

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.:	HL/2847/00		
Category:	6 - Proposed Site Allocations		
Location:	Proposed Places for Everyone Site Allocation - Elton Reservoir Area		
District:	RADCLIFFE		
Existing Use: Recreation, agriculture and open land			
Surrounding Use: Mixed			
Land Use Class:	GNU	Previously developed ?:	No
Area (Hectares):	251.57	Density:	38
Capacity:	3500	Windfall site ?:	No

## Application Details

Application No.:	N/A	
Description:	N/A	
Planning Status:	None	
Permission Date:	N/A	Expiry Date: N/A
Applicant:		
Address:		

## Grid Reference

Easting:	378545	Northing:	408780
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Plot Details		Site Visit	Units		Number	Affordable Housing Units:			Policy	Other
Completed		0	New Build Units:	3500		No. Units:	875	0		
Under Construction		0	Converted Units:	0						
Available		3500								
House Type Details		Number	Bedroom Details		Number	Tenure Details			Number	
Flats		0	1 Bed Units:	0		Private Units:	0			
Terraced:		0	2 Bed Units:	0		Discounted Market Housing:	0			
Semi-Detached		0	3 Bed Units:	0		Shared Ownership/Equity:	0			
Detached		0	4 Bed Units:	0		Social Rented:	0			
Other House Types:		0	Other Units:	0		Other Tenure:	0			

## Sustainability

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

## Constraints

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

## Constraint Solutions

Removal of policy constraints along with masterplanning work to identify constraints and solution

## Deliverability Details (5-Year Supply)

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

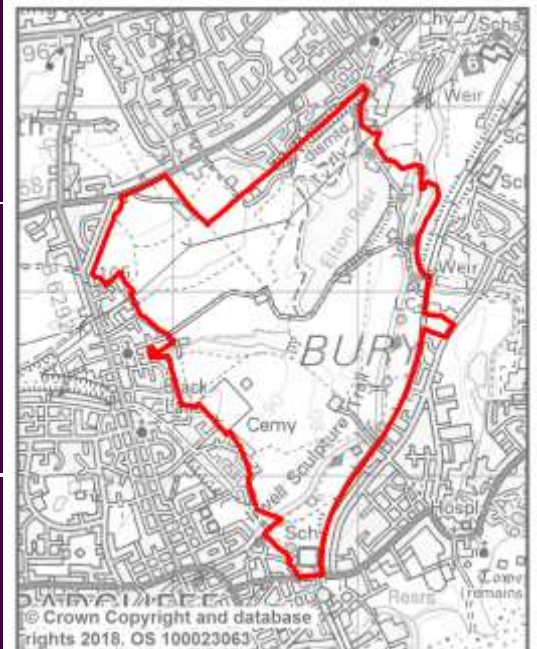
## Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

## Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	100
2026/27	140
2027/28	170



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

**Site Ref.:** HL/2848/00  
**Category:** 6 - Proposed Site Allocations  
**Location:** Proposed Places for Everyone Site Allocation - Walshaw  
**District:** BURY NORTH  
**Existing Use:** Mixed  
**Surrounding Use:** Mixed

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**Land Use Class:** GU **Previously developed?:** No  
**Area (Hectares):** 63.59 **Density:** 19  
**Capacity:** 1250 **Windfall site?:** No

## Application Details

**Application No.:** N/A  
**Description:** N/A  
**Planning Status:** None  
**Permission Date:** N/A **Expiry Date:** N/A  
**Applicant:**  
**Address:**

## Grid Reference

**Easting:** 378153 **Northing:** 411633

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1250

## Units

Units	Number
New Build Units:	1250
Converted Units:	0

## Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	313	0

## House Type Details

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

## Bedroom Details

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

## Tenure Details

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

## Sustainability

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

## Constraints

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

## Constraint Solutions

Removal of policy constraints along with masterplanning work to identify constraints and solution

## Deliverability Details (5-Year Supply)

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

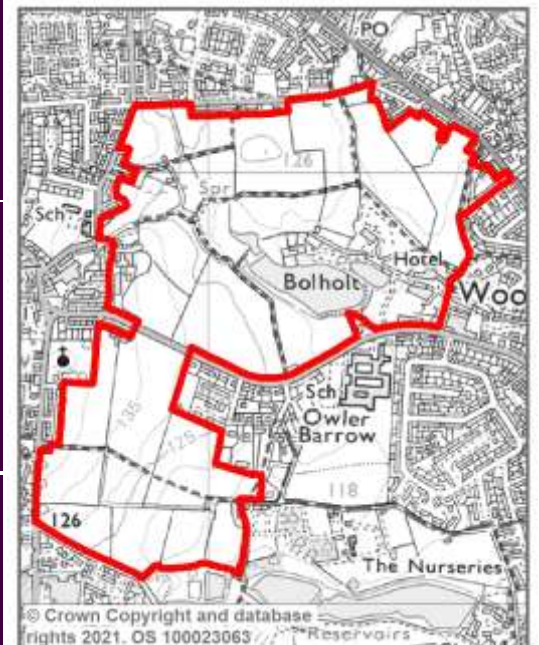
## Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

## Comments:

Site is currently proposed to be released from the Green Belt through P/E. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	45
2026/27	120
2027/28	135



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

**Site Ref.:** HL/2900/01  
**Category:** 6 - Proposed Site Allocations  
**Location:** Proposed Places for Everyone Site Allocation - Heywood and Pilsworth (Northern Gateway)  
**District:** WHITEFIELD  
**Existing Use:** Mixed  
**Surrounding Use:** Mixed

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**Land Use Class:** MNU **Previously developed?:** Mix  
**Area (Hectares):** 330.29 **Density:** 20  
**Capacity:** 200 **Windfall site?:** No

## Application Details

**Application No.:** N/A  
**Description:** N/A  
**Planning Status:** None  
**Permission Date:** N/A **Expiry Date:** N/A  
**Applicant:**  
**Address:**

## Grid Reference

**Easting:** 383077 **Northing:** 407547

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

## Units

Units	Number
New Build Units:	200
Converted Units:	0

## Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	50	0

## House Type Details

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

## Bedroom Details

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

## Tenure Details

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

## Sustainability

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

## Constraints

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

### Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

## Deliverability Details (5-Year Supply)

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

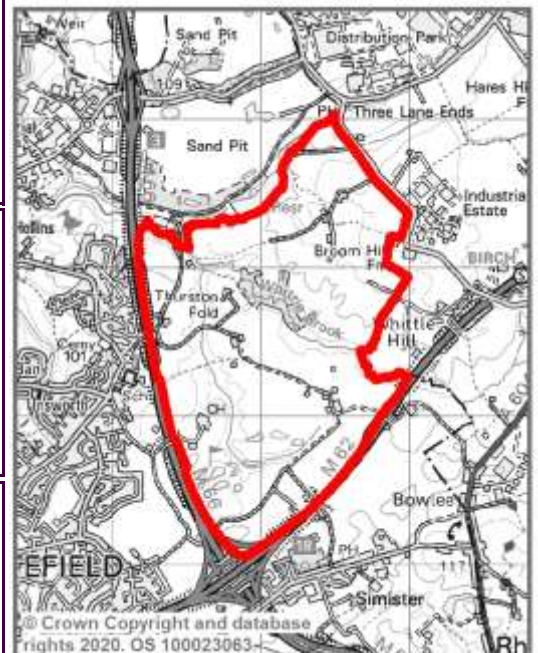
### Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

## Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on whether this site gets taken forward through the plan. The majority of the site is proposed as an employment allocation.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	25
2026/27	35
2027/28	35



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

**Site Ref.:** HL/2900/02  
**Category:** 6 - Proposed Site Allocations  
**Location:** Proposed Places for Everyone Site Allocation - Simister and Bowlee (Northern Gateway)  
**District:** PRESTWICH  
**Existing Use:** Mixed  
**Surrounding Use:** Mixed

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**Land Use Class:** MNU **Previously developed?:** Mix  
**Area (Hectares):** 73.8 **Density:** 39  
**Capacity:** 1350 **Windfall site?:** No

## Application Details

**Application No.:** N/A  
**Description:** N/A  
**Planning Status:** None  
**Permission Date:** N/A **Expiry Date:** N/A  
**Applicant:**  
**Address:**

## Grid Reference

**Easting:** 384108 **Northing:** 405636

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1350

## Units

Units	Number
New Build Units:	1350
Converted Units:	0

## Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	338	0

## House Type Details

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

## Bedroom Details

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

## Tenure Details

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

## Sustainability

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

## Constraints

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

## Constraint Solutions

Remove Green Belt designation. Further masterplanning to identify solutions to constraints.

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

Deliverability is dependent on the outcomes of the Examination of the Places for Everyone Plan.

## Comments:

Site is currently proposed to be released from the Green Belt through PFE. Its deliverability will depend on the outcomes of the Examination.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	30
2026/27	80
2027/28	130

