

# Bury Employment Land Availability Statement



April 2018

## Introduction

As part of the plan-making process, the National Planning Policy Framework (NPPF) states that this should be informed by a proportionate evidence base and guidance specifies that authorities preparing plans should assess future needs and opportunities for their area.

The NPPF states that building a strong, responsive and competitive economy is integral to achieving sustainable development and that this can be helped by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.

The requirements for new industrial/warehousing and office floorspace across Greater Manchester are being determined through the emerging Greater Manchester Spatial Framework (GMSF). Economic growth is central to the GMSF's overall strategy for Greater Manchester and raising the competitiveness of the northern parts of Greater Manchester to deliver more balanced and inclusive growth across the sub-region is a key aim of the plan. It is within this context that the GMSF's requirements for employment floorspace have been developed.

For many years, Bury has suffered from an inadequate supply of employment land in terms of both quantity and quality. This poor existing supply of employment land has undoubtedly held back the Borough's economy and preventing the Borough from fulfilling its economic potential due to inadequate opportunities for attracting new inward investment and to enable the Borough's existing businesses to grow.

It has also contributed towards Bury having a low ratio of jobs compared to its working aged population meaning that a high percentage of the Borough's resident workforce have to travel outside the Borough to their place of work.

Principally, this statement is intended to provide more detail on the sites that make up Bury's supply of employment land in terms of the baseline supply (i.e. the existing supply within the urban area) and land proposed for employment development in the GMSF. The statement sets out the current supply of both industrial/warehousing and office floorspace within Bury. These supplies are subdivided into various categories, namely:

- 1 – Sites under construction;
- 2 – Sites with planning permission;
- 3 – Sites allocated for employment use in the development plan; and
- 4 – Other sites that are considered suitable for employment use.

**For further information please contact Strategic Planning and Economic Development on 0161-253-5550 or at [planning.policy@bury.gov.uk](mailto:planning.policy@bury.gov.uk).**

# Employment Land Supply

## Industrial and Warehousing

### Category 1 – Sites under construction

Site	Site Area (Ha.)	Floorspace	Township
Pilot Mill, Alfred Street, Bury		323	Bury East
<b>Total</b>		<b>323</b>	

### Category 2 – Sites under construction

Site	Site Area (Ha.)	Floorspace	Township
Mountheath Industrial Estate (E), Ardent Way, Prestwich		2,959	Prestwich
1 Bright Street, Bury		445	Bury East
Site bounded by Kenyon Street, Brook Street and Taylor Street, Bury		697	Bury East
Eton Hill Business Park, Eton Hill Road, Radcliffe, Manchester		1,700	Radcliffe
Junction of Bridge Street and Kay Street, Bury		94	Bury East
Former Cinema & Bowling Alley Site, Pilsworth, Bury		6,046	Whitefield and Unsworth
<b>Total</b>		<b>11,941</b>	

### Category 3 – Suitable UDP allocations

Site	Site Area (Ha.)	Floorspace	Township
Chamberhall, Castlecroft Road, Bury		14,300	Bury East
Lodge Centre, Eton Hill Road		800	Radcliffe
Former Reservoir Site, junction of Eton Hill Road & Eton Way South, Radcliffe		1,212	Radcliffe
<b>Total</b>		<b>16,312</b>	

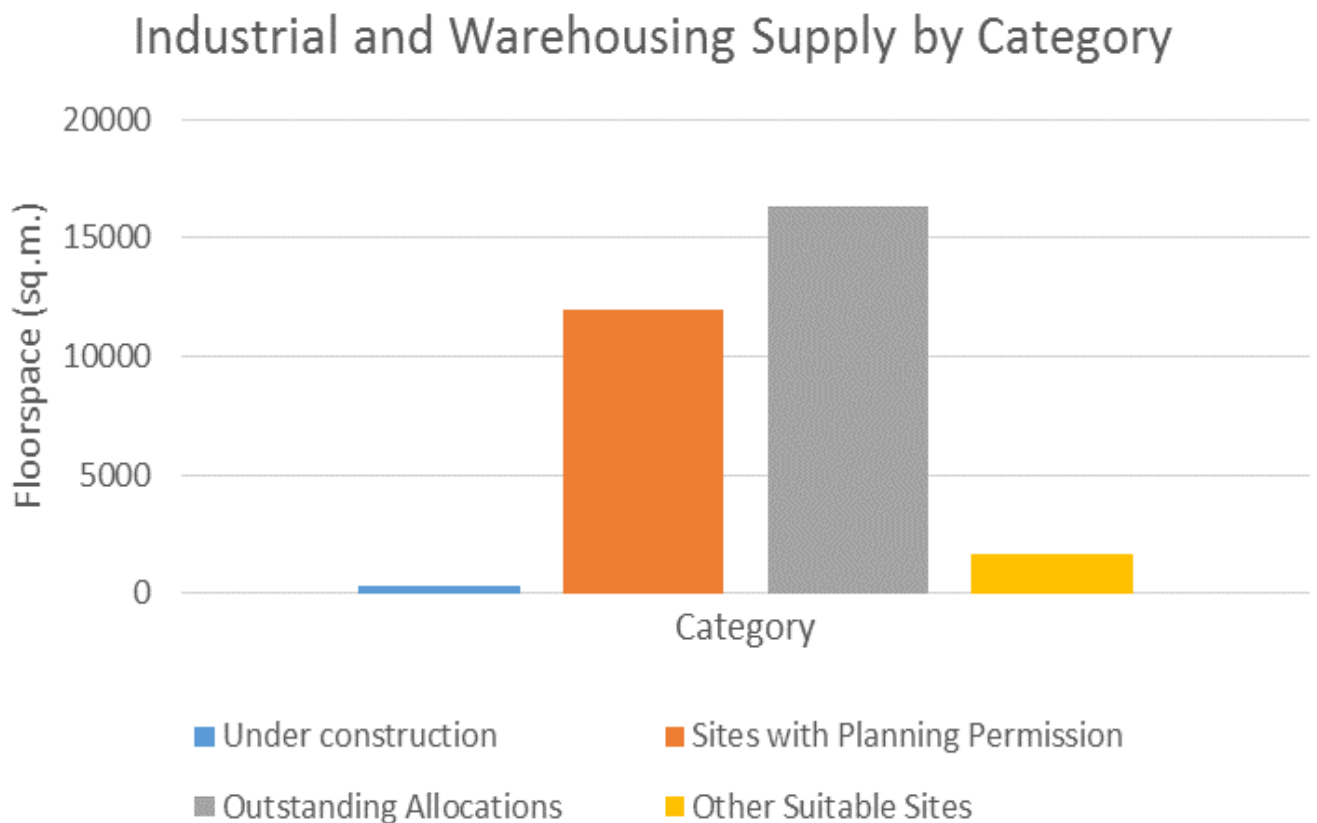
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### Category 4 – Other suitable sites

<b>Site</b>	<b>Site Area (Ha.)</b>	<b>Floorspace</b>	<b>Township</b>
Bradley Fold Trading Estate, Radcliffe Moor Road, Radcliffe		1,656	Radcliffe
<b>Total</b>		<b>1,656</b>	

## Industrial and Warehousing Supply by Category

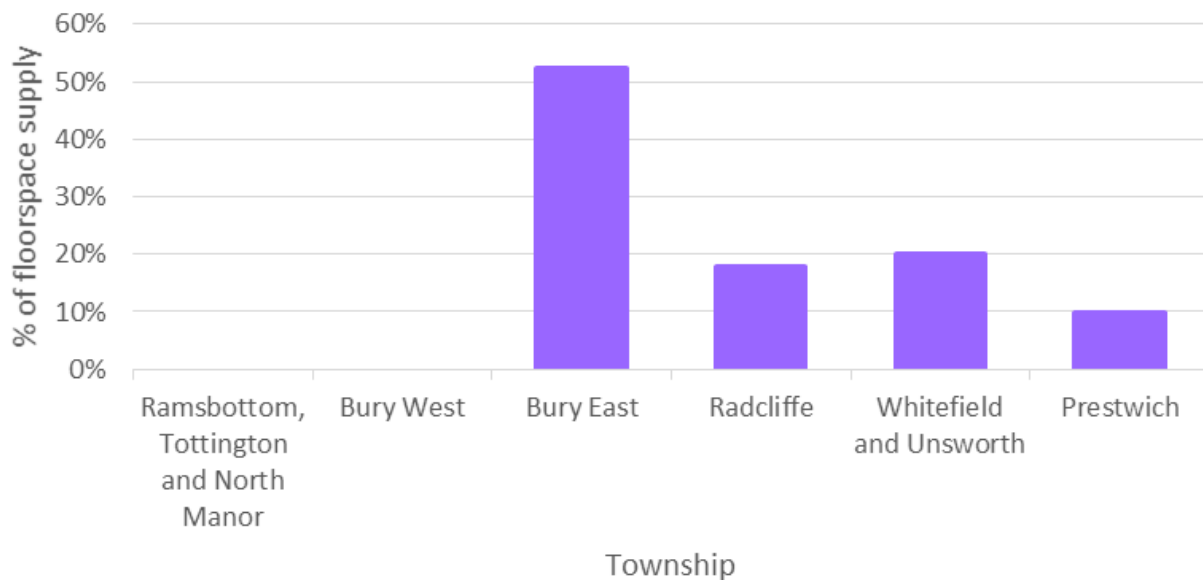
Cat	Status	Floorspace (sq.m.)	No. of Sites
1	Under construction	323	1
2	Sites with Planning Permission	11,941	6
3	Outstanding Allocations	16,312	3
4	Other Suitable Sites	1,656	1
	<b>Total</b>	<b>30,232</b>	<b>11</b>



## Industrial and Warehousing Supply by Township

Township	% of Floorspace	No of Sites	Floorspace (Sq.m.)
Ramsbottom, Tottington and North Manor	0%	0	0
Bury West	0%	0	0
Bury East	52%	5	15,859
Radcliffe	18%	4	5,368
Whitefield and Unsworth	20%	1	6,046
Prestwich	10%	1	2,959
<b>Total</b>	<b>100%</b>	<b>11</b>	<b>30,232</b>

Industrial and Warehousing Floorspace Supply by Township



## Offices

Category 1 – Sites under construction			
Site	Site Area (Ha.)	Floorspace	Township
<b>Total</b>	<b>0</b>	<b>0</b>	

Category 2 – Sites under construction			
Site	Site Area (Ha.)	Floorspace	Township
Masons Arms, 241 Walmersley Old Road, Bury	0.06	429	Ramsbottom, Tottington and North Manor
5 Broad Street, Bury	0.01	276	Bury East
Land adjacent to Rico House, George Street, Prestwich, Manchester	0.15	268	Prestwich
Land at Bank Street, Whitefield, Manchester	0.14	484	Whitefield and Unsworth
315 Bury Old Road, Prestwich, Manchester	0.09	313	Prestwich
88 Bolton Road West, Ramsbottom, Bury	0.01	80	Ramsbottom, Tottington and North Manor
<b>Total</b>	<b>0.46</b>	<b>1,850</b>	

Category 3 – Suitable UDP allocations			
Site	Site Area (Ha.)	Floorspace	Township
Chamberhall, Castlecroft Road, Bury	0.65	4,700	Bury East
Townside (Phase II), off Knowsley Street, Bury	2.98	23840	Bury East
<b>Total</b>	<b>3.63</b>	<b>28,540</b>	

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**Category 4 – Other suitable sites**

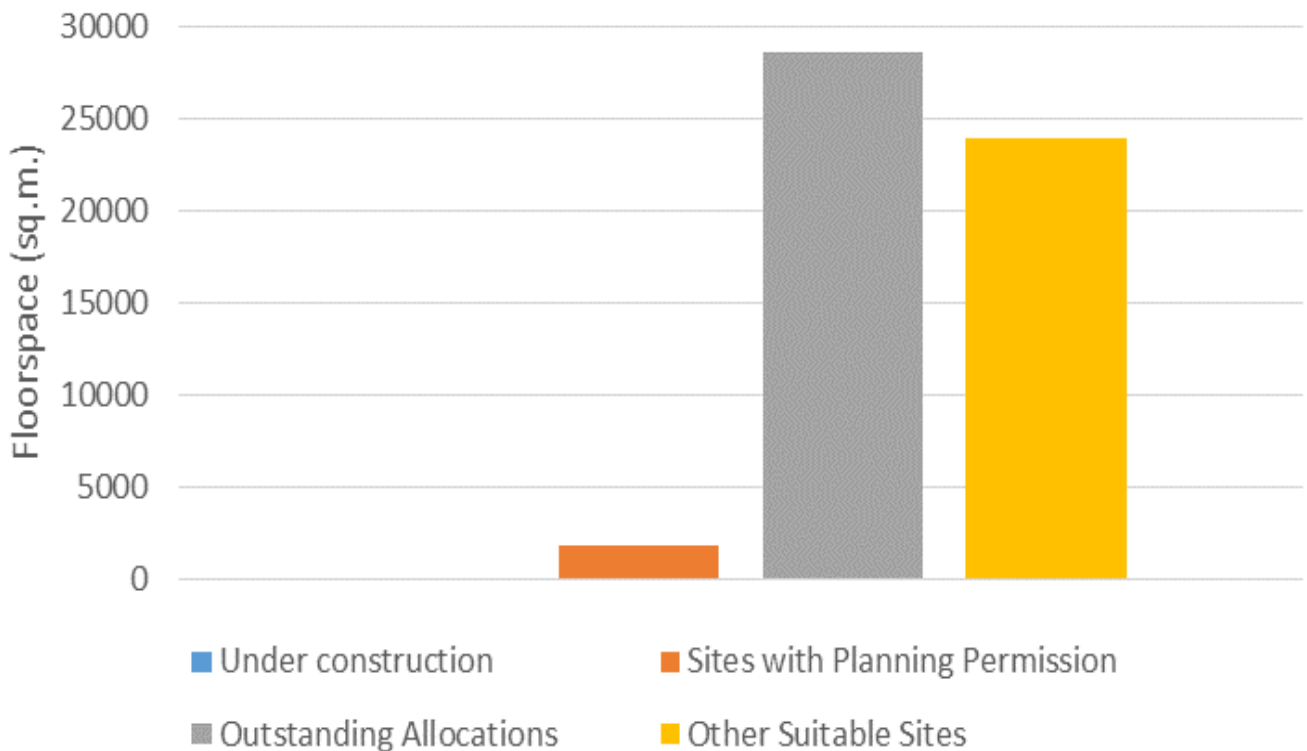
<b>Site</b>	<b>Site Area (Ha.)</b>	<b>Floorspace</b>	<b>Township</b>
Prestwich Mail Delivery Office, Prestwich	0.23	3,450	Prestwich
Land at John Street and The Rock, Bury	0.51	10,050	Bury East
Bury Metrolink Car Park, Bury	0.32	9,600	Bury East
Land at Angouleme Way, Bury	0.47	780	Bury East
<b>Total</b>	<b>1.53</b>	<b>23,880</b>	



## Office Supply by Category

Cat	Status	Floorspace (sq.m.)	No. of Sites
1	Under construction	0	0
2	Sites with Planning Permission	1,850	6
3	Outstanding Allocations	28,540	2
4	Other Suitable Sites	23,880	4
	<b>Total</b>	<b>54,270</b>	<b>12</b>

Office Supply by Category



## Office Supply by Township

Township	% of Floorspace	No of Sites	Floorspace (Sq.m.)
Ramsbottom, Tottington and North Manor	1%	2	509
Bury West	0%	0	0
Bury East	91%	6	49,246
Radcliffe	0%	0	0
Whitefield and Unsworth	1%	1	484
Prestwich	7%	3	4,031
<b>Total</b>	<b>100%</b>	<b>12</b>	<b>54,270</b>

