

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/0289/01
Category: 3 - UDP Allocations
Location: Land to the rear 35 - 39 Church Lane, Prestwich

District: PRESTWICH

Existing Use: Car park/vacant land

Surrounding Use: Mixed

Land Use Class: BU **Previously developed?:** Yes

Area (Hectares): 0.275 **Density:** 0

Capacity: 0 **Windfall site?:** No

Application Details

Application No.: N/A

Description: Residential Development

Planning Status: UDP Allocation

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

Applicant: N/A

Address:

Grid Reference

Easting: 381231

Northing: 403736

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	0

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

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

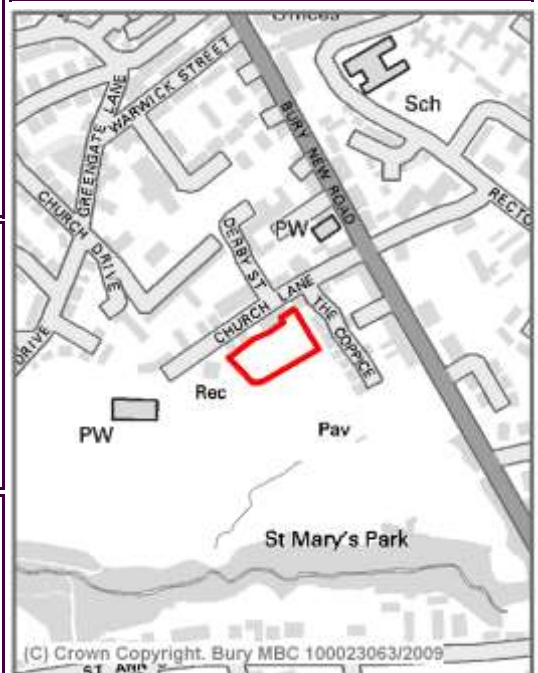
Deliverability Comments:

It is unlikely that residential development will be delivered on this site because it is used as a car park

Comments:

The site is what remains of a larger site that was allocated and developed for residential use. Site is unlikely to come forward for residential development due to its use as a car park.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/0414/00
 Category: 3 - UDP Allocations
 Location: Land off Buller Street, Deardens Fold, Bury

District: BURY NORTH

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 1.458 Density: 35
 Capacity: 28 Windfall site?: No

Application Details

Application No.: N/A
 Description: Residential Development

Planning Status: UDP Allocation
 Permission Date: N/A Expiry Date: N/A

Applicant: Britannia Hotel Group,
 Address: Former Fire Station,
 London Road,
 Manchester

Grid Reference

Easting: 379112 Northing: 410201

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	28

Units

Units	Number
New Build Units:	28
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	7	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: N Zone: 0	0	Competing Uses:	N	Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
 Deliverable No Timeframe for Development: 11 - 15 Years

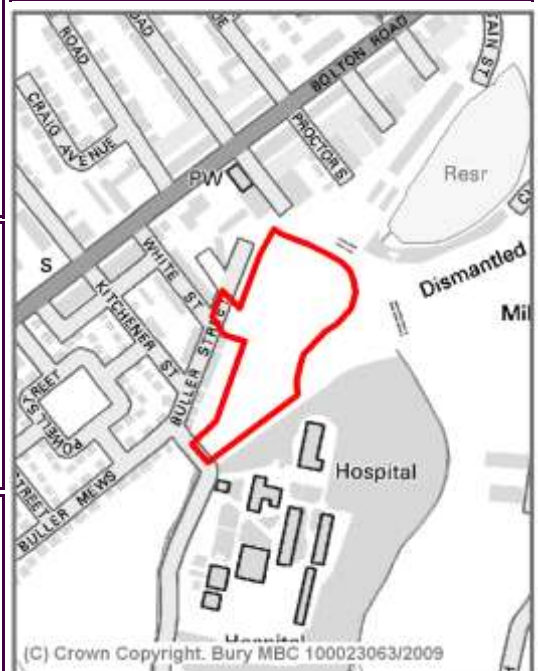
Deliverability Comments:

Whilst it is possible that the site could be brought forward in the short term, it is more likely that the site will be delivered in the medium/long term.

Comments:

Site is allocated in UDP and remains suitable.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1172/00
Category: 3 - UDP Allocations
Location: Rear of Nailers Green Hotel, Old Green Farm, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Unused

Surrounding Use: Residential

Land Use Class: GU **Previously developed?:** No

Area (Hectares): 1.077 **Density:** 35

Capacity: 35 **Windfall site?:** No

Application Details

Application No.: N/A

Description: Residential Development

Planning Status: UDP Allocation

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

Applicant: N/A

Address:

Grid Reference

Easting: 377944

Northing: 414388

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	35

Units

Units	Number
New Build Units:	35
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	9	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	Y
				Multiple Ownership:	Y

Constraint Solutions

Owner to release site.

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** NO **Achievable:** YES
Deliverable: YES **Timeframe for Development:** 11 - 15 Years

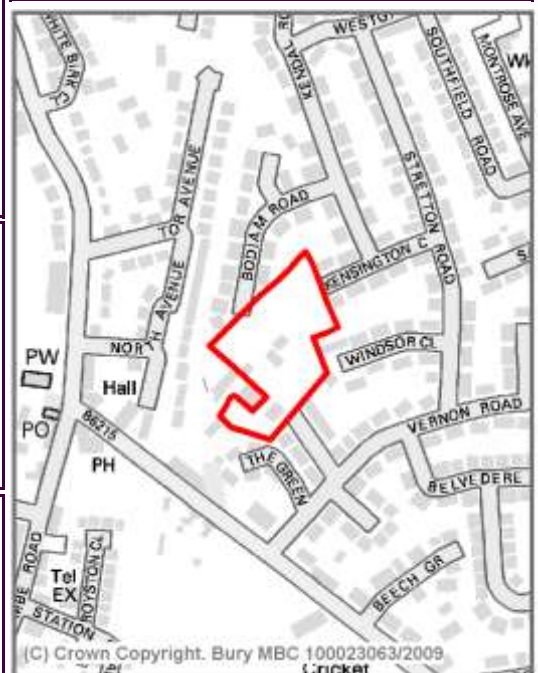
Deliverability Comments:

It is unlikely that the site will deliver any residential development in next five years as it not considered to be available at this time. However, if released, it has the potential to do so.

Comments:

Land owner has indicated that land is currently unavailable as used for other purposes but site may have longer term potential.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1581/00
Category: 3 - UDP Allocations
Location: Land west of 457 Tottington Road, Elton, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.509 **Density:** 20
Capacity: 10 **Windfall site?:** No

Application Details

Application No.: N/A
Description: Residential Development

Planning Status: UDP Allocation

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

Applicant: N/A

Address:

Grid Reference

Easting: 378644 **Northing:** 411959

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units

Units	Number
New Build Units:	10
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes **Available:** YES **Achievable:** D/K
Deliverable D/K **Timeframe for Development:** 6 - 10 Years

Deliverability Comments:

Site has the potential to deliver housing in the short to medium term.

Comments:

The site is allocated for housing and has short to medium term potential. Site within Walshaw Allocation therefore excluded from PFE supply but could come forward separately.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0

