

Bury Strategic Housing
Land Availability
Assessment (2025)

Important Notice - Disclaimer

In relation to the information contained within this report (and any other report relating to the findings of Bury's Strategic Housing Land Availability Assessment - SHLAA), the Council makes the following disclaimer, without prejudice:

The identification of potential housing sites, buildings or areas within the SHLAA does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be treated against the appropriate development plan and material planning considerations. For example, some of the sites identified in the SHLAA are currently being used for employment purposes and any planning application to change the use of these sites to residential would be assessed against planning policy that seeks to protect employment land and other material planning considerations;

The inclusion of potential housing sites, buildings or areas within the study does not preclude them from being developed for other purposes. For example, many of the sites identified are still in employment use and the redevelopment of these for further employment use would generally be considered appropriate;

The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application;

The exclusion of sites, buildings or areas from the study (either because they were never identified or are identified as 'constrained potential' or have been 'discounted') does not preclude the possibility of planning permission for residential development being granted on them or for these sites to be allocated. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been specifically identified in the SHLAA;

The delivery trajectory of when each site may come forward represents an indicative snapshot in time based on professional judgement and the available evidence at the base date of the study (1 April 2025). Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time. In some cases, circumstances may change resulting in sites coming forward at a different rate or timescale than currently envisaged. The delivery assumptions do not establish or prescribe how development will be phased on any individual site.

The information that accompanies the SHLAA is based on information that was available at the time of the study and there may be some omissions and/or factual inaccuracies which the Council does not take liability for. Therefore, users of the SHLAA findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their own merits at the time of the planning application rather than on the information contained within this assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not / were not foreseen at the time of the study. For example, the SHLAA may identify a site as having no contamination but detailed ground investigations in the preparation of a planning application may reveal that it has.

Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the SHLAA;

The capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question. In arriving at these densities, Officers have taken into account locational and sustainability factors along with issues around local character and general views on the site. However, the capacities identified do not preclude densities being increased on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.

The study has a base date of 1st April 2025 and the findings are only a 'snap-shot' of information held at that time. Therefore, some of the information held on the database will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites.

The assessment of sites in the SHLAA does not include possible Grey Belt sites without planning permission, as suitability is dependent on compliance with the Golden Rules and whether there is a demonstrable unmet need at the time of an application. The emerging Local Plan does not seek to revise Green Belt boundaries so the Council has not undertaken an updated Green Belt assessment.

The Council intends to use the SHLAA as a 'living document' that will be continuously updated with a comprehensive overall update each year.

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1 Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets out the national policy direction for the delivery of housing through the planning system. One key objective of the Government is to significantly boost the supply of homes. The NPPF requires strategic policies to make sufficient provision for housing development, looking ahead over a minimum of 15 years from adoption. It seeks to make effective use of land by making as much use as possible of land that has been previously developed, including land and buildings that are vacant or derelict.
- 1.2 Paragraph 72 of the NPPF states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and economic viability.
- 1.3 The National Planning Practice Guidance (PPG) states that SHLAAs should provide an assessment of land which is suitable, available and achievable over the plan period. To meet this objective, authorities should identify specific sites and broad locations that will enable continuous delivery of housing over the Local Plan period.
- 1.4 As set out in NPPF paragraph 78 local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless they have been reviewed and found not to require updating). The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.5 SHLAA's are expected to form a key component of the evidence base to support the delivery of housing to meet adopted housing targets, which for Bury have been set through the Joint Places for Everyone Development Plan document (PfE).
- 1.6 It is important to note (as outlined in the disclaimer to this report) that whilst the SHLAA is an important evidence source to help inform the plan-making process, it will not in itself determine whether a site should be allocated for housing development or whether planning permission would be granted for residential development.
- 1.7 This summary report sets out how Bury's SHLAA has been carried out and presents the findings of the assessment.

2 Background

2.1 Bury's SHLAA will form part of the evidence base on the Borough's supply against local housing requirements. In line with the NPPG, SHLAAs should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their development potential and the likelihood of development coming forward (the availability and achievability).

2.2 The results of the SHLAA can then be used to:

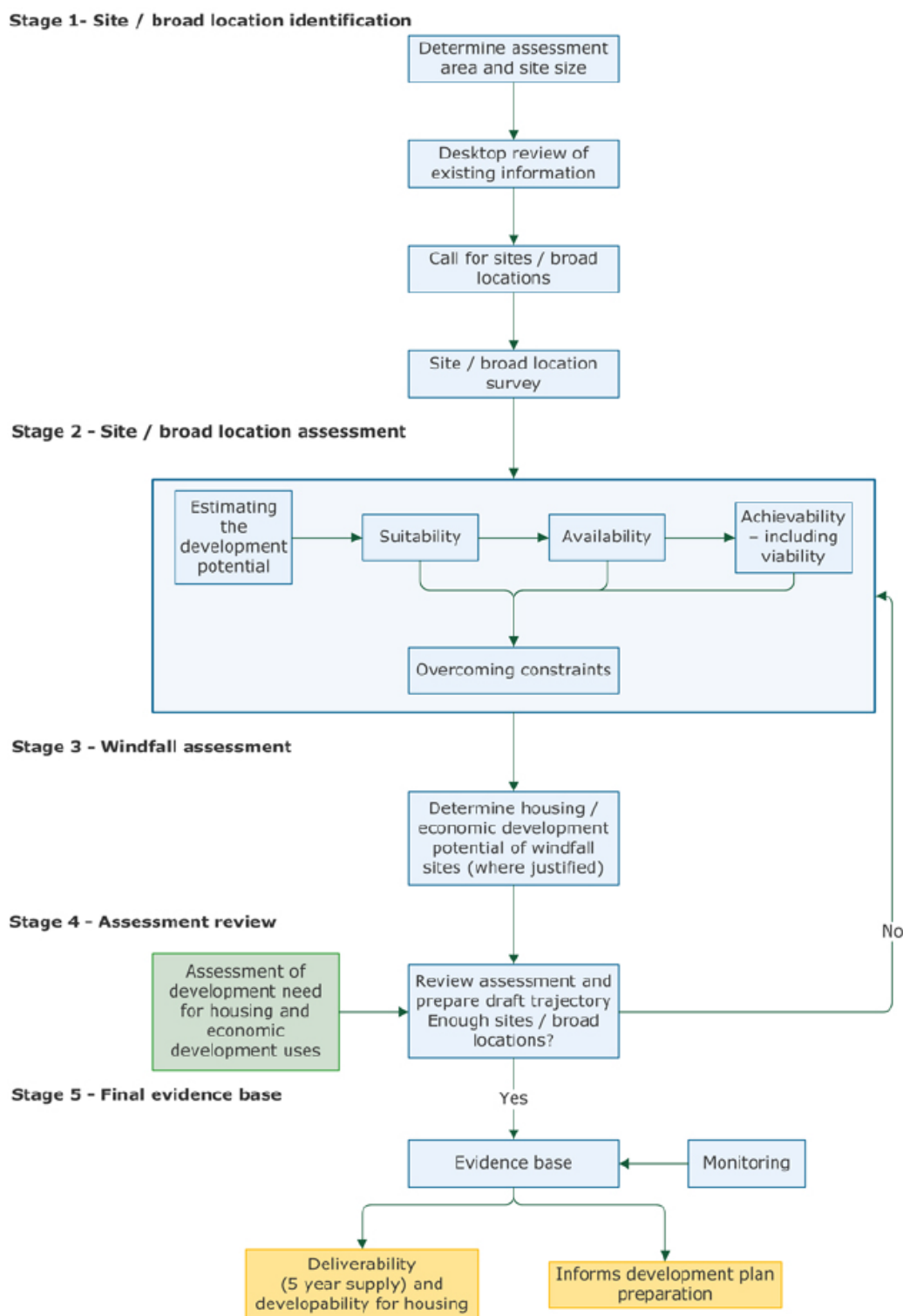
- help an authority to identify how much housing can be delivered within an area;
- show whether or not housing targets can be delivered over the plan period (or at least in the short to medium term);
- demonstrate a continuous, flexible and responsive supply of housing can be provided;
- provide some comfort to the housebuilding industry about the suitability of sites with housing potential;
- provide an evidence base for the decision making process and help to inform other development plan documents; and
- help inform other initiatives and strategies that may be undertaken by the Council and other bodies (e.g. Development Briefs, Infrastructure Plans).

2.3 The assessment has drawn upon a range of technical evidence sources that either had already been produced or were/are currently being undertaken to support Places for Everyone and the Bury Local Plan.

3 Methodology

- 3.1 The National Planning Practice Guidance (PPG) sets out the methodology for the assessment of land availability as illustrated in Figure 1. The SHLAA has been carried out in line with this methodology.

Figure 1: Methodology – Flow Chart



Please note that the flowchart above is taken from the National Planning Practice Guidance (NPPG) and may not be suitable for users of assistive technology. Please see the link on the [NPPG webpage](#) to request an accessible format if required.

Stage 1 – Identification of Sites and Broad Locations

3.2 This stage is split into four areas as follows:

- A. Determine assessment area and site size;
- B. Desktop review of existing information;
- C. Call for sites/broad locations; and
- D. Site / broad location survey.

A. Determine Site Assessment Area and Site Size

- 3.3 The national planning practice guidance advises that the area selected for the assessment should be the plan-making area. This could be the local planning authority area, 2 or more local authority areas, areas covered by a spatial development strategy, or areas covered by the Local Enterprise Partnership. There is a general agreement between the 10 Greater Manchester Council's that each district should undertake their own land availability assessments having regard to the national methodology. However, district data is collated at a Greater Manchester level and informed the Places for Everyone (PfE) Joint Development Plan.
- 3.4 Bury's urban area is tightly constrained by the Green Belt and both the Council and the Government attach great importance to Green Belt land. As such, the focus for previous SHLAAs has been within the urban area and this continues to be the case. The Places for Everyone Plan resulted in the release of strategic sites for residential development because it was not possible to identify sufficient housing land within the urban area.
- 3.5 Landowners and developers have put forward a significant number of sites outside of the urban area (including Green Belt) for development and these have been assessed in previous SHLAAs, and / or the Places for Everyone site selection process. The Council will continue to assess the suitability and achievability of all sites put forward regardless of the sites' location.
- 3.6 The NPPG suggests that SHLAAs should, at least, consider all sites and broad locations that have the opportunity to deliver five or more dwellings. Plan makers are allowed to consider other size thresholds where appropriate. As with previous SHLAAs, the Council does not impose a site size threshold as part of the assessment either in terms of the number of units or area size. Where small sites are known (e.g. if they have planning permission or have been put forward) they have been included in the SHLAA.
- 3.7 However, smaller sites that have potential for housing development are difficult to identify, particularly on a site specific exercise (e.g. most large properties would have the potential to be subdivided into additional units and there is scope to develop additional housing in garden areas or above existing retail units). Therefore, as it is difficult to assess such sites the SHLAA makes an allowance for such sites coming forward on an annual basis, based on past completion rates of such sites coming forward.

B. Desktop review of existing information

- 3.8 Previous SHLAAs have already been undertaken by the Council and this SHLAA is effectively an update of the last version. Much of the previous work can simply be rolled forward and updated without major modifications.

- 3.9 The findings of the SHLAA include an assessment of the following sources of sites that have potential for housing that are currently or have previously been identified through the planning process. Please note that the following sources relate to the position at 1 April 2025:
- Sites with an outstanding planning permission for residential development (or mixed-use with residential component) that are currently under construction;
 - Sites with an outstanding planning permission for residential development (or mixed-use with residential component) that are not under construction. This includes sites with either full or outline planning permission;
 - Sites that have been allocated for residential use in the Bury Unitary Development Plan and Places for Everyone Plan, which do not benefit from an extant planning consent;
 - Sites and/or areas identified in masterplans and regeneration frameworks which have the potential to include an element of residential development;
 - Sites and/or areas that are allocated (or have planning permission) for employment or other land uses which are no longer considered suitable for that use. For example, the findings of the Employment Land Review have helped to identify employment sites that are potentially no longer suitable for employment use or may have longer term redevelopment opportunities, which may involve an element of residential use; and
 - Sites that have benefited from planning permission previously but where the permission has lapsed.
- 3.10 The Council previously identified broad areas where future housing will be encouraged as part of mixed use redevelopments, particularly within town centres. Plans have now been drawn up or are progressing for these areas to help progress their redevelopment. These include the Radcliffe SRF, Prestwich Village Masterplan, Bury Town Centre Masterplan and Millgate Regeneration Framework. As a result, where possible the SHLAA has been updated to identify specific sites within these areas and take account of emerging evidence of the development potential from these areas. As work progresses on this front the SHLAA will be updated to take account of any changes to the development potential from these areas (as well as any other sites coming forward).
- 3.11 In addition, the results of the SHLAA includes an assessment of other sites that are not within the planning arena but where there may be potential for residential development. These include:
- vacant and derelict previously developed land and buildings;
 - vacant land not previously developed;
 - underused land and buildings;
 - surplus public sector land; and
 - land in non-residential use (e.g. car parks, commercial buildings);
 - sites proposed through site suggestions / call for sites exercises.
- 3.12 For many years the urban area of Bury was tightly constrained by the Green Belt boundary and this restricted the ability of the Borough to deliver housing. The Places for Everyone Plan resulted in the release of strategic sites from the Green Belt for residential development because it was not possible to identify sufficient housing land within the urban area, and these sites are now included within the SHLAA supply. A large number of Green Belt sites are included in the SHLAA

assessment as they have been put forward by landowners or developers as possible sites/areas for future development.

- 3.13 This latest review of the SHLAA builds on the results of the original SHLAA (and previous updates), which took account of a considerable amount of information relating to potential housing sites within the Borough. This included a range of past studies, land use surveys and GIS datasets that contained important information that has helped to assess the deliverability and developability of sites, including site constraints.
- 3.14 The Planning Team have worked closely with other Council services, including the Land and Property team, to help identify potential sites within the SHLAA. The Council is progressing a brownfield land development programme, and this fed into the SHLAA.
- 3.15 The availability of empty properties has been considered, however there are generally low levels of voids within the Borough, with rates comparable with other districts in the region. Whilst the Council is committed to reducing the number of empty properties by adopting a proactive approach in supporting owners to help return their empty properties to use, we have not identified any specific areas where long term voids are a particular problem or identified any potential opportunities for wider clearance / redevelopment programmes. In any event, the PPG sets out the empty homes brought back into use can only be included if they have not already been counted as part of the existing stock of dwellings to avoid double counting. This will be reviewed on an annual basis in the updates of the SHLAA.

C. Call for Sites/Broad Locations

- 3.16 The 2025 SHLAA is effectively an update of previous versions of the SHLAA and stakeholders have played an important role in identifying potential sites (including through masterplanning exercises) and influencing many of the assumptions contained in the SHLAA. These stakeholders include a range of public sector partners, housebuilders and site promoters, landowners and the local community, amongst others.
- 3.17 The Council undertook a comprehensive 'Site Suggestion Exercise' as part of the previous attempts to get an up to date Local Plan in 2007 and landowners and land promoters put forward a significant number of sites that fed into the SHLAA updates. This exercise invited all stakeholders on the Local Plan database and the public at large to put forward proposals on whether sites should be either protected or developed for other purposes. More recent Call for Sites were also carried out as part of the August 2017 Local Plan key issues and policy framework consultation and from 25 March to 6 May 2024 as part of the Bury Local Plan preparation process.
- 3.18 A call for sites exercise was also carried out as part of the preparation of the Greater Manchester Spatial Framework. Local residents, businesses, land owners and developers were invited to identify sites they think could be suitable for housing or employment development. Sites submitted for housing have fed into the SHLAA update.
- 3.19 The expertise and knowledge of stakeholders has been utilised and stakeholders have been able to give their views on the availability and deliverability of sites contained within the SHLAA. The assessment has been informed by market

intelligence / knowledge of particular sites, and discussions with developers / agents, development management case officers and other Council Departments and public sector partners. Bury's SHLAA is therefore considered to have been produced with full and continued involvement with appropriate partners and has been prepared in an open and transparent way to help it form a robust and credible part of the evidence base for the Local Plan.

- 3.20 Comments are welcome on the results of the SHLAA and we encourage all stakeholders to put forward any new sites that they consider could be brought forward for housing. Such comments and site suggestions can be submitted to the Council at any time throughout the year. An online form is available for stakeholders, including members of the public, to provide the relevant information needed to allow the Council to assess sites being suggested. All sites that are suggested to the Council are assessed as part of the annual update of the SHLAA.

D. Site / Broad Location Survey

- 3.21 The SHLAA survey has been carried out internally as sufficient expertise exists within the Council to identify potential housing sites through existing databases and local knowledge. Officers have undertaken a detailed assessment of all of the sites within the SHLAA against national policies and designations to establish which sites and locations have a reasonable potential for development.
- 3.22 The survey work sought to:
- bring together all the information available to enable Officers to assess the potential of each site;
 - ratify any inconsistent information that was gathered through the call for sites process and the desktop survey;
 - update information on each site, including those with planning permission;
 - identify the most appropriate type and scale of development for each site;
 - consider high level deliverability issues on each site, including how identified barriers could be overcome; and
 - identify additional sites that had not been identified from other sources.
- 3.23 For each site the survey work identified:
- the site size, boundaries and location;
 - the current land use and character;
 - the land use and character of surrounding uses;
 - any physical constraints on a site (e.g. access, contamination, steep slopes, flooding, location of infrastructure/utilities);
 - potential environmental constraints;
 - development progress (where applicable); and
 - whether the site is considered to be suitable for a particular type of development or as part of a mixed use development.
- 3.24 The survey work is held within an Access database connected to the Council's GIS system. Sites will be continuously reviewed and the information within the SHLAA database will be formally updated on an annual basis, with a base date of 1 April through to 31 March. This annual review will determine if there have been any changes in the sites identified (e.g. if a site has been granted planning permission or if a site has started development).

- 3.25 The SHLAA database collates all the relevant information needed to assess the potential of sites, associated constraints and particular opportunities within the sites. Much of this information on sites has already been obtained from work undertaken on the SHLAA in previous years.
- 3.26 Sites within the SHLAA have been visited in order to get an up-to-date view on development progress, particularly where sites have planning permission, and also to identify constraints to development. The Council has undertaken a review of all of the sites within the SHLAA to help determine the sites that have potential for future housing and those that have been discounted at this stage.

Stage 2 – Sites/Broad Location Assessment

- 3.27 The results of the SHLAA seek to provide evidence in relation to the requirements of national planning guidance, in terms of both identifying a deliverable housing supply in the short term and also potential developable sites for the next ten years and beyond. In line with the NPPG methodology, the Council has assessed the development potential of each site, alongside the availability, suitability and achievability of identified sites to determine if overall they can be considered to be deliverable or developable.

Estimating the development potential of each site

- 3.28 In assessing the development potential of each site, in particular the density of development, the Council has had regard to NPPF paragraph 129 and 130 in seeking to make efficient use of land. Other considerations include:
- The density requirements set out in Places for Everyone policy JP-H3;
 - The planning history of the site;
 - Site specific issues (for example constraints on part of the site) that would reduce the developable area;
 - Local context and character; and
 - Other planning policies and masterplans for the area.
- 3.29 The SHLAA seeks to ensure that appropriate densities are applied to the sites, based on location, particular site circumstances, opportunities or constraints in order to determine an indicative capacity for each site. The SHLAA is only a 'snapshot' of sites/proposals based on information available at a particular point in time.
- 3.30 The demolition of dwellings on specific sites has also been accounted for, in calculating the net additional dwellings for each site. Loss of dwellings through change of use or conversion to other uses has also been taken into account.
- 3.31 In line with NPPG guidance on counting housing provided for older people against housing requirements, for sites with communal facilities such as residential care homes for the elderly, in order to establish the amount of accommodation released in the housing market the capacity is based on the national average of 1.86 adults living in households. For example, a 40 bedroom care home would equate to 22 units within the SHLAA (i.e. $40 \div 1.86 = 22$).

Assessing the suitability of sites for development

- 3.32 The national planning practice guidance states that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 3.33 In assessing the suitability of a site for housing the Council has examined each site against;
- local and national planning policy;
 - physical problems or limitations (e.g. access or flood risk issues);
 - potential impacts of a site being released for residential use (including potential impacts upon landscape features, nature and heritage conservation);
 - appropriateness and likely market attractiveness;
 - contribution to regeneration priorities; and
 - the living conditions / amenity impacts that would be experienced by prospective residents and neighbouring areas.
- 3.34 Constraints considered at this stage include known contamination and hazardous risks, potential flood risk, location of pylons and services where available, topography and specific designations (such as Green Belt and sites of biological importance).
- 3.35 The findings of the SHLAA have followed the NPPG guidance that considers that the sites that are allocated or have planning permission for residential use, will generally be considered suitable, given that an assessment of suitability formed part of the decision to grant planning permission or allocate the site. Sites with expired planning permission are generally considered suitable unless there has been a change in circumstances since permission was granted. However, each site has been assessed individually (including those with planning permissions and allocations) to determine if they remain suitable since permission was granted or since they were allocated.

Assessing the availability of sites for development

- 3.36 In accordance with Planning Practice Guidance, a site can be considered available for development, when on the best information available, there is confidence that there are no legal or ownership impediments to development. The existence of planning permission can be a good indication of the availability of sites, as can information submitted by owners or promoters through the call for sites process and local plan representations.
- 3.37 In assessing the availability of sites for housing, the Council has taken into account:
- The principle set out in the NPPF that those sites that meet the definition of deliverable should be considered available unless evidence indicates otherwise.
 - Ownership information from planning application forms, with an assumption being that if the site was in the ownership of the applicant at the time of the planning application, then there is a reasonable probability that there are no ownership issues to prevent the site being developed.

- Knowledge of whether a site is owned by a developer, has had known developer interest, or been advertised for sale.
 - Information provided to the Council by landowners on specific sites.
 - The Council's intentions for land within its ownership.
- 3.38 Regard is had to any obvious legal or ownership problems, including ransom strips or multiple ownership issues. However, it should be noted that the Council has not identified the ownership of every site within the SHLAA as this was considered too costly an exercise to do and information could quickly become outdated. It was not considered proportionate to do this.
- 3.39 Instead, the findings of the SHLAA are based on information held within various datasets and local knowledge, where available (e.g. through Acolaid from planning applications or through evidence submitted through calls for sites and Local Plan representations). The publication of previous SHLAAs has also provided a further opportunity for developers and landowners to provide information on whether the sites were available for development.

Assessing the achievability of sites for development

- 3.40 In assessing the achievability for housing, in accordance with national planning practice guidance, the Council sought to identify whether there was a reasonable prospect that housing would be developed on particular sites/areas at a particular point in time. As set out in planning practice guidance, this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.
- 3.41 In assessing whether each site is achievable account has been taken of adjacent uses and attractiveness of the area for residential development, level of potential market demand, and known delivery challenges. This part of the assessment includes consideration of the general viability of bringing sites forward, which has regard to:
- market attractiveness;
 - whether the site is actively under construction or similar schemes are;
 - known abnormalities or infrastructure costs that could impact on viability (although it should be noted that these costs should be taken into account in the land value, as set out in planning practice guidance);
 - planning policy requirements;
 - Masterplanning work, such as the Bury Town Centre Masterplan;
 - the known intentions of a developer / landowner in bringing a site forward;
 - whether there is potential for funding to address viability challenges, for example Homes England or GMCA funding;
 - viability evidence; and
 - other delivery factors.
- 3.42 It should be noted that the Council does not have the resources to assess detailed viability of each individual site. However, some high level viability work has been carried out as part of the evidence base for Places for Everyone. This suggests that residential development sites in Bury are largely viable, although there may be challenges in lower value areas of the Borough. The viability evidence will also be reviewed as part of the emerging Bury Local Plan.

- 3.43 In accordance with planning practice guidance, applicants may be able to demonstrate particular circumstances that justify the need for a viability assessment at the planning application stage. In such circumstances where a viability assessment is submitted with a planning application and contributions are subsequently reduced or waived following consideration of the viability assessment by the Council, it is assumed that such sites are achievable for development.

Constraints that impact on the suitability, availability and achievability

- 3.44 The planning practice guidance states that where constraints have been identified, the assessment will need to consider what action could be taken to overcome them. Examples include policies in the NPPF and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners, which may affect the availability of the site. It should be noted that many of the constraints identified relates to planning policies and designations (e.g. Green Belt constraints).
- 3.45 The SHLAA has identified possible ways in which constraints can be removed, where possible, and the Council is committed to continuing to work with appropriate agencies and stakeholders to help identify how constraints can be overcome on sites that have development potential. The Council has regular discussions with Registered Providers, GMCA and Homes England in order to seek to secure funding for housing where this will allow constraints to be addressed or development to be accelerated.

Timescale and rate of development

- 3.46 The planning practice guidance states that information on suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. This may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved.
- 3.47 One of the reasons for assessing the availability, suitability and achievability of sites is to identify whether sites are likely to deliver housing within five years and are considered 'deliverable' in accordance with Annex 2 of the NPPF.
- 3.48 In order for a site to be considered within the deliverable housing land supply (five year supply), the site or at least part of it, must be considered to be deliverable. The NPPF definition of deliverability requires sites to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 3.49 In accordance with NPPF, sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- 3.50 Sites with outline planning permission for major development, allocated in a development plan, permission in principle or identified on a brownfield land

register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.51 Many of the sites that have been put forward by landowners and developers suggest that sites may be available in the longer term (i.e. beyond five years). These sites have not been considered as being 'deliverable' in the SHLAA in the sense that they would not contribute to the supply of short term deliverable sites. However, they may actually be available in the sense that they are not in use. Other sites have been put forward by landowners as being immediately available but are not currently deemed suitable (e.g. due to policy constraints).
- 3.52 Each site within the SHLAA has been assessed on when residential development is likely to be completed. The results of the SHLAA indicates the amount of units that are likely to be delivered on sites/areas (or partial sites/areas) within the short term (years 0-5, i.e. 2025/26 to 2029/30), medium term (years 6-10, i.e. 2030/31 to 2034/35) or longer term (looking up to 2043 - the proposed end date of the Local Plan).
- 3.53 The results have also enabled the SHLAA to produce a more detailed assessment of the housing numbers that will be produced by specific sites/areas each year up to 2043. This information has been used to produce the Housing Trajectory within this report.
- 3.54 No standard lead in rate or build rate has been used in this assessment. Each site has been considered on a site-by-site basis having regard to factors such as the nature of the site, the type of development, whether there are likely to be multiple outlets, current planning status, any other available information on the developer's delivery intentions, and local knowledge of build out rates on similar sites.
- 3.55 The delivery trajectory of each site represents an indicative snapshot in time based on officers' views held at the time of the study and having regard to the available evidence at the time. In some cases, circumstances may change resulting in sites coming forward at a different rate or timescale than currently envisaged. The delivery assumptions do not establish or prescribe how development will be phased on any individual site.

Stage 3 – Windfall Assessment

- 3.56 Windfall sites are defined in the NPPF as "Sites not specifically identified in the development plan."
- 3.57 The NPPF and PPG make reference to an allowance for windfalls for housing (where justified). Paragraph 75 of the NPPF states that "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends".
- 3.58 Windfall sites include sites that have unexpectedly become available and have subsequently been identified as having potential. Local authorities have traditionally made 'allowances' for windfall sites when demonstrating the supply of land in their areas, to reflect the fact that sites continually come forward despite not being specifically allocated in the local development plan or being

identified as part of the supply within supply studies, such as the SHLAA. These allowances are generally based on the average number of completions on windfalls sites over a number of years, allowing for fluctuations.

- 3.59 For the purpose of this report, windfall sites are considered to be sites that are not specifically identified as part of the housing land supply (i.e. Category 1-4) within the SHLAA. The Council considers that such sites will continue to come forward over the plan period.
- 3.60 In particular, the Council considers that it is appropriate to make an allowance for small windfalls coming forward as it is difficult to identify small sites that have potential for residential development. Historical analysis of recent completions indicates that windfalls continue to come forward on small sites. Findings of the windfall assessment are set out in Section 5 of this report.

Stage 4 – Assessment Review

- 3.61 The national planning practice guidance states that once sites have been assessed, the development potential of them can be collected to produce an indicative trajectory. This should set out how much housing can be provided, and at what point in the future. These outputs are set out in this report, identifying the level of housing that could potentially be delivered over the coming years. The trajectory is provided in Section 7 of this report.

Stage 5 – Final Evidence Base

- 3.62 The national planning practice guidance sets out the standard outputs that are expected to be produced as part of the housing land availability assessment. These are:
- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
 - an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given;
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development based on the evidence available.
- 3.63 These outputs are contained within this report and associated appendixes. This assessment has also been used to inform a separate five year housing land supply statement, which is available at [Housing land - Bury Council](#).

4 Findings

- 4.1 The sites within the SHLAA are split into different categories depending on their planning status and their assessment within the SHLAA. There are six different categories in total as follows:
- SHLAA housing land supply:
 - Category 1 – Sites under construction;
 - Category 2 – Sites with extant planning permissions (full, outline and prior approval and Permission in Principle);
 - Category 3 – UDP Allocations;
 - Category 4 – Unconstrained potential;
 - Category 6 – Places for Everyone Site Allocations;
 - Constrained and discounted sites (do not form part of the housing land supply):
 - Category 5 – Constrained potential; and
 - Category 7 – Discounted Sites.
- 4.2 All sites and broad locations are assessed and placed within one of the above categories, with the assessment then determining how many homes are likely to be delivered on each site (if any) and when. This information then feeds into the housing trajectory to determine the short and long term housing potential across the Borough.
- 4.3 The tables below identify which period each SHLAA site is expected to start to deliver housing. Please note that some of the larger sites will deliver housing numbers in more than one period. The Housing Trajectory in Section 7 considers the envisaged annual completion rates on all SHLAA sites.

Category 1 – Sites Under Construction

- 4.4 As stated, sites that are given a category 1 status are those sites that have received planning permission and a material start has been made on the implementation of that planning permission. Within this category there will be sites at various different stages in the construction process from sites that are nearing completion to sites that are just commencing ground works.
- 4.5 As with all the different categories, these findings are based on the position at the 1 April 2025 and some of these sites may have been completed since then or additional sites may have commenced. These changes will be picked up in the comprehensive yearly review of the SHLAA.
- 4.6 The summary table of each of the categories identifies the number of sites within that category, the total site area and the number of units that are available on them. It also identifies the availability of the sites within the three timeframes. However, it should be noted that large sites may be identified as coming forward within one timeframe but will also contribute to the housing numbers in other timeframes. The number of dwellings is based on when completions are likely to take place.

Table 1 – Category 1 – Sites under construction

Availability	Number of Sites	Site Area	Available and Under Construction
2025-2030	65	47.75	911
2030-2035	7	1.06	55
2035-2039	2	0.38	5
2039-2043	0	0	0
2043+	1*	1.62	0
Total	75	50.81	971

* Site ref. HL/0219/00 – Eagle Bleachworks, is identified as Category 1 because it has an extant planning permission for 144 dwellings because a material start was made, but the development is not expected to progress within the plan period and the site has therefore been assigned 0 dwellings in the supply.

- 4.7 The figures in Table 1 show that there were 971 units available on 75 sites that were under construction at 1 April 2025. Of these, 459 units (47%) were actually under construction with the remaining 512 yet to start on these sites.

Category 2 – Sites with an Extant Planning Permission

- 4.8 Category 2 sites are those sites that had an extant planning permission for residential development, including outline and full permission, at 1 April 2025. Some of these sites may have progressed to Category 1 status since then and any change in status will be taken into account in the next annual review.

Table 2 – Category 2 – Sites with planning permission

Availability	Number of Sites*	Site Area	Available
2025-2030	127	42.04	631
2030-2035	11	2.80	452
2035-2039	0	0.00	30
2039-2043	0	0.00	0
2043+	0	0.00	0
Total	138	44.84	1,113

* Please note that sites are categorised on the basis on when they are likely to first deliver housing but that the delivery of some sites will span more than one 5-year period. The number of dwellings is based on when individual completions are likely to occur.

- 4.9 The figures in Table 2 show that 138 sites had an extant planning permission at 1 April 2025 with the ability to deliver 1,113 units (net) over the plan period.

Category 3 – Housing Allocations

- 4.10 Category 3 sites are those sites that have been specifically allocated for residential purposes within the Bury Unitary Development Plan 1997 (UDP). Most of the sites allocated in the UDP have already come forward and there are only four remaining that have not come forward for various reasons.

Table 3 – Category 3 – Housing Allocations

Availability	Number of Sites	Site Area	Available
Total	4	3.32	0

- 4.11 There are four remaining sites (or parts of allocated sites) that were allocated in the Bury UDP. One site, HL/1581/00 – Land west of 457 Tottington Road, Bury is within the proposed Walshaw Places for Everyone allocation. The capacity of the site is included within the Walshaw Places for Everyone SHLAA record (HL/2848/00), therefore HL/1581/00 has been assigned a capacity of 0 to avoid double counting. The three remaining sites have also been assigned a capacity of 0 dwellings as they have been allocated for many years and have not been brought forward. They are not expected to deliver any housing units over the plan period, and it is not intended to reallocate the sites through the Bury Local Plan (although they could potentially be brought forward as windfalls).

Category 4 – Unconstrained Potential

- 4.12 Category 4 sites are those sites that have been identified as being suitable for residential development in the future but do not as of 1 April 2025 have any current planning commitments (i.e. do not have an extant planning permission or are allocated for residential use). Please note that the term ‘unconstrained’ relates to the sites general suitability rather than deliverability. Therefore, some of the sites in this category may have some development constraints that will need to be considered and resolved before they can receive planning permission and be developed.

Table 4 – Category 4 – Unconstrained potential

Availability	Number of Sites*	Site Area	Available
2025-2030	1	0.08	19
2030-2035	44	32.43	1,744
2035-2039	10	3.58	684
2039-2043	0	0	258
2043+	0	0	0
Total	55	36.08	2,705

* Please note that sites are categorised on the basis on when they are likely to first deliver housing but that the delivery of some sites will span more than one 5-year period. Dwelling numbers are based on when it is anticipated that units will be completed.

- 4.13 The figures in Table 4 show that there is considerable housing potential for around 2,705 units on 55 sites. These sites have been identified as coming forward at various points of the Local Plan period but there would be no policy restrictions on preventing these coming forward in the short term.

Category 6 –Places for Everyone Site Allocations

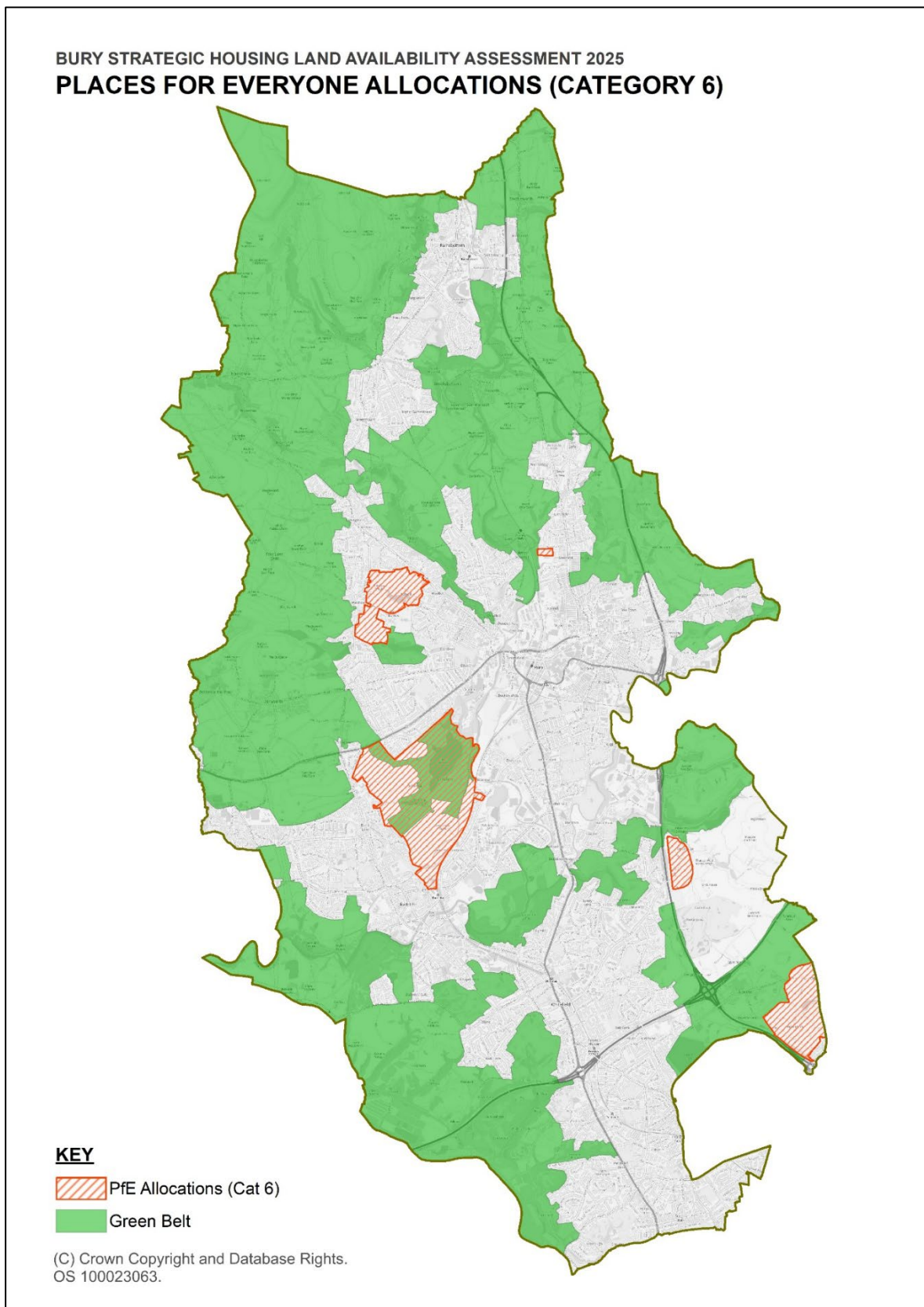
- 4.14 Category 6 sites are those sites that have been allocated in the Adopted Places for Everyone Joint Development plan as allocations for residential development, or mixed use development incorporating an element of housing.

Table 5 – Category 6 – PfE allocations

Availability	Number of Sites*	Site Area	Available
2025-2030	4	409.73	670
2030-2035	0	0	2,260
2035-2039	1	2.21	1,499
2039-2043	0	0	850
Total 2025-2043	5	411.94	5,279
2043+	0	0	1,080
Total	5	411.94	6,359

- 4.15 HL/2518/00 – Seedfield is identified as a PfE allocation but has been split into 2 separate records because part of the site has been granted planning permission, so part of the site is included within Category 2 as a separate record (HL/2518/01).
- 4.16 It is anticipated that not all of the dwellings on the Elton Reservoir allocation would be delivered within the PfE plan period of 2022-2039 or the intended Bury Local Plan period to 2043.
- 4.17 Figure 2 shows the location of the Places for Everyone site allocations. The plan only includes part of the Seedfield site (because the remainder has planning permission) and the Castle Road part of the JPA1.1 Heywood Pilsworth allocation.

Figure 2: Places for Everyone Site Allocations



Category 5 – Constrained Potential

- 4.18 Category 5 sites are those sites that have been identified as having some potential to deliver housing but are currently constrained (e.g. have physical or planning policy constraints), and are therefore not included within the housing land supply. As above, the term ‘constrained’ relates to the sites suitability rather than the sites deliverability.
- 4.19 This includes employment sites that have been put forward by landowners but have been identified as being suitable for continued employment use in the Employment Land Review (unlike the employment sites identified in category 4, which are no longer deemed suitable). Some of these sites may deliver housing over the plan period, if some of the constraints can be removed (e.g. if large employment sites are redeveloped as mixed use developments incorporating an element of residential). It also includes protected recreation sites outside the Green Belt. Table 5 identifies the number and site area of the sites assessed as falling within this category.

Table 6 – Category 5 – Constrained potential

Availability	Number of Sites	Site Area
Total	105	105.03

- 4.20 Whilst some of these sites may come forward as ‘windfalls’ over the plan period, many are likely to remain in their current use. Appendix 3 gives a brief outline of why the Category 5 sites have been assessed as constrained.

Category 7 – Discounted Sites

- 4.21 Category 7 sites are those sites that were assessed as part of the SHLAA but are not considered to be suitable for housing at this time because of site and/or planning policy constraints (e.g. some sites are flood zone 3, some are large greenfield sites in the Green Belt). Some of these sites may contribute to housing over the plan period if the issues that warranted their discounted status can be removed (e.g. if very special circumstances can be demonstrated on a Green Belt site or they are determined to constitute Grey Belt in a sustainable, meeting a demonstrable unmet need in accordance with NPPF paragraph 155 and complying with the ‘Golden Rules’ set out in NPPF paragraph 156 if required).

Table 7 – Category 7 – Discounted sites

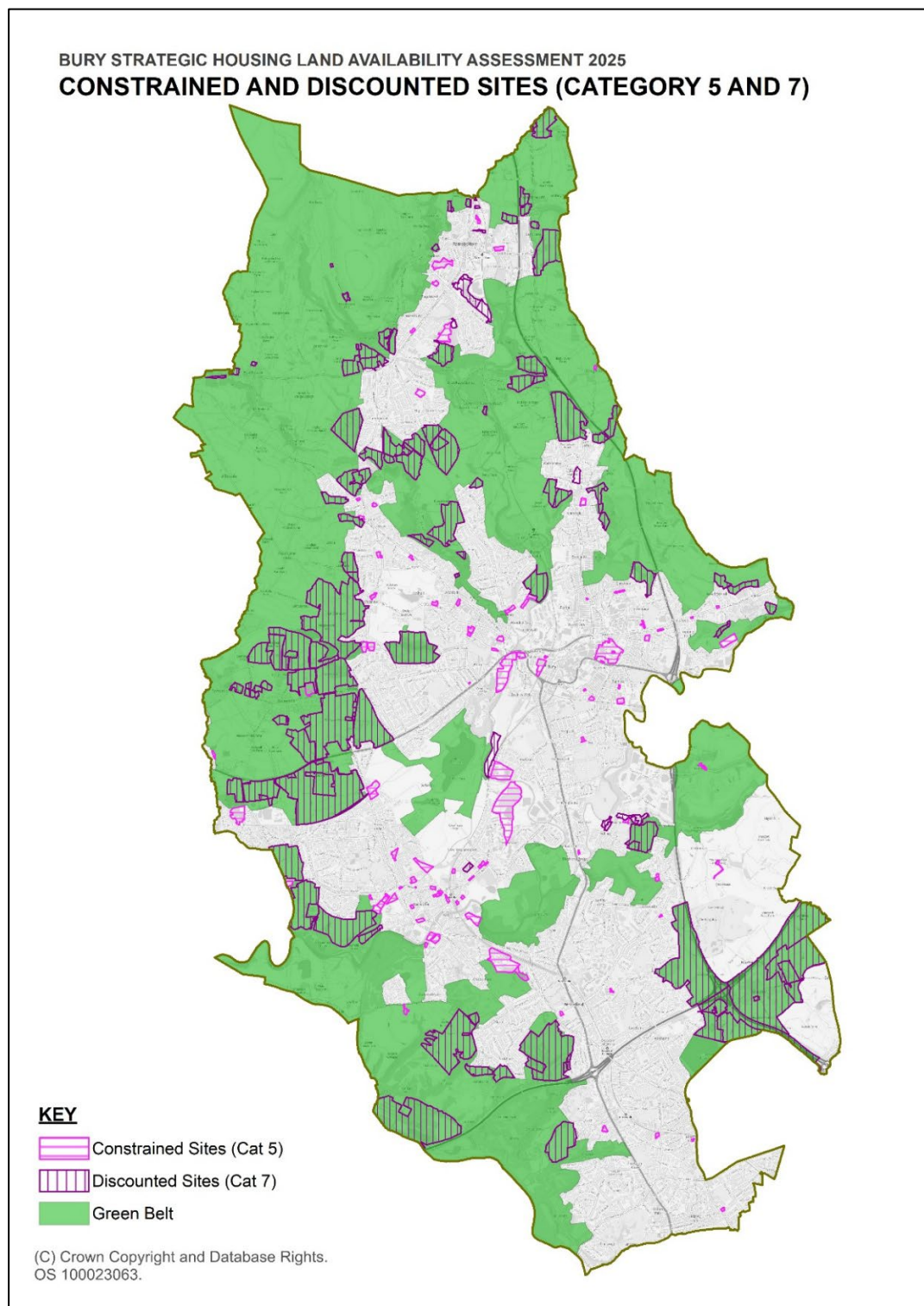
Availability	Number of Sites	Site Area
Total	114	1,316.66

- 4.22 The figures in Table 7 show that 114 sites totalling 1,316.66 hectares have been assessed as discounted sites (although some sites overlap, for example where varying boundaries have been submitted and considered through different stages of plan preparation). At this time these sites are not considered to be suitable for residential development given the existing constraints on the sites. Reviews of the SHLAA will continue to assess the longer term potential of Category 7 sites as Planning Policy evolves, site circumstances change or if there are changes in

terms of the national or sub-regional approach to delivering housing. Appendix 4 gives a brief outline of why the Category 7 sites have been discounted.

- 4.23 Figure 3 shows the location of the constrained and discounted sites (Category 5 and Category 7).

Figure 3: Constrained and Discounted Sites



5 Windfall Allowances

- 5.1 Windfall sites are defined in the NPPF as “Sites not specifically identified in the development plan”. Local authorities have traditionally made ‘allowances’ for windfall sites when demonstrating the supply of land in their areas, to reflect the fact that sites continually come forward despite not being specifically allocated in the local development plan or being identified as part of the supply within supply studies, such as the SHLAA. These allowances are generally based on the average number of completions on windfalls sites over a number of years, allowing for fluctuations.
- 5.2 The NPPF states that local planning authorities may make such an allowance for windfalls if there is compelling evidence that such sites will provide a reliable source of supply. It goes on to state that any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends. For the purposes of this report, windfall sites are considered to be sites that are not specifically identified as part of the SHLAA supply.
- 5.3 The Council considers that sites that have not been specifically identified in the SHLAA as having potential to deliver housing will continue to come forward through the plan period. The NPPF also states that local planning authorities to support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes. It is therefore likely that windfall sites will continue to play an important role in meeting future housing need in Bury. As such, the Council intends to make an appropriate allowance for windfalls coming forward over the plan period in line with the NPPF.

Windfall allowance for small sites

- 5.4 The Council considers that it is particularly difficult to identify which small sites are likely to come forward over the plan period and for these sites to be specifically identified in the SHLAA. The Council does not have the resources to identify and assess every parcel of land which may have potential for only 1 or 2 dwellings. It is envisaged that planning applications will continue to be submitted over the plan period for additional dwellings through:
- the subdivision of existing dwellings;
 - flats over existing shops;
 - the intensification of existing residential areas (e.g. developments in garage colonies); and
 - other small housing sites coming forward.
- 5.5 There is no nationally set methodology for establishing what an appropriate small sites windfall allowance would be and no set definition of what would constitute a small site. Analysis has been carried out applying a threshold of less than 5 dwellings, as sites of this scale are the hardest to identify.

Table 8 – Small sites completions – completions on sites less than 5 dwellings

Year	Gross	Net
2020/21	48	36
2021/22	41	35
2022/23	26	23
2023/24	44	38
2024/25	38	18
TOTAL	197	150
Average	39	30

- 5.6 There are no reasons to suggest that there will not continue to be a significant contribution to housing delivery made by smaller sites that have not specifically been identified as being suitable in the SHLAA due to the size of the site.
- 5.7 It is considered appropriate to apply a small sites allowance from 2030/31 onwards. Many small sites that are likely to come forward earlier will already have planning permission and so will be included within the SHLAA. Although it is likely that additional small windfall sites will come forward within the next five years, a conservative approach has been taken to apply the windfall allowance from year 6 (2030/31). The use of net figures builds in an allowance for small sites clearances and changes of use from housing to other uses.
- 5.8 The figures presented in Table 9 are based on total past net completion rates. It is therefore appropriate to deduct any small sites that are currently included within the SHLAA from the allowance to avoid double counting. The results of this approach are set out in Table 9.

Table 9 - Small sites windfall allowance

Year	Small sites annual average past takeup	Small sites SHLAA supply	Small sites allowance
2030/31	30	17	13
2031/32	30	8	22
2032/33	30	13	17
2033/34	30	4	26
2034/35	30	1	29
2035/36	30	1	29
2036/37	30	0	30
2037/38	30	2	28
2038/39	30	2	28

Year	Small sites annual average past takeup	Small sites SHLAA supply	Small sites allowance
2039/40	30	0	30
2040/41	30	0	30
2041/42	30	0	30
2042/43	30	0	30
Total	390	48	342

- 5.9 The small sites windfall allowance varies slightly from year to year, based on how many dwellings within the existing supply are deducted. As set out in Table 9, a small sites windfall allowance of **342 dwellings** will be added to the identified baseline land supply from 2030 to 2043.

Large Windfall Sites

- 5.10 Larger sites are easier to identify than small sites and the SHLAA identifies a number of large sites that have potential to deliver housing in the short, medium and longer term. These range from sites that have already got planning permission or are currently under construction to those larger sites that are still in use but are likely to become available over the plan period.
- 5.11 Nevertheless, it is important to note that the SHLAA is only a snapshot picture of potential sites at a particular point in time. The assumptions used in the assessment can change over time, including changes to national planning policies and guidance. The availability of sites can also change over relatively short periods of time and large sites that were not considered to have any potential can quickly become available due to unforeseen circumstances.
- 5.12 Therefore the Council considers that, in addition to small sites, it is likely that large sites will also come forward for residential development over the plan period that have not specifically been identified as being suitable in the SHLAA. This may include sites that are currently identified as having constrained potential or discounted sites, which may be considered suitable for residential use if the identified constraints can be overcome.
- 5.13 The SHLAA has identified several large sites (1 hectare or above) that are currently considered to be constrained and as such have not been considered suitable for residential use at this time (Category 5 - constrained potential). Several of these sites are employment sites that are deemed to be suitable for continued employment use. The constraints on some of these sites may be resolved over the plan period, which may allow some of these sites to deliver housing over the plan period. For example, it may be acceptable for certain large employment sites to be redeveloped through a mixed use scheme which incorporates an element of residential use, as well as employment use.
- 5.14 In addition, there are a number of businesses currently located in older premises or where they have no room to expand, who may choose to relocate to more suitable modern premises. The allocation of land for employment within PfE will

create opportunities for these businesses to relocate thereby freeing up less suitable employment sites for residential redevelopment.

- 5.15 However, no large windfall allowance is included due to lack of evidence to demonstrate what an appropriate allowance would be or certainty over whether past trends are likely to continue, as many of the sites that are least suitable for continue employment use have already been lost or incorporated within the SHLAA.

Dwelling Losses

- 5.16 It is considered that windfall allowances should also take account of historic losses of dwellings in areas and future clearance programmes. In terms of trend data, Table 10 gives a breakdown of net dwelling losses in each of the last five years (this includes demolitions and the loss of dwellings to other uses).

Table 10 - Dwelling losses

Year	Total
2020/21	12
2021/22	6
2022/23	3
2023/24	16
2024/25	20
TOTAL	57
Average	11

- 5.17 There has not been a great deal of clearance activity in Bury when compared with clearance programmes in other local authorities across the region. All but 5 of the dwelling losses above were on small sites of less than 5 dwellings, and have therefore been taken into account in using a net past trend figure to calculate the small sites windfall allowance. There are no plans for further comprehensive clearance programmes in the Borough given the relatively good condition of the existing housing stock but it is acknowledged that there may be some small scale clearances over the plan period. The likelihood is that any cleared sites will go on to be redeveloped for housing and have a limited impact on overall housing supply. The figures for specific sites identified in the SHLAA as part of the housing land supply are also net of any losses, so these do not need to be accounted for separately.

Local windfall allowance

- 5.18 Whilst the Council believes that windfall sites will continue to come forward each year over the plan period, it is not proposed that a windfall allowance is made for the next five years of the plan period (i.e. no allowance is proposed for years 2025/26 to 2029/30). Whilst sites are likely to come forward and secure planning permission over this five year period, they may not deliver housing straight away. The housing trajectory, therefore, assumes that housing from windfalls (i.e. sites that are not currently identified in categories 1-4) will start to deliver housing in 2030/31.
- 5.19 Based on historical windfall trends and the likelihood of these continuing, the Council makes a conservative windfall allowance of a total of 342 units from

2030/31 to 2042/43. This is based on small sites. No specific allowance has been made for large windfalls at this time, due to the difficulty of establishing what would constitute an appropriate allowance, although these are likely to continue to come forward. This may include sites that are currently identified as category 5 and 7 (as evidence shows some of the sites that have been identified in these categories have subsequently come forward) as well as sites that have not been identified at all within the SHLAA.

6 Summary of Findings

- 6.1 In total, there were 277 sites within categories 1 to 4 and category 6 providing potential for 10,068 residential units over the period from 2025-2043. Table 11 sets out the summary of these categories along with the windfall allowance. Category 5 and 7 sites are not shown on the summary table as they are either constrained or discounted. Category 6 Places for Everyone site allocations are included because the plan was adopted in March 2024.

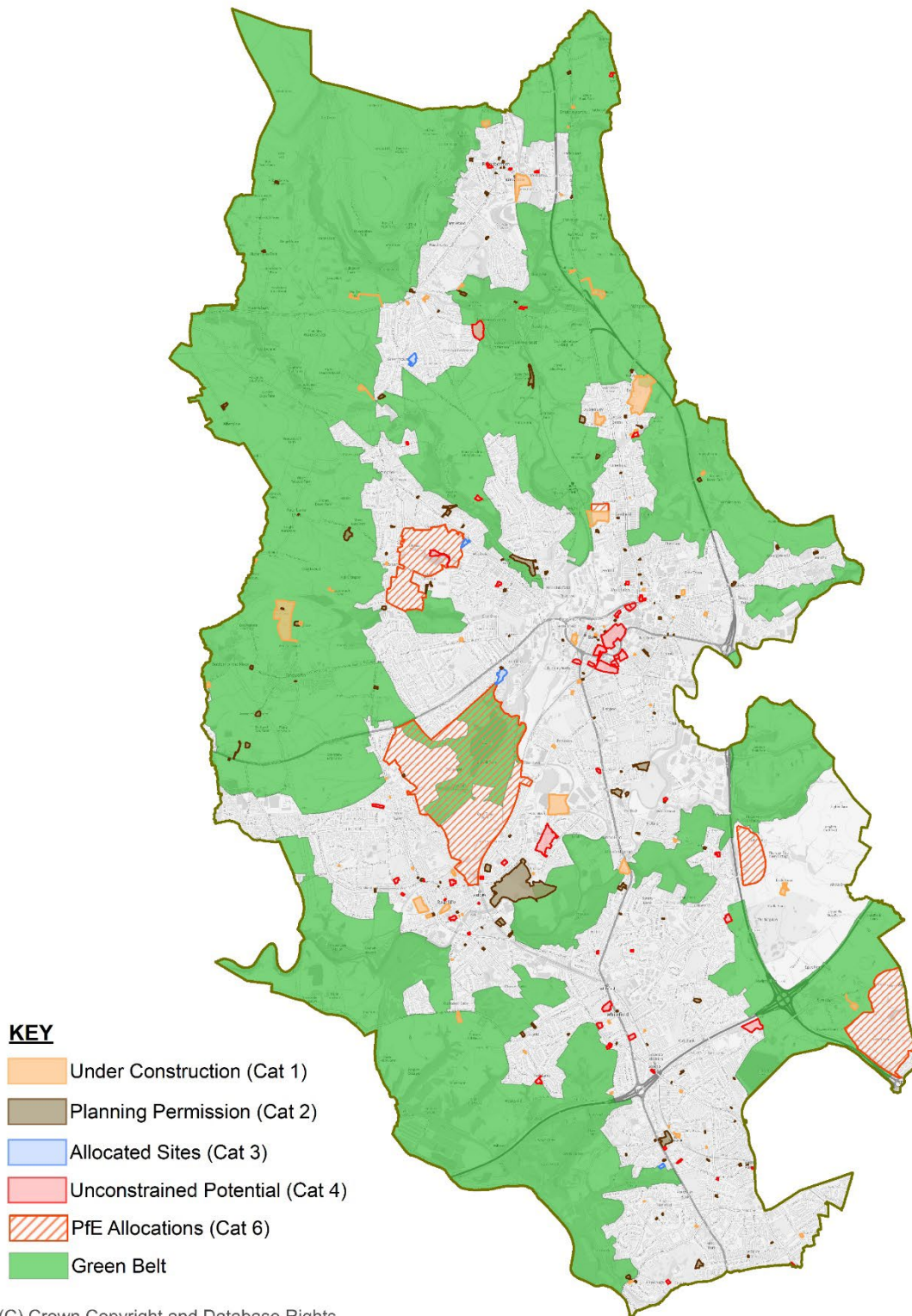
Table 11 – Summary of findings

Source of Supply /Potential	2025-2030	2030-2035	2035-2039	2039-2043	TOTAL
Units on sites Under Construction	911	55	5	0	971
Units on sites with Planning Permission	631	452	30	0	1,113
Unconstrained Potential	19	1,744	684	258	2,705
PfE Allocations	670	2,260	1,499	850	5,279
Windfall Allowance	0	107	115	120	342
Total Number of Potential Units Identified in the SHLAA	2,231	4,618	2,333	1,228	10,410

- 6.2 The results of the SHLAA show that there is considerable potential for a significant amount of residential development within the Borough between now and the end of the plan period (i.e. up to March 2043). There is the potential to accommodate 10,068 units on 277 identified sites across the Borough, with a further conservative estimate of 342 units to come forward on unidentified windfall sites over the plan period. A further 1,080 units are expected to come forward on PfE Allocations after 2043.
- 6.3 Figure 4 shows the location of all of the sites included in the current housing land supply.

Figure 4: Current Housing Land Supply

BURY STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2025
CURRENT HOUSING SUPPLY (CATEGORY 1 TO 4 AND 6)



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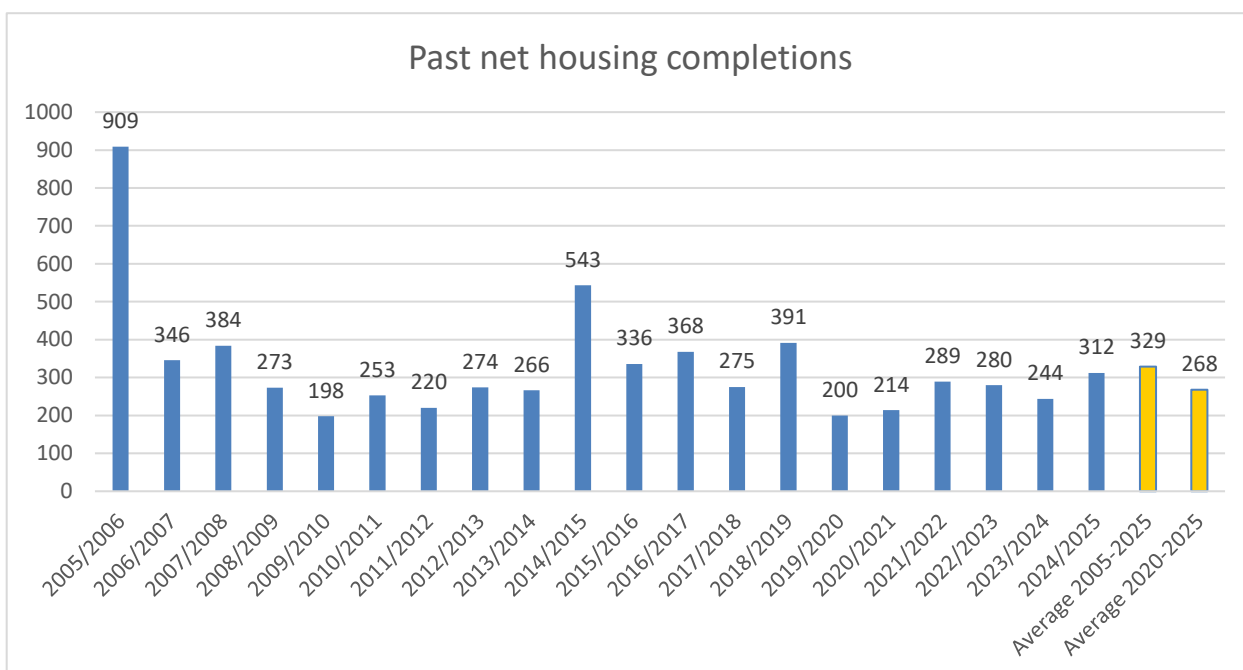
7 Analysis of Findings

- 7.1 This section of the summary report provides some information on house completions in recent years and examines the envisaged completion rates up to 2042/43 (i.e. over the intended Bury Local Plan period). It also sets out the broad locations where identified sites are located and illustrates how these relate to neighbourhood areas.

Recent Completions

- 7.2 Figure 5 provides information on the number of housing completions (net) over the past 20 years.

Figure 5: Net completions in Bury

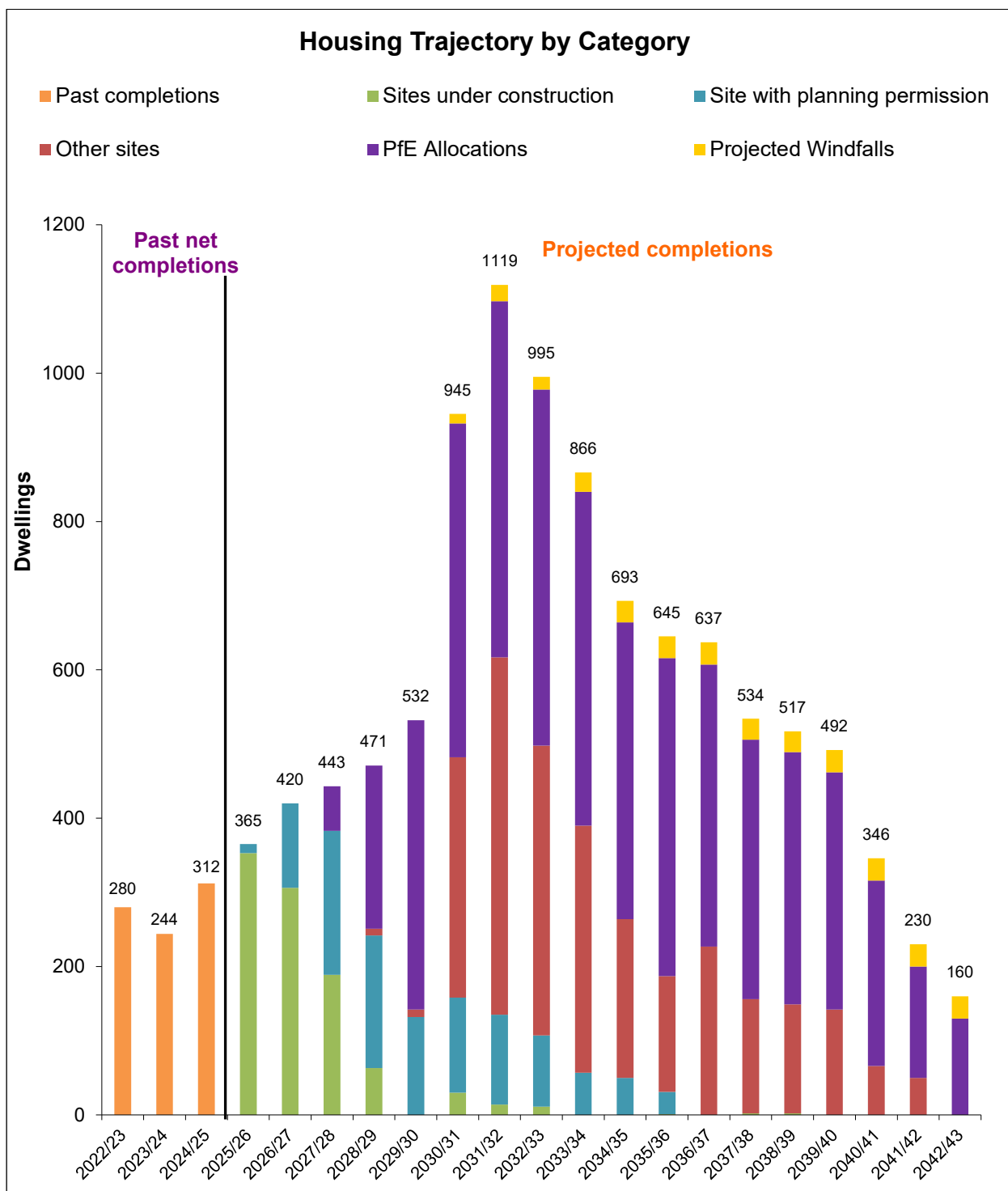


- 7.3 The figures in Figure 5 show that there was a net gain of 6,575 units over the past 20 years, equating to an average annual completion rate of 329 dwellings. The average completion rate in the past five years was 268 homes per year.

Housing Trajectory

- 7.4 The SHLAA database provides a detailed assessment of the amount of housing that each site is expected to deliver on an annual basis up to March 2043. This is quite a difficult exercise considering the timeframes involved and the uncertainty around the availability / deliverability of many of the sites, together with the dynamics of the development industry. Sites that are either currently under construction or have an extant planning permission are much easier to make yearly completion assumptions on compared to sites that may be identified as becoming available towards the end of the plan period.
- 7.5 Nevertheless, the Housing Trajectory provides a good illustration of the expected annual completion rates up to 2042/43.

Figure 6 – Housing trajectory



7.6 The trajectory illustrates that there is expected to be an increase in the annual average completion rate over the next five years (2025/26 to 2029/30) with 2,231 completions over this period compared to 1,339 over the past 5 years. This equates to an annual average of 446 over the next five years and primarily reflects the assumed delivery of sites that are either currently under construction or have an extant planning permission (with detailed permission for major developments), together with other identified sites where there is clear evidence that they will come forward within the next five years. The other identified sites that are expected to come forward within the next five years include one site which is being brought forward as part of the Council's brownfield housing

delivery programme and the early phases of development on the sites allocated through the Places for Everyone plan.

- 7.7 The NPPF definition of 'deliverable' within five years states that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This definition has been strictly applied to sites within the first five years, however it is likely that some of the sites that have been identified from year 6 onwards could come forward sooner (i.e. within the next five years).
- 7.8 The trajectory indicates that a further 6,951 dwellings are expected to be delivered from 2030 to 2039, with a further 1,228 units from 2039-2043. These dwellings are expected to be delivered on large sites that already have planning permission together with those sites that are identified as being suitable for residential development (i.e. category 4 sites) and allocated through the Places for Everyone plan (i.e. category 6).

Previously Developed Land

- 7.9 In total there are 277 sites identified within the SHLAA housing supply, which have a capacity to provide for 10,068 dwellings (excluding windfalls) over the period 2025-2043. 4,493 units (45%) are on previously developed land. 52% (5,279 units) are on sites allocated through Places for Everyone (excluding units already granted planning permission). A further 296 units are on unallocated greenfield land. From 2022-2025, 93% of completions were on previously developed land.

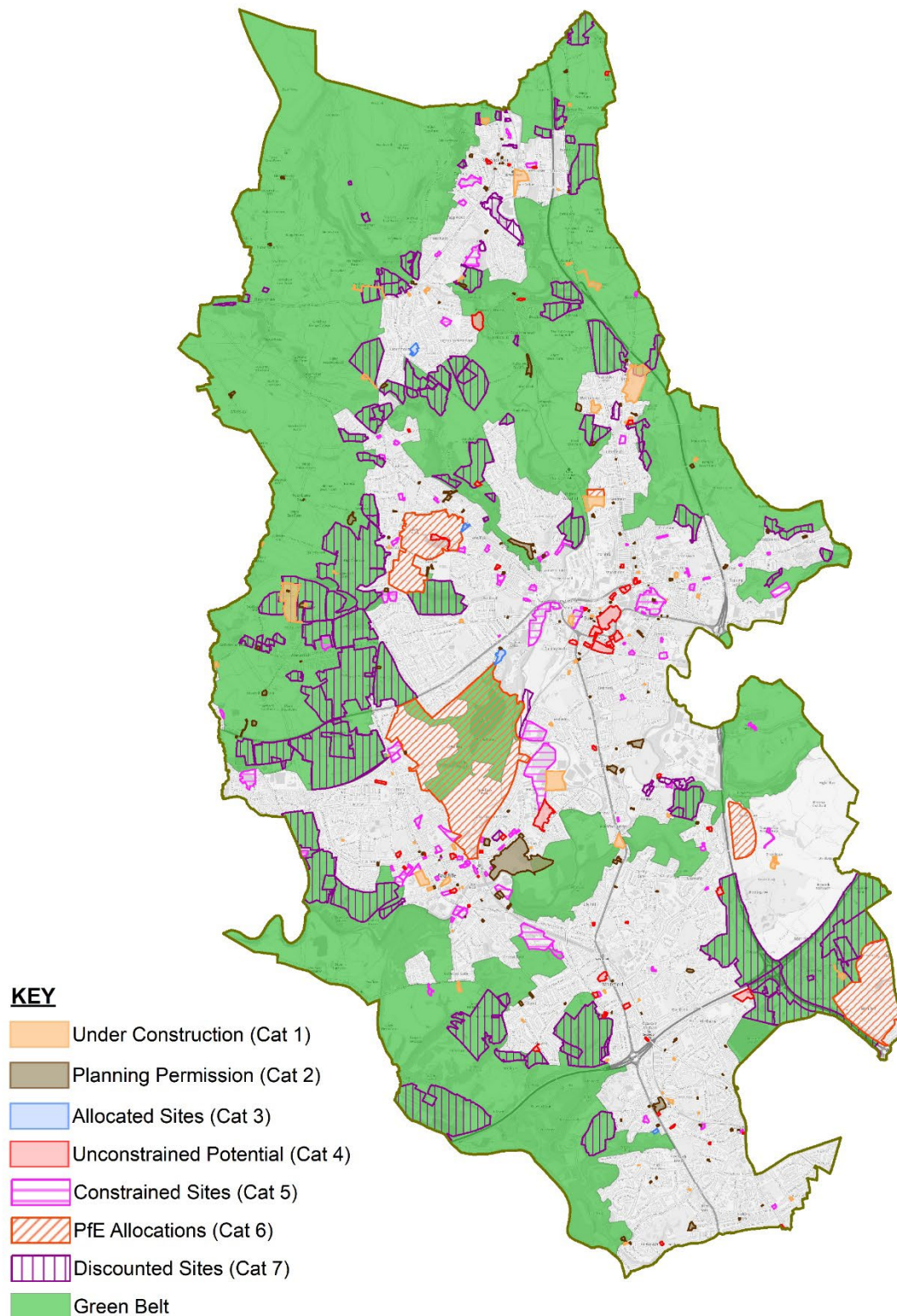
Location of SHLAA Sites

- 7.10 Figure 7 sets out the location of every site identified within the SHLAA, including those sites that are considered to be constrained and discounted.
- 7.11 It is clear to see that the vast majority of sites in the categories 1 to 4 are located within the urban area. The plan shows that there is a particularly heavy concentration of potential housing sites in and around the inner areas of both Radcliffe and Bury. The majority of category 5 sites are also within the urban area.
- 7.12 The Places for Everyone Site Allocations are located on land released from the Green Belt in Bury and Radcliffe and around Junction 18 of the M60/M62 and to the east of the M66.
- 7.13 The majority of sites that have been discounted in the SHLAA (Category 7) are located outside the urban area, mainly within the Green Belt. There is a particularly heavy concentration of discounted sites in the Green Belt area running from Radcliffe up to Tottington, as well as around the M60/M62 junction.

Figure 7: Location of all sites assessed in the 2025 SHLAA

BURY STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2025

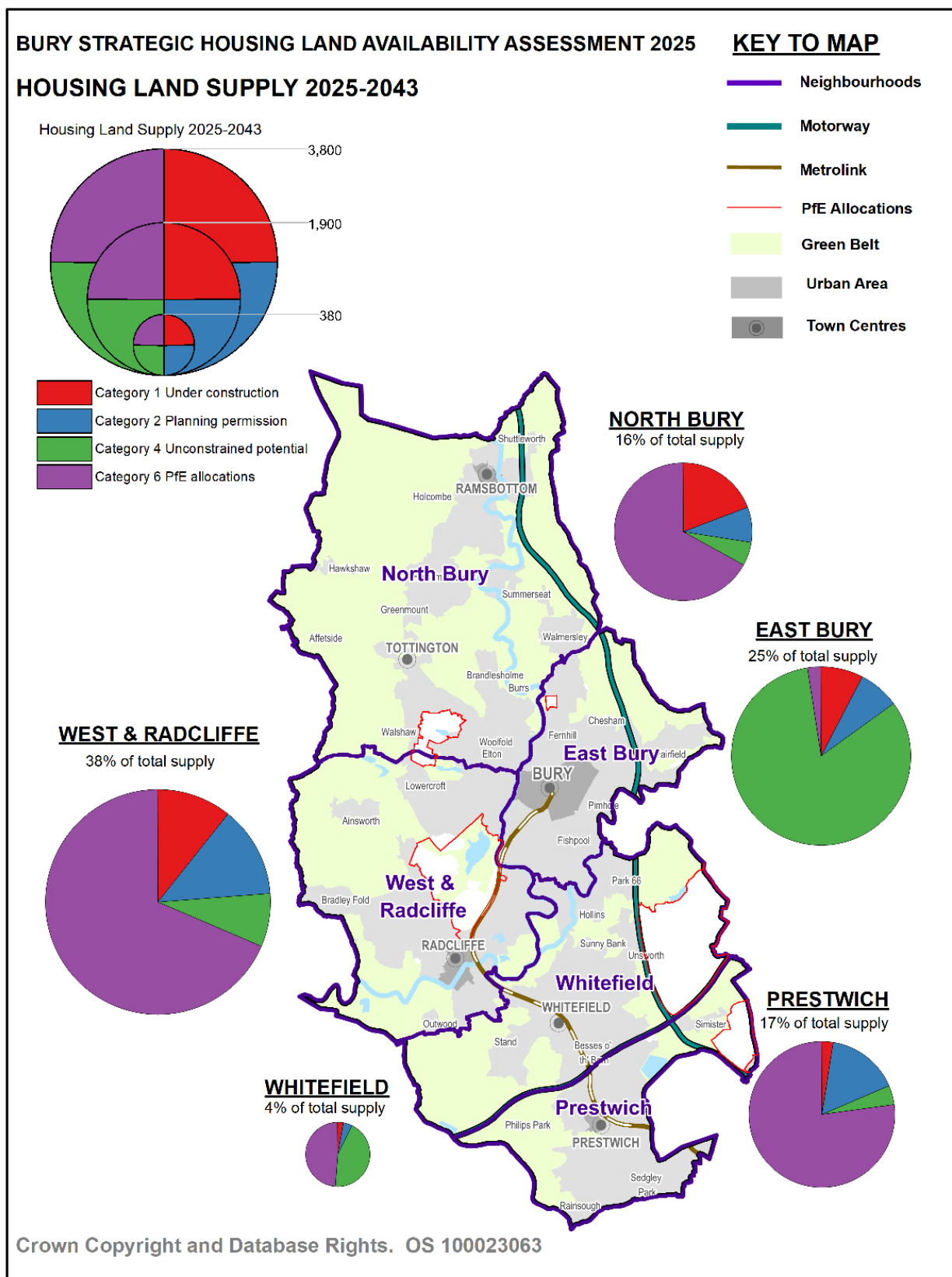
ALL SITES ASSESSED IN THE SHLAA (CATEGORY 1 TO 7)



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- 7.14 Figure 8 identifies how the identified supply translates across each of the Borough's five Neighbourhood areas. Where Places for Everyone Allocations cross neighbourhood boundaries, they have been incorporated within each area based on high level estimates of areas of development land and are subject to change.

Figure 8 – Split of SHLAA sites between neighbourhood areas



- 7.15 This illustrates that 38% of the supply is in the West and Radcliffe neighbourhood. Just over 75% of the supply in Prestwich is from PfE Allocations. Most of the supply in East Bury is on Category 4 Potential housing sites – the majority of these are within Bury Town Centre on Council-led sites. Whitefield has the least housing supply (but does include the Places for Everyone Heywood Pilsworth site allocation).
- 7.16 Table 9 shows the actual number of dwellings that can be accommodated in each of the five neighbourhood areas, as indicated in Figure 8.

Table 8 – Housing supply 2025-2043 split by area

Neighbourhood area	Category 1 Under construction	Category 2 Planning Permission	Category 4 Unconstrained Potential	Category 6 PfE Allocations	Total
North Bury	312	133	90	1,080	1,615
West and Radcliffe	407	493	289	2,590	3,779
East Bury	195	186	2,075	59	2,515
Whitefield	12	19	177	200	408
Prestwich	45	282	74	1,350	1,751
Total	971	1,113	2,705	5,279	10,068

- 7.17 Please note that the above figures do not include an allowance for windfalls. Given the nature of windfalls, it is difficult to predict where they will be located.

8 Conclusion

- 8.1 This summary document provides a snapshot picture of both the committed and potential housing supply in the Borough up to 2042/43 at 1 April 2025. The results of the SHLAA will primarily be used to help inform work on the Bury Local Plan. In particular, it will play an important role in providing robust and credible evidence to demonstrate that the proposed housing target for the Borough can be delivered.
- 8.2 The sites and areas that have been identified in the SHLAA database are derived from a number of sources and are reviewed on an annual basis. The SHLAA has been carried out in full accordance with the NPPG.
- 8.3 There will be continuous opportunities for stakeholders to be involved in the SHLAA, providing additional information on sites or suggesting new sites as the SHLAA is rolled forward year on year. Certain assumptions have been made within the assessment based on current policy and guidance and Officer's professional judgement at a certain point at time. However, as the SHLAA is a 'living document', the information and assumptions are subject to change over short periods of time, as sites move from one category to another, or as circumstances change on sites and as new sites come forward, for example.
- 8.4 Planning applications for residential development will continue to be assessed on their individual planning merits in accordance with the development plan and other material planning considerations. Information that is contained within the SHLAA may act as a useful indication of opportunities or constraints on a site but applicants will still need to undertake their own detailed research to determine the full potential for residential development opportunities on sites within the SHLAA or indeed those that have not been identified.
- 8.5 It is clear from the findings in Section 4 and the analysis in Section 7 that there is potential for a considerable amount of residential development on previously developed sites within the urban area, alongside the sites allocated through the joint Places for Everyone Development Plan. In total, 277 sites have been identified as having potential to deliver 10,068 housing units from 2025-2043. An allowance for an additional 342 windfall units from 2030/31 to 2042/43 has been made to take account of the potential from small sites that have been unable to be identified at this stage.
- 8.6 The SHLAA also identified 105 constrained sites (category 5) with a site area of 105 hectares, which may have potential if constraints (such as loss of suitable existing employment land or loss of protected recreation land) can be overcome. An additional 114 sites were assessed in the SHLAA but were discounted (category 7) because they are not considered suitable for residential development due to constraints (such as flood risk and Green Belt). These had a total site area of 1,317 hectares and includes a number of large sites within the Green Belt.
- 8.7 These results will help form part of the Council's evidence base to support the preparation of Bury's Local Plan and to demonstrate the Council's position in relation to the requirements of national planning guidance, in terms of both identifying a deliverable housing land supply in the short term and also identifying potential housing sites for the period beyond this (to cover the period of Bury's Local Plan).

- 8.8 Appendix 2 provides a schedule of all the sites that have been assessed as deliverable or developable as part of the SHLAA and therefore contribute to the housing land supply. Appendix 3 provides a list of the sites that have been assessed as constrained and a summary of the reasons why the Council considers these Category 5 sites to be constrained. Appendix 4 provides a list of the sites that have been discounted and a summary of the reasons why the Council considers that these Category 7 sites should be discounted.

Appendix 1 – Information held for each site

For each site in the SHLAA the following information is held:

Site Details

Field	Description
Site Reference	Each site is given a unique Housing Land (HL) reference number.
Category	Each site is given a category depending on where the site is at within the planning process as follows: Cat 1 – Sites under construction Cat 2 – Sites with an Extant Planning Permission Cat 3 – Sites Allocated for Housing Cat 4 – Unconstrained Potential (sites considered suitable for residential use) Cat 5 – Constrained Potential (sites where residential use is considered unsuitable unless the constraints can be overcome) Cat 6 – Proposed Places for Everyone Allocations (sites identified in the submitted Places for Everyone (August 2021) as allocations for residential development or mixed use incorporating an element of housing) Cat 7 – Discounted Potential (primarily undeveloped Green Belt sites where there are significant planning constraints that are likely to prevent sites from coming forward over plan period)
Site Location	Address of the site in question
Sub-District	Each site is identified on the basis of the particular sub-district that it is located. The sub-districts are Bury North, Bury East, West and Radcliffe, Whitefield and Prestwich.
Existing Use	The existing planning land use of the site (such as residential, employment, retail etc)
Surrounding Use	The predominant land uses surrounding the site
Land Use Class	The land use categories are as follows: BU – Brownfield Urban BNU – Brownfield Non-Urban GU – Greenfield Urban GNU – Greenfield Non-Urban MU – Mixed Urban MNU – Mixed Non-Urban U/K – Unknown
Site Area (ha)	The size of the site measured in hectares
Density	This is calculated on the number of dwellings per hectare (based on the estimated net site area).
Previously Developed?	Whether the site is previously developed or not (i.e. Greenfield or brownfield)
Windfall Site?	Whether the site is a windfall site (i.e. the site has not been allocated for identified for residential development through the development plan).

Field	Description
	No – Site is a housing allocation Y-S – Site is a small windfall site (<0.39) Y-M – Site is a medium windfall site (0.4 – 0.99 ha) Y-L – Site is a large windfall site (>1 ha)
Capacity	Number of units that the site can accommodate. The Council has identified the number of units available on sites within categories 1 and 2 based on information submitted as part of the relevant planning application. Sites and areas identified in categories 3 and 4 have been assessed to determine the potential housing that could be accommodated in them, taking on board information available at the time, such as location and the likely density of developments, or capacities of expired consents. Please note the capacity estimates in categories 3 and 4 are indicative and the actual number of units developed on a site may go up or down as a site progresses through the planning process.

Application Details (where applicable)

Field	Description
Application Number	The planning application number. In the event that there is more than 1 approval on the site the Council has used the latest approval or if in Category 1, the approval that is being implemented.
Description	Description of what the planning approval is for.
Planning Status	This lists any planning status that is associated with a site (such as full / outline planning permission, expired permission, allocation or none).
Permission Date	Date when planning permission was granted
Expiry Date	Date when planning permission expires. Planning permissions normally last for a period of 3 years after which they lapse unless a material start has been made on implementing the permission.
Application Name & Address	Details of the applicant who submitted the planning application.
Owner Details & Address	Details of the land owner(s) where known. Please note that this information is based on information held by the Planning Authority and may not be fully accurate as land ownership can change on a regular basis. It is suggested that the Land Registry is contacted for more accurate and up-to-date details of land ownership.
Developer Details / Agent Details and address	Details of the planning agent (if one used). Sometimes developers are known and these have been input into the database.

Site Details (where applicable)

Field	Description
House Type Details	Details of the house types where full or detailed planning permission has been granted.
Bedroom Details	Details of the dwelling size (measured by number of bedrooms) where full or detailed planning permission has been granted.
Tenure Details	Details of the house tenure of dwellings on sites where full or detailed planning permission has been granted.
Plot Details	Lists the number of units that are available on the site. This should be the same as the capacity field but is split down to sites that are actually built on a site, those that are currently under construction and those that remain to be started on sites. Only sites in Category 1 will have homes that are built or under construction.
New Build / Conversions	On sites that have planning permission the Council records whether the dwellings are to be new build or conversions / change of use to residential.
Affordable Housing Units	Identification of affordable housing units secured through the planning process, normally by means of a S106 agreement.

Deliverability Details (5 Year Supply)

Field	Description
Suitable	Each site has been assessed to determine its suitability for residential development. This included a general assessment against: • planning policy restrictions; • physical problems or limitations; • potential impacts of a site being released for residential use; and • the living conditions that would be experienced by prospective residents. Sites are either given a Yes, No or Unsure response to the suitability assessment.
Available	Each site was assessed to determine if the site was immediately available for residential development or was due to become available. This included a general assessment of whether sites are being brought forward by landowners and developers for short term development. Sites are either given a Yes, No or D/K (Don't know) response to the availability assessment.
Achievable	This was an assessment of whether there was a reasonable prospect of sites being delivered within a five year period. An informed judgement was made regarding the achievability of each site based on a general analysis of housing market conditions and potential cost issues with bringing certain sites forward. The assessment also included an assessment of whether the site is likely to be viable to deliver. Sites are either given a Yes, No or D/K (Don't know) response to the achievability assessment.

Field	Description
Deliverable	Only sites that were considered to be suitable, available and achievable with a realistic prospect that housing would be delivered on the site within five years were considered to be deliverable and contributed to the five year supply of land for housing. In line with the NPPF, sites that are not major development, and sites with detailed planning permission, are considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register are only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. It should be noted that the circumstances that can affect the deliverability of sites can change quite quickly (e.g. if a site that was previously unavailable becomes available and is put forward for development). There will be regular updates of the SHLAA to identify any change in circumstances that could affect the deliverability of a site or other associated information.
Timeframe for Development	Each site is split into a timeframe of when it is expected to come forward. These timescales are for indicative purposes only and sites may come forward sooner or later than expected. Short term: 2025-2030 (0 – 5 years) Medium term: 2030-2035 (6 – 10 years) Long term: 2035-2043 (11 - 18 years) It should be noted that for some sites, particularly large housing sites, the units may be considered to be delivered over two or more timeframes.
Deliverability Comments	This is a general comments field with comments on whether sites are considered to be deliverable or whether they may be developable for residential use in the longer term.

Constraint Details

General constraints are identified and are either given an N (no), Y (yes) or U (unknown) based on this desktop exercise. It should be noted that these results are indicative only and more detailed analysis would be required for the purposes of a planning application or site acquisition. For example, just because the assessment says 'No' under the contamination constraint, it does not mean that there are no contaminants on the site.

Field	Description
Contamination	This was a desktop exercise which assessed the potential for contamination. Use was made of the contaminated land survey to help identify whether any of the sites identified in

Field	Description
	the SHLAA were potentially contaminated. All sites that overlapped sites with potential contamination, even if this was only a slight encroachment, were identified as having potential contaminants.
Hazardous	This was assessed in much the same way as sites for potential contaminants were done. A desktop exercise helped to give an informed indication of whether potential hazardous substances existed on a site. Use was made of a 175m buffer strip around such sites to determine whether there was any hazardous risk. More detailed research would be required to give a more accurate position and the results (like the rest of the SHLAA) should only be treated as indicative.
Nature Conservation	Each site was assessed on the potential impact releasing a site for residential use would have on nature conservation. This related to things like impact on mature trees (TPOs) and other vegetation.
Built Heritage	Each site was assessed on any potential impact releasing a site for residential use would have on the Built Heritage. This relates to things like impact on Listed Buildings or conservation areas.
Flood Risk	Each site was assessed against its location in relation to whether there was a flood risk associated with the site in terms of fluvial flood risk. The level of risk has also been identified depending on whether all or part of a site is within flood zone 2 or 3. This is a major constraint to the release of sites for housing development under national planning policy.
Bad Neighbour	Each site was assessed to determine if a site was suitable for residential use in relation to neighbouring uses. This was to help determine the living conditions of future occupiers to help assess general suitability and also to assess the impact that introducing residential use into certain areas may have (e.g. introducing residential use into an area of employment may restrict the types of activity that can take place there to the detriment of employment opportunities).
Poor Access	This was a general assessment of each sites vehicular access. Again it should be noted that the findings are only indicative and more detailed analysis of access arrangements would be needed to satisfy Highway Engineers for the purposes of a planning application. As the SHLAA evolves, the Council will work closely with National Highways to ensure that future housing development does not impact on the operation of the Strategic Road Network and roads that may impact on the M60 and M66 corridors.
Negative Ecology	Each site was assessed against any potential impact releasing a site for residential use would have on Ecology. This relates to things like the potential impact on protected species or Sites of Biological Importance. Sites were generally considered harmful if they intersected across SBIs, SSSIs and/or Local Nature Reserves

Field	Description
Negative Air Quality	Each site was assessed to determine whether it was in an Air Quality Management Area.
Competing Uses	This was a general assessment looking at the availability of sites to help determine whether there were other more appropriate uses for each site or where the site could accommodate other uses. For example, sites might be in employment use and it may be more appropriate to continue that use.
Pylons	This was a simple assessment to determine if there was an overhead pylon within the boundary of the site.
Levels	This was a general assessment of the topography of each site, which could have an impact on the deliverability of sites.
Planning Constraints	This was a general assessment of current planning policy constraints and how this could affect the sites short term and long term prospects of delivering housing.
Multiple Ownership	This was a general assessment of the number of owners on sites as this can sometimes prevent sites from coming forward. Again, it is important to note that the SHLAA used information that was available to Officers at the time and there may have been changes to ownership details / number of owners since the information was compiled.
Green Belt / River Valley	This was an assessment to determine whether or not a site or part of a site is on land that is either designated as Green Belt or River Valley land. These are considered to be significant constraints that are likely to affect the ability of a site to deliver housing.
Constraints Comments	General comments on any constraints identified in the assessment or the identification of further constraints on the site.
Constraint Solutions	This is a general comment field on how any identified development constraints may be overcome.
General Comments	This is a general comments field for any additional important information that has not been covered elsewhere.

Appendix 2 – SHLAA Schedule of Sites identified as deliverable or developable

Category 1: Under construction

Site Ref.	Location	Neighbourhood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/0219/00	Eagle Bleachworks, Manchester Road, Blackford Bridge, Bury ²	Whitefield	1.624	144	0	0	0	0	0	0	0
HL/2004/00	11 Bury Road, Radcliffe	West & Radcliffe	0.044	8	0	8	8	0	0	0	0
HL/2148/00	Former Radcliffe High School, School Street, Radcliffe	West & Radcliffe	2.307	90	0	90	90	0	0	0	0
HL/2157/00	Hutchinson Way/Hindle Street, Radcliffe	West & Radcliffe	0.249	9	5	4	4	0	0	0	0
HL/2241/00	Former Police Station, Irwell Street, Bury	East Bury	0.7	44	0	44	22	22	0	0	0
HL/2249/00	Land Adjacent to 1 Ribchester Drive, Bury	East Bury	0.129	4	0	4	4	0	0	0	0

¹ The neighbourhood area is based on the centre of the site. Some sites may cross neighbourhood area boundaries.

² Site ref. HL/0219/00 – Eagle Bleachworks, is identified as Category 1 because it has an extant planning permission for 144 dwellings because a material start was made, but the development is not expected to progress within the plan period and the site has therefore been assigned 0 dwellings in the supply.

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2286/00	Land adjacent Metro, Heys Road, Prestwich	Prestwich	0.252	18	0	18	18	0	0	0	0
HL/2297/00	Land at Springside Road (Christchurch Playing Fields), Bury	North Bury	1.38	41	0	41	41	0	0	0	0
HL/2303/00	Tetrosyl Site, Bevis Green Works, Walmersley Old Road, Bury	North Bury	10.808	268	102	166	166	0	0	0	0
HL/2311/00	Windacre Works, Mather Road, Bury, BL9 6RB	North Bury	0.182	4	0	4	4	0	0	0	0
HL/2338/00	Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH	West & Radcliffe	6.209	211	85	126	126	0	0	0	0
HL/2479/00	J&H Hinchcliffe Haulage, Manchester Road, Gollinrod, Ramsbottom	North Bury	0.151	4	0	4	0	0	4	0	0
HL/2481/00	Land Adjacent to 7 Westlands, Whitefield	Whitefield	0.064	4	0	4	0	4	0	0	0

Site Ref.	Location	Neighbourhood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2518/01	Former Seedfield Centre (Part of PfE allocation JPA8)	East Bury	3.847	81	0	81	81	0	0	0	0
HL/2519/01	Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS	North Bury	3.242	57	0	57	57	0	0	0	0
HL/2527/00	Former Whittaker House (remaining area), Whittaker Street, Radcliffe, M26 2TD	West & Radcliffe	0.258	8	0	8	8	0	0	0	0
HL/2527/01	Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD	West & Radcliffe	0.048	1	0	1	1	0	0	0	0
HL/2583/00	Land south of Brick House Farm, Castle Road, Unsworth	Whitefield	1.023	7	5	2	2	0	0	0	0
HL/2583/01	Brick House Farm, Griff Lane, Bury, BL9 8QS	Whitefield	0.137	1	0	1	1	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2603/00	27 Pot Green, Ramsbottom	North Bury	0.224	1	0	1	0	0	1	0	0
HL/2641/00	216 Ainsworth Road, Bury, BL8 2SB	West & Radcliffe	0.174	2	1	1	1	0	0	0	0
HL/2647/01	Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU	North Bury	0.075	1	0	1	1	0	0	0	0
HL/2683/00	Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ	West & Radcliffe	0.309	20	0	20	20	0	0	0	0
HL/2750/00	Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB	Prestwich	0.594	5	0	5	0	5	0	0	0
HL/2756/00	21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH	West & Radcliffe	0.024	2	0	2	2	0	0	0	0
HL/2764/00	Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW	North Bury	0.079	1	0	1	1	0	0	0	0
HL/2765/00	1 The Rock, Bury, BL9 0JP	East Bury	0.017	7	0	7	7	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2797/00	51 Rainsough Brow, Prestwich, Manchester, M25 9XW	Prestwich	0.11	15	0	15	0	15	0	0	0
HL/2825/00	Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP	North Bury	0.561	4	0	4	4	0	0	0	0
HL/2841/00	Victoria Mill, High Street, Walshaw, Bury, BL8 3FS	North Bury	0.057	15	0	15	15	0	0	0	0
HL/2843/00	Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ	North Bury	1.412	6	0	6	6	0	0	0	0
HL/2881/00	The Oddfellows House, 94 Manchester Road, Bury, BL9 0TH	East Bury	0.137	6	0	6	0	6	0	0	0
HL/2890/00	72 Park Road, Prestwich, Manchester, M25 0FA	Prestwich	0.153	2	0	2	2	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2891/00	Site of former Radcliffe Leisure Centre, Green Street, Radcliffe, M26 3ED	West & Radcliffe	0.762	132	0	132	132	0	0	0	0
HL/2911/00	Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD	East Bury	0.01	1	0	1	0	1	0	0	0
HL/2916/00	Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG	West & Radcliffe	0.018	1	0	1	0	1	0	0	0
HL/2930/00	Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX	Prestwich	0.025	1	0	1	1	0	0	0	0
HL/2934/00	Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA	West & Radcliffe	0.034	1	0	1	1	0	0	0	0
HL/2970/00	Land adjacent to 101 Mather Road, Bury, BL9 6RD	North Bury	0.085	2	0	2	2	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2986/00	Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF	Prestwich	0.019	1	0	1	1	0	0	0	0
HL/3002/00	The Caravan, Roding Brook Road, Radcliffe, BL2 4JG	North Bury	0.124	1	0	1	0	1	0	0	0
HL/3008/00	Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX	North Bury	0.375	1	0	1	1	0	0	0	0
HL/3015/00	Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU	East Bury	0.066	14	0	14	14	0	0	0	0
HL/3031/00	Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ	Whitefield	0.043	2	0	2	2	0	0	0	0
HL/3056/00	Land adjacent 6 Bentley Lane, Bury, BL9 6RZ	North Bury	0.044	3	0	3	3	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/3075/00	Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG	North Bury	0.009	1	0	1	1	0	0	0	0
HL/3078/00	Hollins House Farm, Hollins Lane, Bury, BL9 8AS	Whitefield	0.12	2	0	2	2	0	0	0	0
HL/3081/00	Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD	West & Radcliffe	0.096	1	0	1	1	0	0	0	0
HL/3096/00	Knowsley House (Lordswood House), Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT	West & Radcliffe	0.124	1	0	1	1	0	0	0	0
HL/3097/00	Old Hall, Lower Chesham, Bury, BL9 6BX	East Bury	0.271	3	0	3	3	0	0	0	0
HL/3099/00	Land north of Heatherside Road, Ramsbottom, Bury, BL0 9BX	North Bury	0.622	1	0	1	1	0	0	0	0
HL/3100/00	Topping Mill, Topping Street, Bury, BL9 6DR	East Bury	0.056	15	0	15	15	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/3105/00	Former CPU Kitchens, Willow Street, Bury, BL9 7QZ	East Bury	0.147	13	0	13	13	0	0	0	0
HL/3140/00	St. John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF	North Bury	0.101	1	0	1	1	0	0	0	0
HL/3145/00	Bradshaw Hill Farm, Castle Hill Road, Bury, BL9 6UN	East Bury	0.175	1	0	1	1	0	0	0	0
HL/3157/00	Land & buildings between 69-81 Lord Street, Bury, BL9 0RE	East Bury	0.036	2	0	2	2	0	0	0	0
HL/3159/00	53 Outwood Road, Radcliffe, Manchester, M26 1AQ	West & Radcliffe	0.016	1	0	1	1	0	0	0	0
HL/3176/00	51 Dorset Drive, Bury, BL9 9DN	East Bury	0.027	1	0	1	1	0	0	0	0
HL/3204/00	Land adjacent to 8 Haslam Brow, Bury, BL9 0TS	East Bury	0.101	1	0	1	1	0	0	0	0
HL/3226/00	Outwood Gate Farm, Ringley Road West, Radcliffe, Manchester, M26 1DL	West & Radcliffe	0.533	0	-1	1	1	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/3234/01	Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU	West & Radcliffe	9.555	5	0	5	5	0	0	0	0
HL/3246/00	21 Pinfold Lane, Whitefield, Manchester, M45 7NY	Whitefield	0.088	0	-1	1	1	0	0	0	0
HL/3259/00	9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ	Prestwich	0.028	0	-1	1	1	0	0	0	0
HL/3260/00	3 Sunningdale Avenue, Whitefield, Manchester, M45 7GW	Whitefield	0.068	0	-1	1	1	0	0	0	0
HL/3262/00	9 Deansgate, Radcliffe, Manchester, M26 2SH	West & Radcliffe	0.007	1	0	1	1	0	0	0	0
HL/3264/00	Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD	North Bury	0.136	0	-1	1	1	0	0	0	0
HL/3291/00	6 Sandford Street, Radcliffe, Manchester, M26 2PT	West & Radcliffe	0.027	3	0	3	3	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/3301/00	Harry Whitehead Court, Lowes Road, Bury, BL9 6QN	East Bury	0.005	1	0	1	1	0	0	0	0
HL/3307/00	64 Parsonage Street, Bury, BL9 6BL	East Bury	0.009	1	0	1	1	0	0	0	0
HL/3312/00	Railway Hotel, 427 Ainsworth Road, Radcliffe, Manchester, M26 4HN	West & Radcliffe	0.026	1	0	1	1	0	0	0	0
HL/3316/00	Land adjacent to 1 Park Avenue, Ramsbottom, Bury, BL0 0DA	North Bury	0.038	1	0	1	1	0	0	0	0
HL/3319/00	Land off Chaucer Avenue, Radcliffe, Manchester, M26 3QS	West & Radcliffe	0.037	0	1	-1	-1	0	0	0	0
HL/3321/00	Land to south of Brick House Farm, Griffe Lane, Bury, BL9 8QS	Whitefield	0.033	0	1	-1	-1	0	0	0	0
HL/3325/00	2-4 Kestrel Close, Whitefield, Manchester, M45 6SB	Prestwich	0.067	0	-1	1	1	0	0	0	0

Site Ref.	Location	Neighbour -hood area ¹	Site area (ha)	Net Capacity	Completed	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/3327/00	4 Butt Hill Road, Prestwich, Manchester, M25 9NJ	Prestwich	0.063	0	-1	1	1	0	0	0	0

Category 2: Planning Permission

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2127/00	Wellington Garage, Deardens Street, Bury	West & Radcliffe	0.069	5	5	5	0	0	0	0
HL/2146/00	East Lancs Paper Mill Site, Church St East, Cross Lane, Cock Clod St and Brook Street, Radcliffe M26 2PG	West & Radcliffe	22.975	400	400	125	245	30	0	0
HL/2309/00	Land to west of 149 Brandlesholme Road, Bury	North Bury	2.654	52	52	42	10	0	0	0
HL/2339/00	Station House, Bury Road, Radcliffe	West & Radcliffe	0.589	30	30	30	0	0	0	0
HL/2374/01	Acorn Business Centre, Fountain Street North, Bury, BL9 7AN	East Bury	0.105	19	19	19	0	0	0	0
HL/2396/00	Works at Back South Cross Street East (rear of 14-20 Cook Street), Bury, BL9 0RP	East Bury	0.022	3	3	3	0	0	0	0

³ The neighbourhood area is based on the centre of the site. Some sites may cross neighbourhood area boundaries.

Site Ref.	Location	Neighbour- hood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2431/00	Ainsworth Road Garage, 4 Ainsworth Road, Radcliffe	West & Radcliffe	0.095	7	7	0	7	0	0	0
HL/2470/00	Land Adjacent to 62 Springside Road, Walmersley, Bury	North Bury	0.56	12	12	0	12	0	0	0
HL/2492/00	Longfield, Prestwich	Prestwich	1.887	210	210	75	135	0	0	0
HL/2520/00	Former Millwood School, Fletcher Fold Road, Bury, BL9 9RX	East Bury	0.904	43	43	43	0	0	0	0
HL/2526/01	William Kemp Heaton Day Centre (Site B), St.Peters Road, Bury, BL9 9RP	East Bury	1.383	35	35	35	0	0	0	0
HL/2534/00	Fairways Lodge Hotel, George Street, Prestwich, M25 9WS	Prestwich	0.63	52	52	52	0	0	0	0
HL/2599/00	Spring Street Sawmills, Spring Street, Ramsbottom	North Bury	0.124	5	5	5	0	0	0	0
HL/2614/00	Unit 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA	North Bury	0.104	3	3	3	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2744/00	Land off Flashfields, Prestwich, Manchester, M25 9ST	Prestwich	0.039	2	2	2	0	0	0	0
HL/2811/00	Garage site at land between 18 & 24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD	West & Radcliffe	0.013	1	1	1	0	0	0	0
HL/2836/00	2 Cook Street, Bury, BL9 0RP	East Bury	0.163	8	8	8	0	0	0	0
HL/2859/02	41 Bury Old Road, Ainsworth, Bolton, BL2 5PF	West & Radcliffe	0.149	1	1	1	0	0	0	0
HL/2910/00	Land adjacent to 23 Meadway, Bury, BL9 9TY	Whitefield	0.144	2	2	2	0	0	0	0
HL/2929/00	Land adjacent to 51 Humber Drive, Bury, BL9 6SJ	North Bury	0.064	2	2	2	0	0	0	0
HL/2936/00	Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP	North Bury	0.043	1	1	1	0	0	0	0
HL/2991/00	Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX	Whitefield	0.014	1	1	1	0	0	0	0
HL/2993/00	Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB	West & Radcliffe	0.048	2	2	2	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3024/00	Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG	North Bury	0.085	1	1	1	0	0	0	0
HL/3025/00	27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD	North Bury	0.018	1	1	1	0	0	0	0
HL/3057/00	Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB	North Bury	0.069	1	1	1	0	0	0	0
HL/3065/01	Land adjacent 73 Higher Lane, Whitefield, M45 7EZ	Whitefield	0.103	1	1	1	0	0	0	0
HL/3072/00	Land adjacent to Ivy Cottage, Baldinstone, Bury, BL9 6RX	North Bury	0.064	1	1	1	0	0	0	0
HL/3076/00	Rainsough Cottage, 5 Rainsough Brow, Prestwich, Manchester, M25 8SU	Prestwich	0.221	3	3	3	0	0	0	0
HL/3077/00	Garage site at James Street, Prestwich, Manchester, M25 3AP	Prestwich	0.034	2	2	2	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3098/00	12A Whittaker Lane, Prestwich, Manchester, M25 1FX	Prestwich	0.018	1	1	1	0	0	0	0
HL/3132/00	26 West Drive, Bury, BL9 5DN	East Bury	0.101	1	1	1	0	0	0	0
HL/3133/00	Gorsehill, 94 Starling Road, Bury, BL8 2HH	West & Radcliffe	0.131	1	1	1	0	0	0	0
HL/3135/00	35 Bolton Street, Ramsbottom, Bury, BL0 9HU	North Bury	0.013	1	1	1	0	0	0	0
HL/3141/00	2 Bell Lane, Bury, BL9 6AR	East Bury	0.002	1	1	1	0	0	0	0
HL/3147/00	Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU	North Bury	0.039	1	1	1	0	0	0	0
HL/3148/00	Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL	West & Radcliffe	0.017	4	4	4	0	0	0	0
HL/3153/00	136 Stand Lane, Radcliffe, Manchester, M26 1GS	West & Radcliffe	0.062	2	2	2	0	0	0	0
HL/3155/00	68 Ringley Road, Whitefield, Manchester, M45 7LN	Whitefield	0.194	0 ⁴	0	0	0	0	0	0

⁴ Site has a net capacity of 0 as it has permission for demolition and replacement of an existing dwelling.

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3160/00	197 Rochdale Road, Pimhole, Bury, BL9 7BB	East Bury	0.008	1	1	1	0	0	0	0
HL/3163/00	Land adjacent 5 Stubbins Lane, Ramsbottom, BL0 0PU	North Bury	0.019	1	1	1	0	0	0	0
HL/3165/00	Land off Kirkman Street, Bury	Whitefield	0.481	9	9	9	0	0	0	0
HL/3167/00	Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT	West & Radcliffe	0.347	1	1	1	0	0	0	0
HL/3168/00	Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW	North Bury	0.247	1	1	1	0	0	0	0
HL/3169/00	2 Holcombe Grove, Radcliffe, Manchester, M26 1SE	Whitefield	0.162	1	1	1	0	0	0	0
HL/3170/00	Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES	North Bury	0.119	1	1	1	0	0	0	0
HL/3171/00	121-131 Bell Lane, Bury, BL9 6BB	East Bury	0.12	24	24	24	0	0	0	0
HL/3174/00	Land adjacent to 88 Watling Street, Tottington, Bury, BL8 3QW	North Bury	0.012	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3175/00	35 Knowsley Street, Bury, BL9 0ST	East Bury	0.016	1	1	1	0	0	0	0
HL/3177/00	Land off Brownhills Close / Bury Road, Tottington	North Bury	0.805	5	5	0	5	0	0	0
HL/3186/00	Land adjacent to 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS	West & Radcliffe	0.345	1	1	1	0	0	0	0
HL/3187/00	Car Park, Buckley Street, Radcliffe	West & Radcliffe	0.097	6	6	6	0	0	0	0
HL/3188/00	24 Brookfield, Prestwich, Manchester, M25 1EL	Prestwich	0.046	1	1	1	0	0	0	0
HL/3189/00	Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD	North Bury	0.099	1	1	1	0	0	0	0
HL/3190/00	Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU	West & Radcliffe	0.062	2	2	0	2	0	0	0
HL/3194/00	Land adjacent to 391 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER	North Bury	0.101	2	2	2	0	0	0	0

Site Ref.	Location	Neighbour- hood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3199/00	16 Hampson Street, Radcliffe, Manchester, M26 4TN	West & Radcliffe	0.011	1	1	1	0	0	0	0
HL/3205/00	32 Kershaw Street, Pimhole, Bury, BL9 7HH	East Bury	0.01	2	2	2	0	0	0	0
HL/3209/00	Ainsworth Hall Farm, Ainsworth Hall Road, Ainsworth, Bolton, BL2 5QT	West & Radcliffe	0.337	1	1	1	0	0	0	0
HL/3212/00	Land off Holcombe Grove	West & Radcliffe	0.448	9	9	0	9	0	0	0
HL/3227/00	Windacre Farm, Mather Road, Walmersley, BL9 6RB	North Bury	0.074	1	1	1	0	0	0	0
HL/3228/00	Land between 2 Ferngrove House, Rochdale Old Road & Woodgate Hill Road, Bury, BL9 7LS	East Bury	0.173	5	5	5	0	0	0	0
HL/3229/00	Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ	North Bury	0.024	1	1	1	0	0	0	0
HL/3230/00	13 New Hall Road, Bury, BL9 7TQ	East Bury	0.133	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3233/00	73-75 Ainsworth Road, Bury, BL8 2PY	West & Radcliffe	0.015	1	1	1	0	0	0	0
HL/3234/00	Barrack Fold Farm, Arthur Lane, Radcliffe, Bolton, BL2 5PU	West & Radcliffe	0.036	1	1	1	0	0	0	0
HL/3235/00	Land adjacent to 35 Hilton Street, Bury, BL9 6LT	East Bury	0.02	2	2	2	0	0	0	0
HL/3236/00	5 Crompton Street, Bury, BL9 0AD	East Bury	0.046	16	16	16	0	0	0	0
HL/3237/00	Abbotts Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD	North Bury	0.285	3	3	3	0	0	0	0
HL/3238/00	Land at Billberry Close & Albert Road, Whitefield, M45 8BL	Whitefield	0.333	7	7	7	0	0	0	0
HL/3239/00	Land west of Lowercroft Road, Bury, BL8 3GQ	West & Radcliffe	0.212	4	4	4	0	0	0	0
HL/3241/00	21 Ainsworth Road / 2 Water Lane Street, Radcliffe, Manchester, M26 4DJ	West & Radcliffe	0.022	2	2	2	0	0	0	0
HL/3242/00	11 St Margarets Road, Prestwich, Manchester, M25 2QB	Prestwich	0.01	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3248/00	7 Broad Street, Bury, BL9 0DA	East Bury	0.027	4	4	4	0	0	0	0
HL/3249/00	39 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW	North Bury	0.008	0	0	0	0	0	0	0
HL/3251/00	12 Bolton Street, Bury, BL9 0LQ	East Bury	0.019	2	2	2	0	0	0	0
HL/3254/00	2 Taylors Lane, Ainsworth, Bolton, BL2 6QS	West & Radcliffe	0.195	1	1	1	0	0	0	0
HL/3255/00	The Smithy and 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS	North Bury	0.036	4	4	4	0	0	0	0
HL/3257/00	Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ	Prestwich	0.076	3	3	3	0	0	0	0
HL/3258/00	Land adjacent to 11 Walter Street, Prestwich, Manchester, M25 3HJ	Prestwich	0.023	1	1	1	0	0	0	0
HL/3261/00	99 Bury New Road, Ramsbottom, Bury, BL0 0BZ	North Bury	0.025	1	1	1	0	0	0	0
HL/3263/00	406 Tottington Road, Bury, BL8 1TU	North Bury	0.039	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3266/00	Land at Burns Avenue (rear of 26-28 St Peters Road), Bury, BL9 9RB	East Bury	0.022	1	1	1	0	0	0	0
HL/3267/00	Land off Holcombe Grove/south east of Milltown Street, Radcliffe, M26 1SE	West & Radcliffe	0.332	9	9	0	9	0	0	0
HL/3268/00	Stables at land east of Brookbottom Road, Radcliffe, M26 4HX	West & Radcliffe	0.068	1	1	1	0	0	0	0
HL/3272/00	147-155 Walshaw Road, Bury, BL8 1NH	North Bury	0.078	1	1	1	0	0	0	0
HL/3276/00	International House, Church Lane, Prestwich, M25 1AN	Prestwich	0.068	8	8	0	8	0	0	0
HL/3293/00	85 The Rock, Bury, BL9 0NB	East Bury	0.018	1	1	1	0	0	0	0
HL/3294/00	4 & 5 East View, Summerseat, Bury, BL9 5PG	North Bury	0.028	0	1	1	0	0	0	0
HL/3295/00	Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA	North Bury	1.113	3	3	3	0	0	0	0
HL/3296/00	129 Croft Lane, Bury, BL9 8QH	Whitefield	0.052	0	0	0	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3297/00	77-79 The Rock, Bury, BL9 0NB	East Bury	0.016	4	4	4	0	0	0	0
HL/3298/00	Land between 13 & 14 Scholes Walk, Prestwich, Manchester, M25 0AZ	Prestwich	0.047	1	1	1	0	0	0	0
HL/3299/00	Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP	Prestwich	0.088	1	1	1	0	0	0	0
HL/3300/00	Bury Family Centre, 72-74 Tenters Street, Bury, BL9 0HL	East Bury	0.027	2	2	2	0	0	0	0
HL/3302/00	Brookhouse Farm, 218 Holcombe Road, Tottington, Bury, BL8 4BQ	North Bury	0.278	1	1	1	0	0	0	0
HL/3303/00	16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD	North Bury	0.043	1	1	1	0	0	0	0
HL/3304/00	Land adjacent to 6 Richard Burch Street, Bury, BL9 6DU	East Bury	0.02	2	2	2	0	0	0	0
HL/3305/00	74 Milton Road, Prestwich, Manchester, M25 1PT	Prestwich	0.008	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3306/00	165 Rochdale Road, Pimhole, Bury, BL9 7BB	East Bury	0.008	1	1	1	0	0	0	0
HL/3309/00	Land at rear of 100-102 Castle Hill Road & between 98-114 Woodgate Hill Road, Bury, BL9 7RS	East Bury	0.12	3	3	0	3	0	0	0
HL/3310/00	201 Manchester Road, Bury, BL9 9HL	East Bury	0.031	2	2	2	0	0	0	0
HL/3311/00	25 Thomas Street, Radcliffe, Manchester, M26 2UH	West & Radcliffe	0.038	1	1	1	0	0	0	0
HL/3314/00	Land to the north of 2 Hollins Close, Unsworth, Bury, BL9 8AX	Whitefield	0.076	1	1	0	1	0	0	0
HL/3315/00	12 Owlerbarrow Road, Bury, BL8 1RD	North Bury	0.197	1	1	1	0	0	0	0
HL/3317/00	1-5 Porter Street, Bury, BL9 5DZ	East Bury	0.05	1	1	1	0	0	0	0
HL/3318/00	Bradshaw Hill Stables, Castle Hill Road, Bury, BL9 6UN	East Bury	0.167	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3320/00	178-182 Bury New Road, Whitefield, Manchester, M45 6QF	Whitefield	0.03	2	2	2	0	0	0	0
HL/3326/00	54 Ringley Road, Whitefield, Manchester, M45 7LL	Whitefield	0.169	0	0	0	0	0	0	0
HL/3328/00	28 Haymarket Street, Bury, BL9 0AY	East Bury	0.01	4	4	4	0	0	0	0
HL/3330/00	429-433 Walmersley Road, Bury, BL9 5EU	East Bury	0.017	2	2	2	0	0	0	0
HL/3331/00	Malcolm Roussak & Co, 52 Bury Old Road, Whitefield, Manchester, M45 6TL	Prestwich	0.013	1	1	1	0	0	0	0
HL/3333/00	103 Manchester Road, Bury, BL9 0TD	East Bury	0.049	4	4	4	0	0	0	0
HL/3334/00	Barn at Holcombe Hey Fold, Hawkshaw Lane, Tottington, Bury, BL8 4LD	North Bury	0.102	1	1	1	0	0	0	0
HL/3338/00	9 Water Street, Radcliffe, Manchester, M26 3DE	West & Radcliffe	0.007	1	1	1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3341/00	Land adjacent to Manor House, Long Lane, Bury, BL9 5QT	North Bury	0.183	6	6	0	6	0	0	0
HL/3342/00	Cadworks UK Ltd, Unit 1, Woodhill Street, Bury, BL8 1AT	North Bury	0.083	1	1	1	0	0	0	0
HL/3343/00	Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ	North Bury	0.976	16	16	16	0	0	0	0
NL/0086/00	9 East Meade, Prestwich, Manchester, M25 0JJ	Prestwich	0.02	-1	-1	-1	0	0	0	0
NL/0091/00	114-116 Walmersley Road, Bury, BL9 6DX	East Bury	0.035	-6	-6	-6	0	0	0	0
NL/0092/00	25 Randle Drive, Bury, BL9 8HZ	Whitefield	0.03	-1	-1	-1	0	0	0	0
NL/0093/00	36 Irwell Street, Radcliffe, Manchester, M26 1LR	West & Radcliffe	0.015	-1	-1	-1	0	0	0	0
NL/0095/00	95 Rutland Drive, Bury, BL9 9DR	East Bury	0.018	-1	-1	-1	0	0	0	0
NL/0098/00	14 Higher Lane, Whitefield, Manchester, M45 7FY	Whitefield	0.013	-1	-1	-1	0	0	0	0

Site Ref.	Location	Neighbour- hood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
NL/0101/00	40 Birch Street, Bury, BL9 5AL	East Bury	0.01	-2	-2	-2	0	0	0	0
NL/0102/00	72-74 Kings Road, Prestwich, Manchester, M25 0LN	Prestwich	0.04	-1	-1	-1	0	0	0	0
NL/0103/00	64A Bridge Street, Ramsbottom, Bury, BL0 9AG	North Bury	0.005	-1	-1	-1	0	0	0	0
NL/0104/00	61 Prestwich Hills, Prestwich, Manchester, M25 9PY	Prestwich	0.035	-1	-1	-1	0	0	0	0
NL/0107/00	3 Shirehills, Prestwich, Manchester, M25 9QB	Prestwich	0.035	-1	-1	-1	0	0	0	0
NL/0108/00	11 Stokesay Close, Bury, BL9 8DB	Whitefield	0.068	-1	-1	-1	0	0	0	0
NL/0111/00	967 Manchester Road, Bury, BL9 8DN	Whitefield	0.029	-1	-1	-1	0	0	0	0
NL/0112/00	32 Withins Lane, Radcliffe, Manchester, M26 2RU	West & Radcliffe	0.035	-1	-1	-1	0	0	0	0
NL/0114/00	108 Heys Road, Prestwich, Manchester, M25 1LA	Prestwich	0.022	-1	-1	-1	0	0	0	0
NL/0116/00	4 Valley Close, Bury, BL8 1WP	North Bury	0.023	-1	-1	-1	0	0	0	0

Site Ref.	Location	Neighbourhood area ³	Site area (ha)	Net Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
NL/0117/00	26 Springwater Avenue, Ramsbottom, Bury, BL0 9RH	North Bury	0.022	-1	-1	-1	0	0	0	0
NL/0118/00	2 Dovehouse Close, Whitefield, Manchester, M45 7PE	Whitefield	0.028	-1	-1	-1	0	0	0	0
NL/0119/00	2A Seedfield Road, Bury, BL9 6NZ	East Bury	0.029	-1	-1	-1	0	0	0	0
NL/0120/00	254 Heywood Road, Prestwich, Manchester, M25 2GR	Prestwich	0.024	-1	-1	-1	0	0	0	0

Category 3: Unitary Development Plan Allocations

Site Ref.	Location	Neighbourhood area ⁵	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/0289/01	Land to the rear 35 - 39 Church Lane, Prestwich	Prestwich	0.275	0	0	0	0	0	0	0
HL/0414/00	Land off Buller Street, Deardens Fold, Bury	West & Radcliffe	1.458	40	0	0	0	0	0	0
HL/1172/00	Rear of Nailers Green Hotel, Old Green Farm, Greenmount, Tottington	North Bury	1.077	35	0	0	0	0	0	0
HL/1581/00	Land west of 457 Tottington Road, Elton, Bury	North Bury	0.509	0	0	0	0	0	0	0

⁵ The neighbourhood area is based on the centre of the site. Some sites may cross neighbourhood area boundaries.

Category 4: Unconstrained Potential

Site Ref.	Location	Neighbourhood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/1981/00	Works opposite 101 Mather Road, Bury	North Bury	0.326	24	24	0	0	12	12	0
HL/2134/00	Land off Glenvale Close, Radcliffe	West & Radcliffe	0.033	3	3	0	3	0	0	0
HL/2149/00	44-48 Stand Lane & 4-6 New Street, Radcliffe	West & Radcliffe	0.087	35	35	0	35	0	0	0
HL/2158/00	St. Anne's House, North Street, Radcliffe	West & Radcliffe	0.302	30	30	0	10	20	0	0
HL/2163/00	Land off Walshaw Rd/Elton Community Centre, Walshaw Road, Bury	North Bury	0.269	10	10	0	10	0	0	0
HL/2169/00	Rear of Unsworth Methodist Church, Hollins Lane, Bury	Whitefield	0.265	9	9	0	0	9	0	0
HL/2175/00	The Heathlands Village, Heathlands Drive, Prestwich	Prestwich	0.167	8	8	0	0	6	2	0
HL/2178/00	Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW	West & Radcliffe	0.428	14	14	0	14	0	0	0

⁶ The neighbourhood area is based on the centre of the site. Some sites may cross neighbourhood area boundaries.

Site Ref.	Location	Neighbour- hood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2219/00	Yard, North of Birch Street, Bury	East Bury	0.165	12	12	0	0	12	0	0
HL/2227/00	Corner Walmersley Road/Moorgate, Bury	East Bury	0.296	30	30	0	0	20	10	0
HL/2227/01	Car park at Bold Street / Back Moorgate West	East Bury	0.079	10	10	0	0	10	0	0
HL/2230/00	Land off Knowsley Street (Q-Park airspace), Bury	East Bury	0.373	225	225	0	225	0	0	0
HL/2231/00	Townside (Pyramid Park), Market Street, Bury	East Bury	2.985	150	150	0	150	0	0	0
HL/2253/00	Land opposite 9 to 21 Unsworth Street, Radcliffe	West & Radcliffe	0.335	17	17	0	17	0	0	0
HL/2255/00	Water Street / Hollybank Street, Radcliffe	West & Radcliffe	0.096	5	5	0	5	0	0	0
HL/2285/00	Bury New Rd/Rectory Lane, Prestwich	Prestwich	0.11	13	13	0	0	9	4	0
HL/2310/00	Buildings at Park Lane Farm, Parkstone Avenue, Whitefield	Whitefield	0.419	11	11	0	11	0	0	0

Site Ref.	Location	Neighbourhood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2312/00	Garside Garage including Scrap Yard & Stables, Garside Hey Road, Tottington	North Bury	0.334	12	12	0	12	0	0	0
HL/2390/01	North of Rock Area	East Bury	1.301	400	400	0	260	140	0	0
HL/2441/00	Bealey Industrial Estate, Hallam Street, Off Dumers Lane, Radcliffe	West & Radcliffe	5.155	90	90	0	90	0	0	0
HL/2460/03	Humphrey House, Angouleme Way, Bury, BL9 6EQ	East Bury	0.274	74	74	0	74	0	0	0
HL/2531/00	Land rear of Swan & Cemetery Public House, 406 Manchester Road, Bury	East Bury	0.233	8	8	0	8	0	0	0
HL/2575/00	Land north of Parrenthorn Road adjacent to St Margarets Primary School, Prestwich	Prestwich	2.461	35	35	0	35	0	0	0
HL/2621/00	118 Rectory Lane, Prestwich, Manchester, M25 1GB	Prestwich	0.063	3	3	0	3	0	0	0
HL/2677/00	Spurr House, 243 Pole Lane, Unsworth, Bury, BL9 8QL	Whitefield	0.687	60	60	0	60	0	0	0

Site Ref.	Location	Neighbourhood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2724/00	Garage Colony at junction of Fern Street and Quarry Street, Peel Brow, Ramsbottom	North Bury	0.124	6	6	0	6	0	0	0
HL/2753/00	Land adjacent to 5 West Avenue, Whitefield, Manchester, M45 7SA	Whitefield	0.092	4	4	0	4	0	0	0
HL/2821/00	6 School Street & 99 Blackburn Street, Radcliffe, Manchester, M26 0AP	West & Radcliffe	0.028	5	5	0	5	0	0	0
HL/2826/00	Lake Hill, Walshaw Road, Bury, BL8 1PT	North Bury	0.993	8	8	0	8	0	0	0
HL/2839/00	Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB	North Bury	0.066	8	8	0	8	0	0	0
HL/2889/00	Car Park To The North Of 129 Croft Lane, Bury, BL9 8QH	Whitefield	0.166	8	8	0	8	0	0	0
HL/2946/00	44 Rectory Lane, Prestwich, Manchester, M25 1BL	Prestwich	0.146	2	2	0	2	0	0	0

Site Ref.	Location	Neighbour- hood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2967/00	Council Offices, 7 Whittaker Street, Radcliffe, M26 9TD	West & Radcliffe	0.433	30	30	0	30	0	0	0
HL/2985/00	85 Bury Old Road, Whitefield, Manchester, M45 7AY	Whitefield	0.116	11	11	0	11	0	0	0
HL/2995/00	Land off Kay Street, Summerseat, Bury	North Bury	0.186	7	7	0	7	0	0	0
HL/2998/00	The Uplands Medical Practice, Bury New Road, Whitefield, M45 8QL	Whitefield	1.045	20	20	0	20	0	0	0
HL/3000/00	7-9 Bury Road, Radcliffe	West & Radcliffe	0.119	8	8	0	8	0	0	0
HL/3001/00	Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE	North Bury	0.092	1	1	0	1	0	0	0
HL/3014/00	Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX	North Bury	0.18	2	2	0	2	0	0	0

Site Ref.	Location	Neighbour- hood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3027/00	Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD	North Bury	2.857	8	8	0	8	0	0	0
HL/3029/00	70 Water Street, Radcliffe, Manchester, M26 4DF	West & Radcliffe	0.027	2	2	0	2	0	0	0
HL/3065/00	73 Higher Lane, Whitefield, Manchester, M45 7EZ	Whitefield	0.254	1	1	0	1	0	0	0
HL/3103/00	Former Ramsbottom Youth Club site and adjoining land, Central Street, Ramsbottom, BL0 9DX	North Bury	0.255	4	4	0	4	0	0	0
HL/3106/00	Land between 205-211 Bury Old Road, Prestwich, M25 1JF	Prestwich	0.051	4	4	0	4	0	0	0
HL/3127/00	Belle Vue Terrace Car Park	East Bury	0.489	26	26	0	0	26	0	0
HL/3130/00	Pinfold Lane Day Centre, Pinfold Lane, Whitefield	Whitefield	0.381	24	24	0	24	0	0	0

Site Ref.	Location	Neighbourhood area ⁶	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/3150/00	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	Prestwich	0.215	5	5	0	5	0	0	0
HL/3150/01	Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX	Prestwich	0.216	4	4	0	4	0	0	0
HL/3162/00	Land at Stone Pale, Whitefield, M45 6JG	Whitefield	0.487	10	10	0	10	0	0	0
HL/3180/00	Millgate Shopping Centre and Land at Clerke St, Bury	East Bury	6.051	700	700	0	290	240	170	0
HL/3181/00	North Block, Radcliffe	West & Radcliffe	0.378	50	50	0	50	0	0	0
HL/3182/00	The Castle surface car park, Bolton Street, Bury	East Bury	0.118	40	40	0	0	30	10	0
HL/3183/00	1-5 The Elms, Elms Close, Whitefield, M45 8XS	Whitefield	0.076	19	19	19	0	0	0	0
HL/3344/00	Bury Interchange	East Bury	1.632	200	200	0	200	0	0	0
HL/3345/00	South of Markets Area	East Bury	1.568	200	200	0	0	150	50	0

Category 6: Places for Everyone Site Allocations

Site Ref.	Location	Neighbour- hood area ⁷	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025- 2030	Total 2030- 2035	Total 2035- 2039	Total 2039- 2043	Total 2043 onwards
HL/2518/00	Remaining part of Places for Everyone Allocation JPA8 Seedfield	East Bury	2.206	59	59	0	0	59	0	0
HL/2847/00	Places for Everyone Site Allocation JPA7 - Elton Reservoir	West & Radcliffe	251.663	3500	2420	290	900	710	520	1080
HL/2848/00	Places for Everyone Site Allocation JPA9 - Walshaw	North Bury	63.588	1250	1250	210	700	250	90	0
HL/2900/01	Places for Everyone Site Allocation JPA1.1 - Heywood and Pilsworth (Northern Gateway) (Castle Road)	Whitefield	20.681	200	200	80	120	0	0	0

⁷ The neighbourhood area is based on the centre of the site. Some sites may cross neighbourhood area boundaries.

Site Ref.	Location	Neighbourhood area ⁷	Site area (ha)	Capacity	Anticipated supply 2025-2043	Total 2025-2030	Total 2030-2035	Total 2035-2039	Total 2039-2043	Total 2043 onwards
HL/2900/02	Places for Everyone Site Allocation JPA1.2 - Simister and Bowlee (Northern Gateway)	Prestwich	73.802	1350	1350	90	540	480	240	0

In addition to the above sites, Site ref. HL/2518/01 - Seedfield is also allocated through the Places for Everyone Joint Development Plan but has been included within Category 2 for 81 dwellings because part of the site has planning permission.

Appendix 3 – Summary of Constrained Sites

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/1958/00	Former Petrol Station, Parr Lane, Unsworth, Bury	Whitefield	0.099	Planning permission lapsed but suitable small site. Currently in use with no indication that it will be made available for development. Could come forward as a future small site windfall if current use ceases.
HL/2057/00	Fairfield Service Station, Rochdale Old Road, Bury	East Bury	0.104	Site has potential to deliver housing and has previously had permission but is currently in use as car wash area with no indication that it will be made available for development.
HL/2058/00	Radcliffe Building Supplies Ltd, Lord Street, Radcliffe	West and Radcliffe	0.899	Expired planning permission for housing, but currently in use as building supplies with no indication that it will be brought forward for residential development.
HL/2084/00	93-95 Heywood Road, Prestwich	Prestwich	0.272	Expired planning permission for housing, but the site is in use with no indication that it will come forward for redevelopment.
HL/2133/00	Windley Works, Wolsey Street, Radcliffe	West and Radcliffe	0.18	Has potential to be converted as per previous permission, but is currently in use with no indication that it will be brought forward for development.
HL/2187/00	Tanners (Land off Bramworth Av), Ramsbottom	North Bury	2.585	Site is constrained as the land is considered to be unstable and may not be suitable for residential development. It also has poor access. Further evidence is required to determine if site could deliver residential development.
HL/2188/00	Land off Holt Street West, Ramsbottom	North Bury	0.457	Access issues need to be resolved.
HL/2206/00	Site of Hartshead Works, Deal Street, Bury, BL9 7PU	East Bury	0.497	Has potential to be developed for residential use as per previous permission, but is currently in use with no indication that it will be brought forward for development.
HL/2250/00	Off Cemetery Road, Radcliffe	West and Radcliffe	0.674	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

⁸ The neighbourhood area is based on the centre of the site. Some sites cross neighbourhood area boundaries.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2280/00	Greengate Lane, Prestwich	Prestwich	0.452	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2202/00	Harwood Road, Tottington	North Bury	0.137	Site is constrained as the site is currently partly used as formal recreation / amenity space.
HL/2245/00	Land off Bolton Street, Bury	East Bury	0.103	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2264/00	South of Railway Street / North of Dale Street, Radcliffe	West and Radcliffe	0.453	Majority of the site is currently in use, with no indication it will be made available. Partly protected amenity greenspace. Potential for some redevelopment in conjunction with North Block Radcliffe if occupiers relocate.
HL/2168/00	Off Vale Street, Radcliffe	West and Radcliffe	0.297	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2193/00	North of P.F.S Stubbins Lane, Ramsbottom	North Bury	0.339	Site is constrained as the site forms part of an Employment Generating Area.
HL/2211/00	Victoria Street area, Bury	North Bury	0.562	Site has a number of owners and not considered 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.
HL/2214/00	Wood Street car park, Bury	West and Radcliffe	0.216	Site is constrained and the site may not be suitable for residential development due to the nature of the surroundings, including the adjacent gas distribution station (gas holders now demolished).
HL/2165/00	Corner Ainsworth Rd/Hardman St - Constellation Mill, Radcliffe	West and Radcliffe	0.92	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2251/00	Rear of Robertson Street, Radcliffe.	West and Radcliffe	0.527	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2259/00	Grey Street, Haworth Street, Radcliffe	West and Radcliffe	0.087	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.
HL/2170/00	Land adjacent 75 Hollins Lane, Bury	Whitefield	0.128	Site is constrained as it is part of the adjacent works and not available for development. Assessed as suitable for continued employment use.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2262/00	Crown Works, Withins Street	West and Radcliffe	0.079	Site previously had planning permission for residential development. Site in use for vehicle sales and tyre sales, with no indication it will come forward for development.
HL/2267/00	Mill Street/Outwood Road/Lodge Road, Radcliffe	West and Radcliffe	0.872	Site is constrained by flood risk issues.
HL/2269/00	Apex House, Bolton Street, Radcliffe	West and Radcliffe	0.109	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2270/00	Hollybank Street	West and Radcliffe	0.56	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2271/00	Hollybank Street/Bradshaw Street, Radcliffe	West and Radcliffe	0.767	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2247/00	Adj 37 Huntley Mount Road, Bury	East Bury	0.071	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2203/00	Booth Farm - Off Booth Street, Tottington	North Bury	0.448	Planning application withdrawn 2004 due to previous policy restrictions on housing development. Still in use so not currently available and no indication that it will be brought forward for development.
HL/2204/00	Spring Vale Street, Tottington	North Bury	0.404	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2274/00	Motor Tune site, Outwood Road, Radcliffe	West and Radcliffe	0.193	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2275/00	Bury Road Works and other buildings, Bury Road, Radcliffe	West and Radcliffe	0.218	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2293/00	Alfred Works, Woodhill Street, Bury	North Bury	0.257	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2301/00	Bolholt Garage, Bury Road, Tottington	North Bury	0.201	Site is constrained as it is currently in employment use and has been identified as being suitable for continued employment use.
HL/2325/00	Broadhey Playing Fields, off Ripon Hall Avenue, Ramsbottom	North Bury	3.443	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted as part of Local Plan Call for Sites Exercises in

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
				Sept/Oct 2017 and 2024 but site is considered constrained as it protected recreation.
HL/2331/00	32 Kirklees Street / Junction South Royd Street, Tottington	North Bury	0.286	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.
HL/2287/00	Land south of Milltown Street, Radcliffe, Bury	West and Radcliffe	1.995	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.
HL/2342/00	Land at Lowercroft Warehouses, Lowercroft Road, Bury	West and Radcliffe	1.17	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.
HL/2343/00	7-29 James Street, Bury	East Bury	0.146	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.
HL/2268/00	Outwood Road/Lodge Road, Lodge Brow, Radcliffe	West and Radcliffe	1.005	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2374/00	York Street Industrial Area (Area Search), Bury	East Bury	8.352	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.
HL/2375/00	Western Waterside (Area Search), Wellington Street	West and Radcliffe	8.284	Site identified in the BBB2 masterplan but a large fire training centre implemented and the southern part of the site. Majority of buildings still in use with no plans in place for comprehensive redevelopment.
HL/2383/00	Works off East Street, Radcliffe	West and Radcliffe	0.152	Site has potential for residential development but is currently in use.
HL/2384/00	Works off Rectory Lane / East Street /Brook Street, Radcliffe	West and Radcliffe	0.172	Potential for redevelopment in view of plans at East Lancs Paper Mill, but site is in use with no indication it will come forward. Site currently forms part of an EGA (Radcliffe East) but this is not being taken forward to the Local Plan.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2376/00	Land North of Sankey Street, Bury	East Bury	0.852	Site has longer term potential as outlined in the Bury but Better 2 town centre masterplan. However, categorised as constrained potential as still in use with no indication that the site will be brought forward for development.
HL/2385/00	Site at Craven Street/Back Rochdale Road, Bury	East Bury	0.159	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2397/00	Edward Street / Back Frank Street, Margaret Street, Bury	East Bury	0.065	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2399/00	Bolton Road West, Ramsbottom	North Bury	0.249	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2400/00	Land off Bank Street, Leigh Street, Walshaw, Tottington	North Bury	0.422	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2401/00	Works on Redford Street / Harvey Street, Bury	North Bury	0.671	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2402/00	Works off Goodlad Street, Bury	North Bury	0.318	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2403/00	Bolholt Industrial Estate, Off Walshaw Road, Bury	North Bury	0.444	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2405/00	Small Works off Leigh Lane, Bury	North Bury	0.209	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2406/00	Riverside Works, Off Woodhill Road, Bury	North Bury	0.568	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2407/00	Works off Woodhill Road, Bury	North Bury	0.729	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2408/00	Works Off Limefield Brow, Bury	East Bury	0.737	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2409/00	Small Works off Glenboro Avenue, Bury	West and Radcliffe	0.03	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2410/00	Lowercroft Business Park, Lowercroft Road, Bury	West and Radcliffe	1.07	Submitted as part of the Local Plan CFS exercise in September 2017. Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2412/00	Works off Huntley Mount Road, Pearson Street, Bury	East Bury	0.21	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2413/00	Works off Church Street, Ainsworth, Radcliffe	West and Radcliffe	2.251	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2414/00	Works off Higher Ainsworth Road, Radcliffe	West and Radcliffe	1.909	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2415/00	Land between Wellington Street and Holland Street, Radcliffe	West and Radcliffe	0.15	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2416/00	Small Works on Withins Street, Radcliffe	West and Radcliffe	0.029	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2417/00	Works off Stopes Road, Radcliffe	West and Radcliffe	0.562	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2418/00	Employment Land off Church Street West, Radcliffe	West and Radcliffe	0.31	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2419/00	Bridgefield Mill, Off Bridgefield Street, Radcliffe	West and Radcliffe	0.214	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2420/00	Albert Iron Works, Off Bridgefield Street, Radcliffe	West and Radcliffe	0.228	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2421/00	Knowsley Mill, Off Chelsea Street/Lawrence Street, Bury	Whitefield	0.097	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2423/00	Beehive Dyeworks, Off Hollins Lane, Bury	Whitefield	0.295	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2425/00	Works off Water Street, Radcliffe	West and Radcliffe	0.091	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2426/00	Stella House Off Whittaker Lane/Infant Street, Prestwich	Prestwich	0.087	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2427/00	Garage Off Rochdale Old Road, Bury	East Bury	0.069	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2428/00	Garage Off Eldon Street, Bury	East Bury	0.043	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2429/00	Garage off Alma Street, Knowles Street, Radcliffe	West and Radcliffe	0.032	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2430/00	Garage on Seddon Street, Radcliffe	West and Radcliffe	0.023	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review.
HL/2433/00	Hollins Vale Works/Hollins Vale Off Pilsworth Road, Croft Lane, BL9 8QQ	Whitefield	0.352	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 and flood risk.
HL/2434/00	Anotec Works, Off Within's Street, Hollins Street, Radcliffe	West and Radcliffe	0.236	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review
HL/2435/00	Several Small Employment Works (The Sawmill) off East Street	East Bury	0.316	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review
HL/2436/00	Woodhill Works, Off Woodhill Street, Bury	North Bury	0.416	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review
HL/2465/00	Wood Street Mill, James Street, Bury	East Bury	0.783	Site is constrained as it is currently in employment use and identified as being suitable for continued employment use. Planning application for residential use refused due to loss of employment land/impact on adjacent user.
HL/2532/00	Fold Mill, Bradley Lane, Bradley Lane, Radcliffe, BL2 6RR	West and Radcliffe	3.841	Site is constrained as it is within an employment generating area and suitable for continued employment use in the Employment Land Review, but may have potential as part of a mixed use development (net area allows for mixed use).
HL/2576/00	Land south of 25 - 35 Normandy Crescent, Radcliffe	West and Radcliffe	1.067	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 and protected recreation.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2577/00	Land north of Bridge Hall Mills, Bridge Hall Lane, Heap Bridge, Bury	East Bury	2.221	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.
HL/2579/00	Crow Oak Works, Off Radcliffe New Road, Whitefield	Whitefield	9.581	No indication that the site will be vacated (single occupier), but this may change over the plan period and the site (partially or fully) may become available for residential development. Site is designated as an employment generating area.
HL/2586/00	46-48 Bury Old Road, Prestwich	Prestwich	0.21	Previous permission for redevelopment, however site considered constrained as the existing properties are being sold separately (Jan 2026) with no reference to redevelopment.
HL/2642/00	Thurston Fold Farm, Castle Road, Bury, BL9 8QS	Whitefield	0.418	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 PFE allocation.
HL/2746/01	Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ	Whitefield	0.189	Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop the site.
HL/2746/02	Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ	Whitefield	0.25	Owner has stated previously approved scheme would not be feasible, but still wishes to redevelop the site.
HL/2781/00	Land off Bury Road, Radcliffe, Bury, M26 2XW (Swan Lodge)	West and Radcliffe	17.555	Site has been discounted due to various planning constraints on the site including River Valley and an Employment Generating Area.
HL/2784/00	Land at Oak Avenue, Holcombe Brook, Ramsbottom, BL0 9WD	North Bury	0.954	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 and 2024 Local Plan Call for Sites. Site is protected recreation.
HL/2785/00	Warth Business Centre/Industrial Park, Radcliffe Road, Bury, BL9 9NB	East Bury	6.068	Site submitted through the GMSF call for sites. Unlikely to come forward for residential development in due to its continued use as an Employment Generating Area and plans to continue this use following acquisition by Crown Oils - works underway.
HL/2842/00	Land off Rochdale Road, Bury, BL9 7AX	East Bury	0.102	Site has previously had permission for mixed use including residential development but has now been acquired by the Noor Ul Islam mosque and brought into use for car parking so is not currently available.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/2902/00	Former Garage Colony to the rear of 85 to 107 Carlton Street, Bury, BL9 9JA	East Bury	0.21	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained by poor access.
HL/2922/00	Stand Golf Club Ltd, Ashbourne Grove, Whitefield, M45 7NL	Whitefield	1.499	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.
HL/2927/00	Land east of Gorsefield Primary School, off Cemetery Road, Radcliffe	West and Radcliffe	1.92	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.
HL/2925/00	Lord Raglan, Mount Pleasant, Walmersley Old Road, Nangreaves, Bury, BL9 6SP	North Bury	0.176	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.
HL/2957/00	Former Whitefield Library, Pinfold Lane, Whitefield, M45 7NY	Whitefield	0.213	Site required for new health centre to enable redevelopment of The Uplands
HL/3104/00	Back Manor Street Works, Bury, BL9 7AN	East Bury	0.106	Site sold Sept 2022 as part of 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.
HL/3107/00	Land West of 23 Albert Close, Whitefield, M45 8NW	Whitefield	0.177	Land purchased from Manchester City Council in 1988, with a covenant restricting use to public open space, controlled by Leisure Services. Currently overgrown land
HL/3112/00	Land Opposite 3 to 25 Holland Street, Radcliffe, M26 2QZ	West and Radcliffe	0.129	Site is protected recreation.
HL/3113/00	Land West of 29 Dean Street, Radcliffe, M26 3TZ	West and Radcliffe	0.163	Site is protected recreation.
HL/3114/00	Land at junction Spring Lane and Whittaker Street, Radcliffe, M26 2SZ	West and Radcliffe	0.274	Site is protected recreation.

Site Ref.	Site Location	Neighbourhood Area ⁸	Site Area	Constraint Details
HL/3120/00	Land at Salford Street, Bury, BL9 6EN	East Bury	0.273	Site is protected recreation.
HL/3121/00	Land Between Fern Street Garage and Peel Brow, Ramsbottom, BL0 0AB	North Bury	0.715	Site is constrained as it is protected recreation, wildlife links and corridors and river valley.
HL/3126/00	Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ	East Bury	1.845	Identified in the Bury TC masterplan for resi development, subject to relocation of leisure centre (not currently planned). Masterplan identifies potential locations for leisure which could come forward if leisure centre isn't relocated.
HL/3225/00	Hilsden Farm, Ringley Road West, Radcliffe M26 1DL	Whitefield	0.476	Site put forward through Local Plan Call for Sites 2024 and 2025. Site is in the Green Belt. Includes existing structures (some temp), only part is PDL. Some limited redevelopment of previously dev. part may be acceptable subject to detail.

Appendix 4 – Summary of Discounted Sites

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2190/00	Adjacent 146 Stubbins Lane, Ramsbottom	North Bury	0.121	Site is discounted as it is in flood zone 3.
HL/2192/00	Auto Rescue, Stubbins Lane, Ramsbottom	North Bury	0.242	Site is discounted as it is identified as being suitable for continued employment use in the Employment Land Review and is in Flood Zone 3.
HL/2273/00	Works off North Street, Radcliffe	West and Radcliffe	1.062	Site is discounted as it is identified as being suitable for continued employment use in the Employment Land Review and is in Flood Zone 3.
HL/2294/00	Garden of Millfield House, 30 Factory Street, Ramsbottom	North Bury	0.335	From Allocations DPD Initial Site Suggestion Exercise. Site has been discounted as garden area is Flood Zone 3, remainder of site is flood zone 2. Potential impact on adjoining employment users.
HL/2295/00	Land to the South East of 126 Brandlesholme Road, Tottington	North Bury	0.146	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.
HL/2300/00	Land at Hollins Mount Farm, Hollins Lane, Unsworth, Bury	Whitefield	1.7	Site has been put forward by the landowner as being suitable for residential development of 40 dwellings (2024 call for sites submission). Site has been discounted as it is within the Green Belt.
HL/2306/00	Land at Park Lane Farm, off Philips Park Road, Whitefield	Whitefield	4.423	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and 2024 Local Plan call for sites but site has been discounted as it is within the Green Belt.
HL/2307/00	Field N of Bolton Rd, bounded by Hawkshaw Brook & Hawkshaw Cl, Hawkshaw, Tottington	North Bury	0.885	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.
HL/2314/00	Land at Cockey Moor Road / off Lowercroft Road, Ainsworth, Radcliffe	West and Radcliffe	20.916	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

⁹ The neighbourhood area is based on the centre of the site. Some sites cross neighbourhood area boundaries.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2315/00	Land at Knowsley Road, Cockey Moor, Ainsworth, Radcliffe	West and Radcliffe	10.386	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2316/00	Land to West of Starling Road and North of Bury & Bolton Road, Radcliffe	West and Radcliffe	48.112	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2317/00	Land at Moorgates/Pingotts, Stopes Road, Radcliffe	West and Radcliffe	17.308	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2318/00	Land at Black Moss, Stopes Road, Radcliffe	West and Radcliffe	21.194	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2320/00	Land to north of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield	Whitefield	1.024	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2321/00	Land to north & west of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield	Whitefield	1.206	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2322/00	Land to rear of Sedgley Park Rugby Club /Whitefield Golf Course, Park Lane, Whitefield	Whitefield	3.617	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2328/00	Pigsden Farm, Long Lane, Walmersley Road, Bury	North Bury	3.699	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 and 2024. Capacity of 80 units suggested in 2024 CFS submission. Discounted as it is within the Green Belt.
HL/2329/00	Land to NW of 96 Ringley Road, Radcliffe	Whitefield	1.781	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.
HL/2330/00	Land to west 229-241 Whalley Road / south of Leaches Road , Shuttleworth, Ramsbottom	North Bury	2.284	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.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2332/00	Field due East of junction Hazel Hall Lane/ Longsight Road, Holcombe Brook, Bury	North Bury	3.19	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2333/00	Former Delph Lane Quarry, Delph Lane, Ainsworth, Radcliffe	West and Radcliffe	1.508	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2335/00	Land to the rear and side of 37a Bury Old Road, Ainsworth, Radcliffe	West and Radcliffe	1.704	Site identified from the Site Allocations site Suggestion Exercise 2007. Rear of site (0.77ha) submitted in 2024 Local Plan call for sites for 30 dwellings, with indication that site may be split. Discounted as it is within the Green Belt.
HL/2336/00	Land off Garside Hey Road to N & W Garside Garage, Brandlesholme, Tottington	North Bury	17.029	Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-027). Capacity of 360 suggested in P/Eref P/E20139. Site discounted as it is within the Green Belt.
HL/2337/00	Land to South of Springside Cottages, Springside View, Brandlesholme, Bury	North Bury	1.682	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). Site has been discounted as it is within the Green Belt.
HL/2345/00	Land north of Bradshaw Rd & West of Sheep Gate Dr/ Holthouse Rd, Tottington	North Bury	5.459	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2350/00	Land to North and South of Bentley Hall Road, Lowercroft and Walshaw, Bury	North Bury	67.482	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2351/00	Land at Kirklees, Off Hartford Drive, Tottington	North Bury	2.468	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2352/00	Land at Redisher, Redisher Lane, Holcombe Brook, Ramsbottom	North Bury	5.307	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2354/00	Land at Lumb Carr and New Smithy, Holcombe Brook, Ramsbottom	North Bury	3.021	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2355/00	Land West of Bradley Fold Road and south of Broomfield Close, Bradley Fold Road, Ainsworth, Radcliffe	West and Radcliffe	2.252	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2356/01	Land off Milbourne Road, Limefield, Bury (Plot 2)	East Bury	2.248	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 and PfE Reg 19 but site has been discounted as it is within the Green Belt.
HL/2357/00	Land at Walves Quarlton, Ramsbottom Road, Hawkshaw, Tottington	North Bury	0.662	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2344/00	Land at Dearden Clough, Whalley Road, Shuttleworth, Ramsbottom	North Bury	9.75	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.
HL/2346/00	Land at Bolton Road / Redisher Lane, Holcombe Brook, Ramsbottom	North Bury	9.342	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.
HL/2347/00	Land at Moorbottom Road / Cornfield Close, Holcombe, Ramsbottom	North Bury	0.985	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2348/00	Land at Bass Lane / Walmersley Road, Gollinrod	North Bury	15.667	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2290/00	Former sewage works near Rhodes Farm, Philips Park, Whitefield	Whitefield	57.671	Site has been discounted as it is within the Green Belt.
HL/2395/00	Land off Harwood Road (Stoney Brow), Tottington	North Bury	3.785	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.
HL/2422/00	Hollins Vale Works, Off Pilsworth Road, Bury	Whitefield	0.708	Site is constrained as it is identified as being suitable for continued employment use in the Employment Land Review and is within the River Valley. Most of the site is Flood Zone 3, therefore discounted.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2437/01	Land Off Mather Road / East of Limefield Brow, Walmersley Golf Club, Bury (Plot 1)	East Bury	3.308	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 within the Green Belt.
HL/2439/00	Land at Hall Street, Walshaw, Tottington	North Bury	1.513	Site has been discounted as it is within the Green Belt.
HL/2440/00	The Pines, Off Railway Street, Summerseat, Ramsbottom	North Bury	0.512	Site has been discounted as it is within the Green Belt and Flood Zone 3.
HL/2468/00	Land north of 1 The Paddock, Ramsbottom	North Bury	0.211	Site has been discounted as it is within the Green Belt.
HL/2469/00	Land north of 9-13 Uppingham Drive, Ramsbottom	North Bury	0.653	Site has been discounted as it is within the Green Belt.
HL/2514/00	Land to rear 2-12 Rose Hill, Ramsbottom	North Bury	0.762	Site identified from the SHLAA Site Suggestion Exercise 2007 but has been discounted as the site is within the River Valley and protected recreation.
HL/2572/00	Land opposite 72 to 96 Croft Lane, Hollins	Whitefield	0.632	Site has been suggested as a housing site but has been discounted as the site is within the River Valley, and is partly flood zone 2 and 3.
HL/2574/00	Land to North Danesmore Drive and West of Kingfisher Drive, Chesham, Bury	East Bury	8.377	Site has been discounted as it is a Local Nature Reserve and unsuitable for residential development.
HL/2736/00	Land at Holcombe Road, Greenmount, Tottington	North Bury	5.083	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.
HL/2737/00	Higher Woodhill Farm, Woodhill Lane, Bury	North Bury	10.438	Site has been discounted as it is within the Green Belt.
HL/2738/00	Boar Edge Farm (Site 1), Woodgate Avenue, Birtle, Bury, BL9 6UQ	East Bury	4.003	Site has been discounted as it is within the Green Belt.
HL/2739/00	Boar Edge Farm (Site 2), Woodgate Avenue, Birtle, Bury, BL9 6UQ	East Bury	2.892	Site has been discounted as it is within the Green Belt.
HL/2767/00	Land East of Sunny Bank, Arthur Lane, Ainsworth, Bolton, BL2 5PN	West and Radcliffe	0.947	Site has been discounted as it is within the Green Belt.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2771/00	Old Hall Farm, Old Hall Lane, Stand, Whitefield, M45 7TP	Whitefield	38.512	Submitted through GMSF call for sites 2015/16. Site has been discounted as it is within the Green Belt.
HL/2772/00	Old Barn Farm, Knowsley Road, Ainsworth, Bury, BL2 5PX	West and Radcliffe	9.33	Submitted through GMSF call for sites 2015/16. Site has been discounted as it is within the Green Belt.
HL/2777/00	Land at Openshaw Farm, Bury and Bolton Road, Radcliffe, M26 4EP	West and Radcliffe	74.592	Submitted through GMSF call for sites 2015/16. Site has been discounted as the site is within the Green Belt.
HL/2779/00	Land off Hollins Lane, Unsworth, BL9 8BD	Whitefield	13.03	Submitted through GMSF call for sites 2015/16. Site has been discounted as the site is within the Green Belt.
HL/2782/00	Land to the north east of Nuttall Lane, Ramsbottom, Bury, BL0 9LN	North Bury	6.19	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 and 2024 Local Plan Call for Sites. Discounted as it lies within a River Valley. Also partly protected recreation and Grade B SBI.
HL/2783/00	Nuttall Lane South - Land to the North East of St Andrews Close, Ramsbottom, BL0 9LB	North Bury	3.302	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 and 2024 Local Plan Call for Sites. Site has been discounted as the site is within a River Valley. Also Grade B SBI.
HL/2788/00	Land to the South of Bevis Green Works (Area A), off Walmersley Old Road, Bury, BL9 6SQ	North Bury	1.836	Submitted through GMSF call for sites 2015/16. Site has been discounted as the site is within a River Valley, protected recreation, and partly flood zone 2 and 3.
HL/2789/00	Greenbelt land to the North of Bevis Green Works and M66 (Area D), Bentley Lane, Bury, BL9 6RZ	North Bury	7.019	Site added from the GMSF "Call for Sites" winter 2015/16 (submitted boundary extends into Rochdale). Site has been discounted as it is within the Green Belt. Also partly flood zone 2 and 3, SBI and protected recreation.
HL/2790/00	Land to east of 60 Bradley Fold Road, Radcliffe, BL2 5QP	West and Radcliffe	0.018	Site added from the GMSF "Call for Sites" winter 2015/16. Site has been discounted as it is within the Green Belt.
HL/2787/00	Land off Cams Lane, Radcliffe, M26 3GL	West and Radcliffe	28.962	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.
HL/2805/00	Land opposite 60 to 76 Darlington Close, Bury, BL8 1UG	North Bury	0.286	Site has been discounted as it is within the River Valley and protected recreation land.
HL/2806/00	Land west of 44 Whitburn Drive, Bury, BL8 1EH	North Bury	0.837	Site has been discounted as the site is within the Green Belt.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2822/00	Land to the east of Touch Road, Walmersley, Bury, BL9 5JF	North Bury	4.842	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
HL/2850/00	1st Draft GMSF Site Allocation OA6 - Baldingstone (Bevis Green)	North Bury	2.4	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. Resubmitted through 2024 Local Plan Call for Sites (minor boundary diff)
HL/2849/00	1st Draft GMSF Site Allocation OA4 - Holcombe Brook	North Bury	5.028	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.
HL/2851/00	Field to Bank Lane Farm, 4 Higher Fold Lane, Shuttleworth BL0 0DW	North Bury	1.049	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2852/00	Land north of 5 Coniston Close, Ramsbottom, BL0 9YE	North Bury	0.822	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2853/00	Greenmount Golf Club, Greenhalgh Fold Farm, Greenmount, Bury, BL8 4LH	North Bury	16.533	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2854/00	Land east of Stormer Hill Fold, Holcombe Road, Tottington, Bury, BL8 4AX	North Bury	2.509	Submitted as part of GMSF Call for Sites 2015/16 and Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as in Green Belt.
HL/2855/00	Land opposite 67 to 121 Turton Road, Tottington, Bury, BL8 4AW	North Bury	6.946	Submitted as part of GMSF Call for Sites 2015/16. Capacity of 151 suggested in Miller Homes PfE rep PfE19883. Site discounted as in Green Belt.
HL/2856/00	Land at Paddock Leach, Paddock Leach Barn, Ainsworth, Bolton, BL2 5PX	West and Radcliffe	21.884	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2857/00	Barrack Fold Farm, Knowsley Road, Ainsworth, Bury, BL2 5PU	West and Radcliffe	9.546	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2858/00	Land opposite Arthur Lane Farm, Arthur Lane, Ainsworth, Radcliffe, BL2 5PR	West and Radcliffe	8.025	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2859/00	Land at 41 Bury Old Road, Bury, BL2 5PF	West and Radcliffe	0.753	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt
HL/2860/00	Land South of 149 - 217 Bury New Road (A58), Radcliffe, BL2 6QQ	West and Radcliffe	13.887	Put forward for industry / warehousing in GMSF CFS. Site discounted as in Green Belt
HL/2861/00	Land to the west of A58 / A665 Junction, Radcliffe, BL2 6QB	West and Radcliffe	6.283	Put forward for mixed employment use in GMSF CFS. Site discounted as in Green Belt.
HL/2862/00	Land at Fletcher Bank Quarry, Whalley Road, Ramsbottom, Bury, BL0 0DD	North Bury	17.837	Put forward for Offices & Warehousing in GMSF CFS. Site discounted as in Green Belt.
HL/2863/00	Land at Bramley Fold Farm, Hawkshaw Lane, Tottington, BL8 4LD	North Bury	0.328	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2865/00	Land to West of Whalley Road, Shuttleworth, Ramsbottom	North Bury	1.892	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2866/00	North of Ashwood Avenue, Shuttleworth, Ramsbottom	North Bury	2.41	Submitted as part of GMSF Call for Sites 2015/16. Site boundary amended 2022 due to PfE rep. Site discounted as in Green Belt.
HL/2867/00	Land at junction of Bury Old Road and Arthur Lane, Ainsworth, Bury, BL2 5PG	West and Radcliffe	1.082	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2868/00	Land north of Bury and Bolton Road and south-east of Bradley Fold Road, Ainsworth, Bury, BL2 5QR	West and Radcliffe	12.056	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2869/00	Land surrounding Croft Industrial Estate, Off Pilsworth Road, Bury	Whitefield	2.867	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 river valley, wildlife links and corridors and part FZ3.
HL/2870/00	Land south of Clifton Road, Prestwich, M25 3JA	Prestwich	17.391	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/2871/00	Land at Whitefield Golf Club, Higher Lane, Whitefield, Manchester, Whitefield, M45 7EZ	Whitefield	41.341	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. Southern part of site submitted at PfE Publication. Discounted as in the Green Belt.
HL/2894/00	Land to East of Spruce Crescent, Walmersley Golf Club, Bury (Plot 3)	East Bury	0.757	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.
HL/2896/00	Land north of 41 Bury Old Road, Arthur Lane, Ainsworth, Radcliffe, BL2 5PF	West and Radcliffe	0.597	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2897/00	Land opposite 285-293 Mount Sion Road, Radcliffe, M26 3SJ	West and Radcliffe	2.836	Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.
HL/2901/00	Land opposite 4 to 8 Eccles Street, Ramsbottom, BL0 9HQ	North Bury	0.66	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.
HL/2903/00	Land south of 179 to 191 Broad Oak Lane, Topping Fold, Bury, BL9 7SQ	East Bury	1.504	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.
HL/2923/00	Land east of 15 Ripon Hall Avenue, Ramsbottom, BL0 9RE	North Bury	0.738	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained by an area TPO, River Valley, protected recreation, Wildlife Links and Corridors.
HL/2926/00	Land to the east of Rylston, Woodhey Road, Holcombe Brook, Bury, BL0 9RD	North Bury	7.455	Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.
HL/2928/00	Fields to the West of Holcombe Old Road, Holcombe Brook, Ramsbottom, BL8	North Bury	3.599	Submitted as part of the SHLAA site suggestions with a suggested capacity of 60 units. Site discounted as within the Green Belt.
HL/2900/03	2019 Draft GMSF Site Allocation 1.3 - Whitefield (Northern Gateway). Land at Pole Lane	Whitefield	62.705	Site was proposed to be released from the GB in 2019 Draft GMSF. Site no longer proposed to be removed from the Green Belt within PfE, therefore discounted. Development framework drawn up by site promoters seeks to address constraints.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/3050/00	Land to the west of Croft Lane Bury BL9 8QH	Whitefield	0.888	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.
HL/3051/00	Land at Simister Bowlee (discounted part of GMSF site allocation)	Prestwich	132.019	Discounted part of the Simister Bowlee allocation that was removed from GMSF in 2020. Green Belt. Site not proposed to be removed from the Green Belt within PfE, therefore discounted.
HL/3052/00	Land to the east of Starling Road (formerly part of 2016 GMSF allocation)	West and Radcliffe	26.935	Submitted through GMSF C4S 2015/16. Discounted GMSF allocation that was included in 2016 but removed in 2019. Resubmitted in 2024 Local Plan CFS (part). Capacity of 480 put forward in 2024 LP call for sites submission. Discounted as Green Belt.
HL/3053/00	Land South of M62/M60 near Heaton Park and West of the M66	Prestwich	50.574	Area of NG1b south of M60 J18 near Heaton Park that was included in 2016 but removed in 2019. Site discounted as it is Green Belt.
HL/3054/00	Land at Elton Brook (area formerly part of the Walshaw GMSF allocation)	West and Radcliffe	26.965	Discounted part of GMSF allocation included in 2016 but removed in 2019. Site has been discounted as it is Protected recreation and Green Belt
HL/2700/01	Land south of Shepherd Street, Tottington	North Bury	10.465	Site has been discounted as the site is within the Green Belt.
HL/3184/00	Land to east of Fairfield Hospital	East Bury	1.99	Submitted as part of PfE representation. Site has been discounted as it is within the Green Belt.
HL/3185/00	Land at Old Hall Farm (south of Marle Croft/east of Old Hall Lane), Whitefield	Whitefield	4.292	Submitted as part of PfE representation. Site has been discounted as it is within the Green Belt.
HL/3215/00	Land at Longsight Road and Wood Road Lane, Brandlesholme, BL9 5QA	North Bury	17.878	Submitted as part of Local Plan 2024 CFS. 2024 Call for Sites submission suggested capacity of 400-500 dwellings. Site discounted as it is in the Green Belt.
HL/3217/00	Land off Brandlesholme Road, Greenmount, Tottington (Peel Greenmount parcel 1)	North Bury	7.304	2022 PfE publication site submission. Also submitted with HL/3217/01 for 150 units as part of 2024 Local Plan call for sites. Site has been discounted as it is within the Green Belt.
HL/3217/01	Land between Longsight Road and Brandlesholme Road (Peel Greenmount parcel 2)	North Bury	5.251	2022 PfE publication site submission. Also submitted with HL/3217/00 for 150 units as part of 2024 Local Plan call for sites. Site has been discounted as it is within the Green Belt.

Site Ref.	Site Location	Neighbourhood Area ⁹	Site Area	Constraint Details
HL/3221/00	Land to the North and South of Simister Lane at Clarks Cross	Prestwich	19.751	Part of area of NG1b south of M60 J18 near Heaton Park that was included in 2016 GMSF but removed in 2019. (See also HL/3053/00). 2024 Local Plan submission suggested capacity of 300-400. Site discounted as it is within the Green Belt.
HL/3222/00	Land North of Simister	Prestwich	44.105	Part of the discounted part of the Simister Bowlee PfE allocation that was removed in 2020 (see HL/3051/00). 2024 Local Plan call for sites submission suggested capacity of 500-600. Site has been discounted as it is within the Green Belt.
HL/3224/00	Land west of Spring Vale Street and Sunny Bower Street, Tottington	North Bury	3.558	Site has been put forward through the 2024 Local Plan call for sites for residential development of 100-120 dwellings. Site has been discounted as it is within the Green Belt.
HL/2304/00	Land at Former Gin Hall Tip, Walmersley Road, Bury	North Bury	24.402	Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007. Capacity of 300 put forward in call for sites submission. Discounted as the site is within the Green Belt.
HL/2785/01	Land west of Metrolink, Warth	East Bury	5.346	Site has been discounted due to flood risk (FZ3), wildlife links and corridors and access constraints. Previously part of HL/2785/00.
HL/3323/00	South of Bury and Bolton Road, Radcliffe	West and Radcliffe	80.351	Site put forward May 2025 through Local Plan consultation. Site has been discounted as it is in the Green Belt.
HL/3322/00	Land at Nutt Farm	Prestwich	0.413	Proposed for 5 dwellings through 2025 Local Plan consultation. Site is discounted as it is an undeveloped site in the Green Belt.

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