

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2190/00
 Category: 7 - Discounted Sites
 Location: Adjacent 146 Stubbins Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Small garage colony & trees

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.121 Density: 41

Capacity: 5 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A - URBAN POTENTIAL STUDY SITE

Address:

Grid Reference

Easting: 379195

Northing: 417639

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	5

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage the flood risk on the site

Deliverability Details (5-Year Supply)

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

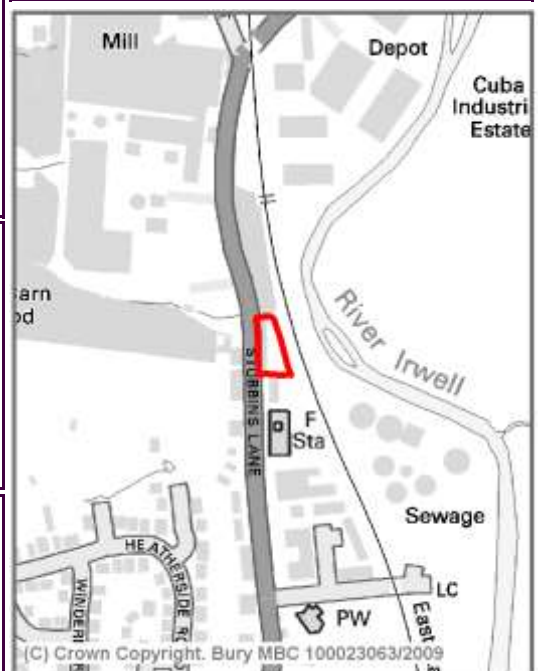
Deliverability Comments:

Site is not deliverable because it is at significant risk of flooding.

Comments:

Site is discounted as it is in flood zone 3.

Year	Expected Units Completed
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/2290/00
Category: 7 - Discounted Sites
Location: Former sewage works near Rhodes Farm, Philips Park, Whitefield
District: WHITEFIELD
Existing Use: Unused
Surrounding Use: Mixed
Land Use Class: BNU **Previously developed?:** Yes
Area (Hectares): 57.671 **Density:** 30
Capacity: 1725 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 378251 **Northing:** 403995

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1725

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development. Site is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2294/00
Category: 7 - Discounted Sites
Location: Garden of Millfield House, 30 Factory Street, Ramsbottom
District: RAMSBOTTOM
Existing Use: residential (garden)
Surrounding Use: Mixed
Land Use Class: GU **Previously developed?:** No
Area (Hectares): 0.335 **Density:** 3
Capacity: 1 **Windfall site?:** Y-S

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 379316 **Northing:** 417155

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove any potential conflict with adjoining uses and manage flood risk

Deliverability Details (5-Year Supply)

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

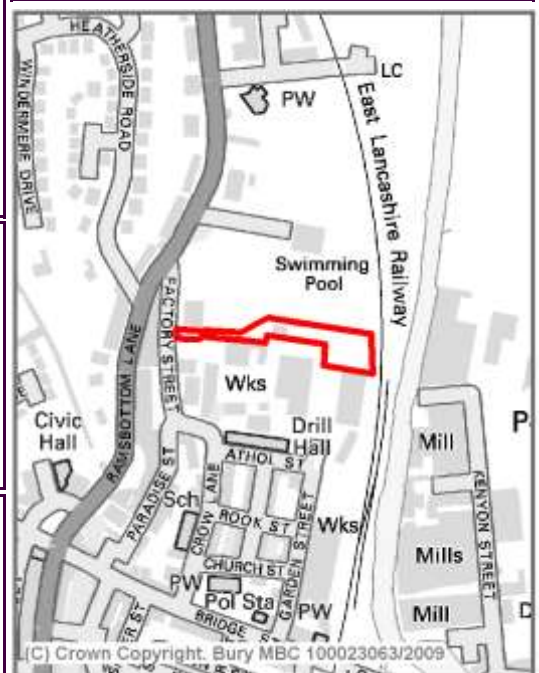
Deliverability Comments:

There are some issues with the surrounding land uses in terms of this site delivering new housing. Flood risk issue needs to be managed on site also.

Comments:

From Allocations DPD Initial Site Suggestion Exercise. There is some uncertainty as to whether residential development in the garden area would be acceptable due to the potential impact on adjoining employment users/flood risk

Year	Expected Units Completed
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/2295/00
 Category: 7 - Discounted Sites
 Location: Land to the South East of 126 Brandlesholme Road, Tottington
 District: TOTTINGTON
 Existing Use: Residential
 Surrounding Use: Residential
 Land Use Class: BNU Previously developed?: Yes
 Area (Hectares): 0.146 Density: 7
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Owner
 Address:

Grid Reference

Easting: 378124 Northing: 413996

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt. Previous planning application on this site for one residential unit was refused and appeal dismissed.

Year	Expected Units Completed
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/2296/00
Category: 7 - Discounted Sites
Location: Titus Farm / Land off Bradley Fold Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Stable + grazing

Surrounding Use: Mixed

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

Area (Hectares): 0.232 **Density:** 4

Capacity: 1 **Windfall site?:** Y-S

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Owner

Address:

Grid Reference

Easting: 376365

Northing: 409552

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	1

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt

Year	Expected Units Completed
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/2300/00
Category: 7 - Discounted Sites
Location: Land at Hollins Mount Farm, Hollins Lane, Unsworth, Bury

District: BURY SOUTH

Existing Use: Farming and grazing

Surrounding Use: Mixed

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

Area (Hectares): 1.7 **Density:** 40

Capacity: 68 **Windfall site ?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Phillip Massey

Address: 13 Castle Road
Unsworth
Bury BL9 8JL

Grid Reference

Easting: 381523

Northing: 408080

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	68

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

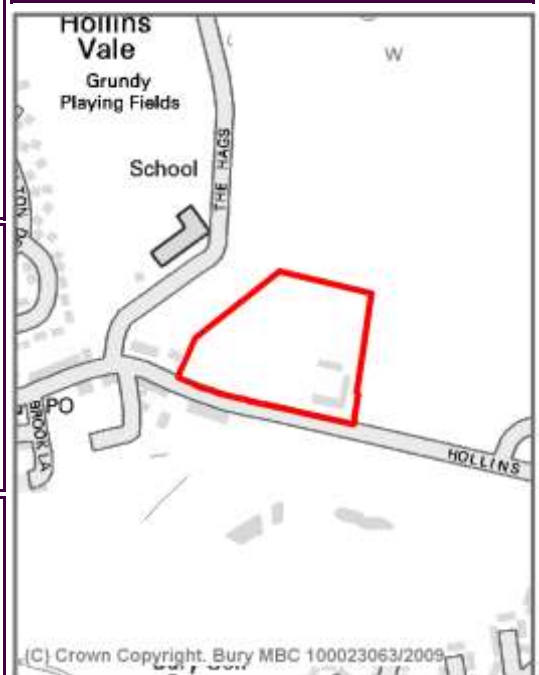
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt. Site has been put forward by the landowner as being suitable for residential development.

Year	Expected Units Completed
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/2304/00
Category: 7 - Discounted Sites
Location: Land at Former Gin Hall Tip, Walmersley Road, Bury
District: BURY NORTH

Existing Use: Open Land

Surrounding Use: Open Land

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 23.582 **Density:** 21
Capacity: 300 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: (Agent) G Cockburn

Address: Mathews & Goodman
 196 Deansgate
 Manchester M3 3WF

Grid Reference

Easting: 380582

Northing: 414410

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	300

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

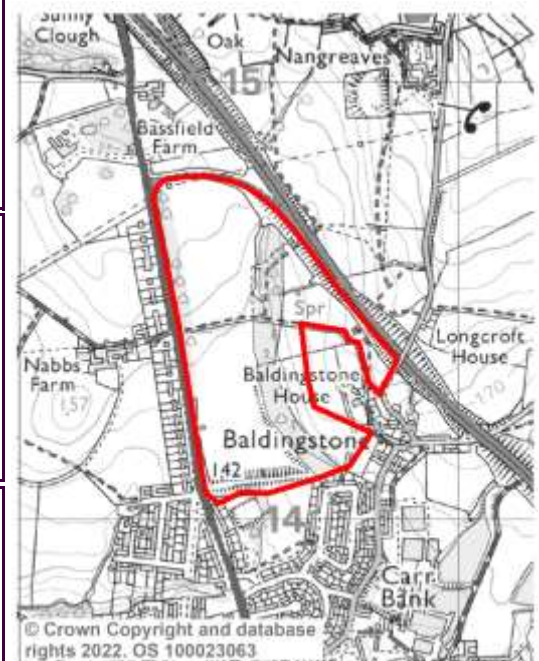
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2306/00
 Category: 7 - Discounted Sites
 Location: Land at Park Lane Farm, off Philips Park Road, Whitefield
 District: WHITEFIELD
 Existing Use: Farm land
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 4.423 Density: 37
 Capacity: 164 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Owner
 Address:

Grid Reference

Easting: 379617 Northing: 404718

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	164

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2307/00
Category: 7 - Discounted Sites
Location: Field N of Bolton Rd, bounded by Hawkshaw Brook & Hawkshaw Cl, Hawkshaw, Tottington
District: TOTTINGTON
Existing Use: Farmland
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.885 **Density:** 29
Capacity: 26 **Windfall site?:** Y-M

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Alan Walkden
Address: 320 Turton Road
 Tottington
 Bury BL8 3QG

Grid Reference

Easting: 375635 **Northing:** 415086

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	26

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

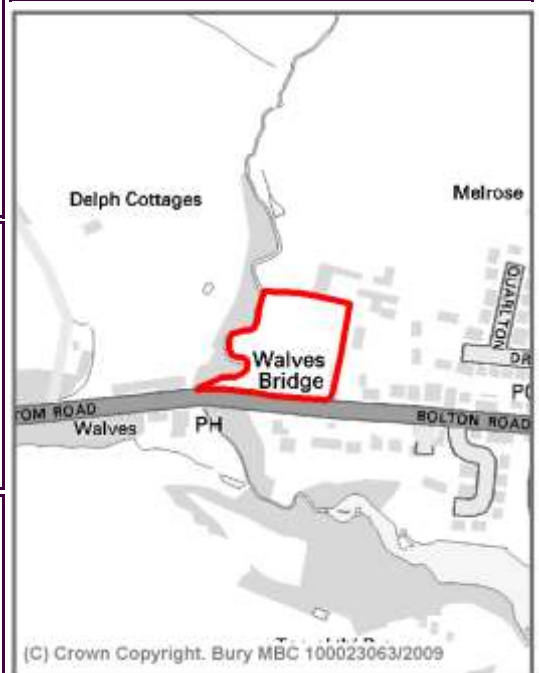
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2308/00
Category: 7 - Discounted Sites
Location: Land off Brandlesholme Road, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Agricultural

Surrounding Use: Mixed

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

Area (Hectares): 4.094 **Density:** 35

Capacity: 70 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Buckshaw Village, Chorley PR7 7NA

Grid Reference

Easting: 377932

Northing: 414055

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

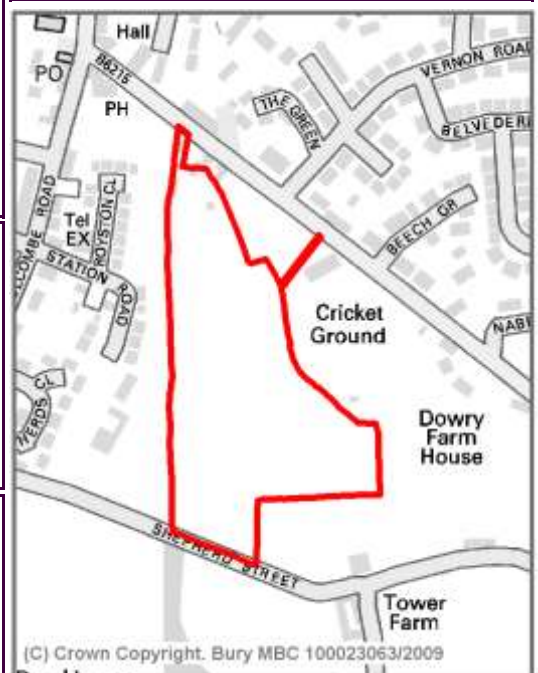
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2314/00
Category: 7 - Discounted Sites
Location: Land at Cockey Moor Road / off Lowercroft Road, Ainsworth, Radcliffe
District: RADCLIFFE
Existing Use: Agricultural
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 20.916 **Density:** 30
Capacity: 624 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 377146 **Northing:** 410582

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	624

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2315/00
Category: 7 - Discounted Sites
Location: Land at Knowsley Road, Cockey Moor, Ainsworth, Radcliffe
District: RADCLIFFE
Existing Use: Agriculture
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 10.386 **Density:** 30
Capacity: 310 **Windfall site ?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 376644 **Northing:** 410496

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	310

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

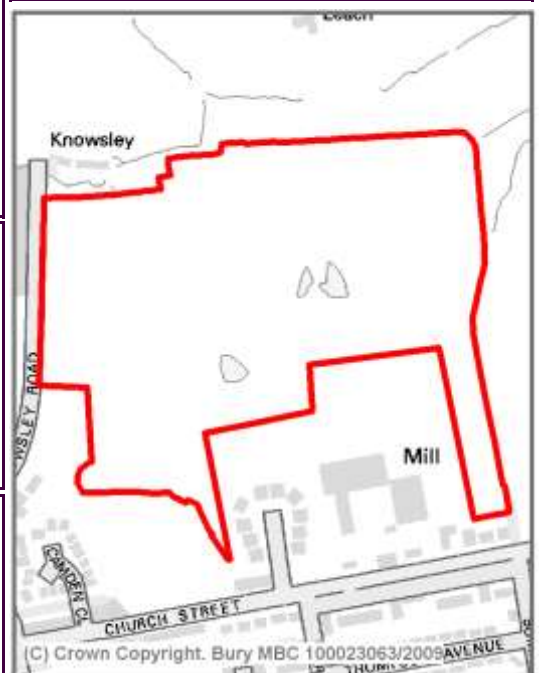
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2316/00
Category: 7 - Discounted Sites
Location: Land to West of Starling Road and North of Bury & Bolton Road, Radcliffe
District: RADCLIFFE
Existing Use: Agriculture
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 48.112 **Density:** 30
Capacity: 1438 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 377031 **Northing:** 409844

Plot Details		Site Visit	Units		Number	Affordable Housing Units:		
Completed		0	New Build Units:	0		Policy	Other	
Under Construction		0	Converted Units:	0	No. Units:	0	0	
Available		1438						
House Type Details		Number	Bedroom Details		Number	Tenure Details		
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)?:	Y

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

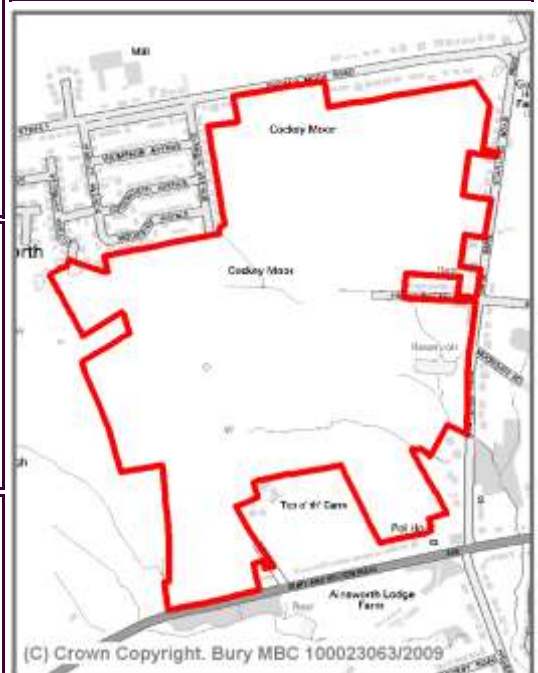
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2317/00
 Category: 7 - Discounted Sites
 Location: Land at Moorgates/Pingotts, Stopes Road, Radcliffe

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 17.308 Density: 30

Capacity: 518 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 376399

Northing: 407833

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	518

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

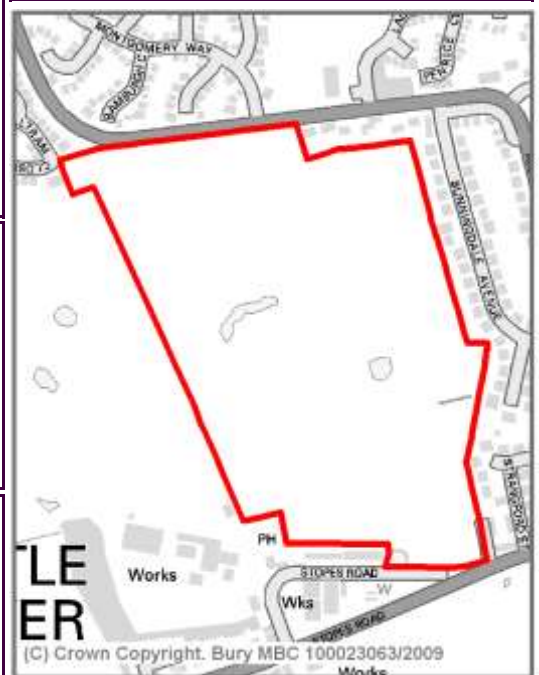
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2318/00
 Category: 7 - Discounted Sites
 Location: Land at Black Moss, Stopes Road, Radcliffe

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 21.194 Density: 30

Capacity: 634 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 376659

Northing: 407210

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	634

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2320/00
Category: 7 - Discounted Sites
Location: Land to north of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield

District: WHITEFIELD

Existing Use: Part of Whitefield Golf Club

Surrounding Use: Mixed

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

Area (Hectares): 1.024 **Density:** 29

Capacity: 30 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Owner

Address:

Grid Reference

Easting: 380573

Northing: 404888

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	30

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

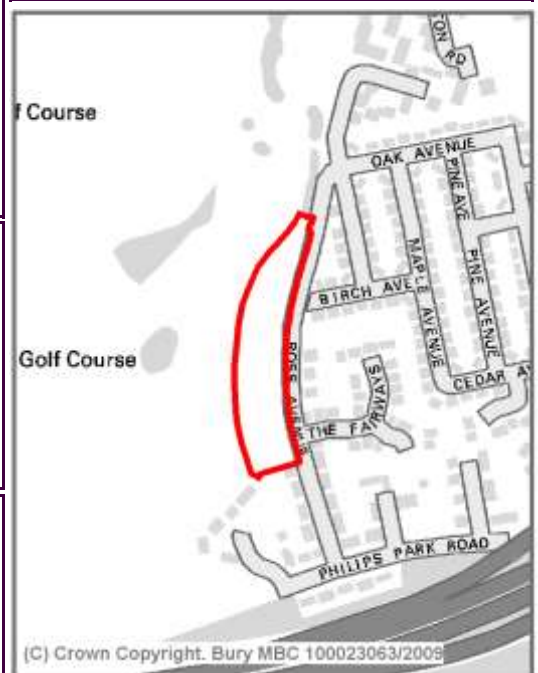
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2321/00
Category: 7 - Discounted Sites
Location: Land to north & west of 13 Ross Avenue / Whitefield Golf Course, Ross Avenue, Whitefield
District: WHITEFIELD
Existing Use: Part of Whitefield Golf Club, not part of the golf course
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 1.206 **Density:** 30
Capacity: 36 **Windfall site ?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 380545 **Northing:** 404802

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	36

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

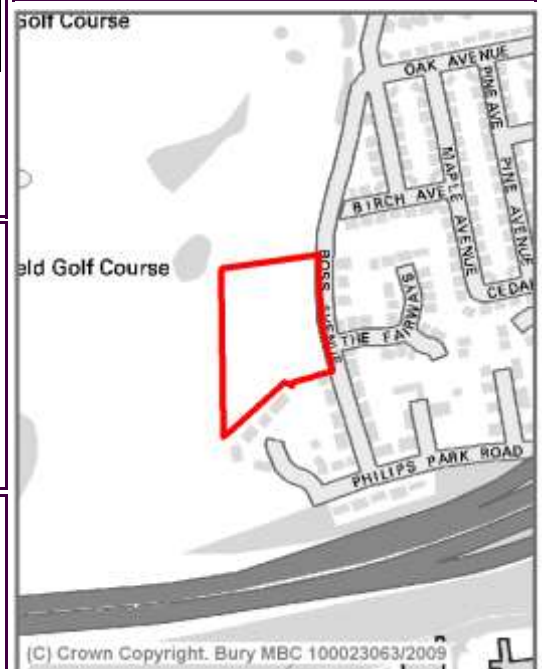
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2322/00
 Category: 7 - Discounted Sites
 Location: Land to rear of Sedgley Park Rugby Club /Whitefield Golf Course, Park Lane, Whitefield
 District: WHITEFIELD
 Existing Use: Part of golf course holes 9 and 10
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.617 Density: 30
 Capacity: 108 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Owner
 Address:

Grid Reference

Easting: 380083 Northing: 404843

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	108

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2325/00
 Category: 7 - Discounted Sites
 Location: Broadhey Playing Fields, off Ripon Hall Avenue, Ramsbottom
 District: RAMSBOTTOM
 Existing Use: Playing fields
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.443 Density: 35
 Capacity: 70 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Owner
 Address:

Grid Reference

Easting: 378737 Northing: 415643

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	70

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Take land out of river valley / replace recreation facilities

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as the site is suitable for continued recreation use.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2328/00
 Category: 7 - Discounted Sites
 Location: Pigsden Farm, Long Lane, Walmersley Road, Bury

District: BURY NORTH

Existing Use: Residential

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 3.699 Density: 35

Capacity: 110 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380479

Northing: 413219

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	110

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

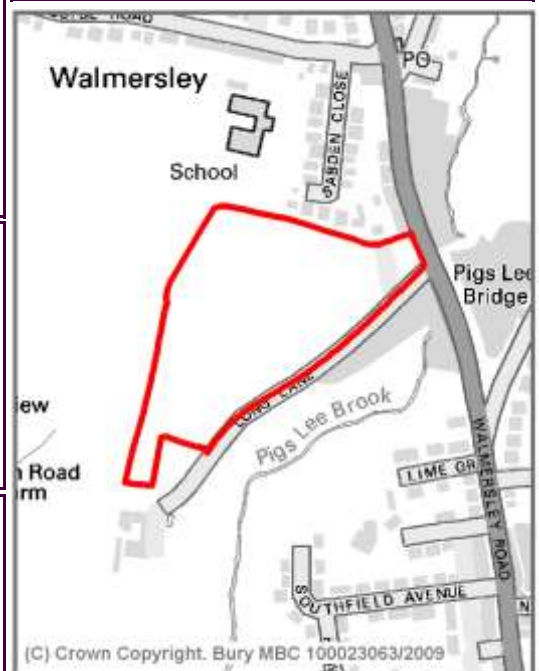
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2329/00
 Category: 7 - Discounted Sites
 Location: Land to NW of 96 Ringley Road, Radcliffe

District: RADCLIFFE

Existing Use: Vacant land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.781 Density: 34

Capacity: 60 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 379167

Northing: 405523

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and in the Local Plan Call for Sites exercise 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2330/00
Category: 7 - Discounted Sites
Location: Land to west 229-241 Whalley Road / south of Leaches Road , Shuttleworth, Ramsbottom
District: RAMSBOTTOM
Existing Use: Grazing Land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 2.284 **Density:** 30
Capacity: 68 **Windfall site ?:** Y-L

Application Details

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

Grid Reference

Easting: 379921 **Northing:** 417665

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	68

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and the GMSF Call for Sites 2016/17 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2332/00
Category: 7 - Discounted Sites
Location: Field due East of junction Hazel Hall Lane/ Longsight Road, Holcombe Brook, Bury

District: TOTTINGTON

Existing Use: Grazing

Surrounding Use: Open Land

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

Area (Hectares): 3.19 **Density:** 30

Capacity: 95 **Windfall site ?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: James Ratcliffe & Ors

Address: Dunsters Farm Ltd
 Waterfold Business Park
 Bury BL9 7BR

Grid Reference

Easting: 378659

Northing: 414028

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	95

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

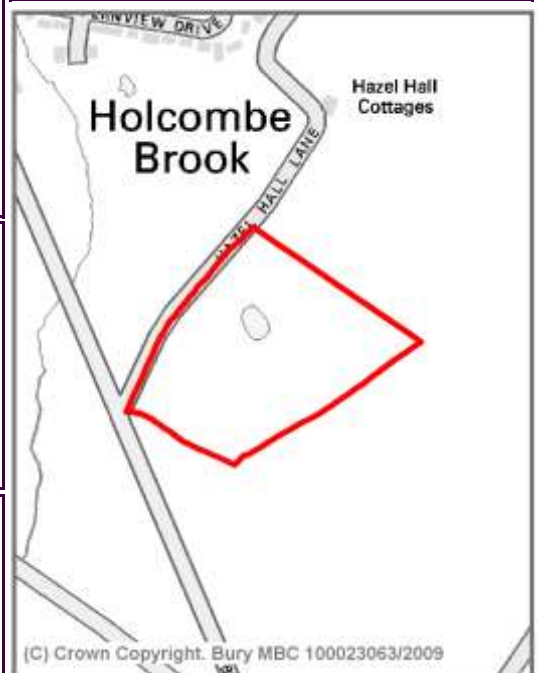
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2333/00		
Category:	7 - Discounted Sites		
Location:	Former Delph Lane Quarry, Delph Lane, Ainsworth, Radcliffe		
District:	RADCLIFFE		
Existing Use:	Private stables, caravan storage, car parking.		
Surrounding Use:	Mixed		
Land Use Class:	GNU	Previously developed ?:	No
Area (Hectares):	1.508	Density:	30
Capacity:	45	Windfall site ?:	Y-L

Application Details

Application No.:	
Description:	
Planning Status:	None
Permission Date:	Expiry Date:
Applicant:	James Ratcliffe & Ors
Address:	Dunsters Farm Ltd Waterfold Business Park Bury BL9 7BR

Grid Reference

Easting:	376103	Northing:	410444
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Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	45

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

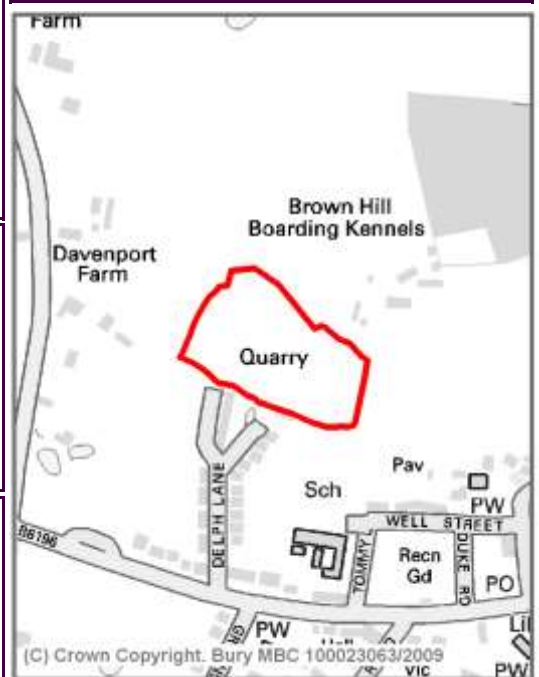
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2335/00
Category: 7 - Discounted Sites
Location: Land to the rear and side of 37a Bury Old Road, Ainsworth, Radcliffe
District: RADCLIFFE
Existing Use: Mixed
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 1.704 **Density:** 29
Capacity: 50 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 375664 **Northing:** 410409

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	50

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

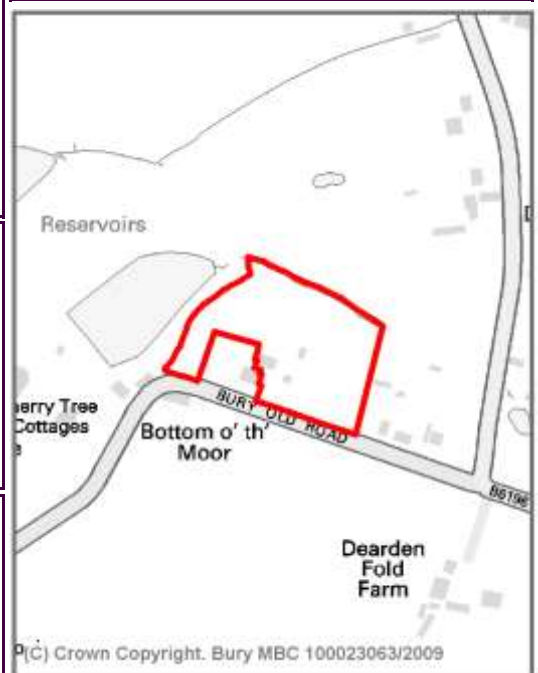
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2336/00
Category: 7 - Discounted Sites
Location: Land off Garside Hey Road to N & W Garside Garage, Brandlesholme, Tottington

District: TOTTINGTON

Existing Use: Grazing land

Surrounding Use: Mixed

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

Area (Hectares): 17.029 **Density:** 30

Capacity: 360 **Windfall site ?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Mr J Mansergh

Address: 7 Folly Terrace
 Crawshawbooth, Rawtenstall
 Rossendale BB4 8DN

Grid Reference

Easting: 378753

Northing: 412667

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	360

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-027) but site has been discounted as it is within the Green Belt. Capacity based on PFERep PFE20139

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



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2337/00
Category: 7 - Discounted Sites
Location: Land to South of Springside Cottages, Springside View, Brandlesholme, Bury
District: BURY NORTH
Existing Use: Grazing land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 1.682 **Density:** 30
Capacity: 25 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: J.Mansergh
Address: 7 Folly Terrace
 Crawshawbooth, Rawtenstall
 Rossendale BB4 8DN

Grid Reference

Easting: 379204 **Northing:** 413437

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	25

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Site Suggestion Exercise 2007 and as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-027) but site has been discounted as it is within the Green Belt. Capacity based on PFERep PFE20139

Year	Expected Units Completed
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/2344/00
Category: 7 - Discounted Sites
Location: Land at Dearden Clough, Whalley Road, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

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

Area (Hectares): 9.75 **Density:** 30

Capacity: 290 **Windfall site ?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Joyce Dodd

Address: 105 Bury Road
Edenfield
BLO 0EN

Grid Reference

Easting: 380220

Northing: 418762

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	290

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted in the Local Plan 'Call for Sites' exercise in 2017 but site discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2345/00
Category: 7 - Discounted Sites
Location: Land north of Bradshaw Rd & West of Sheep Gate Dr/ Holthouse Rd, Tottington
District: TOTTINGTON
Existing Use: grazing land - formerly associated with Booth Farm
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 5.459 **Density:** 29
Capacity: 160 **Windfall site?:** Y-L

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 377339 **Northing:** 412263

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	160

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2346/00
Category: 7 - Discounted Sites
Location: Land at Bolton Road / Redisher Lane, Holcombe Brook, Ramsbottom

District: TOTTINGTON

Existing Use: Grazing Land

Surrounding Use: Open Land

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

Area (Hectares): 9.342 **Density:** 28

Capacity: 266 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 377361

Northing: 415173

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	266

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

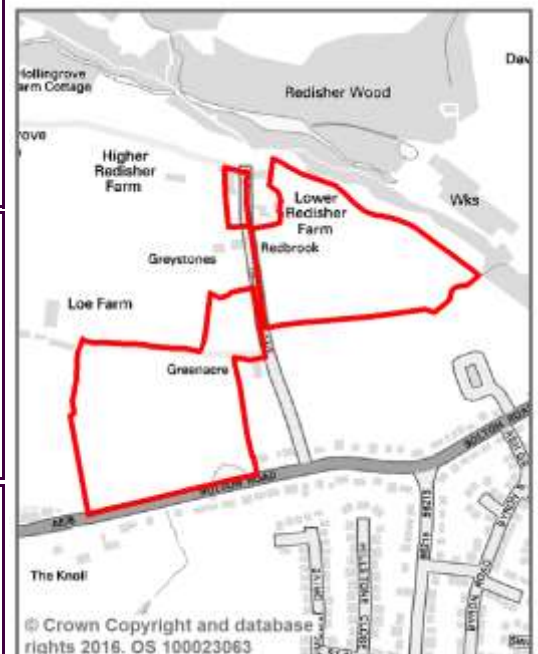
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.

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



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2347/00
Category: 7 - Discounted Sites
Location: Land at Moorbottom Road / Cornfield Close, Holcombe, Ramsbottom
District: RAMSBOTTOM
Existing Use: Unused
Surrounding Use: Open Land
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.985 **Density:** 4
Capacity: 4 **Windfall site?:** Y-M

Application Details

Application No.:
Description:
Planning Status: None
Permission Date: **Expiry Date:**
Applicant: Owner
Address:

Grid Reference

Easting: 377288 **Northing:** 416186

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

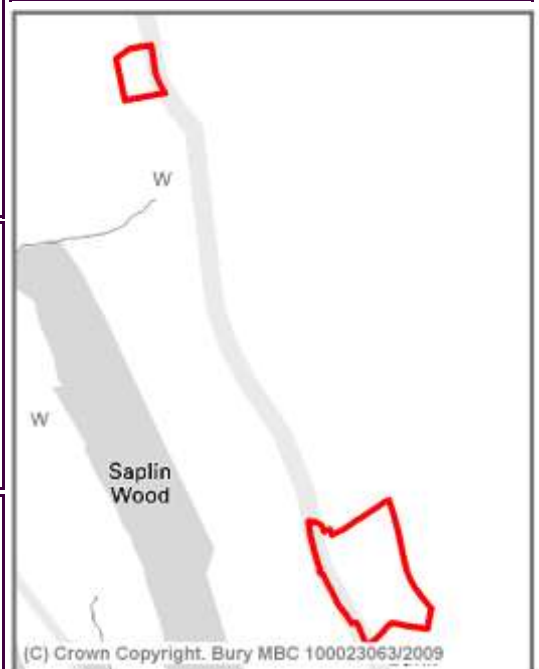
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2348/00
 Category: 7 - Discounted Sites
 Location: Land at Bass Lane / Walmersley Road, Gollinrod

District: RAMSBOTTOM

Existing Use: Farm land and woods

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 15.667 Density: 30
 Capacity: 470 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant: Owner

Address:

Grid Reference

Easting: 380024

Northing: 415164

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	470

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

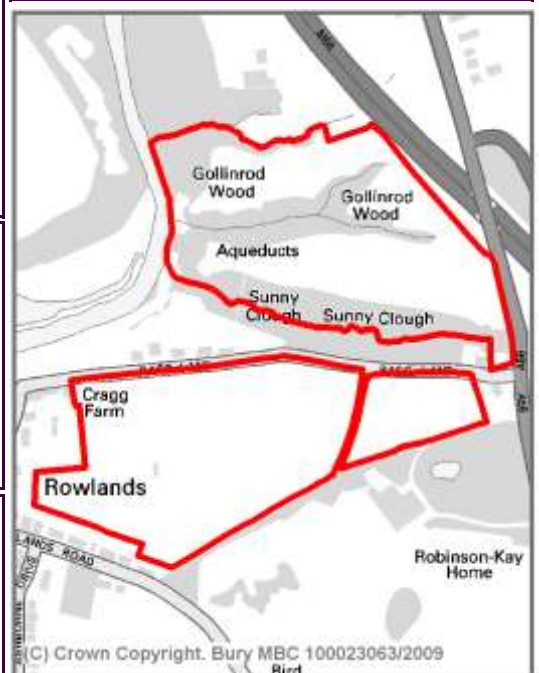
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2350/00
 Category: 7 - Discounted Sites
 Location: Land to North and South of Bentley Hall Road, Lowercroft and Walshaw, Bury
 District: BURY NORTH
 Existing Use: Farm land
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 67.482 Density: 30
 Capacity: 2000 Windfall site?: Y-L

Application Details

Application No.:
 Description:
 Planning Status: None
 Permission Date: Expiry Date:
 Applicant: Mr C Barlow
 Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 377119 Northing: 411443

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2000

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

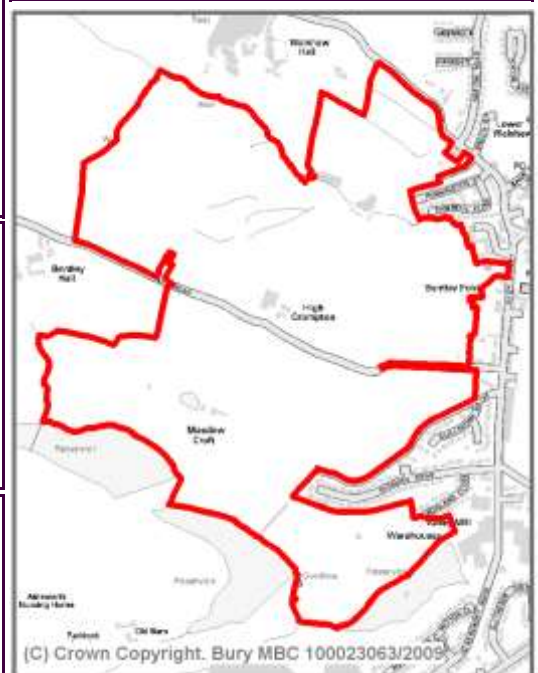
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2351/00
 Category: 7 - Discounted Sites
 Location: Land at Kirklees, Off Hartford Drive, Tottington

District: TOTTINGTON

Existing Use: Unused land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.468 Density: 30

Capacity: 74 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: Mr C Barlow

Address: Barlow & Butcher
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 378394

Northing: 412586

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	74

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2352/00
Category: 7 - Discounted Sites
Location: Land at Redisher, Redisher Lane, Holcombe Brook, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing Land

Surrounding Use: Mixed

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

Area (Hectares): 5.307 **Density:** 30

Capacity: 160 **Windfall site?:** Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: Mr C Barlow

Address: Butcher & Barlow
Bank Street
Bury BL9 0DL

Grid Reference

Easting: 377697

Northing: 415221

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	160

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2354/00
Category: 7 - Discounted Sites
Location: Land at Lumb Carr and New Smithy, Holcombe Brook, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing land & site of demolished buildings

Surrounding Use: Mixed

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

Area (Hectares): 3.021 **Density:** 30

Capacity: 90 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Mr P Dunne

Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 377966

Northing: 415530

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	90

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

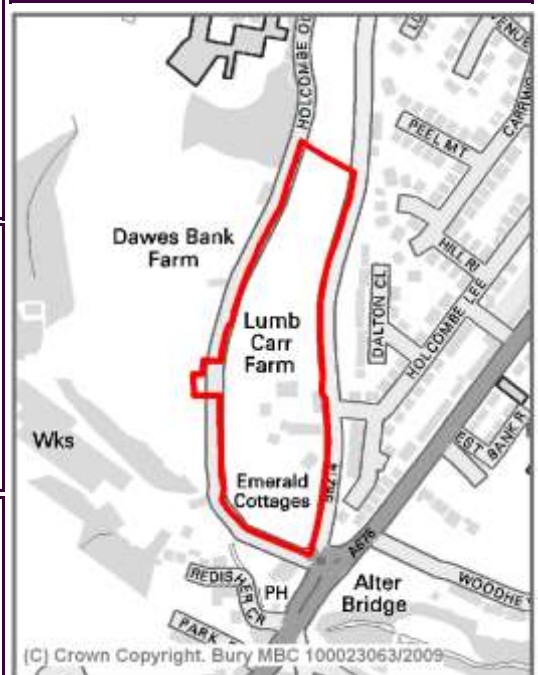
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but has been discounted because it is within the Green Belt.

Year	Expected Units Completed
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/2355/00
Category: 7 - Discounted Sites
Location: Land West of Bradley Fold Road and south of Broomfield Close, Bradley Fold Road, Ainsworth, Radcliffe
District: RADCLIFFE

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 2.252 **Density:** 31
Capacity: 70 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Mr P Dunne

Address: Butcher & Barlow
 Bank Street
 Bury BL9 0DL

Grid Reference

Easting: 376319

Northing: 409934

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	70

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2356/00
 Category: 7 - Discounted Sites
 Location: Land off Milbourne Road, Limefield, Bury (Plot 2)

District: BURY NORTH

Existing Use: Grazing land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.244 Density: 35
 Capacity: 44 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: Owner

Address:

Grid Reference

Easting: 381081

Northing: 412926

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	44

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

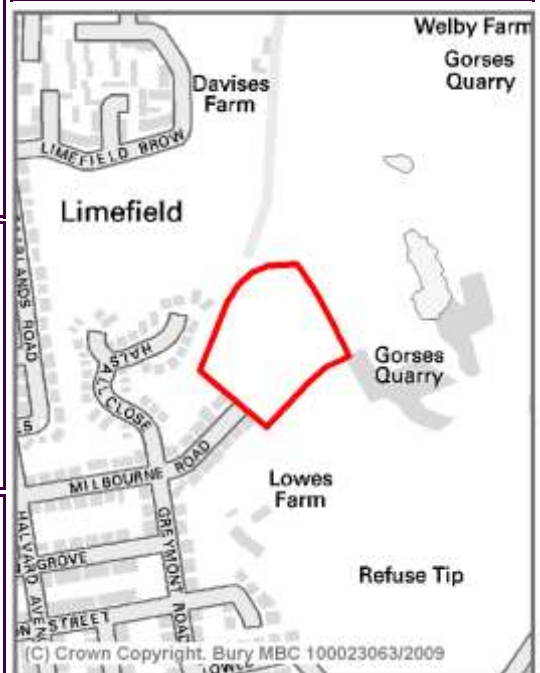
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2357/00
Category: 7 - Discounted Sites
Location: Land at Walves Quarlton, Ramsbottom Road, Hawkshaw, Tottington

District: TOTTINGTON

Existing Use: Open land

Surrounding Use: Open Land

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

Area (Hectares): 0.662 **Density:** 30

Capacity: 20 **Windfall site?:** Y-M

Application Details

Application No.: N/A

Description:

Planning Status: None

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

Applicant: Mrs Susan Brown

Address:

Grid Reference

Easting: 375364

Northing: 415004

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

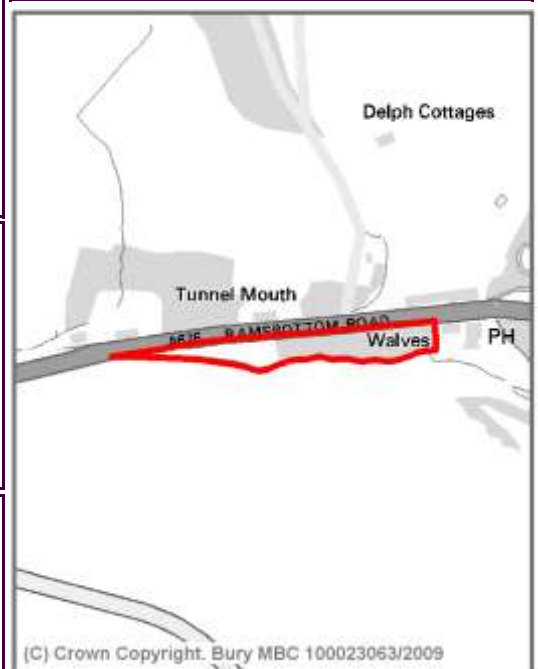
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2395/00
 Category: 7 - Discounted Sites
 Location: Land off Harwood Road (Stoney Brow), Tottington

District: TOTTINGTON

Existing Use: Green Belt

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 3.785 Density: 30
 Capacity: 112 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377117

Northing: 413216

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	112

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning constraints and take site out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is identified as being suitable for continued employment use and unlikely to be developed for housing within the next five years. May have longer term potential.

Comments:

Site identified from the Site Allocations DPD Initial Site Suggestion Exercise 2007 but site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2437/00
Category: 7 - Discounted Sites
Location: Land Off Mather Road, Walmersley Golf Club, Bury (Plot 1)

District: BURY NORTH

Existing Use: Open Land/Green Belt

Surrounding Use: Mixed

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

Area (Hectares): 3.074 **Density:** 26

Capacity: 80 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380973

Northing: 413280

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	80

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints / take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints, particularly as the majority it within the Green Belt.

Comments:

Site suggested for residential use to come forward to help subsidise the development of a new golf club house. Site has been discounted as it is mostly within the Green Belt.

Year	Expected Units Completed
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/2439/00
 Category: 7 - Discounted Sites
 Location: Land at Hall Street, Walshaw, Tottington

District: TOTTINGTON

Existing Use: Grazing Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.513 Density: 40

Capacity: 60 Windfall site?: Y-L

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 377382

Northing: 412044

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	60

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning constraints and take site out of the Green Belt

Deliverability Details (5-Year Supply)

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

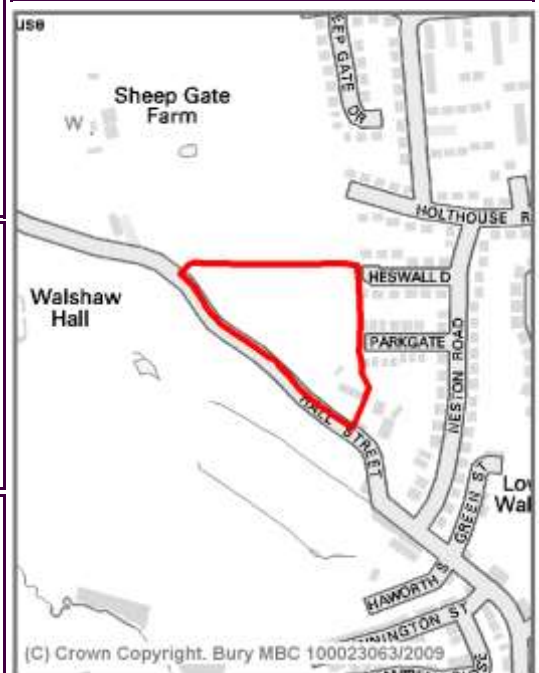
Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2440/00
Category: 7 - Discounted Sites
Location: The Pines, Off Railway Street, Summerseat, Ramsbottom

District: RAMSBOTTOM

Existing Use: Residential

Surrounding Use: Open Land

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

Area (Hectares): 0.512 **Density:** 8

Capacity: 4 **Windfall site?:** Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant:

Address:

Grid Reference

Easting: 379328

Northing: 414505

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	4

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning constraints and remove site from Green Belt

Deliverability Details (5-Year Supply)

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

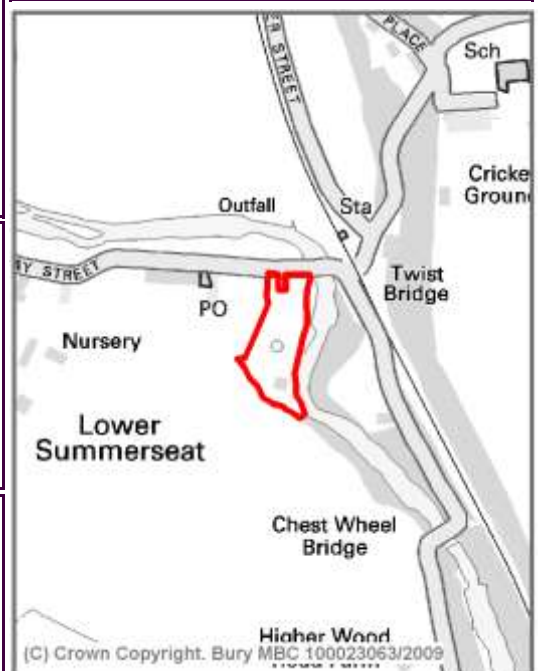
Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/2467/00
 Category: 7 - Discounted Sites
 Location: Land north of Heatherside Road, Ramsbottom

District: RAMSBOTTOM

Existing Use: Field

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.333 Density: 34
 Capacity: 45 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378915 Northing: 417496

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	45

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

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

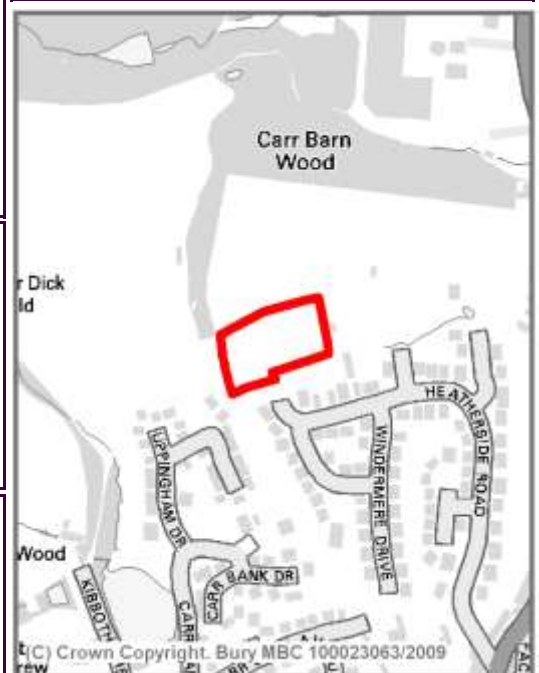
Deliverability Comments:

Site is not considered to be suitable for residential development as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2468/00
 Category: 7 - Discounted Sites
 Location: Land north of 1 The Paddock, Ramsbottom

District: RAMSBOTTOM

Existing Use: Field

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.211 Density: 28
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378852

Northing: 417484

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	6

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

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

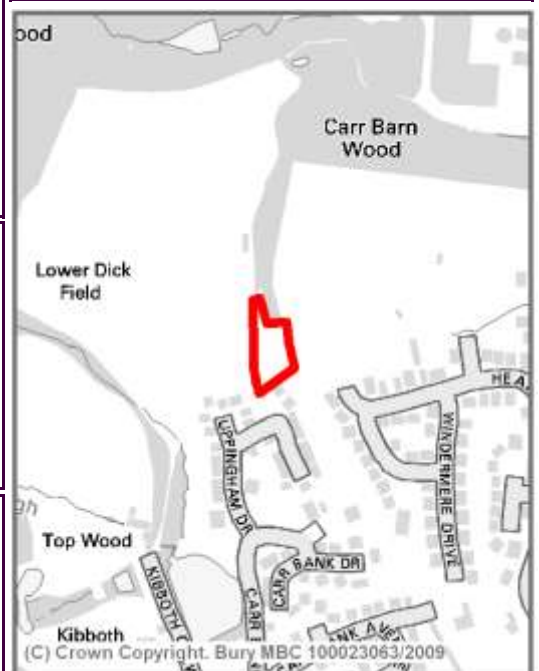
Deliverability Comments:

Site is not considered to be suitable for residential development.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2469/00
 Category: 7 - Discounted Sites
 Location: Land north of 9-13 Uppingham Drive, Ramsbottom
 District: RAMSBOTTOM
 Existing Use: Field
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.653 Density: 31
 Capacity: 20 Windfall site?: Y-M

Application Details

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

Grid Reference

Easting: 378809 Northing: 417529

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Take the site out of the Green Belt

Deliverability Details (5-Year Supply)

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

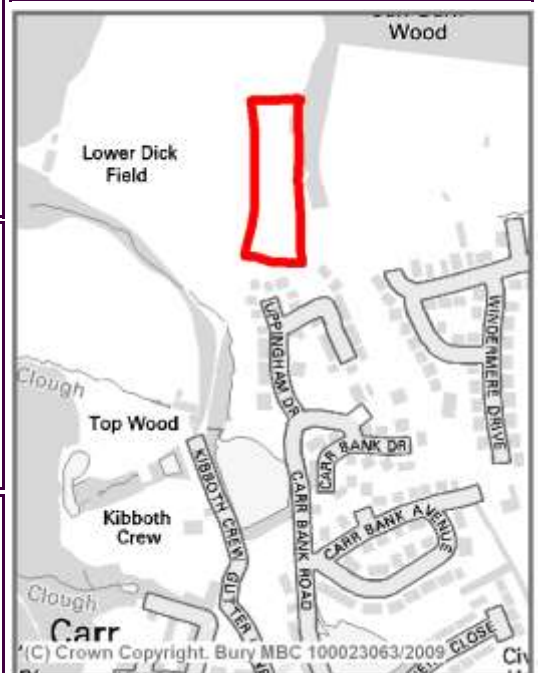
Deliverability Comments:

Site is not considered to be suitable for residential development.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2513/00
 Category: 7 - Discounted Sites
 Location: Land to north St.Andrew's Church, Bolton Road West, Ramsbottom
 District: RAMSBOTTOM
 Existing Use: Open Land
 Surrounding Use: Mixed
 Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.232 Density: 43
 Capacity: 10 Windfall site?: Y-S

Application Details

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

Grid Reference

Easting: 378904 Northing: 416324

Plot Details

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

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	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:	N	Multiple Ownership:	N

Constraint Solutions

Relax Policy constraints on release of River Valley land

Deliverability Details (5-Year Supply)

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

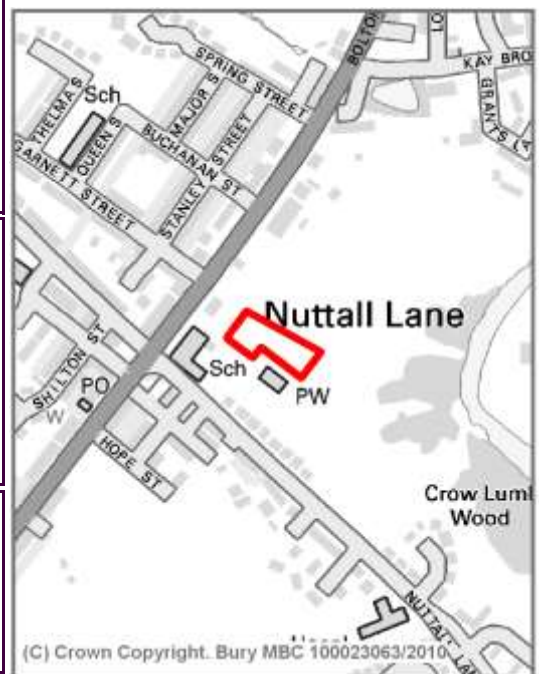
Deliverability Comments:

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

Comments:

Site has been discounted as the land is located within the River Valley area.

Year	Expected Units Completed
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/2514/00
 Category: 7 - Discounted Sites
 Location: Land to rear 2-12 Rose Hill, Ramsbottom

District: RAMSBOTTOM

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.762 Density: 39
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 379057

Northing: 416474

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units

Units	Number
New Build Units:	30
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Relax Policy constraints on release of River Valley land

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

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

Comments:

Site identified from the SHLAA Site Suggestion Exercise 2007 but has been discounted as the site is within the River Valley

Year	Expected Units Completed
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/2572/00
 Category: 7 - Discounted Sites
 Location: Land opposite 72 to 96 Croft Lane, Hollins

District: BURY SOUTH

Existing Use: Vacant land (River Valley)

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 0.632 Density: 24
 Capacity: 15 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date:

Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 381153

Northing: 408367

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	15

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Take land out of River Valley/relax planning policy on River Valley land

Deliverability Details (5-Year Supply)

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

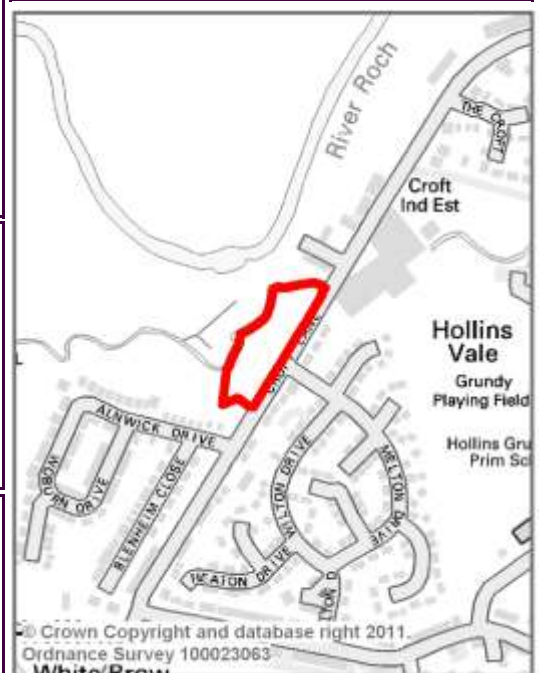
Deliverability Comments:

Site is unlikely to deliver any residential development in the next five years.

Comments:

Site has been suggested as a housing site but has been discounted as the site is within the River Valley.

Year	Expected Units Completed
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/2574/00
 Category: 7 - Discounted Sites
 Location: Land to North Danesmore Drive and West of Kingfisher Drive, Chesham, Bury
 District: BURY NORTH
 Existing Use: Other Protected Open Land/Local Nature Reserve
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 8.377 Density: 30
 Capacity: 250 Windfall site?: Y-L

Application Details

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

Grid Reference

Easting: 381665 Northing: 412009

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	250

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove OPOL designation / LNR / Resolve ecological issues

Deliverability Details (5-Year Supply)

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

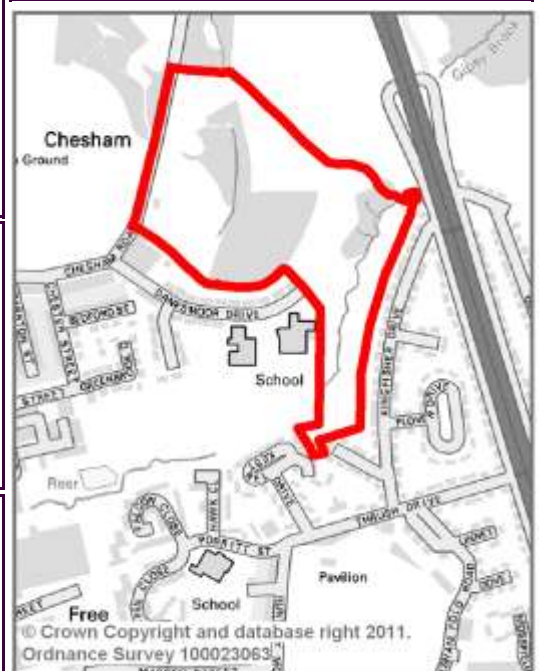
Deliverability Comments:

Site is unlikely to achieve residential development over the plan period as it is designated as a Local Nature Reserve.

Comments:

Site has been discounted as it is a Local Nature Reserve and unsuitable for residential development.

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/2700/00
 Category: 7 - Discounted Sites
 Location: Peel Holdings site suggestion at Greenmount, land off Brandlesholme Road
 District: TOTTINGTON
 Existing Use: Agricultural
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 8.211 Density: 35
 Capacity: 144 Windfall site?: Y-L

Application Details

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

Grid Reference

Easting: 378292 Northing: 414001

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	144

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

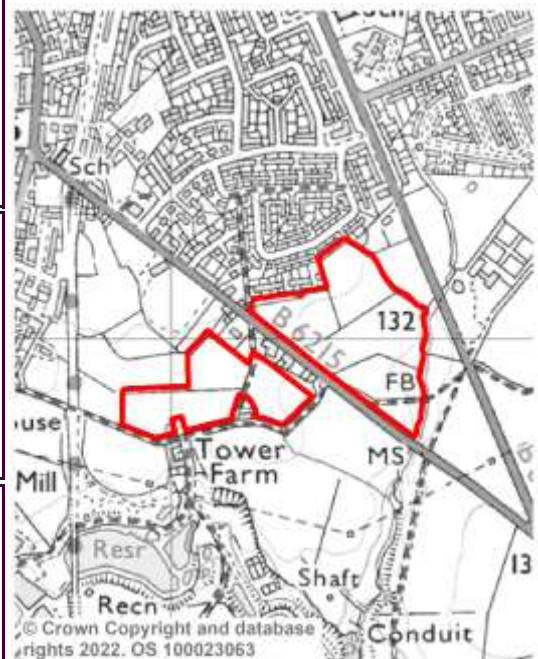
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2700/01
 Category: 7 - Discounted Sites
 Location: Land south of Shepherd Street, Tottington

District: TOTTINGTON

Existing Use: Agricultural

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 10.465 Density: 35

Capacity: 366 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 378165

Northing: 413749

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	366

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

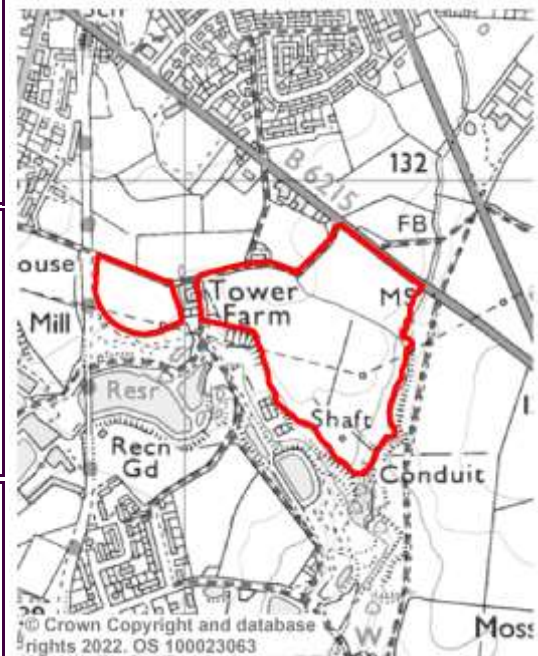
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2736/00
 Category: 7 - Discounted Sites
 Location: Land at Holcombe Road, Greenmount, Tottington

District: TOTTINGTON

Existing Use: Agricultural Use - pasture land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 5.13 Density: 23
 Capacity: 120 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 377649

Northing: 413804

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	120

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage Flood Risk and remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

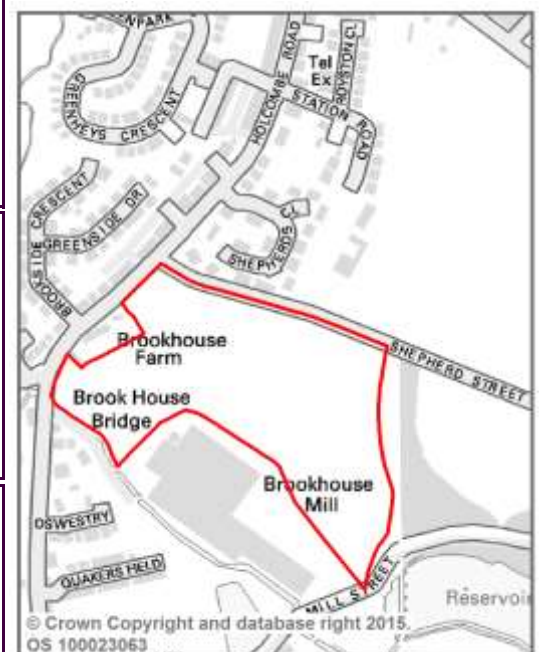
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2737/00
 Category: 7 - Discounted Sites
 Location: Higher Woodhill Farm, Woodhill Lane, Bury

District: BURY NORTH

Existing Use: Farmland - agricultural use

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 10.438 Density: 30

Capacity: 313 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 380078

Northing: 411950

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	313

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Manage Flood Risk and take site out of Green Belt and the River Valley

Deliverability Details (5-Year Supply)

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

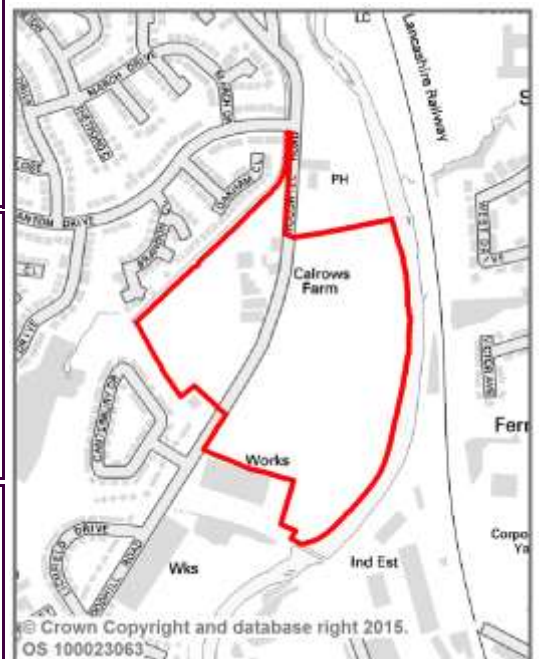
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
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/2738/00
Category: 7 - Discounted Sites
Location: Boar Edge Farm (Site 1), Woodgate Avenue, Birtle, Bury, BL9 6UQ

District: BURY NORTH

Existing Use: Agricultural pastureland.

Surrounding Use: Mixed

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

Area (Hectares): 4.003 **Density:** 25

Capacity: 100 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: N/A

Address:

Grid Reference

Easting: 383140

Northing: 411899

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	100

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

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

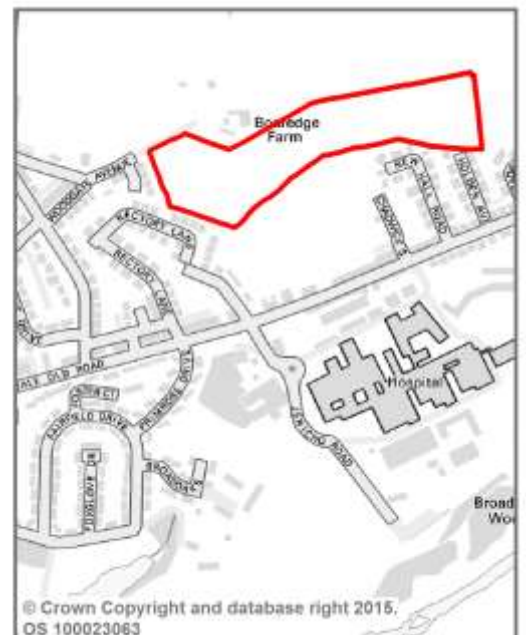
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2739/00
Category: 7 - Discounted Sites
Location: Boar Edge Farm (Site 2), Woodgate Avenue, Birtle, Bury, BL9 6UQ

District: BURY NORTH

Existing Use: Agricultural pastureland.

Surrounding Use: Mixed

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

Area (Hectares): 2.892 **Density:** 24

Capacity: 70 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: **Expiry Date:**

Applicant: N/A

Address:

Grid Reference

Easting: 382847

Northing: 411992

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	70

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

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

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

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



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2767/00	Application No.:	N/A
Category:	7 - Discounted Sites	Description:	N/A
Location:	Land East of Sunny Bank, Arthur Lane, Ainsworth, Bolton, BL2 5PN	Planning Status:	None
District:	RADCLIFFE	Permission Date:	N/A
Existing Use:	Agriculture	Expiry Date:	N/A
Surrounding Use:	Mixed	Applicant:	N/A
Address:			
Land Use Class:	GNU	Previously developed ?:	No
Area (Hectares):	0.947	Density:	30
Capacity:	28	Windfall site ?:	Y-M
<u>Grid Reference</u>			
Easting: 375976		Northing: 410394	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>		
Completed		0	New Build Units:		0	No. Units:	0	0
Under Construction		0	Converted Units:		0			
Available		28						
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		
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)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
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:	N
				Multiple Ownership:	U

Constraint Solutions

Remove Green Belt and other policy constraints from the site

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2771/00
 Category: 7 - Discounted Sites
 Location: Old Hall Farm, Old Hall Lane, Stand, Whitefield, M45 7TP
 District: WHITEFIELD
 Existing Use: Agriculture
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 38.512 Density: 30
 Capacity: 1155 Windfall site?: Y-L

Application Details

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

Grid Reference

Easting: 378802 Northing: 405180

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1155

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and any other policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2772/00
Category: 7 - Discounted Sites
Location: Old Barn Farm, Knowsley Road, Ainsworth, Bury, BL2 5PX
District: RADCLIFFE
Existing Use: Complex of farm buildings and grazing land.
Surrounding Use: Open Land

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 9.33 **Density:** 30
Capacity: 280 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 376956 **Northing:** 410897

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	280

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and any other policy constraints

Deliverability Details (5-Year Supply)

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

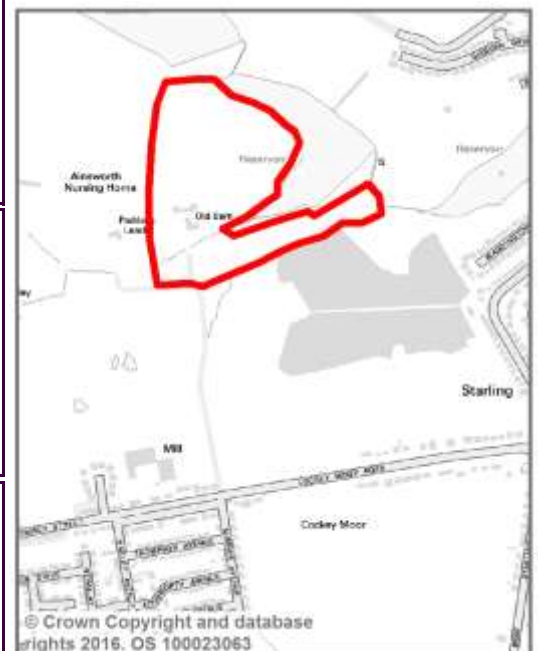
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2777/00
 Category: 7 - Discounted Sites
 Location: Land at Openshaw Farm, Bury and Bolton Road, Radcliffe, M26 4EP
 District: RADCLIFFE
 Existing Use: Agriculture
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: No
 Area (Hectares): 74.592 Density: 30
 Capacity: 2238 Windfall site?: Y-L

Application Details

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

Grid Reference

Easting: 376893 Northing: 408854

Plot Details	Site Visit	Units	Number	Affordable Housing Units:	Policy	Other
Completed	0	New Build Units:	0	No. Units:	0	0
Under Construction	0	Converted Units:	0			
Available	2238					

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)?:	Y

Constraints

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

Constraint Solutions

Remove Green Belt and any other planning constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2779/00	Application No.:	N/A
Category:	7 - Discounted Sites	Description:	N/A
Location:	Land off Hollins Lane, Unsworth, BL9 8BD	Planning Status:	None
District:	BURY SOUTH	Permission Date:	N/A
Existing Use:	Grazing land	Expiry Date:	N/A
Surrounding Use:	Mixed	Applicant:	N/A
Land Use Class:	GNU	Previously developed ?:	No
Area (Hectares):	13.03	Density:	30
Capacity:	390	Windfall site ?:	Y-L
<u>Grid Reference</u>			
Easting: 381641		Northing: 408204	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		390								
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		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)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2781/00
Category: 7 - Discounted Sites
Location: Land off Bury Road, Radcliffe, Bury, M26 2XW (Swan Lodge)

District: RADCLIFFE

Existing Use: Vacant Land/Open Space.

Surrounding Use: Mixed

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

Area (Hectares): 17.555 **Density:** 30

Capacity: 527 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 379652

Northing: 408568

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	527

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove EGA and other policy constraints and manage flood risk

Deliverability Details (5-Year Supply)

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

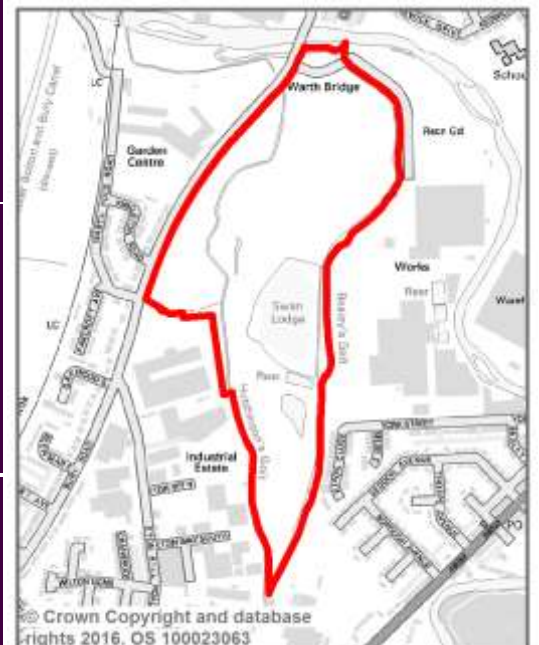
Deliverability Comments:

Site is unlikely to be released in the short-medium term for residential development due to parts of the site being located in a River Valley and an Employment Generating Area

Comments:

Site has been discounted due to various planning constraints on the site including a River Valley and an Employment Generating Area.

Year	Expected Units Completed
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/2782/00
Category: 7 - Discounted Sites
Location: Land to the north east of Nuttall Lane, Ramsbottom, Bury, BL0 9LN

District: RAMSBOTTOM

Existing Use: The site is currently vacant greenfield land.

Surrounding Use: Mixed

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 6.19 **Density:** 30
Capacity: 186 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379065

Northing: 416266

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	186

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove River Valley designation and manage flood risk

Deliverability Details (5-Year Supply)

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

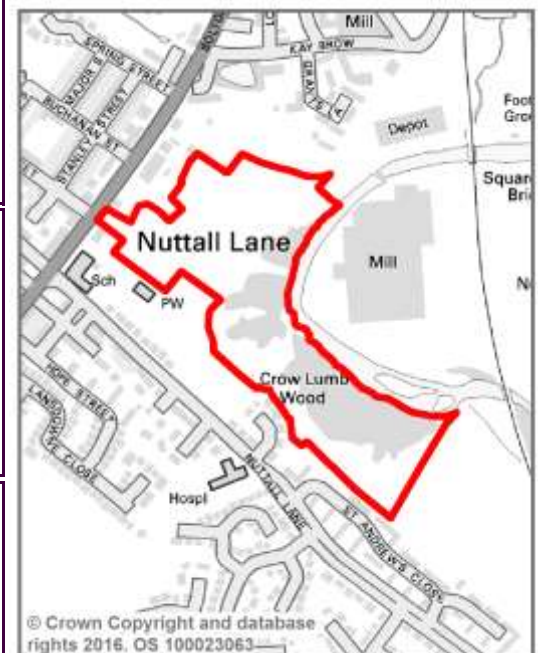
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as it lies within a River Valley

Year	Expected Units Completed
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/2783/00
Category: 7 - Discounted Sites
Location: Nuttall Lane South - Land to the North East of St Andrews Close, Ramsbottom, BL0 9LB

District: RAMSBOTTOM

Existing Use: The site is greenfield land.

Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 3.302 **Density:** 30
Capacity: 100 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379315

Northing: 415978

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	100

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove River Valley designation and manage flood risk

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within a River Valley

Year	Expected Units Completed
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/2784/00
Category: 7 - Discounted Sites
Location: Land at Oak Avenue, Holcombe Brook, Ramsbottom, BL0 9WD

District: RAMSBOTTOM

Existing Use: The site is currently open space but in private ownership.

Surrounding Use: Residential

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.954 **Density:** 30
Capacity: 29 **Windfall site?:** Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378378

Northing: 414766

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	29

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Recreation designation

Deliverability Details (5-Year Supply)

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

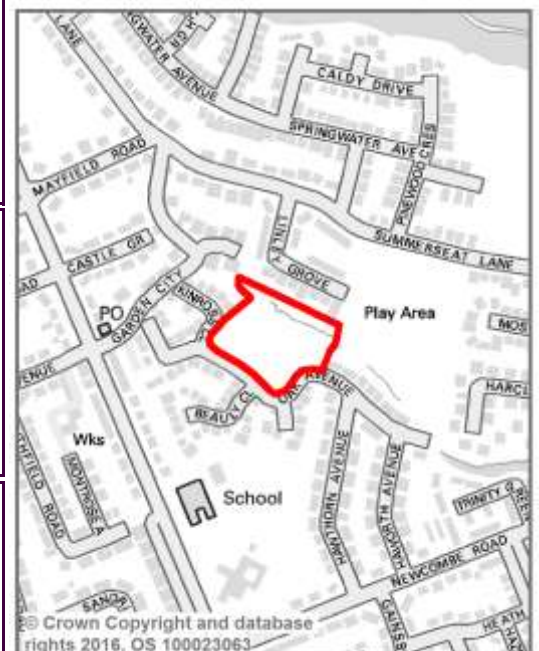
Deliverability Comments:

Site is unlikely to be released for residential development due to its current use as protected recreation

Comments:

Site has been discounted as the site is a Recreation Area

Year	Expected Units Completed
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/2785/00
Category: 7 - Discounted Sites
Location: Warth Business Centre/Industrial Park, Radcliffe Road, Bury, BL9 9NB

District: BURY NORTH

Existing Use: Industrial / Undeveloped

Surrounding Use: Mixed

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

Area (Hectares): 12.671 **Density:** 30

Capacity: 380 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 379396

Northing: 409405

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	380

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development in the short-medium term due to its continued use as an Employment Generating Area and a Recreation site and other planning constraints

Comments:

Site submitted through the GMSF call for sites. Unlikely to come forward for residential development in the short-medium term due to its continued use as an Employment Generating Area and a Recreation site and other planning constraints.

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/2787/00
 Category: 7 - Discounted Sites
 Location: Land off Cams Lane, Radcliffe, M26 3GL

District: RADCLIFFE

Existing Use: Agricultural Land

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 28.962 Density: 30
 Capacity: 869 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 377273

Northing: 406895

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	869

Units

Units	Number
New Build Units:	0
Converted Units:	0

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

Constraints

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

Constraint Solutions

Remove Green Belt and policy designations and ensure new development complies with policy RT4/7

Deliverability Details (5-Year Supply)

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

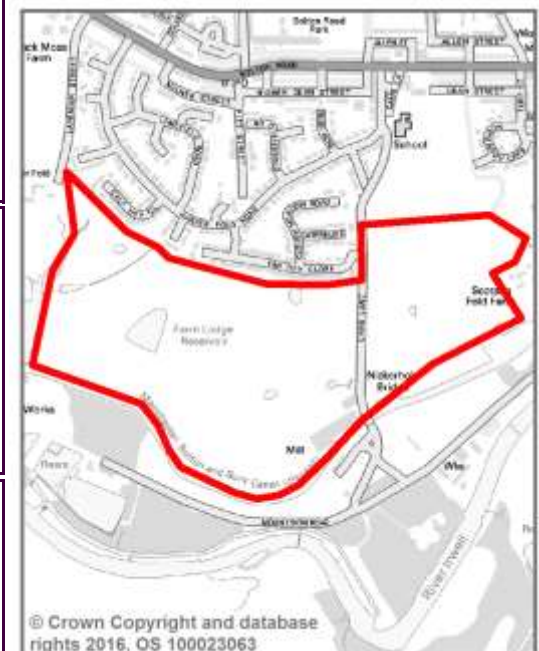
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2788/00
Category: 7 - Discounted Sites
Location: Greenbelt land to the South of Bevis Green Works (Area A), off Walmersley Old Road, Bury, BL9 6SQ
District: BURY NORTH
Existing Use: Open/vacant land
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 1.836 **Density:** 30
Capacity: 55 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 380683 **Northing:** 413552

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	55

Site Visit

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
0	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove site River Valley designation

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within a River Valley.

Year	Expected Units Completed
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/2789/00
Category: 7 - Discounted Sites
Location: Greenbelt land to the North of Bevis Green Works and M66 (Area D), Bentley Lane, Bury, BL9 6RZ
District: BURY NORTH
Existing Use: Open land
Surrounding Use: Open Land

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 7.019 **Density:** 30
Capacity: 210 **Windfall site ?:** Y-L

Application Details

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

Grid Reference

Easting: 381226 **Northing:** 414382

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	210

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt, River Valley and other designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2790/00	Application No.:	N/A
Category:	7 - Discounted Sites	Description:	N/A
Location:	Land to east of 60 Bradley Fold Road, Radcliffe, BL2 5QP	Planning Status:	None
District:	RADCLIFFE	Permission Date:	N/A
Existing Use: Garage and open space		Expiry Date:	N/A
Surrounding Use: Mixed		Applicant:	N/A
Land Use Class: GNU		Previously developed ?:	No
Area (Hectares):	0.018	Density:	56
Capacity:	1	Windfall site ?:	Y-S
<u>Grid Reference</u>			
Easting:		376428	Northing:
			409924

<u>Plot Details</u>		<u>Site Visit</u>	<u>Units</u>		<u>Number</u>	<u>Affordable Housing Units:</u>		
Completed		0	New Build Units:		0	No. Units:	0	0
Under Construction		0	Converted Units:		0			
Available		1						
<u>House Type Details</u>		<u>Number</u>	<u>Bedroom Details</u>		<u>Number</u>	<u>Tenure Details</u>		
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)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Remove site from Green Belt

Deliverability Details (5-Year Supply)

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

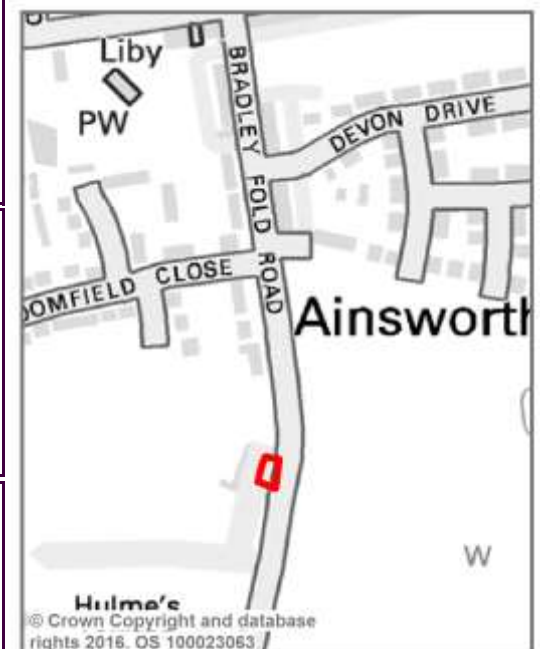
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2805/00
 Category: 7 - Discounted Sites
 Location: Land opposite 60 to 76 Darlington Close, Bury, BL8 1UG
 District: BURY NORTH
 Existing Use: Vacant
 Surrounding Use: Mixed
 Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.286 Density: 31
 Capacity: 9 Windfall site?: Y-S

Application Details

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

Grid Reference

Easting: 378928 Northing: 412076

Plot Details		Site Visit	Units		Number	Affordable Housing Units:			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		9								
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)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Remove River Valley designation

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Site has been discounted as the site is within the River Valley and protected recreation land.

Year	Expected Units Completed
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/2806/00
 Category: 7 - Discounted Sites
 Location: Land west of 44 Whitburn Drive, Bury, BL8 1EH

District: BURY NORTH

Existing Use: Informal Recreation

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: No
 Area (Hectares): 0.837 Density: 36
 Capacity: 30 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 378980

Northing: 412373

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site has been discounted as the site is within the Green Belt.

Year	Expected Units Completed
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/2822/00
Category: 7 - Discounted Sites
Location: Land to the east of Touch Road, Walmersley, Bury, BL9 5JF

District: BURY NORTH

Existing Use: Agriculture

Surrounding Use: Mixed

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

Area (Hectares): 4.842 **Density:** 31

Capacity: 150 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 380311

Northing: 413294

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	150

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove planning policy constraints and take land out of Green Belt

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Agent suggests capacity circa 150 dwellings. Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 but site discounted as in Green Belt

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



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/2849/00	Application No.:	N/A
Category:	7 - Discounted Sites	Description:	N/A
Location:	1st Draft GMSF Site Allocation OA4 - Holcombe Brook	Planning Status:	None
District:	TOTTINGTON	Permission Date:	N/A
Existing Use: Open Land and a Sports Club		Expiry Date:	N/A
Surrounding Use: Mixed		Applicant:	
Land Use Class: GNU		Address:	
Previously developed ?:	No	Grid Reference	
Area (Hectares):	5.028	Easting:	378550
Density:	20	Northing:	414136
Capacity:	100	Windfall site ?:	
	Y-L		

<u>Plot Details</u>		<u>Site Visit</u>	<u>Units</u>		<u>Number</u>	<u>Affordable Housing Units:</u>		
Completed		0	New Build Units:	100		Policy	Other	
Under Construction		0	Converted Units:	0	No. Units:	0		0
Available		100						
<u>House Type Details</u>		<u>Number</u>	<u>Bedroom Details</u>		<u>Number</u>	<u>Tenure Details</u>		
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)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Remove GB and RV designations. Further masterplanning to identify solutions to constraints.

Deliverability Details (5-Year Supply)

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

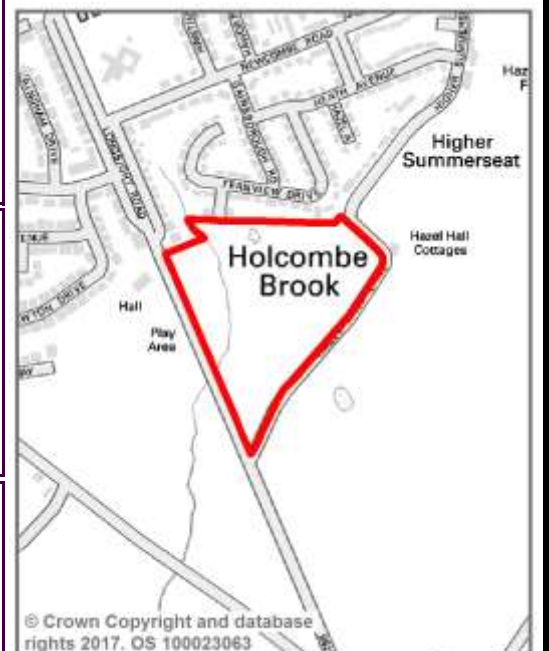
Deliverability Comments:

The site is unlikely to deliver residential development in the due to planning constraints, particularly as it is within the Green Belt and is no longer proposed in PFE.

Comments:

Site was proposed to be released from the Green Belt through the First Draft GMSF for 100 dwellings, however it is no longer intended to take this site forward. Net area excludes Holcombe Brook Sports Club.

Year	Expected Units Completed
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/2850/00
Category: 7 - Discounted Sites
Location: 1st Draft GMSF Site Allocation OAG - Baldingstone (Bevis Green)

District: BURY NORTH

Existing Use: Open Land

Surrounding Use: Mixed

Land Use Class: GU **Previously developed?:** No
Area (Hectares): 2.4 **Density:** 25
Capacity: 60 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 381043

Northing: 414101

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	60

Units

Units	Number
New Build Units:	60
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)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

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

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the due to planning constraints, particularly as it is within the Green Belt. This part of the site is retained as open space in HL/2303/00.

Comments:

Site was proposed to be released from the Green Belt through the 1st Draft GMSF, however it is no longer intended to be taken forward. Net area excludes motorway buffer area.

Year	Expected Units Completed
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/2851/00
Category: 7 - Discounted Sites
Location: Field to Bank Lane Farm, 4 Higher Fold Lane, Shuttleworth BL0 0DW
District: RAMSBOTTOM
Existing Use: Open/vacant land
Surrounding Use: Mixed

Land Use Class: BNU **Previously developed ?:** No
Area (Hectares): 1.049 **Density:** 31
Capacity: 32 **Windfall site ?:** Y-L

Application Details

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

Grid Reference

Easting: 380070 **Northing:** 417247

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	32

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt designation and other planning policy constraints

Deliverability Details (5-Year Supply)

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

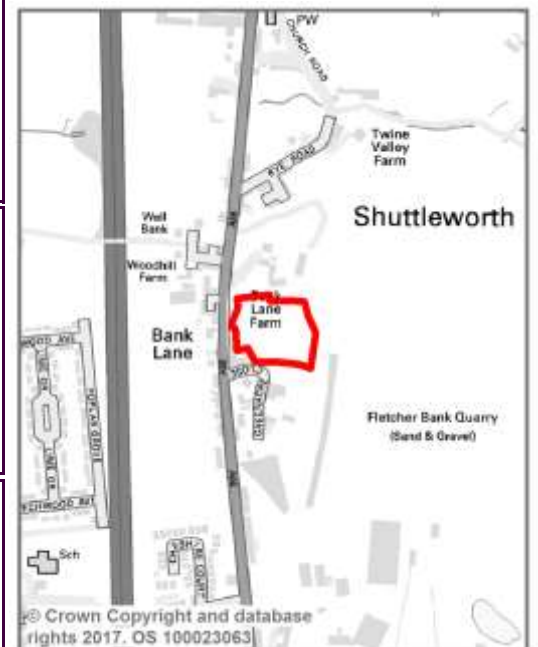
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2852/00
Category: 7 - Discounted Sites
Location: Land north of 5 Coniston Close, Ramsbottom, BL0 9YE
District: RAMSBOTTOM
Existing Use: Agriculture and Open Land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 0.822 **Density:** 30
Capacity: 25 **Windfall site ?:** Y-M

Application Details

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

Grid Reference

Easting: 379089 **Northing:** 417573

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	25

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2853/00
Category: 7 - Discounted Sites
Location: Greenmount Golf Club, Greenhalgh Fold Farm, Greenmount, Bury, BL8 4LH

District: TOTTINGTON

Existing Use: Recreation - Golf Club

Surrounding Use: Mixed

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

Area (Hectares): 16.533 **Density:** 30

Capacity: 496 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 377296

Northing: 414218

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	496

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:

0

0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt, River Valley and other planning designations

Deliverability Details (5-Year Supply)

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

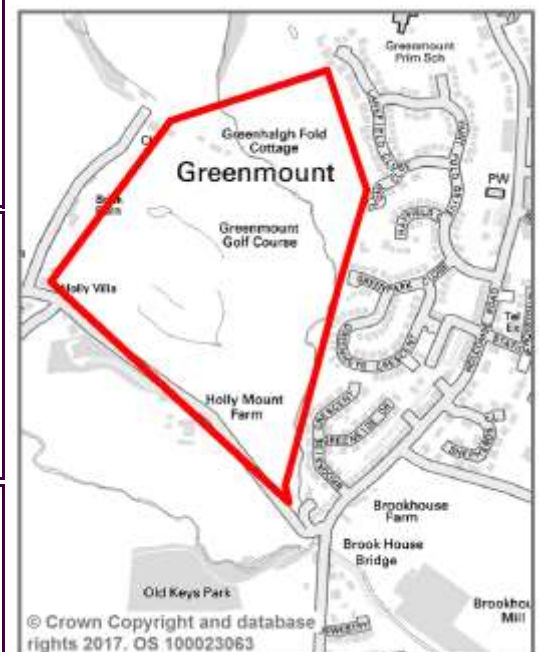
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2854/00
Category: 7 - Discounted Sites
Location: Land east of Stormer Hill Fold, Holcombe Road, Tottington, Bury, BL8 4AX
District: TOTTINGTON
Existing Use: Grazing Accommodation Land
Surrounding Use: Mixed
Land Use Class: U/K **Previously developed?:** No
Area (Hectares): 2.509 **Density:** 29
Capacity: 49 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 377560 **Northing:** 413540

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	49

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt, River Valley and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16 and Local Plan Call for Sites Exercise in Sept/Oct 2017. Capacity based on Miller Homes PfE rep PFE19883. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2855/00
Category: 7 - Discounted Sites
Location: Land opposite 67 to 121 Turton Road, Tottington, Bury, BL8 4AW
District: TOTTINGTON
Existing Use: Grazing Accommodation Lane
Surrounding Use: Mixed

Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 6.946 **Density:** 30
Capacity: 151 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 377331 **Northing:** 413440

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	151

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt, River Valley and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Capacity based on Miller Homes PFE rep PFE19883. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2856/00
Category: 7 - Discounted Sites
Location: Land at Paddock Leach, Paddock Leach Barn, Ainsworth, Bolton, BL2 5PX
District: RADCLIFFE
Existing Use: Agricultural
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 21.884 **Density:** 30
Capacity: 656 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 376461 **Northing:** 410984

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	656

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2857/00
 Category: 7 - Discounted Sites
 Location: Barrack Fold Farm, Knowsley Road, Ainsworth, Bury, BL2 5PU
 District: RADCLIFFE
 Existing Use: Farming
 Surrounding Use: Open Land
 Land Use Class: GU Previously developed?: No
 Area (Hectares): 9.546 Density: 30
 Capacity: 287 Windfall site?: Y-L

Application Details

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

Grid Reference

Easting: 376249 Northing: 410941

Plot Details		Site Visit	Units		Number	Affordable Housing Units:			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		287								
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:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

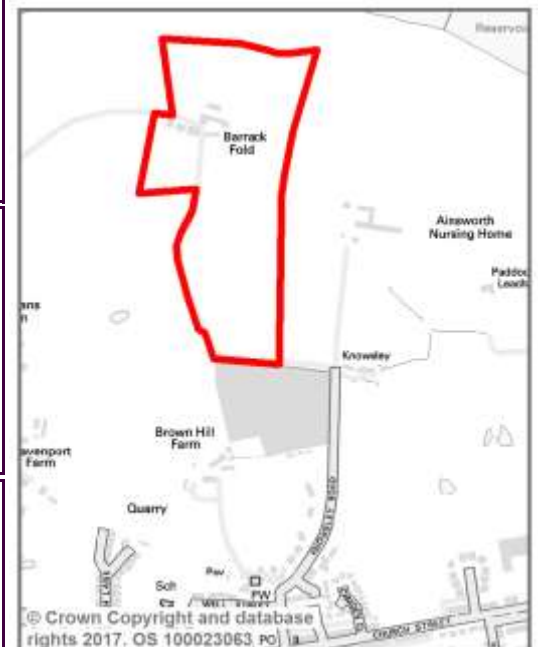
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2858/00
Category: 7 - Discounted Sites
Location: Land opposite Arthur Lane Farm, Arthur Lane, Ainsworth, Radcliffe, BL2 5PR
District: RADCLIFFE
Existing Use: Agricultural
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 8.025 **Density:** 30
Capacity: 240 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 376012 **Northing:** 410929

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	240

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2859/00
 Category: 7 - Discounted Sites
 Location: Land at 41 Bury Old Road, Bury, BL2 5PF

District: RADCLIFFE

Existing Use: Residential

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.753 Density: 31

Capacity: 23 Windfall site?: Y-M

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 375828

Northing: 410346

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	23

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt

Year	Expected Units Completed
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/2860/00
Category: 7 - Discounted Sites
Location: Land South of 149 - 217 Bury New Road (A58), Radcliffe, BL2 6QQ
District: RADCLIFFE
Existing Use: Agriculture
Surrounding Use: Mixed

Land Use Class: BNU **Previously developed ?:** No
Area (Hectares): 13.887 **Density:** 30
Capacity: 417 **Windfall site ?:** Y-L

Application Details

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

Grid Reference

Easting: 376032 **Northing:** 408896

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	417

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt designation.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for industry / warehousing in GMSF CFS. Site discounted as in Green Belt

Year	Expected Units Completed
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/2861/00
Category: 7 - Discounted Sites
Location: Land to the west of A58 / A665 Junction, Radcliffe, BL2 6QB

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

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

Area (Hectares): 6.283 **Density:** 30

Capacity: 188 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 375653

Northing: 408902

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	188

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for mixed employment use in GMSF CFS. Site discounted as in Green Belt. Capacity set at 0 as put forward for employment use.

Year	Expected Units Completed
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/2862/00
Category: 7 - Discounted Sites
Location: Land at Fletcher Bank Quarry, Whalley Road, Ramsbottom, Bury, BL0 0DD
District: RAMSBOTTOM
Existing Use: Quarry and concrete landscaping products manufacturing
Surrounding Use: Mixed
Land Use Class: BNU **Previously developed?:** Yes
Area (Hectares): 17.837 **Density:** 30
Capacity: 535 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 380315 **Northing:** 416840

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	535

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

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

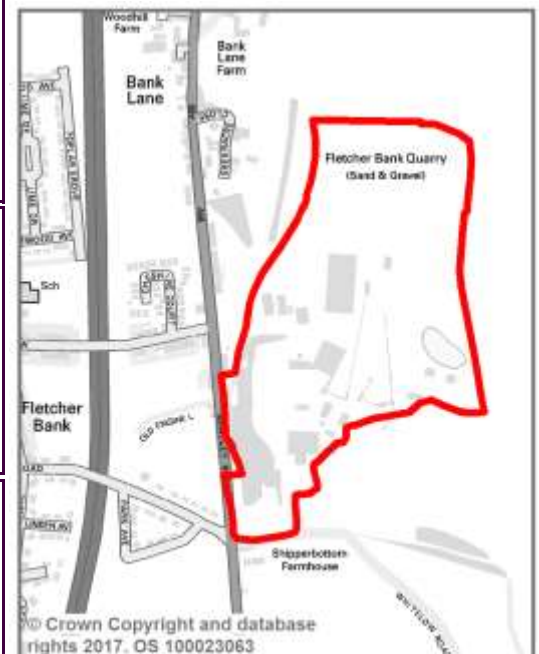
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward for Offices & Warehousing in GMSF CFS. Site discounted as in Green Belt. Capacity set at 0 as put forward for employment use.

Year	Expected Units Completed
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/2863/00
Category: 7 - Discounted Sites
Location: Land at Bramley Fold Farm, Hawkshaw Lane, Tottington, BL8 4LD
District: TOTTINGTON
Existing Use: Open land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 0.328 **Density:** 30
Capacity: 10 **Windfall site ?:** Y-S

Application Details

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

Grid Reference

Easting: 375926 **Northing:** 415199

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	10

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

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

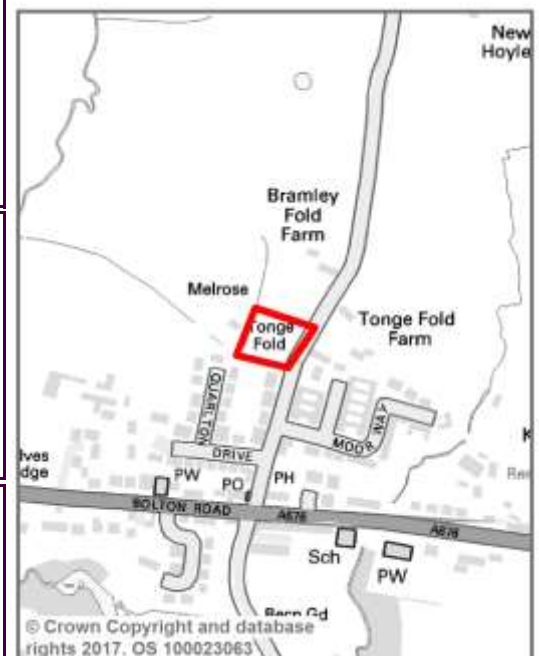
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2865/00
Category: 7 - Discounted Sites
Location: Land to West of Whalley Road, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

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

Area (Hectares): 1.892 **Density:** 35

Capacity: 66 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: P4 Planning (agent)

Address:

Grid Reference

Easting: 379937

Northing: 417492

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	66

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

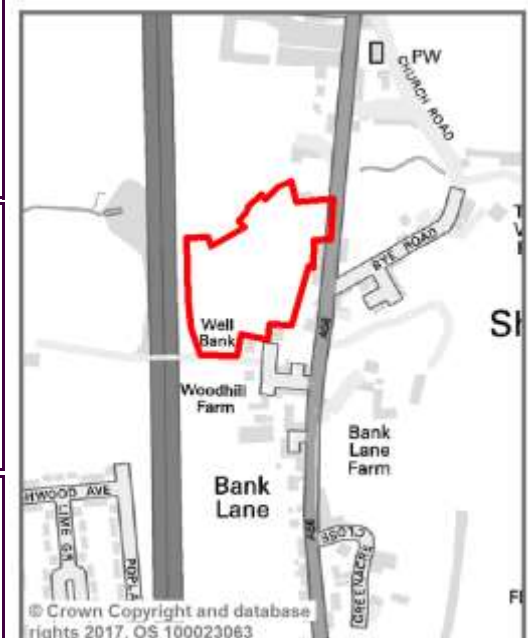
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2866/00
Category: 7 - Discounted Sites
Location: North of Ashwood Avenue, Shuttleworth, Ramsbottom

District: RAMSBOTTOM

Existing Use: Grazing

Surrounding Use: Mixed

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

Area (Hectares): 2.41 **Density:** 35

Capacity: 84 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: P4 Planning (agent)

Address:

Grid Reference

Easting: 379629

Northing: 417383

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	84

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Site boundary amended 2022 due to P/E rep.

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/2867/00
Category: 7 - Discounted Sites
Location: Land at junction of Bury Old Road and Arthur Lane, Ainsworth, Bury, BL2 5PG

District: RADCLIFFE

Existing Use: Grazing

Surrounding Use: Mixed

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

Area (Hectares): 1.08 **Density:** 30

Capacity: 32 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 375930

Northing: 410313

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	32

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2868/00
Category: 7 - Discounted Sites
Location: Land north of Bury and Bolton Road and south-east of Bradley Fold Road, Ainsworth, Bury, BL2 5QR
District: RADCLIFFE

Existing Use: Grazing

Surrounding Use: Open Land

Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 12.056 **Density:** 30
Capacity: 360 **Windfall site ?:** Y-L

Application Details

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

Applicant:

Address:

Grid Reference

Easting: 376618 **Northing:** 409554

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	360

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2869/00
Category: 7 - Discounted Sites
Location: Land surrounding Croft Industrial Estate, Off Pilsworth Road, Bury
District: BURY SOUTH
Existing Use: Open Land
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 2.867 **Density:** 30
Capacity: 86 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 381399 **Northing:** 408473

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	86

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove River Valley designation and other planning constraints

Deliverability Details (5-Year Supply)

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

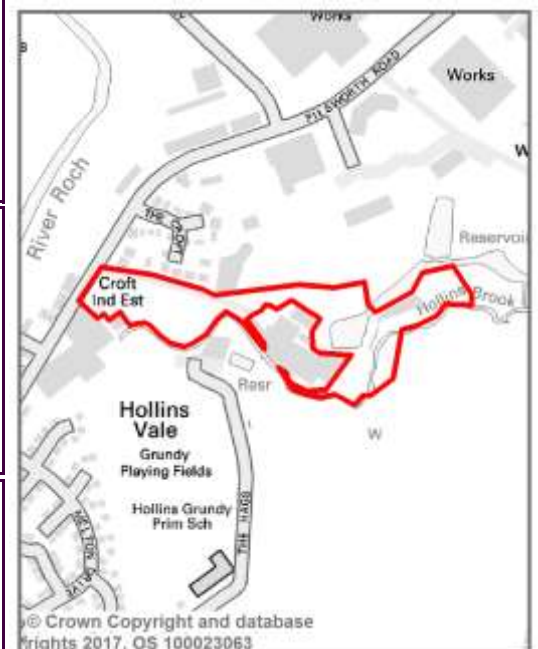
Deliverability Comments:

Site is unlikely to be released for residential development within the next five years due to planning constraints

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site boundary of submission amended to exclude the works already contained in the SHLAA (HL/2422/00). Site discounted as in Green Belt

Year	Expected Units Completed
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/2870/00
 Category: 7 - Discounted Sites
 Location: Land south of Clifton Road, Prestwich, M25 3JA

District: PRESTWICH

Existing Use: Agricultural

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 17.391 Density: 30

Capacity: 520 Windfall site?: Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant:

Address:

Grid Reference

Easting: 380457

Northing: 403705

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	520

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt.

Year	Expected Units Completed
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/2871/00
Category: 7 - Discounted Sites
Location: Land at Whitefield Golf Club, Higher Lane, Whitefield, Manchester, Whitefield, M45 7EZ
District: WHITEFIELD
Existing Use: Golf course
Surrounding Use: Mixed
Land Use Class: GU **Previously developed?:** No
Area (Hectares): 41.341 **Density:** 30
Capacity: 1240 **Windfall site?:** Y-L

Application Details

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

Grid Reference

Easting: 380243 **Northing:** 405056

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1240

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other constraints

Deliverability Details (5-Year Supply)

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

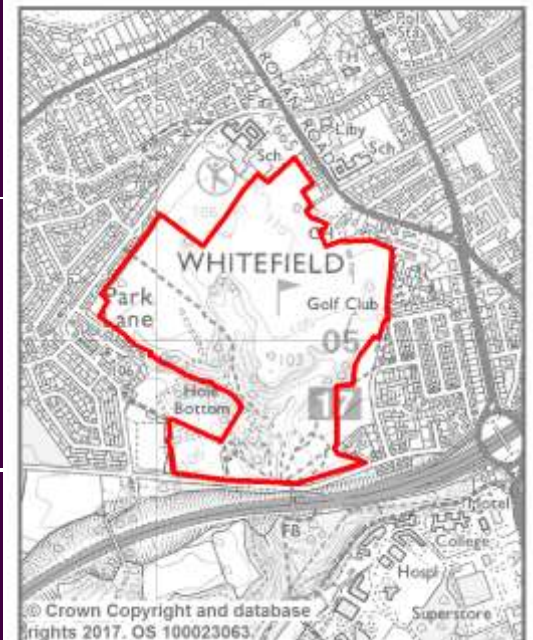
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Submitted boundary amended to exclude smaller sites on the edge of the golf course that were submitted in the LDF. Discounted as in the Green Belt. Southern part of site submitted at PFE Publication

Year	Expected Units Completed
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/2894/00
Category: 7 - Discounted Sites
Location: Land to East of Spruce Crescent, Walmersley Golf Club, Bury (Plot 3)
District: BURY NORTH
Existing Use: Open Land/Green Belt
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.757 **Density:** 35
Capacity: 26 **Windfall site?:** Y-M

Application Details

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

Grid Reference

Easting: 381042 **Northing:** 413055

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	26

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

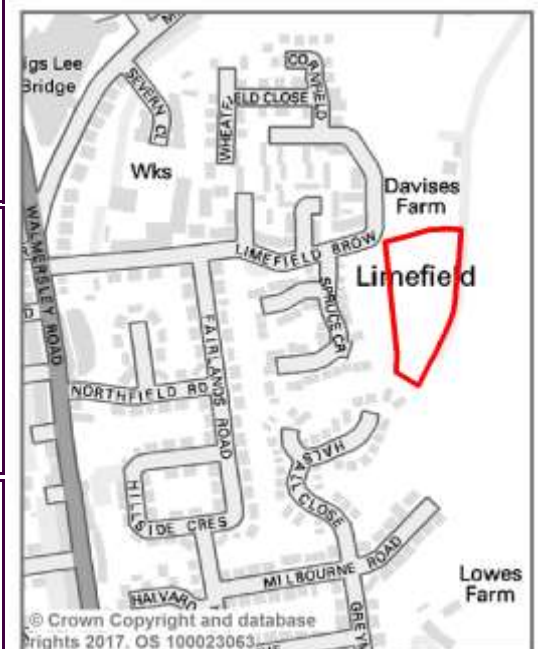
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Put forward as a site suggestion in Local Plan Reg 18 consultation and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017 (CFS-038). Discounted as in the Green Belt.

Year	Expected Units Completed
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/2896/00
Category: 7 - Discounted Sites
Location: Land north of 41 Bury Old Road, Arthur Lane, Ainsworth, Radcliffe, BL2 5PF
District: RADCLIFFE
Existing Use: Vacant
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.597 **Density:** 30
Capacity: 18 **Windfall site?:** Y-M

Application Details

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

Grid Reference

Easting: 375844 **Northing:** 410442

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	18

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt designation and other policy constraints

Deliverability Details (5-Year Supply)

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

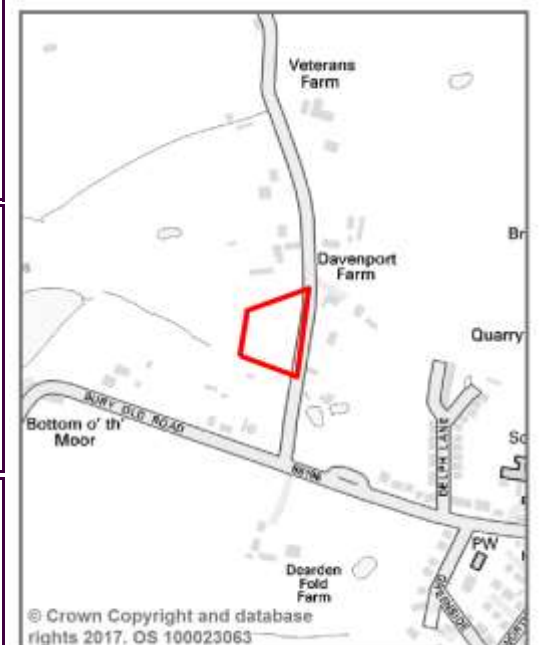
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
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/2897/00
Category: 7 - Discounted Sites
Location: Land opposite 285-293 Mount Sion Road, Radcliffe, M26 3SJ

District: RADCLIFFE

Existing Use: Agriculture

Surrounding Use: Mixed

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

Area (Hectares): 2.84 **Density:** 30

Capacity: 84 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 377644

Northing: 406766

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	84

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units:	0	0
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House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other policy designations

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of GMSF Call for Sites 2015/16. Site discounted as in Green Belt. Capacity based on 30 dwellings per hectare.

Year	Expected Units Completed
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/2900/03
Category: 7 - Discounted Sites
Location: 2019 Draft GMSF Site Allocation 1.3 - Whitefield (Northern Gateway)

District: WHITEFIELD

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU **Previously developed?:** Mix

Area (Hectares): 62.71 **Density:** 26

Capacity: 600 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant:

Address:

Grid Reference

Easting: 382389

Northing: 406475

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	600

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

No. Units:	Policy	Other
0	0	0

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove GB designation. Dev. framework drawn up by the site promoters seeks to address constraints.

Deliverability Details (5-Year Supply)

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

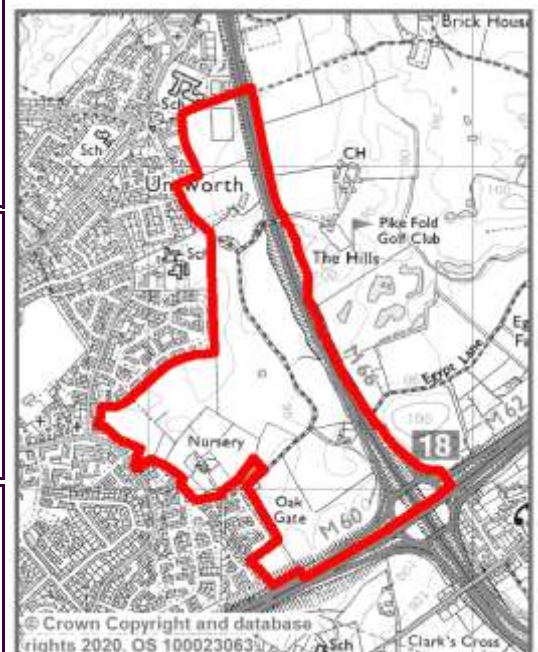
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site was proposed to be released from the 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.

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/2901/00
Category: 7 - Discounted Sites
Location: Land opposite 4 to 8 Eccles Street, Ramsbottom, BL0 9HQ
District: RAMSBOTTOM
Existing Use: Allotments, small holdings & garages (some of which disused)
Surrounding Use: Mixed
Land Use Class: MU **Previously developed?:** Mix
Area (Hectares): 0.66 **Density:** 14
Capacity: 9 **Windfall site?:** Y-M

Application Details

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

Grid Reference

Easting: 378598 **Northing:** 416912

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning designations. Resolve access issues.

Deliverability Details (5-Year Supply)

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

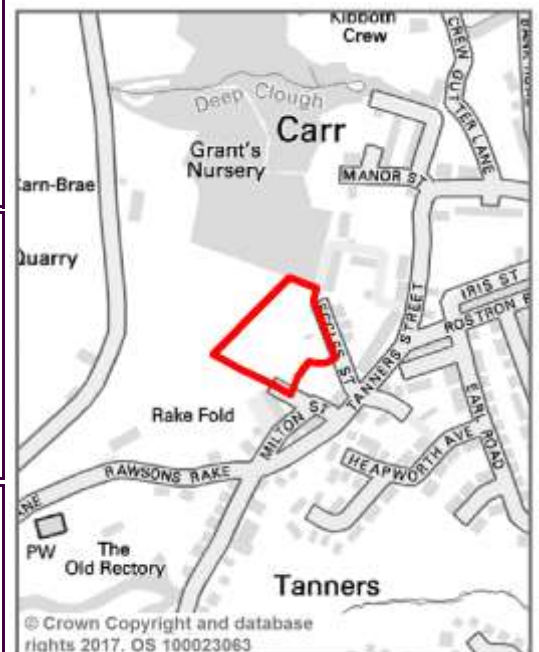
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Site put forward as part of SHLAA site suggestions exercise 2017 and also submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
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/2903/00
Category: 7 - Discounted Sites
Location: Land south of 179 to 191 Broad Oak Lane, Topping Fold, Bury, BL9 7SQ

District: BURY NORTH

Existing Use: Reservoir and vacant, open land

Surrounding Use: Mixed

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

Area (Hectares): 1.504 **Density:** 30

Capacity: 45 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 382833

Northing: 411275

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	45

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
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/2923/00
Category: 7 - Discounted Sites
Location: Land east of 15 Ripon Hall Avenue, Ramsbottom, BLO 9RE
District: RAMSBOTTOM
Existing Use: Vacant contaminated land (tip and sludge beds)
Surrounding Use: Mixed
Land Use Class: GNU **Previously developed?:** No
Area (Hectares): 0.738 **Density:** 30
Capacity: 22 **Windfall site?:** Y-M

Application Details

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

Grid Reference

Easting: 378879 **Northing:** 415799

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	22

Site Visit

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Take land out of River Valley/relax planning policy on River Valley land

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints such as a River Valley

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site is constrained by TPOs, River Valley, Wildlife Links and Corridors, SBI, Special Landscape Area. Site discounted due to planning constraints.

Year	Expected Units Completed
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/2926/00
Category: 7 - Discounted Sites
Location: Land to the east of Rylston, Woodhey Road, Holcombe Brook, Bury, BL0 9RD

District: RAMSBOTTOM

Existing Use: Fields / open space

Surrounding Use: Mixed

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

Area (Hectares): 7.455 **Density:** 60

Capacity: 450 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address: N/A

N/A

N/A

Grid Reference

Easting: 378676

Northing: 415352

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	450

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints.

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of Local Plan Call for Sites Exercise in Sept/Oct 2017. Site discounted as within the Green Belt.

Year	Expected Units Completed
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/2928/00
Category: 7 - Discounted Sites
Location: Fields to the West of Holcombe Old Road, Holcombe Brook, Ramsbottom, BL8

District: RAMSBOTTOM

Existing Use: Grazing animals

Surrounding Use: Mixed

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

Area (Hectares): 3.599 **Density:** 17

Capacity: 60 **Windfall site ?:** Y-L

Application Details

Application No.: N/A

Description: Generally flat fields which rise more steeply to the north

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 377863

Northing: 415559

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	60

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning designations.

Deliverability Details (5-Year Supply)

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

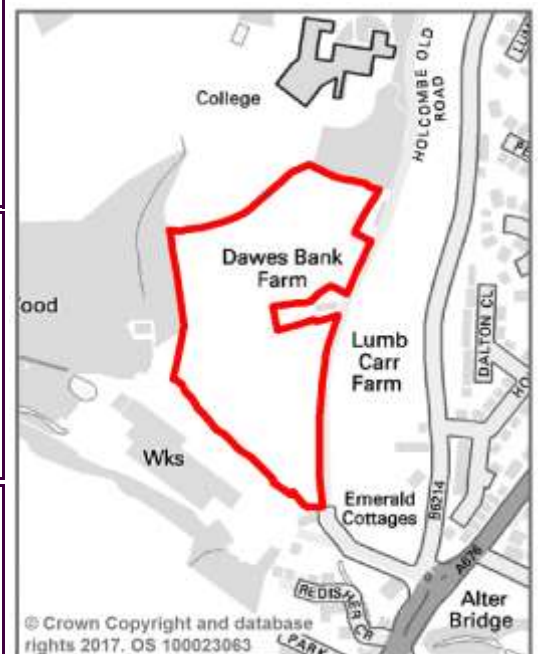
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of the SHLAA site suggestions with a suggested capacity of 60 units. Site discounted as within the Green Belt.

Year	Expected Units Completed
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/3050/00
 Category: 7 - Discounted Sites
 Location: Land to the west of Croft Lane Bury BL9 8QH

District: BURY SOUTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.888 Density: 23

Capacity: 20 Windfall site?: Y-M

Application Details

Application No.:

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant: N/A

Address:

Grid Reference

Easting: 381127

Northing: 408427

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	20

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is in Flood Zone 3, river valley and wildlife links and corridors.

Comments:

Submitted as part of the SHLAA site suggestions with a suggested capacity of 15-20 units. Site discounted due to flood risk, river valley and wildlife links and corridors.

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



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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3051/00
Category: 7 - Discounted Sites
Location: Land at Simister Bowlee (discounted part of GMSF site allocation)

District: PRESTWICH

Existing Use: Mixed

Surrounding Use: Mixed

Land Use Class: MNU **Previously developed?:** Mix

Area (Hectares): 132.02 **Density:** 25

Capacity: 750 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 383666

Northing: 406278

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	750

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	Y		
Hazardous:	N	Poor Access:	U	Levels:	U		
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:	N	Multiple Ownership:	U

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

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

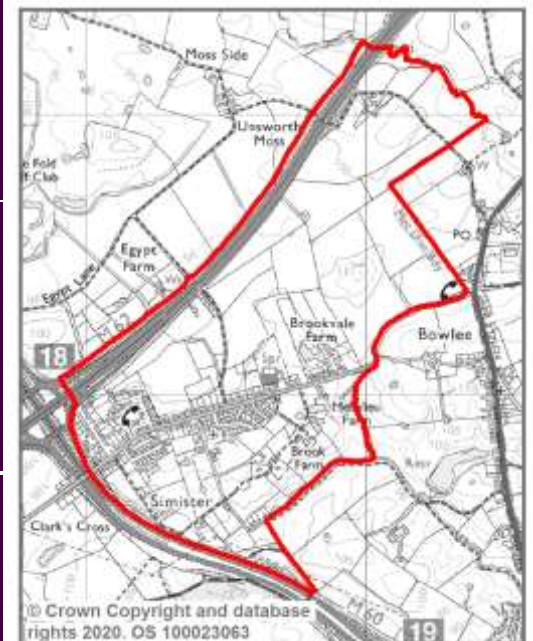
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not prosed within PFE.

Comments:

Discounted part of the Simister Bowlee allocation that was removed in 2020. Green Belt.

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

<u>Site Details</u>		<u>Application Details</u>	
Site Ref.:	HL/3052/00	Application No.:	N/A
Category:	7 - Discounted Sites	Description:	N/A
Location:	Land to the east of Starling Road (formerly part of 2016 GMSF allocation)	Planning Status:	None
District:	RADCLIFFE	Permission Date:	N/A
Existing Use:	Mixed	Expiry Date:	N/A
Surrounding Use:	Mixed	Applicant:	N/A
Address:			
Land Use Class:	MNU	Previously developed ?:	Mix
Area (Hectares):	26.94	Density:	33
Capacity:	500	Windfall site ?:	Y-L
<u>Grid Reference</u>			
Easting: 377691		Northing: 409960	

<u>Plot Details</u>		Site Visit	<u>Units</u>		Number	<u>Affordable Housing Units:</u>			Policy	Other
Completed		0	New Build Units:		0	No. Units:		0		0
Under Construction		0	Converted Units:		0					
Available		500								
<u>House Type Details</u>		Number	<u>Bedroom Details</u>		Number	<u>Tenure Details</u>		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)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

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

Constraint Solutions

Remove Green Belt and other policy constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not proposed through PFE.

Comments:

Discounted GMSF allocation that was included in 2016 but removed in 2019. Green Belt.

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/3053/00
Category: 7 - Discounted Sites
Location: Land South of M62/M60 near Heaton Park and West of the M66

District: PRESTWICH

Existing Use: Mixed - school and farmland

Surrounding Use: Mixed

Land Use Class: MNU **Previously developed?:** Mix

Area (Hectares): 50.57 **Density:** 33

Capacity: 200 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

Permission Date: N/A

Expiry Date: N/A

Applicant: N/A

Address:

Grid Reference

Easting: 383352

Northing: 405376

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	200

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	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:	N	Levels:	U		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Remove Green Belt designation

Deliverability Details (5-Year Supply)

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

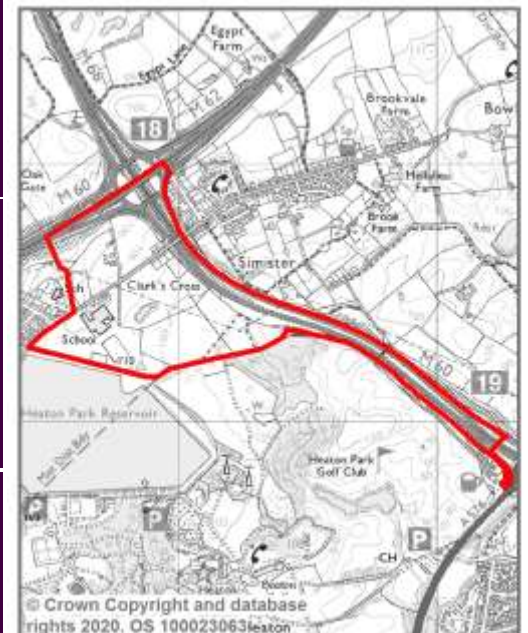
Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is not proposed through PFE.

Comments:

Area of NG1b south of M60 J18 near Heaton Park that was included in 2016 but removed in 2019. Green Belt.

Year	Expected Units Completed
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/3054/00
Category: 7 - Discounted Sites
Location: Land at Elton Brook (area formerly part of the Walshaw GMSF allocation)

District: BURY NORTH

Existing Use: Mixed - recreational use and pasture

Surrounding Use: Mixed

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

Area (Hectares): 26.96 **Density:** 0

Capacity: 0 **Windfall site?:** Y-L

Application Details

Application No.: N/A

Description: N/A

Planning Status: None

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

Applicant: N/A

Address:

Grid Reference

Easting: 378256

Northing: 411006

Plot Details

Site Visit

Completed	0
Under Construction	0
Available	0

Units

Number

New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Policy

Other

No. Units: 0 0

House Type Details

Number

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

Bedroom Details

Number

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

Tenure Details

Number

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt and is protected recreation.

Comments:

Discounted part of GMSF allocation included in 2016 but removed in 2019.
 Protected recreation and Green Belt

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/3184/00
 Category: 7 - Discounted Sites
 Location: Land to east of Fairfield Hospital

District: BURY NORTH

Existing Use:

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No
 Area (Hectares): 1.99 Density: 35
 Capacity: 70 Windfall site?: Y-L

Application Details

Application No.: N/A

Description:

Planning Status: None

Permission Date: Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 383550 Northing: 411591

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	70

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of PFE representation. Site has been discounted as it is within the Green Belt.

Year	Expected Units Completed
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/3185/00
Category: 7 - Discounted Sites
Location: Land at Old Hall Farm (south of Marle Croft/east of Old Hall Lane), Whitefield
District: WHITEFIELD
Existing Use: Agriculture
Surrounding Use:
Land Use Class: GNU **Previously developed ?:** No
Area (Hectares): 4.292 **Density:** 35
Capacity: 150 **Windfall site ?:** Y-L

Application Details

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

Grid Reference

Easting: 379244 **Northing:** 404767

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	150

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

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

House Type Details

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

Bedroom Details

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

Tenure Details

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

Sustainability

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

Constraints

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

Constraint Solutions

Remove Green Belt and other planning constraints

Deliverability Details (5-Year Supply)

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

Deliverability Comments:

The site is unlikely to deliver residential development in the short to long term due to planning constraints, particularly as it is within the Green Belt.

Comments:

Submitted as part of PFE representation. Site has been discounted as it is within the Green Belt.

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

