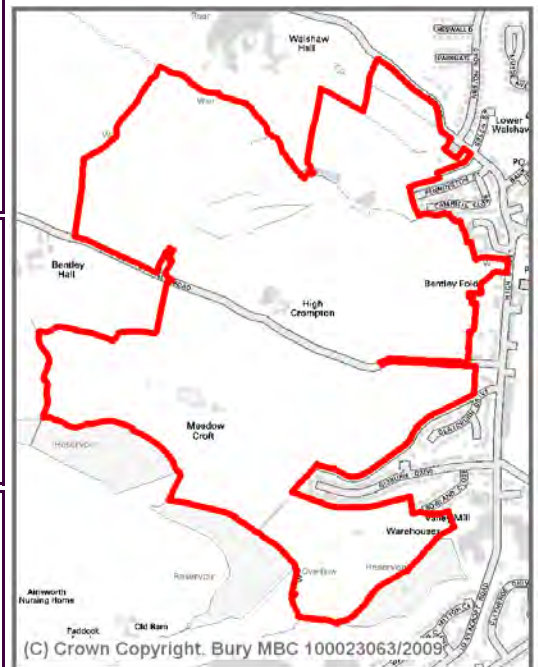
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2351/00
 Category: 7 - Discounted Sites
 Location: Land at Kirklees, Off Hartford Drive, Tottington

District: TOTTINGTON

Existing Use: Unused land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.468 Density: 30

Capacity: 74 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Mr C Barlow

Address: Barlow & Butcher
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 378394

Northing: 412586

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	74

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2352/00
 Category: 7 - Discounted Sites
 Location: Land at Redisher, Redisher Lane, Holcombe Brook, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 5.307 Density: 30
 Capacity: 160 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Mr C Barlow

Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 377697 Northing: 415221

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	160

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				Y	Negative Air Quaility:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2354/00
 Category: 7 - Discounted Sites
 Location: Land at Lumb Carr and New Smithy, Holcombe Brook, Ramsbottom
 District: RAMSBOTTOM
 Existing Use: Grazing land & site of demolished buildings
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.021 Density: 30
 Capacity: 90 Windfall site?: Y-L

Application Details

Application No.: N/A
 Description:
 Planning Status: None
 Permission Date: N/A Expiry Date: N/A
 Applicant: Mr P Dunne
 Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 377966 Northing: 415530

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	90

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

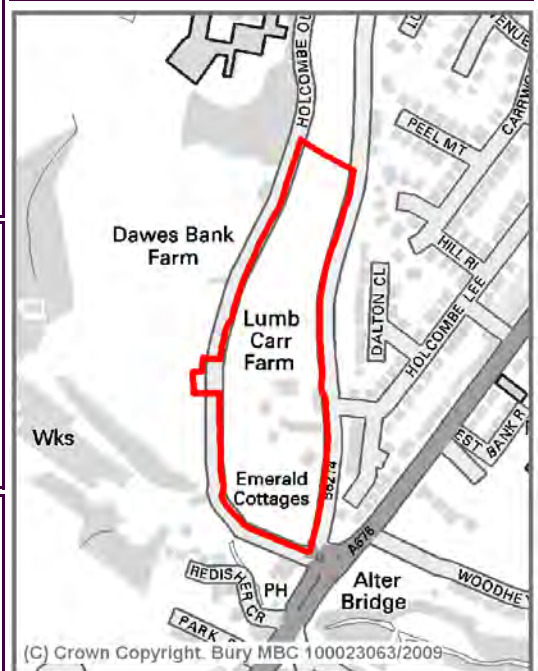
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2355/00
 Category: 7 - Discounted Sites
 Location: Land West of Bradley Fold Road and south of Broomfield Close, Bradley Fold Road, Ainsworth, Radcliffe
 District: RADCLIFFE

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 2.252 Density: 31
 Capacity: 70 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Mr P Dunne

Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 376319

Northing: 409934

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	70

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	N	Levels:	N
Nature Conservation:			N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

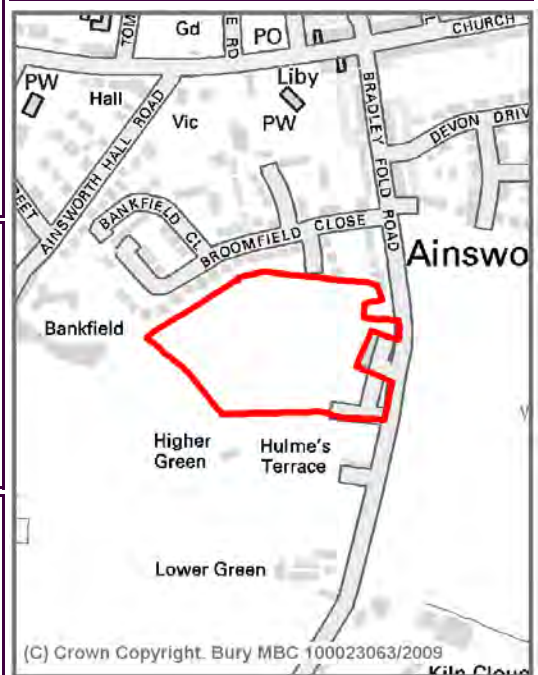
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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Kilo Cloud

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2356/00
 Category: 7 - Discounted Sites
 Location: Land off Milbourne Road, Limefield, Bury (Plot 2)

District: BURY NORTH

Existing Use: Grazing land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.244 Density: 35

Capacity: 44 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Owner

Address:

Grid Reference

Easting: 381081

Northing: 412926

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	44

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

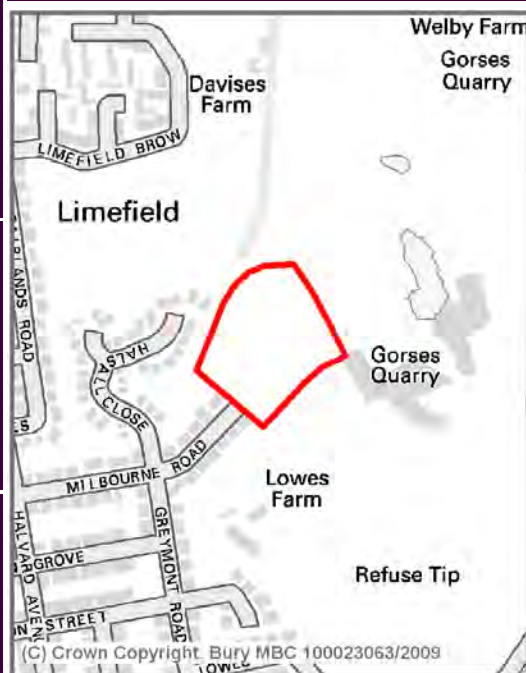
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2357/00
 Category: 7 - Discounted Sites
 Location: Land at Walves Quarlton, Ramsbottom Road, Hawkshaw, Tootington

District: TOTTINGTON

Existing Use: Open land

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.662 Density: 30
 Capacity: 20 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Mrs Susan Brown

Address:

Grid Reference

Easting: 375364

Northing: 415004

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

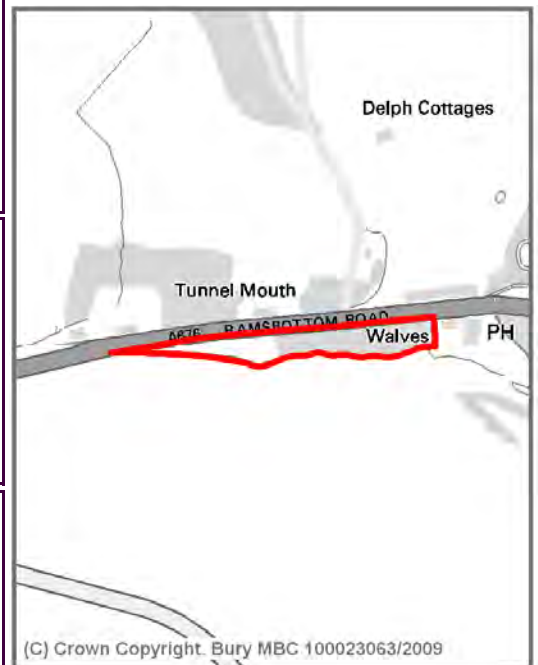
Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year

Expected Units Completed

2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2395/00
 Category: 7 - Discounted Sites
 Location: Land off Harwood Road (Stoney Brow),
 Tottington

District: TOTTINGTON

Existing Use: Green Belt

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.785 Density: 30
 Capacity: 112 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377117

Northing: 413216

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	112

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	Y	Levels:	N
Nature Conservation:			N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Remove planning constraints and take site out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

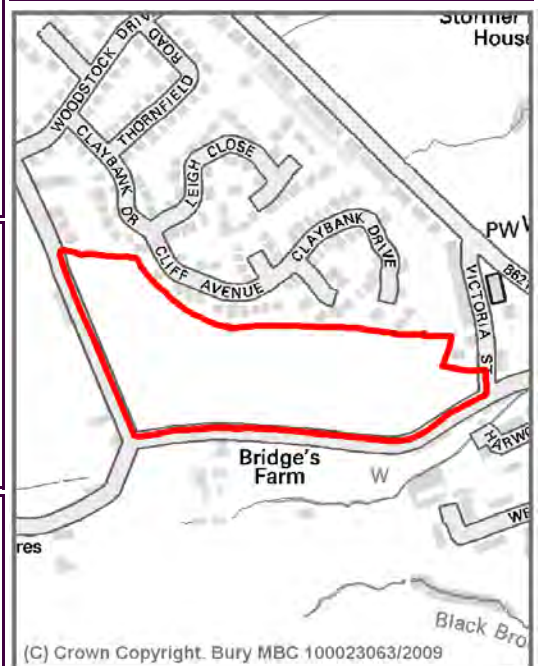
Deliverability Comments:

The site is identified as being suitable for continued employment use and unlikely to be developed for housing within the next five years. May have longer term potential.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2437/00
 Category: 7 - Discounted Sites
 Location: Land Off Mather Road, Walmersley Golf Club, Bury (Plot 1)

District: BURY NORTH

Existing Use: Open Land/Green Belt

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.074 Density: 26

Capacity: 80 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380973

Northing: 413280

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	80

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	2	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints / take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as the majority it within the Green Belt.

Comments:

Site suggested for residential use to come forward to help subsidise the development of a new golf club house. Site has been discounted as it is mostly within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2439/00
 Category: 7 - Discounted Sites
 Location: Land at Hall Street, Walshaw, Tottington

District: TOTTINGTON

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.513 Density: 40

Capacity: 60 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377382

Northing: 412044

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning constraints and take site out of the Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2440/00
 Category: 7 - Discounted Sites
 Location: The Pines, Off Railway Street, Summerseat, Ramsbottom

District: RAMSBOTTOM

Existing Use: Residential

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.512 Density: 8

Capacity: 4 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379328

Northing: 414505

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning constraints and remove site from Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

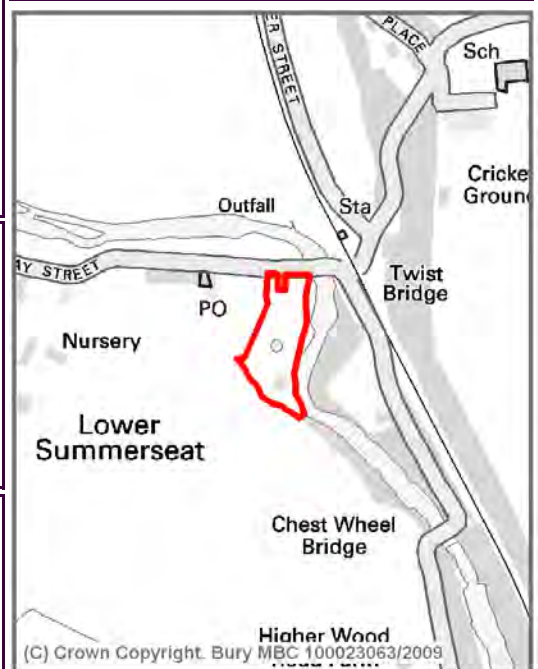
Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2467/00
 Category: 7 - Discounted Sites
 Location: Land north of Heatherside Road, Ramsbottom

District: RAMSBOTTOM

Existing Use: Field

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.333 Density: 34

Capacity: 45 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378915

Northing: 417496

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	45

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		N

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2468/00
 Category: 7 - Discounted Sites
 Location: Land north of 1 The Paddock, Ramsbottom

District: RAMSBOTTOM

Existing Use: Field

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.211 Density: 28
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378852

Northing: 417484

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		N

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

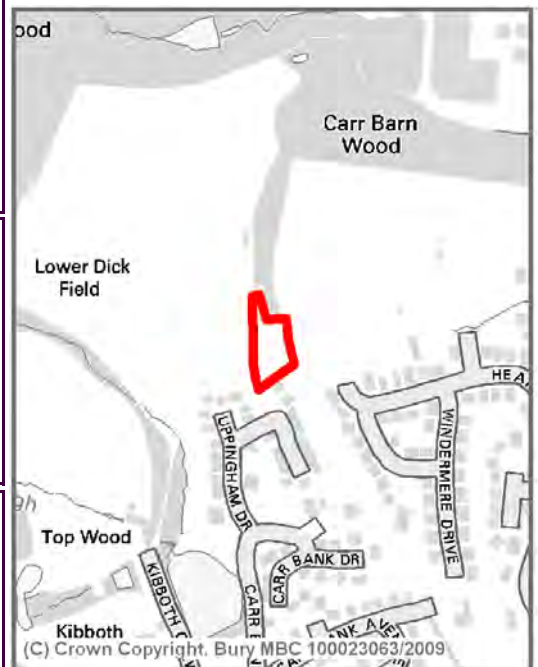
Deliverability Comments:

Site is not considered to be suitable for residential development.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2469/00
 Category: 7 - Discounted Sites
 Location: Land north of 9-13 Uppingham Drive,
 Ramsbottom

District: RAMSBOTTOM

Existing Use: Field

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.653 Density: 31

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378809

Northing: 417529

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	Y	Levels:	Y
Nature Conservation:			Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is not considered to be suitable for residential development.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2513/00
 Category: 7 - Discounted Sites
 Location: Land to north St.Andrew's Church, Bolton Road West, Ramsbottom

District: RAMSBOTTOM

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.232 Density: 43

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378904

Northing: 416324

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	10
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Relax Policy constraints on release of River Valley land

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

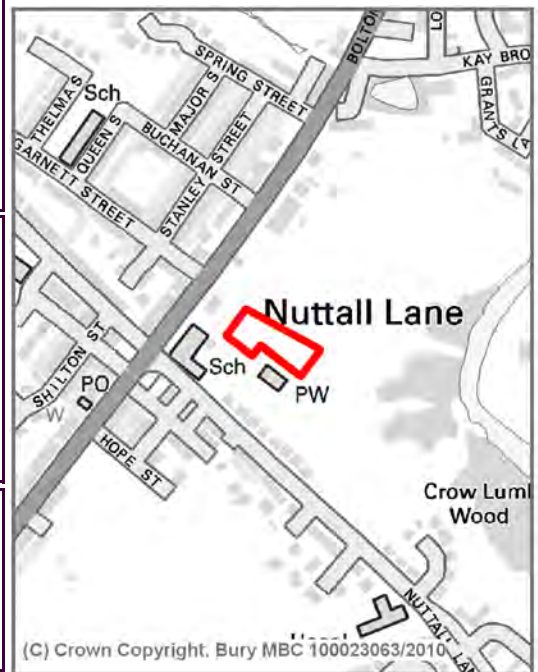
Deliverability Comments:

The site is unlikely to deliver any residential development in the short term.

Comments:

Site has been discounted as the land is located within the River Valley area.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2514/00
 Category: 7 - Discounted Sites
 Location: Land to rear 2-12 Rose Hill, Ramsbottom

District: RAMSBOTTOM

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.762 Density: 39
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379057

Northing: 416474

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	30
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Relax Policy constraints on release of River Valley land

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

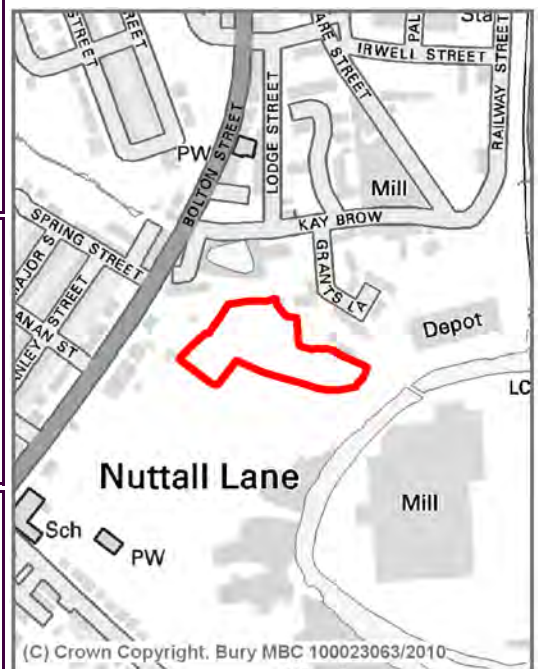
Deliverability Comments:

The site is unlikely to deliver any residential development in the short term.

Comments:

Site identified from the SHLAA Site Suggestion Exercise 2007 but has been discounted as the site is within the River Valley

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2572/00
 Category: 7 - Discounted Sites
 Location: Land opposite 72 to 96 Croft Lane, Hollins

District: BURY SOUTH

Existing Use: Vacant land (River Valley)

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.632 Density: 24

Capacity: 15 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381153

Northing: 408367

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Take land out of River Valley/relax planning policy on River Valley land

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to deliver any residential development in the next five years.

Comments:

Site has been suggested as a housing site but has been discounted as the site is within the River Valley.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2700/00
 Category: 7 - Discounted Sites
 Location: Peel Holdings site suggestion at Greenmount,
 land off Brandlesholme Road

District: TOTTINGTON

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 8.211 Density: 35

Capacity: 144 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378292

Northing: 414001

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	144

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		N
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		N

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

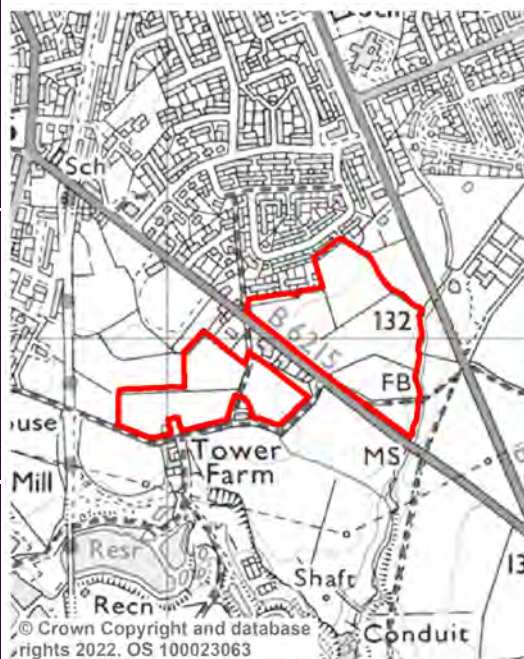
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2700/01
 Category: 7 - Discounted Sites
 Location: Land south of Shepherd Street, Tottington

District: TOTTINGTON

Existing Use: Agricultural

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 10.465 Density: 35
 Capacity: 366 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378165

Northing: 413749

Plot Details

Site Visit
Completed
Under Construction
Available

0

0

366

Units

Number
New Build Units:
Converted Units:

0

0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number
Flats
Terraced:
Semi-Detached
Detached
Other House Types:

0

0

0

0

0

Bedroom Details

Number
1 Bed Units:
2 Bed Units:
3 Bed Units:
4 Bed Units:
Other Units:

0

0

0

0

0

Tenure Details

Number
Private Units:
Discounted Market Housing:
Shared Ownership/Equity:
Social Rented:
Other Tenure:

0

0

0

0

0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

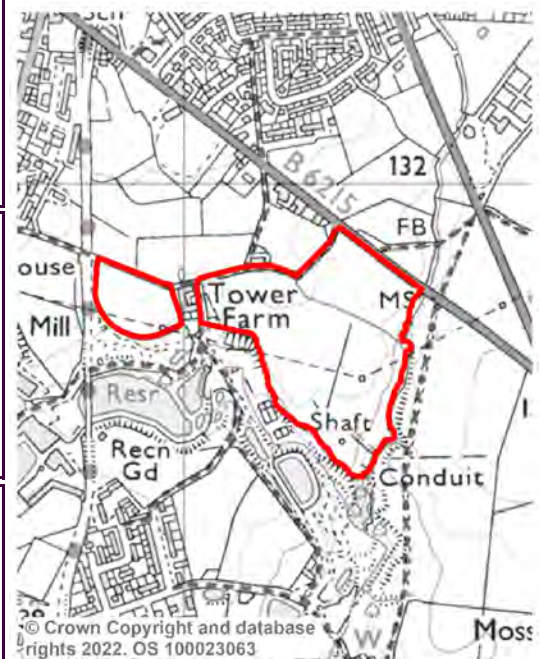
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2736/00
 Category: 7 - Discounted Sites
 Location: Land at Holcombe Road, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Agricultural Use - pasture land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 5.13 Density: 23
 Capacity: 120 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 377649

Northing: 413804

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	120

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		Y	Pylons:		Y
Hazardous:				N	Poor Access:		U	Levels:		N
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		Y	Zone:	3	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Manage Flood Risk and remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2737/00
 Category: 7 - Discounted Sites
 Location: Higher Woodhill Farm, Woodhill Lane, Bury

District: BURY NORTH

Existing Use: Farmland - agricultural use

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 10.438 Density: 30

Capacity: 313 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 380078

Northing: 411950

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	313

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				Y	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		Y	Zone:	3	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Manage Flood Risk and take site out of Green Belt and the River Valley

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2738/00
 Category: 7 - Discounted Sites
 Location: Boar Edge Farm (Site 1), Woodgate Avenue, Birtle, Bury, BL9 6UQ

District: BURY NORTH

Existing Use: Agricultural pastureland.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 4.003 Density: 25
 Capacity: 100 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: N/A

Address:

Grid Reference

Easting: 383140

Northing: 411899

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		U	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2739/00
 Category: 7 - Discounted Sites
 Location: Boar Edge Farm (Site 2), Woodgate Avenue, Birtle, Bury, BL9 6UQ

District: BURY NORTH

Existing Use: Agricultural pastureland.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.892 Density: 24

Capacity: 70 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A

Address:

Grid Reference

Easting: 382847

Northing: 411992

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		Y

Constraint Solutions

Remove Green Belt and other planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2767/00
 Category: 7 - Discounted Sites
 Location: Land East of Sunny Bank, Arthur Lane, Ainsworth, Bolton, BL2 5PN

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.947 Density: 30
 Capacity: 28 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 375976

Northing: 410394

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	28

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0
	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		U
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				Y	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy constraints from the site

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

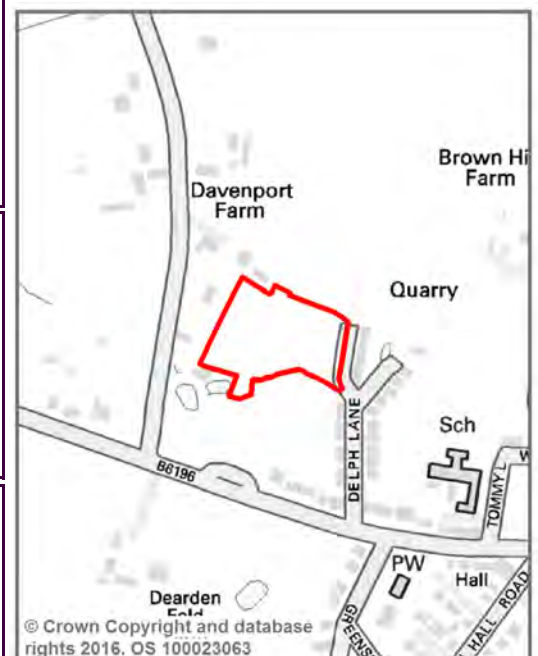
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2771/00
 Category: 7 - Discounted Sites
 Location: Old Hall Farm, Old Hall Lane, Stand, Whitefield, M45 7TP

District: WHITEFIELD

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 38.512 Density: 30
 Capacity: 1155 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378802

Northing: 405180

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	1155

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0
	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and any other policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2772/00
 Category: 7 - Discounted Sites
 Location: Old Barn Farm, Knowsley Road, Ainsworth, Bury, BL2 5PX

District: RADCLIFFE

Existing Use: Complex of farm buildings and grazing land.

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 9.33 Density: 30

Capacity: 280 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 376956

Northing: 410897

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	280

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:	Y
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:	Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and any other policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2777/00
 Category: 7 - Discounted Sites
 Location: Land at Openshaw Farm, Bury and Bolton Road, Radcliffe, M26 4EP

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 74.592 Density: 30
 Capacity: 2238 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 376893

Northing: 408854

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	2238

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		Y	Pylons:		Y
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quaility:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and any other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2781/00
 Category: 7 - Discounted Sites
 Location: Land off Bury Road, Radcliffe, Bury, M26 2XW (Swan Lodge)

District: RADCLIFFE

Existing Use: Vacant Land/Open Space.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 17.555 Density: 30
 Capacity: 527 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379652

Northing: 408568

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	527

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove EGA and other policy constraints and manage flood risk

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

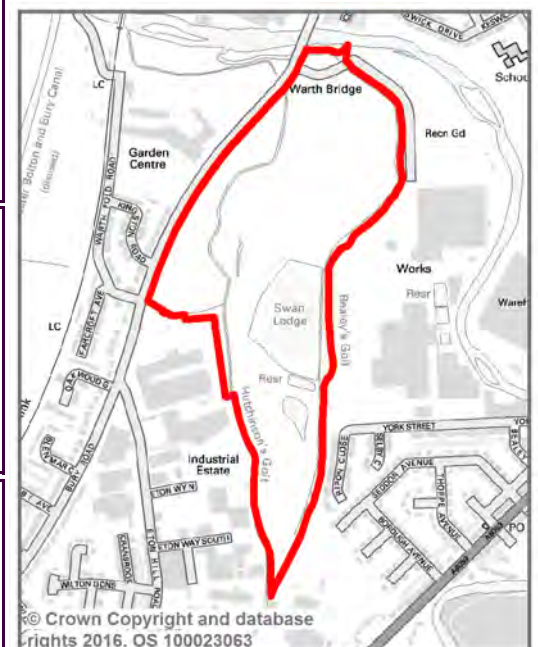
Deliverability Comments:

Site is unlikely to be released in the short-medium term for residential development due to parts of the site being located in a River Valley and an Employment Generating Area

Comments:

Site has been discounted due to various planning constraints on the site including a River Valley and an Employment Generating Area.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2782/00
 Category: 7 - Discounted Sites
 Location: Land to the north east of Nuttall Lane, Ramsbottom, Bury, BL0 9LN

District: RAMSBOTTOM

Existing Use: The site is currently vacant greenfield land.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 6.19 Density: 30
 Capacity: 186 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379065

Northing: 416266

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	186

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0
	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Remove River Valley designation and manage flood risk

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

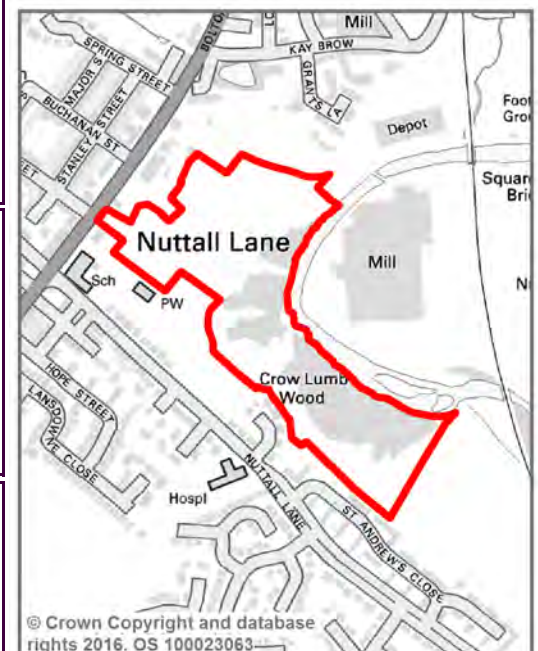
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as it lies within a River Valley

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2783/00
 Category: 7 - Discounted Sites
 Location: Nuttall Lane South - Land to the North East of St Andrews Close, Ramsbottom, BL0 9LB

District: RAMSBOTTOM

Existing Use: The site is greenfield land.

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.302 Density: 30

Capacity: 100 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379315

Northing: 415978

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Remove River Valley designation and manage flood risk

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within a River Valley

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2784/00
 Category: 7 - Discounted Sites
 Location: Land at Oak Avenue, Holcombe Brook, Ramsbottom, BL0 9WD

District: RAMSBOTTOM

Existing Use: The site is currently open space but in private ownership.

Surrounding Use: Residential

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.954 Density: 30

Capacity: 29 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378378

Northing: 414766

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	29

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove Recreation designation

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development due to its current use as protected recreation

Comments:

Site has been discounted as the site is a Recreation Area

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2787/00
 Category: 7 - Discounted Sites
 Location: Land off Cams Lane, Radcliffe, M26 3GL

District: RADCLIFFE

Existing Use: Agricultural Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 28.962 Density: 30
 Capacity: 869 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 377273

Northing: 406895

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	869

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:	Y
Hazardous:				N	Poor Access:	Y	Levels:	Y
Nature Conservation:				N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y	Multiple Ownership:	U	

Constraint Solutions

Remove Green Belt and policy designations and ensure new development complies with policy RT4/7

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

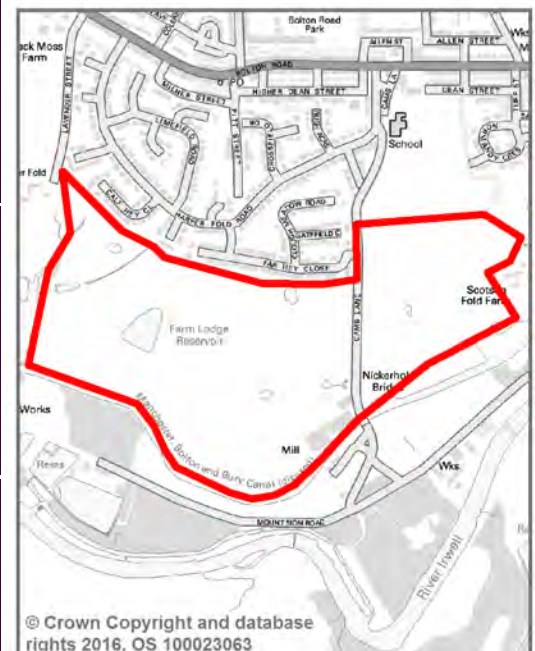
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2788/00
 Category: 7 - Discounted Sites
 Location: Greenbelt land to the South of Bevis Green Works (Area A), off Walmersley Old Road, Bury, BL9 6SQ
 District: BURY NORTH

Existing Use: Open/vacant land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.836 Density: 30

Capacity: 55 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 380683

Northing: 413552

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	55

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:	N	Pylons:		N
Hazardous:				N	Poor Access:	N	Levels:		N
Nature Conservation:				N	Negative Ecology:	N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:	N	Planning Constraints:		Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:			U

Constraint Solutions

Remove site River Valley designation

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within a River Valley.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2789/00
 Category: 7 - Discounted Sites
 Location: Greenbelt land to the North of Bevis Green Works and M66 (Area D), Bentley Lane, Bury, BL9 6RZ
 District: BURY NORTH

Existing Use: Open land

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 7.019 Density: 30

Capacity: 210 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 381226

Northing: 414382

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	210

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Remove Green Belt, River Valley and other designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2790/00
 Category: 7 - Discounted Sites
 Location: Land to east of 60 Bradley Fold Road, Radcliffe, BL2 5QP

District: RADCLIFFE

Existing Use: Garage and open space

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.018 Density: 56
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 376428

Northing: 409924

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	N	Levels:	N
Nature Conservation:			N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Remove site from Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2805/00
 Category: 7 - Discounted Sites
 Location: Land opposite 60 to 76 Darlington Close, Bury, BL8 1UG

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.286 Density: 31

Capacity: 9 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378928

Northing: 412076

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	9

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove River Valley designation

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

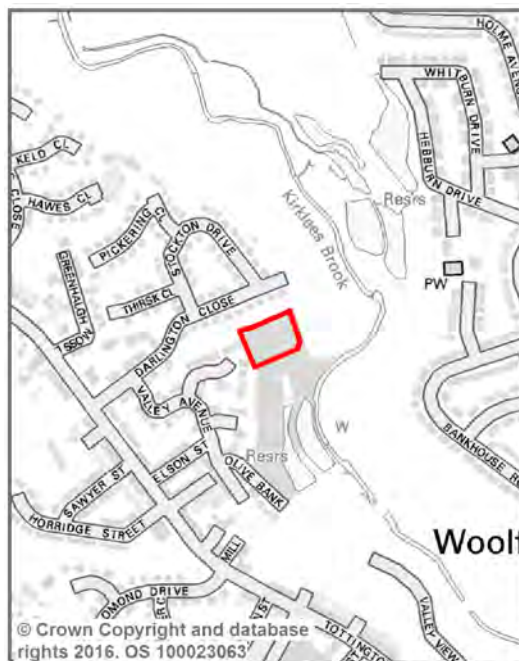
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within the River Valley and protected recreation land.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2806/00
 Category: 7 - Discounted Sites
 Location: Land west of 44 Whitburn Drive, Bury, BL8 1EH

District: BURY NORTH

Existing Use: Informal Recreation

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: No
 Area (Hectares): 0.837 Density: 36
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378980

Northing: 412373

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	30

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2822/00
 Category: 7 - Discounted Sites
 Location: Land to the east of Touch Road, Walmersley, Bury, BL9 5JF

District: BURY NORTH

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 4.842 Density: 31

Capacity: 150 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 380311

Northing: 413294

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	150

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

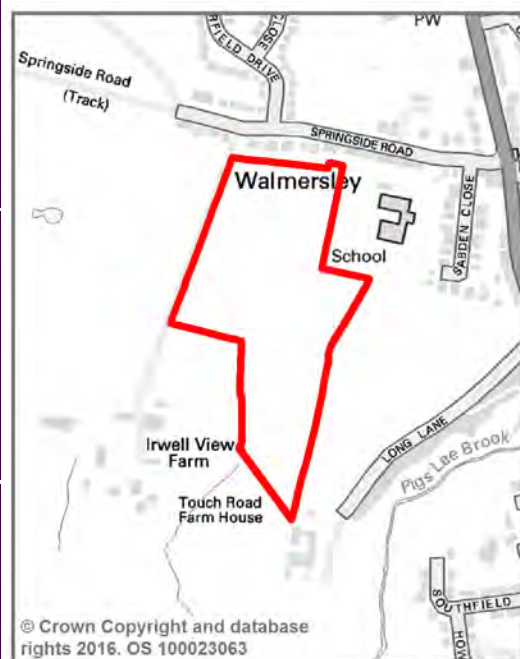
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Agent suggests capacity circa 150 dwellings. Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2849/00
 Category: 7 - Discounted Sites
 Location: 1st Draft GMSF Site Allocation OA4 - Holcombe Brook

District: TOTTINGTON

Existing Use: Open Land and a Sports Club

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 5.028 Density: 20

Capacity: 100 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 378550

Northing: 414136

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	100
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove GB and RV designations. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: YES Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

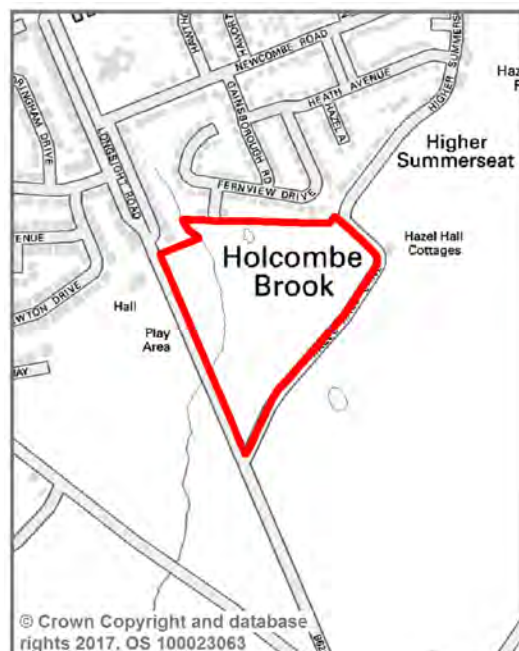
Deliverability Comments:

The site is unlikely to deliver residential development in the due to planning constraints, particularly as it is within the Green Belt and is no longer proposed in PFE.

Comments:

Site was proposed to be released from the Green Belt through the First Draft GMSF for 100 dwellings, however it is no longer intended to take this site forward. Net area excludes Holcombe Brook Sports Club.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2850/00
 Category: 7 - Discounted Sites
 Location: 1st Draft GMSF Site Allocation OA6 - Baldingstone (Bevis Green)

District: BURY NORTH

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 2.4 Density: 25

Capacity: 60 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381043

Northing: 414101

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	60
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		U	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		Y	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

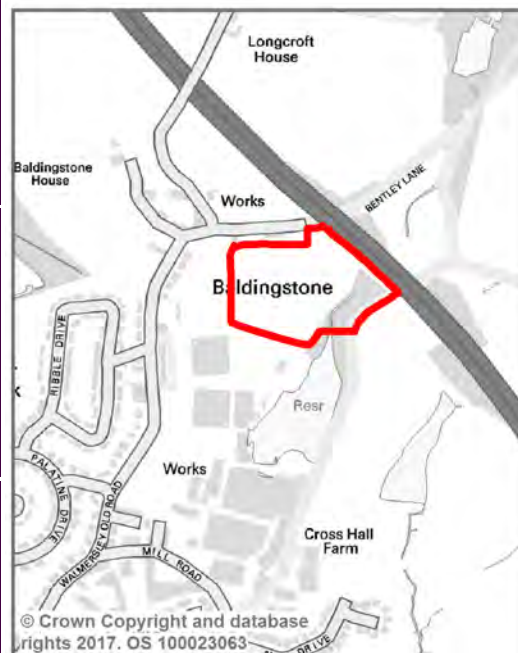
Deliverability Comments:

The site is unlikely to deliver residential development in the due to planning constraints, particularly as it is within the Green Belt. This part of the site is retained as open space in HL/2303/00.

Comments:

Site was proposed to be released from the Green Belt through the 1st Draft GMSF, however it is no longer intended to be taken forward. Net area excludes motorway buffer area.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2851/00
 Category: 7 - Discounted Sites
 Location: Field to Bank Lane Farm, 4 Higher Fold Lane, Shuttleworth BLO ODW

District: RAMSBOTTOM

Existing Use: Open/vacant land

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: No

Area (Hectares): 1.049 Density: 31

Capacity: 32 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380070

Northing: 417247

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt designation and other planning policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2852/00
 Category: 7 - Discounted Sites
 Location: Land north of 5 Coniston Close, Ramsbottom, BLO 9YE

District: RAMSBOTTOM

Existing Use: Agriculture and Open Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.822 Density: 30
 Capacity: 25 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 379089

Northing: 417573

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	25

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable D/K Timeframe for Development: 15 Years +

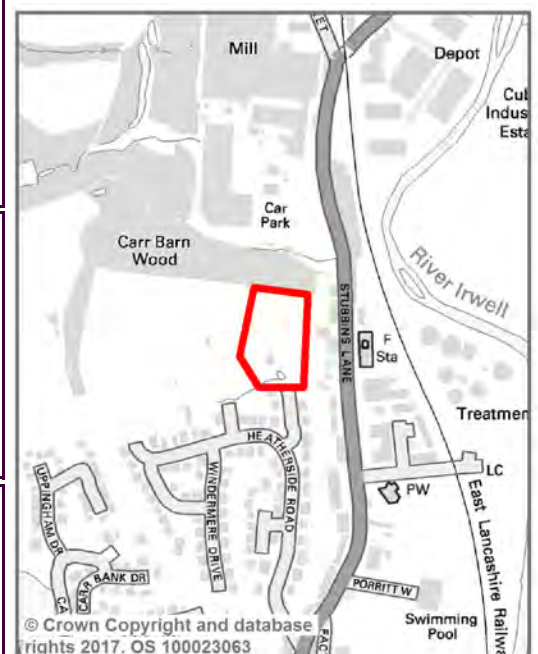
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2853/00
 Category: 7 - Discounted Sites
 Location: Greenmount Golf Club, Greenhalgh Fold Farm, Greenmount, Bury, BL8 4LH

District: TOTTINGTON

Existing Use: Recreation - Golf Club

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 16.533 Density: 30
 Capacity: 496 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 377296

Northing: 414218

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	496

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units:	0
	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove Green Belt, River Valley and other planning designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

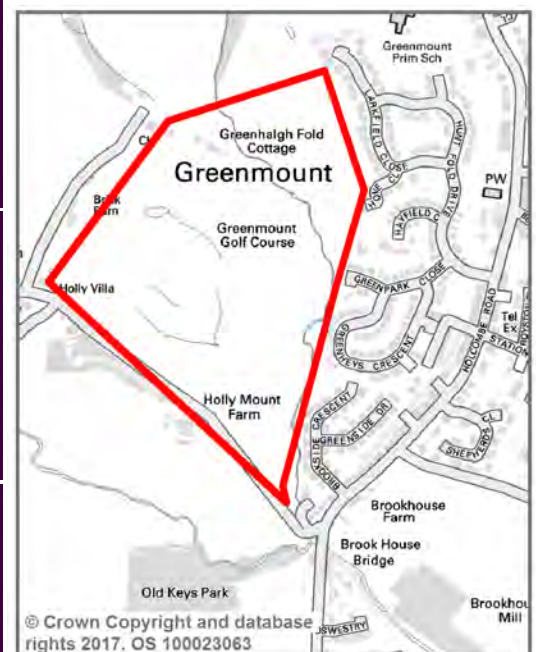
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2854/00
 Category: 7 - Discounted Sites
 Location: Land east of Stormer Hill Fold, Holcombe Road, Tottington, Bury, BL8 4AX

District: TOTTINGTON

Existing Use: Grazing Accommodation Land

Surrounding Use: Mixed

Land Use Class: U/K Previously developed?: No

Area (Hectares): 2.509 Density: 29

Capacity: 49 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 377560

Northing: 413540

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	49

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				N	Bad Neighbour:				N	Pylons:				N
Hazardous:				N	Poor Access:				N	Levels:				Y
Nature Conservation:				Y	Negative Ecology:				N	Green Belt/OPOL/RV:				Y
Built Heritage:				N	Negative Air Quality:				N	Planning Constraints:				Y
Flood Risk:		N	Zone:	1	Competing Uses:				N	Multiple Ownership:				U

Constraint Solutions

Remove Green Belt, River Valley and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16 and Local Plan Call for Sites Exercise in Sept/Oct 2017. Capacity based on Miller Homes PFE rep PFE19883. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2855/00
 Category: 7 - Discounted Sites
 Location: Land opposite 67 to 121 Turton Road,
 Tottington, Bury, BL8 4AW

District: TOTTINGTON

Existing Use: Grazing Accommodation Lane

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 6.946 Density: 30
 Capacity: 151 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 377331

Northing: 413440

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	151

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				N	Bad Neighbour:				N	Pylons:				N
Hazardous:				N	Poor Access:				N	Levels:				Y
Nature Conservation:				Y	Negative Ecology:				N	Green Belt/OPOL/RV:				Y
Built Heritage:				N	Negative Air Quality:				N	Planning Constraints:				Y
Flood Risk:		N	Zone:	1	Competing Uses:				N	Multiple Ownership:				U

Constraint Solutions

Remove Green Belt, River Valley and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Capacity based on Miller Homes PFE rep PFE19883. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2856/00
 Category: 7 - Discounted Sites
 Location: Land at Paddock Leach, Paddock Leach Barn, Ainsworth, Bolton, BL2 5PX

District: RADCLIFFE

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 21.884 Density: 30

Capacity: 656 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376461

Northing: 410984

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	656

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quaility:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

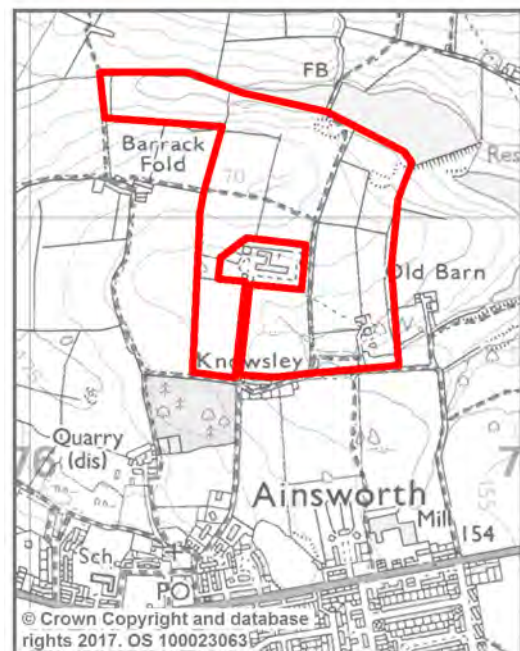
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2857/00
 Category: 7 - Discounted Sites
 Location: Barrack Fold Farm, Knowsley Road, Ainsworth, Bury, BL2 5PU

District: RADCLIFFE

Existing Use: Farming

Surrounding Use: Open Land

Land Use Class: GU Previously developed?: No

Area (Hectares): 9.546 Density: 30

Capacity: 287 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376249

Northing: 410941

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	287

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable No Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2858/00
 Category: 7 - Discounted Sites
 Location: Land opposite Arthur Lane Farm, Arthur Lane, Ainsworth, Radcliffe, BL2 5PR

District: RADCLIFFE

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 8.025 Density: 30

Capacity: 240 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376012

Northing: 410929

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	240

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2859/00
 Category: 7 - Discounted Sites
 Location: Land at 41 Bury Old Road, Bury, BL2 5PF

District: RADCLIFFE

Existing Use: Residential

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.753 Density: 31

Capacity: 23 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 375828

Northing: 410346

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	23

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2860/00
 Category: 7 - Discounted Sites
 Location: Land South of 149 - 217 Bury New Road (A58),
 Radcliffe, BL2 6QQ

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: No

Area (Hectares): 13.887 Density: 30

Capacity: 417 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376032

Northing: 408896

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	417

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		Y
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt designation.

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for industry / warehousing in GMSF CFS. Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2861/00
 Category: 7 - Discounted Sites
 Location: Land to the west of A58 / A665 Junction, Radcliffe, BL2 6QB

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 6.283 Density: 30

Capacity: 188 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 375653

Northing: 408902

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	188

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for mixed employment use in GMSF CFS. Site discounted as in Green Belt. Capacity set at 0 as put forward for employment use.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2862/00
 Category: 7 - Discounted Sites
 Location: Land at Fletcher Bank Quarry, Whalley Road, Ramsbottom, Bury, BL0 0DD
 District: RAMSBOTTOM
 Existing Use: Quarry and concrete landscaping products manufacturing
 Surrounding Use: Mixed
 Land Use Class: BNU Previously developed?: Yes
 Area (Hectares): 17.837 Density: 30
 Capacity: 535 Windfall site?: Y-L

Application Details

Application No.: N/A
 Description: N/A
 Planning Status: None
 Permission Date: N/A Expiry Date: N/A
 Applicant:
 Address:

Grid Reference

Easting: 380315 Northing: 416840

Plot Details

Site Visit
Completed
Under Construction
Available

0
0
535

Units

Number
New Build Units:
Converted Units:

0
0

Affordable Housing Units:

Policy	Other
No. Units:	0

House Type Details

Number
Flats
Terraced:
Semi-Detached
Detached
Other House Types:

0
0
0
0
0

Bedroom Details

Number
1 Bed Units:
2 Bed Units:
3 Bed Units:
4 Bed Units:
Other Units:

0
0
0
0
0

Tenure Details

Number
Private Units:
Discounted Market Housing:
Shared Ownership/Equity:
Social Rented:
Other Tenure:

0
0
0
0
0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for Offices & Warehousing in GMSF CFS. Site discounted as in Green Belt. Capacity set at 0 as put forward for employment use.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2863/00
 Category: 7 - Discounted Sites
 Location: Land at Bramley Fold Farm, Hawkshaw Lane, Tottington, BL8 4LD

District: TOTTINGTON

Existing Use: Open land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.328 Density: 30

Capacity: 10 Windfall site?: Y-S

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 375926

Northing: 415199

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	10

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

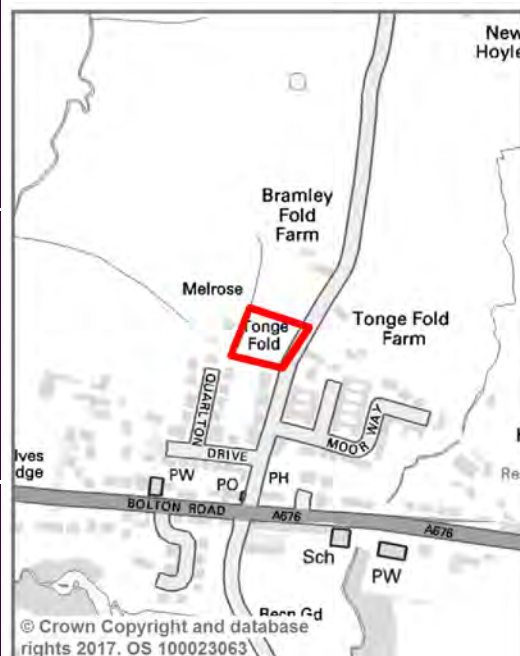
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2865/00
 Category: 7 - Discounted Sites
 Location: Land to West of Whalley Road, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.892 Density: 35
 Capacity: 66 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: P4 Planning (agent)

Address:

Grid Reference

Easting: 379937

Northing: 417492

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	66

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

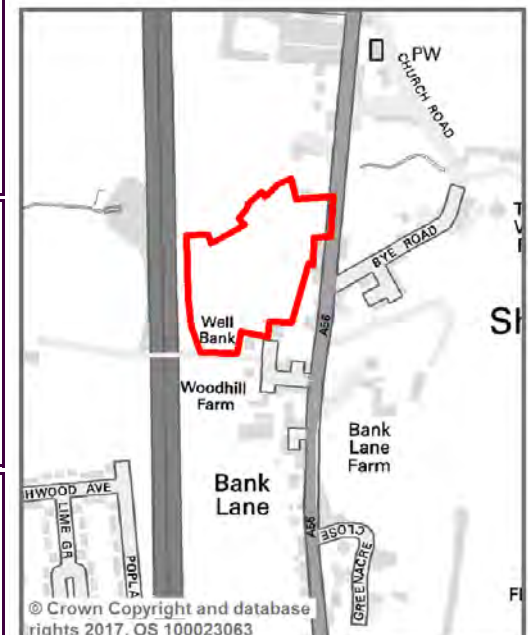
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2866/00
 Category: 7 - Discounted Sites
 Location: North of Ashwood Avenue, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.41 Density: 35

Capacity: 84 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: P4 Planning (agent)

Address:

Grid Reference

Easting: 379629

Northing: 417383

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	84

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	Y	Levels:	Y
Nature Conservation:			N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Site boundary amended 2022 due to PFE rep.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2867/00
 Category: 7 - Discounted Sites
 Location: Land at junction of Bury Old Road and Arthur Lane, Ainsworth, Bury, BL2 5PG

District: RADCLIFFE

Existing Use: Grazing

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.08 Density: 30
 Capacity: 32 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 375930

Northing: 410313

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	32

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

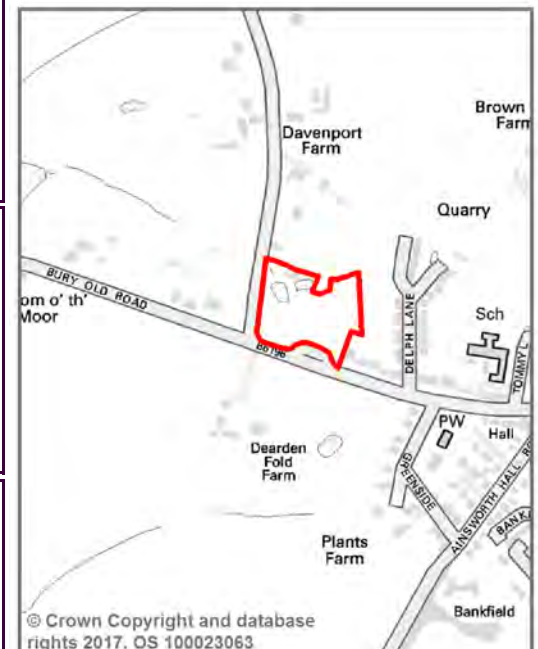
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2868/00
 Category: 7 - Discounted Sites
 Location: Land north of Bury and Bolton Road and south-east of Bradley Fold Road, Ainsworth, Bury, BL2 5QR
 District: RADCLIFFE

Existing Use: Grazing

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 12.056 Density: 30

Capacity: 360 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 376618

Northing: 409554

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	360

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2869/00
 Category: 7 - Discounted Sites
 Location: Land surrounding Croft Industrial Estate, Off Pilsworth Road, Bury

District: BURY SOUTH

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.867 Density: 30

Capacity: 86 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381399

Northing: 408473

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	86

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove River Valley designation and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

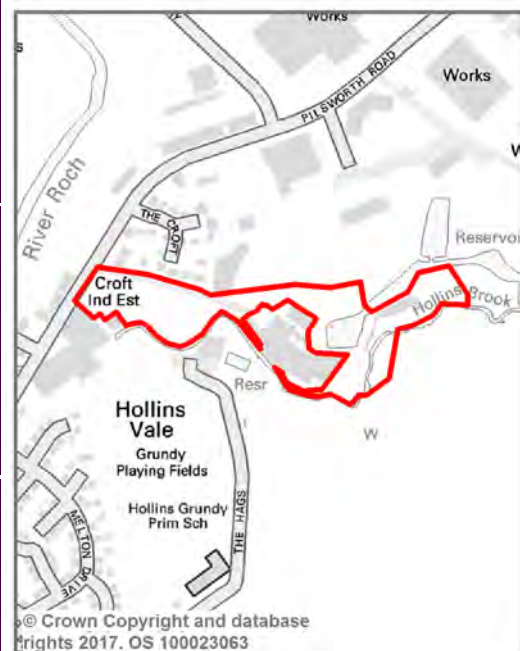
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site boundary of submission amended to exclude the works already contained in the SHLAA (HL/2422/00). Site discounted as in Green Belt

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2870/00
 Category: 7 - Discounted Sites
 Location: Land south of Clifton Road, Prestwich, M25 3JA

District: PRESTWICH

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 17.391 Density: 30

Capacity: 520 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380457

Northing: 403705

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	520

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		U	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other planning designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2871/00
 Category: 7 - Discounted Sites
 Location: Land at Whitefield Golf Club, Higher Lane, Whitefield, Manchester, Whitefield, M45 7EZ

District: WHITEFIELD

Existing Use: Golf course

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 41.341 Density: 30

Capacity: 1240 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: Whitefield Golf Club

Address:

Grid Reference

Easting: 380243

Northing: 405056

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1240

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		Y	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		Y	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Submitted boundary amended to exclude smaller sites on the edge of the golf course that were submitted in the LDF. Discounted as in the Green Belt. Southern part of site submitted at PFE Publication

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2894/00
 Category: 7 - Discounted Sites
 Location: Land to East of Spruce Crescent, Walmersley Golf Club, Bury (Plot 3)

District: BURY NORTH

Existing Use: Open Land/Green Belt

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.757 Density: 35

Capacity: 26 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381042

Northing: 413055

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	26

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:				N	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		N	Levels:		U
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward as a site suggestion in Local Plan Reg 18 consultation and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-038). Discounted as in the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2896/00
 Category: 7 - Discounted Sites
 Location: Land north of 41 Bury Old Road, Arthur Lane, Ainsworth, Radcliffe, BL2 5PF

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.597 Density: 30

Capacity: 18 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 375844

Northing: 410442

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	18

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt designation and other policy constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: D/K Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

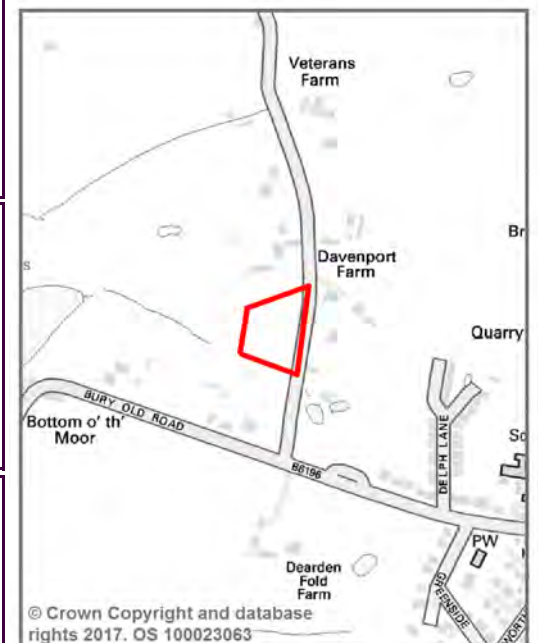
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2897/00
 Category: 7 - Discounted Sites
 Location: Land opposite 285-293 Mount Sion Road, Radcliffe, M26 3SJ

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 2.84 Density: 30
 Capacity: 84 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 377644

Northing: 406766

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	84

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		Y	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2900/03
 Category: 7 - Discounted Sites
 Location: 2019 Draft GMSF Site Allocation 1.3 - Whitefield (Northern Gateway)

District: WHITEFIELD

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 62.71 Density: 26

Capacity: 600 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 382389

Northing: 406475

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	600

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: YES Achievable:
 Deliverable NO Timeframe for Development: 15 Years +

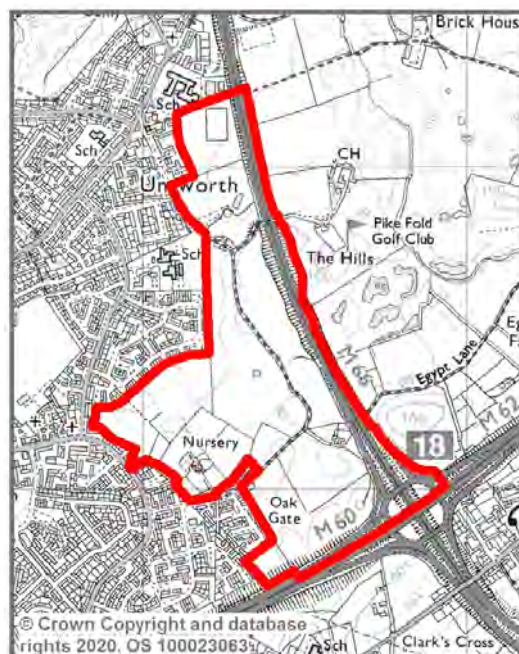
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site was proposed to be released from the Green Belt in the 2019 Draft GMSF. However, the site is not proposed to be removed from the Green Belt within the 2021 Publication Places for Everyone Plan and has therefore been discounted.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2901/00
 Category: 7 - Discounted Sites
 Location: Land opposite 4 to 8 Eccles Street, Ramsbottom, BLO 9HQ
 District: RAMSBOTTOM
 Existing Use: Allotments, small holdings & garages (some of which disused)
 Surrounding Use: Mixed
 Land Use Class: MU Previously developed?: Mix
 Area (Hectares): 0.66 Density: 14
 Capacity: 9 Windfall site?: Y-M

Application Details

Application No.: N/A
 Description: N/A
 Planning Status: None
 Permission Date: N/A Expiry Date: N/A
 Applicant: N/A
 Address: N/A
 N/A
 N/A

Grid Reference

Easting: 378598 Northing: 416912

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	9

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		U
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				Y	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		U	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other planning designations. Resolve access issues.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

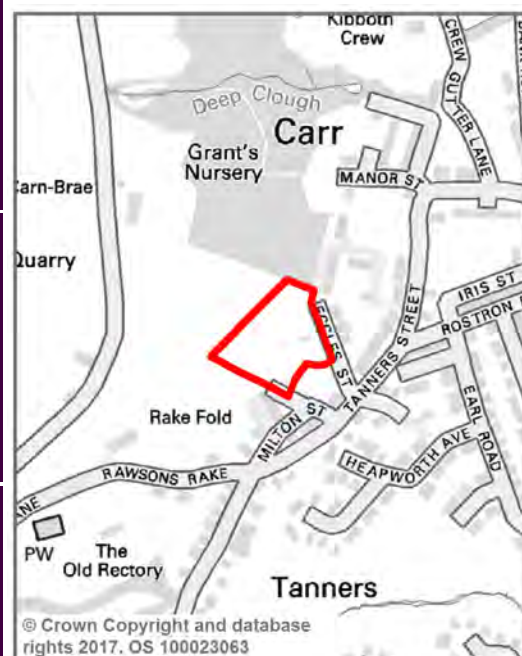
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site put forward as part of SHLAA site suggestions exercise 2017 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2903/00
 Category: 7 - Discounted Sites
 Location: Land south of 179 to 191 Broad Oak Lane,
 Topping Fold, Bury, BL9 7SQ

District: BURY NORTH

Existing Use: Reservoir and vacant, open land

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: No

Area (Hectares): 1.504 Density: 30

Capacity: 45 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 382833

Northing: 411275

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	45

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

Suitable: No Available: YES Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

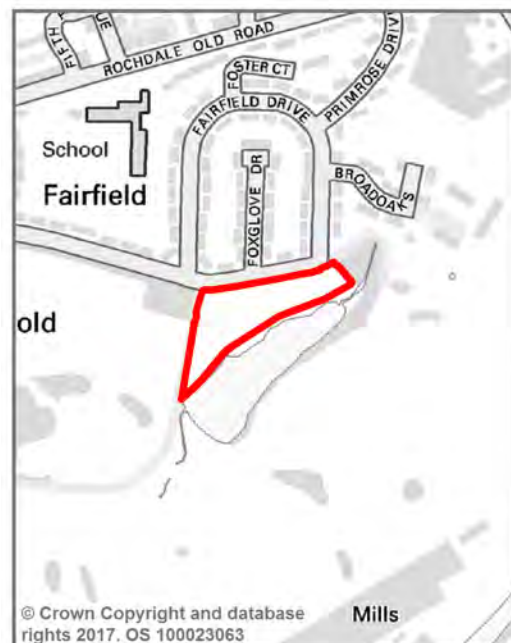
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2923/00
 Category: 7 - Discounted Sites
 Location: Land east of 15 Ripon Hall Avenue, Ramsbottom, BLO 9RE
 District: RAMSBOTTOM
 Existing Use: Vacant contaminated land (tip and sludge beds)
 Surrounding Use: Mixed
 Land Use Class: U/K Previously developed?: No
 Area (Hectares): 0.738 Density: 30
 Capacity: 22 Windfall site?: Y-M

Application Details

Application No.: N/A
 Description: N/A
 Planning Status: None
 Permission Date: N/A Expiry Date: N/A
 Applicant: N/A
 Address: N/A
 N/A
 N/A

Grid Reference

Easting: 378879 Northing: 415799

Plot Details

Site Visit	
Completed	0
Under Construction	0
Available	22

Units

Number	
New Build Units:	0
Converted Units:	0

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

Number	
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number	
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number	
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Take land out of River Valley/relax planning policy on River Valley land

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints such as a River Valley

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained by TPOs, River Valley, Wildlife Links and Corridors, SBI, Special Landscape Area. Site discounted due to planning constraints.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2926/00
 Category: 7 - Discounted Sites
 Location: Land to the east of Rylston, Woodhey Road, Holcombe Brook, Bury, BL0 9RD

District: RAMSBOTTOM

Existing Use: Fields / open space

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 7.455 Density: 60

Capacity: 450 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 378676

Northing: 415352

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	450

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning constraints.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/2928/00
 Category: 7 - Discounted Sites
 Location: Fields to the West of Holcombe Old Road, Holcombe Brook, Ramsbottom, BL8

District: RAMSBOTTOM

Existing Use: Grazing animals

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.599 Density: 17

Capacity: 60 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: Generally flat fields which rise more steeply to the north

Planning Status: None

Permission Date: N/A Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 377863

Northing: 415559

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
------------	---	---

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		N
Hazardous:				N	Poor Access:		Y	Levels:		Y
Nature Conservation:				Y	Negative Ecology:		Y	Green Belt/OPOL/RV:		Y
Built Heritage:				Y	Negative Air Quality:		N	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		U

Constraint Solutions

Remove Green Belt and other planning designations.

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

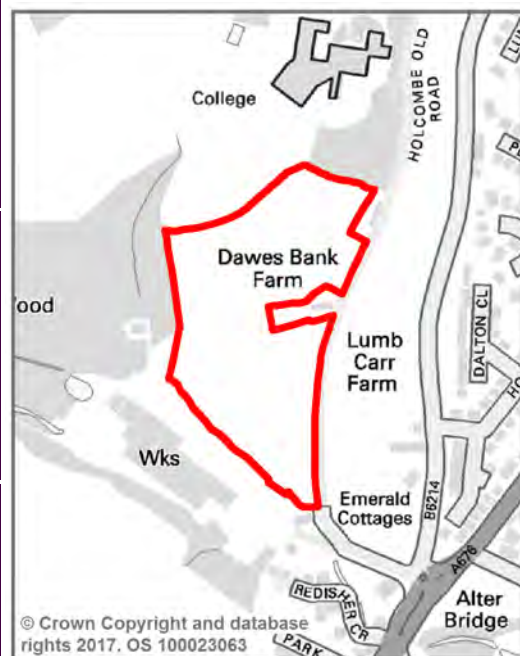
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of the SHLAA site suggestions with a suggested capacity of 60 units. Site discounted as within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3050/00
 Category: 7 - Discounted Sites
 Location: Land to the west of Croft Lane Bury BL9 8QH

District: BURY SOUTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.888 Density: 23

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A

Address:

Grid Reference

Easting: 381127

Northing: 408427

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is in Flood Zone 3, river valley and wildlife links and corridors.

Comments:

Submitted as part of the SHLAA site suggestions with a suggested capacity of 15-20 units. Site discounted due to flood risk, river valley and wildlife links and corridors.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3051/00
 Category: 7 - Discounted Sites
 Location: Land at Simister Bowlee (discounted part of GMSF site allocation)

District: PRESTWICH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 132.02 Density: 25

Capacity: 750 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 383666

Northing: 406278

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	750

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:		Pylons:	Y
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	Y	Planning Constraints:	Y
Flood Risk:	Y	Zone:	3	Competing Uses:	
				Multiple Ownership:	

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:
 Deliverable NO Timeframe for Development: 15 Years +

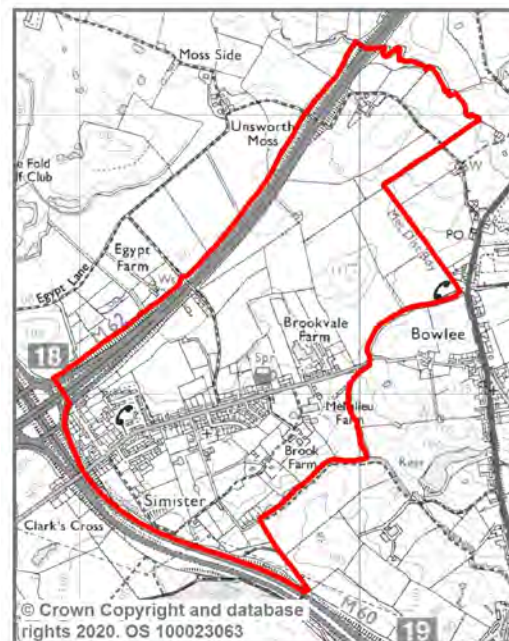
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not prosed within PFE.

Comments:

Discounted part of the Simister Bowlee allocation that was removed in 2020. Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3052/00
 Category: 7 - Discounted Sites
 Location: Land to the east of Starling Road (formerly part of 2016 GMSF allocation)

District: RADCLIFFE

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix
 Area (Hectares): 26.94 Density: 33
 Capacity: 500 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 377691

Northing: 409960

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	500

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:		Levels:	
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	
				Multiple Ownership:	

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

Suitable: Available: Achievable:
 Deliverable NO Timeframe for Development: 15 Years +

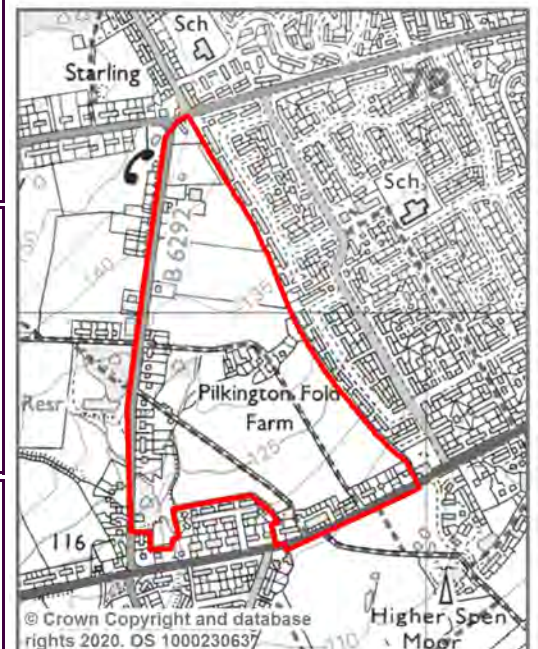
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not proposed through PFE.

Comments:

Discounted GMSF allocation that was included in 2016 but removed in 2019. Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3053/00
 Category: 7 - Discounted Sites
 Location: Land South of M62/M60 near Heaton Park and West of the M66

District: PRESTWICH

Existing Use: Mixed - school and farmland

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 50.57 Density: 33

Capacity: 200 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 383352

Northing: 405376

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	200

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:				Y	Bad Neighbour:		N	Pylons:		Y
Hazardous:				N	Poor Access:			Levels:		U
Nature Conservation:				N	Negative Ecology:		N	Green Belt/OPOL/RV:		Y
Built Heritage:				N	Negative Air Quality:		Y	Planning Constraints:		Y
Flood Risk:		N	Zone:	1	Competing Uses:		N	Multiple Ownership:		Y

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: D/K
 Deliverable NO Timeframe for Development: 15 Years +

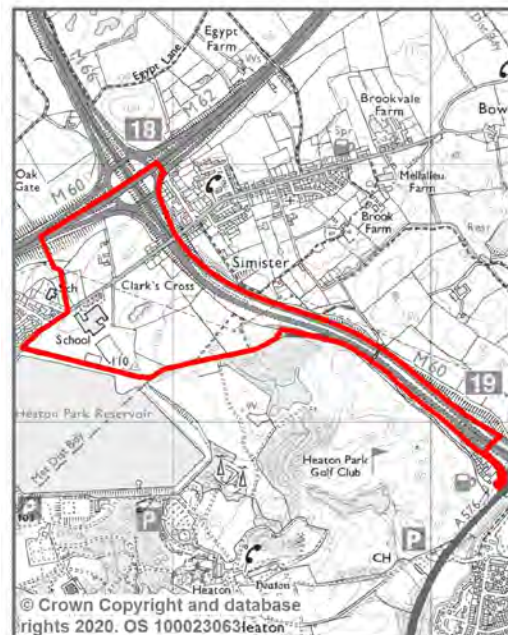
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not proposed through PFE.

Comments:

Area of NG1b south of M60 J18 near Heaton Park that was included in 2016 but removed in 2019. Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3054/00
 Category: 7 - Discounted Sites
 Location: Land at Elton Brook (area formerly part of the Walshaw GMSF allocation)

District: BURY NORTH

Existing Use: Mixed - recreational use and pasture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 26.96 Density: 0
 Capacity: 0 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378256

Northing: 411006

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	0

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	Y
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning constraints

Year

Expected Units Completed

2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0

Deliverability Details (5-Year Supply)

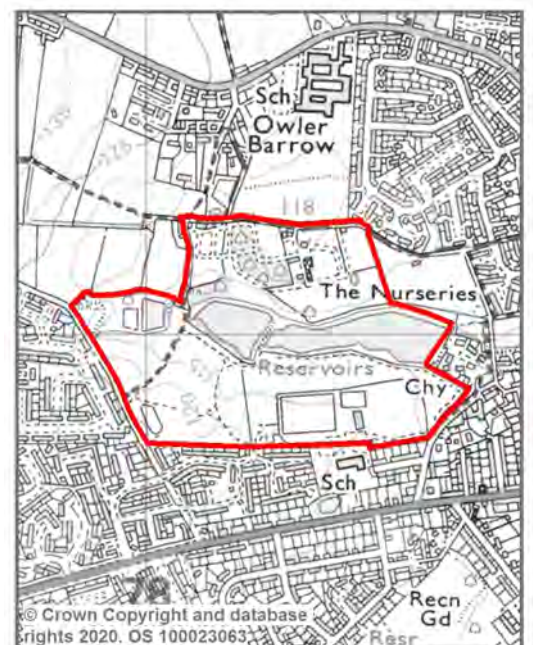
Suitable: No Available: NO Achievable:
 Deliverable Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is protected recreation.

Comments:

Discounted part of GMSF allocation included in 2016 but removed in 2019.
 Protected recreation and Green Belt



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3184/00
Category: 7 - Discounted Sites
Location: Land to east of Fairfield Hospital

District: BURY NORTH

Existing Use:

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.99 Density: 35

Capacity: 70 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 383550

Northing: 411591

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
Deliverable NO Timeframe for Development: 15 Years +

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of PFE representation. Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2022

Site Details

Site Ref.: HL/3185/00
 Category: 7 - Discounted Sites
 Location: Land at Old Hall Farm (south of Marle Croft/east of Old Hall Lane), Whitefield

District: WHITEFIELD

Existing Use: Agriculture

Surrounding Use:

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 4.292 Density: 35
 Capacity: 150 Windfall site?: Y-L

Application Details

Application No.:

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant: Agent: Hive Land and Planning

Address:

Grid Reference

Easting: 379244

Northing: 404767

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	150

Units

Number

New Build Units:	0
Converted Units:	0

Affordable

Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Number

1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Number

Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:			N	Bad Neighbour:	N	Pylons:	N
Hazardous:			N	Poor Access:	U	Levels:	U
Nature Conservation:			N	Negative Ecology:	Y	Green Belt/OPOL/RV:	Y
Built Heritage:			N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	1	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

Suitable: No Available: NO Achievable: NO
 Deliverable NO Timeframe for Development: 15 Years +

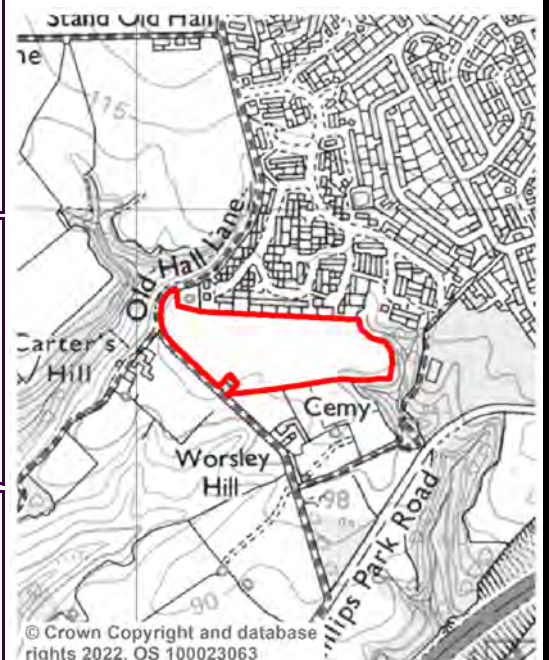
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of PFE representation. Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
2022/23	0
2023/24	0
2024/25	0
2025/26	0
2026/27	0



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