

BURY FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

APRIL 2020



1 Context

- 1.1 One of the Government's main objectives in the National Planning Policy Framework (NPPF) is to ensure a sufficient supply of deliverable housing sites to meet local housing targets. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 1.2 Following the revocation of the Regional Spatial Strategy in May 2013, the housing target for Bury will be established through the Greater Manchester Spatial Framework.
- 1.3 Until the adoption of a housing target for Bury, the five year supply has been calculated on the basis of the Local Housing Need of 601 dwellings per annum, calculated using the Government's standard methodology (as set out in Section 3).
- 1.4 This Statement calculates whether there is sufficient deliverable housing land for the next five years against the nationally set Local Housing Need. This is calculated on the basis of an additional 5%, 10% and 20% 'buffer' on top of the five year target.

2 Five Year Housing Land Supply

Deliverable Land

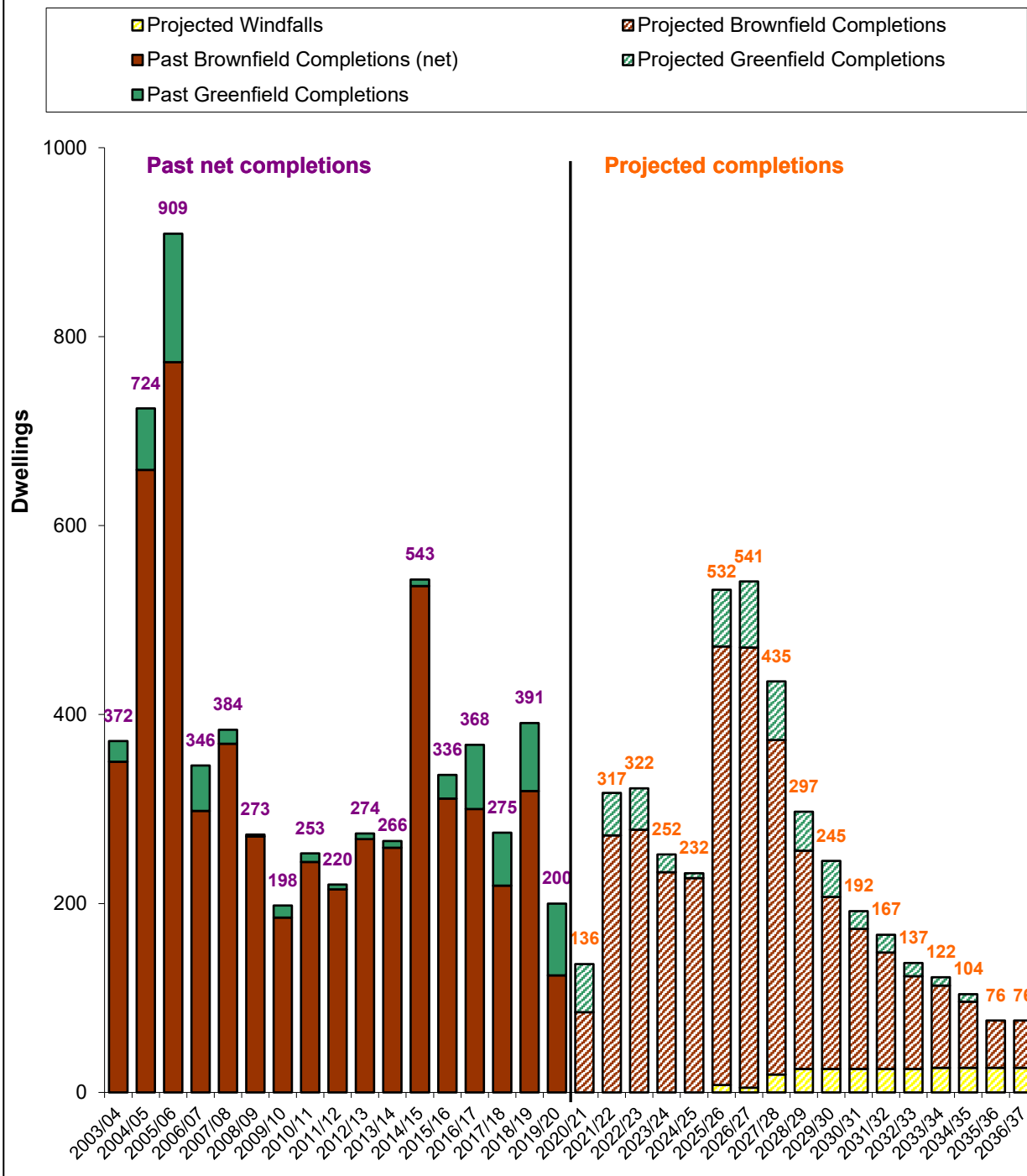
- 2.1 In the short term, the NPPF states that local authorities should be able to identify a five-year supply of deliverable housing land to meet the housing requirements within that five-year period. In order for sites for to be considered as appropriate within the five-year period they need to be deliverable.
- 2.2 The NPPF states that to be considered deliverable, sites for housing should be **available** now, offer a **suitable** location for development now, and be **achievable** with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.3 The Council has undertaken an assessment of all housing sites (both those that are currently committed and those with potential) within the Strategic Housing Land Availability Assessment 2020 (SHLAA).
- 2.4 The SHLAA details all sites within the Borough that had a planning commitment at 1 April 2020 (i.e. those sites that were under construction, had an extant planning permission or were allocated for residential purposes). In addition, the SHLAA identifies other sites within the Borough that had potential for residential development over the plan period (i.e. up to 2037).
- 2.5 Each site was assessed to determine whether it would deliver any residential development in the next five years and the estimated numbers that were likely to be delivered within that period. Only sites that were considered to meet the NPPF definition of deliverability set out above were identified as having the potential to deliver housing within the next five years. Although there is potential for other identified sites to come forward within the next five years, the NPPF definition has been adhered to. Additional unidentified sites may also come forward as windfalls, however no allowance has been made over the next five years.
- 2.6 Appendix 1 contains a list of all those sites within the SHLAA database that the Council considers will deliver new housing units within the rolling five-year period (i.e. 1 April 2020 to 31 March 2025). This Statement assesses this evidence of supply against the Local Housing Need and emerging GMSF housing target.

Housing Trajectory

- 2.7 The SHLAA database provided a detailed assessment of the amount of housing that each site is expected to deliver each year, as set out in the housing trajectory below (Figure 1).

Figure 1

Housing Trajectory



- 2.8 The envisaged housing trajectory shows that **1,259** units are expected to be completed on housing sites within Bury over the next five years (2020-2025). This equates to an average completion rate of 252 dwellings per annum over the next five years.
- 2.9 The SHLAA has robustly assessed the sites that currently have a planning commitment and has made realistic assumptions on the delivery of these sites (including sufficient lead in times where appropriate and annual build rates). It has also made realistic assumptions on the delivery of sites that are emerging.

3 Housing Target

Local Housing Need

3.1 The current standard method for assessing local housing need includes 3 steps:

Step 1: Setting the baseline

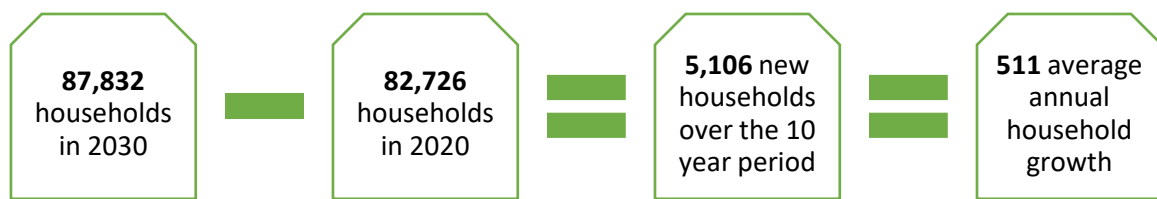
Step 2: An adjustment to take account of affordability

Step 3: Capping the level of any increase.

Step 1 – Setting the baseline

3.2 The baseline is set using the national household growth projections for the area of the local authority. The current methodology states that the projected average annual household growth over a 10 year period, based on the 2014-based housing projections, must be calculated (this should be 10 consecutive years, with the current year being the first year).

Figure 2 - Step 1: Setting the baseline (2014-based household projections)



Step 2 – An adjustment to take account of affordability

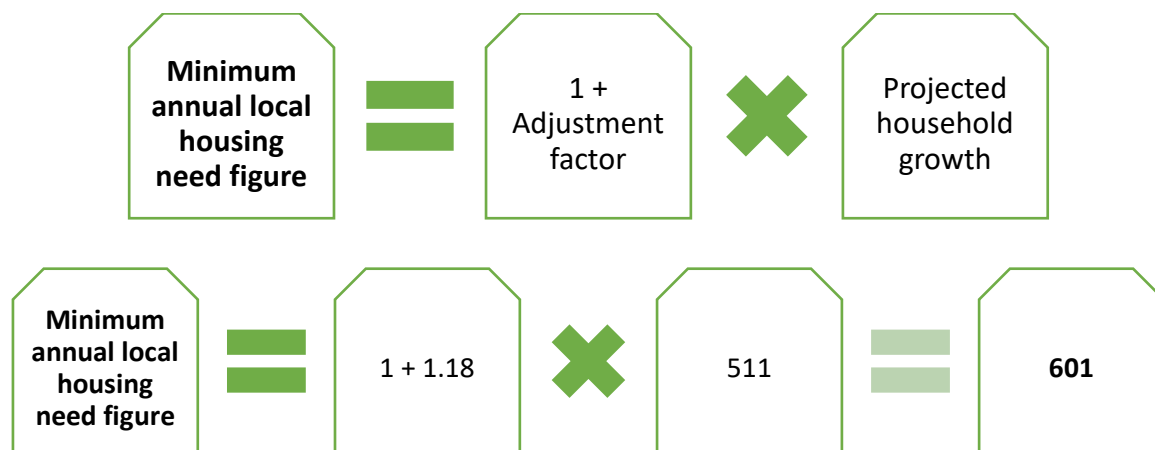
3.3 The average annual projected household growth as calculated in Figure 2 may then need to be adjusted based on the affordability of the area. The most recent median workplace-based affordability ratios published by the ONS at a local authority level should be used. For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increase by a quarter of a percent. No adjustment is applied where the ratio is 4 or below. The precise formula is as follows:

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

3.4 Bury's workplace based affordability ratio is **6.82**. The adjustment is calculated as below:

$$\text{Adjustment factor} = \left(\frac{6.82 - 4}{4} \right) \times 0.25 = 0.18$$

3.5 The adjustment factor for Bury is therefore 0.18 and is used as below:



Capping the level of any increase

- 3.6 The next step in the LHN methodology is to apply a cap which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing. In Bury's case, the local housing need figure is capped at 40% above whichever is the higher of:
- the projected household growth for the area over the 10 year period identified in step 1; or
 - the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).
- 3.7 Bury does not currently have an adopted annual housing requirement figure, and as the LHN figure is less than 40% above the figure identified in step 1, no cap is applicable in this case. The annual LHN figure for Bury is therefore **601**.

Applying a Buffer

- 3.8 The NPPF requires a buffer to be applied to the five year supply (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 3.9 'Significant under delivery' will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

Housing Delivery Test

- 3.10 The NPPF introduces the Housing Delivery Test (HDT), which is a measure of net additional dwellings delivered against the number of homes required, using a

rolling three year period. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

- 3.11 Transitional arrangements apply to the introduction of the HDT which mean that the 2017/18 housing need figure is based on previous household projections, as set out in Table 1. 2018/19 and 2019/20 are based on the local housing need using the 2014-based projections and the affordability information that was available in that year.

Table 1 - Housing Delivery Test

Year	Source of housing need figure	Figure for Bury	Net completions	Communal accommodation allowance	Number of homes delivered
2017/18	2014-based household projections, 2017-2027 annual average	529	275	2	277
2018/19	LHN based on 2014-based 2018-28 projections, 2017 affordability ratio	608	390	0	390
2019/20	LHN based on 2014-based 2019-2029 projections, 2018 affordability ratio	589	200	1	201
TOTAL		1,726			868
Housing Delivery Test Assessment			$\frac{868}{1,726} \times 100 =$		50%

- 3.12 The 2020 HDT equates to 50%. Therefore a 20% buffer applies to the Five Year Land Supply. Applying a **20%** buffer to the five year LHN figure increases the **total five year target to 3,606 dwellings, utilising the Local Housing Need** calculated using the Government's standard method.

4 Five Year Supply Calculations

- 4.1 To determine whether the five year target can be met, the amount of envisaged supply is divided by the five year housing target and then the resulting figure needs to be multiplied by 100 in order to express the supply as a percentage. Anything at or above 100% shows that the five year target can be met from the identified supply and, conversely, a figure below 100% means that the target cannot be met.
- 4.2 The level of housing supply is generally measured in 'number of years'. On the basis that 100% is equal to five years, 20% is equal to one year.
- 4.3 Table 2 provides a summary of the five year supply calculations, based on the Local Housing Need. There is no need to allow for a backlog on the LHN as the affordability adjustment takes account of past under-delivery.

Table 2 - Five year supply based on Local Housing Need

	Local Housing Need		
	5%	10%	20%
LHN (601 per annum)	3,005	3,005	3,005
Buffer	150	301	601
Total Target	3,155 (631 per yr)	3,306 (661 per yr)	3,606 (721 per yr)
Supply	1,259	1,259	1,259
Percentage	40%	38%	35%
Years Supply	2.0	1.9	1.7

- 4.4 The figures in Table 2 indicate that the Council is unable to demonstrate a five year supply based on the Local Housing Need, irrespective of the buffer.

Appendix 1 – Available units on sites deliverable within 5 years

Category 1: Under Construction

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/1708/01	The Manor House, Fletcher Fold, Bury	1	The site is currently under construction.	The site has planning permission	The site is under construction.	0	1	0	0	0	1
HL/1997/00	Adj 2 Barnhill Drive, Prestwich	1	The Site is available.	The site has planning permission	There is a reasonable prospect that the site will come forward within five years.	1	0	0	0	0	1
HL/2004/00	11 Bury Road, Radcliffe	1	Parts of the site are currently occupied but there is potential for the site to become available in the medium term.	The site has planning permission	There is a reasonable prospect that the site will come forward within ten years.	0	8	0	0	0	8
HL/2070/00	Cobden Mill, Square Street, Ramsbottom	1	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site has planning permission	There is a reasonable prospect that the site will come forward within five years given the good locality and conditions of the site.	0	13	0	0	0	13
HL/2144/00	Bridgefield Drive, Bury	1	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site has planning permission	The site has the potential to come forward in the short to medium term.	1	0	0	0	0	1
HL/2164/01	Land adjacent to Hardman Fold Farm, Hardman Street, Radcliffe, Manchester, M26 4GY	1	Site is available for residential development	The site is suitable for residential development.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

¹ Category 1 = Under construction

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2252/00	Royal British Legion Club, off Water Street, Radcliffe	1	The site is currently under construction.	Suitable site	Residential development could be achieved on the site in the short term.	0	10	9	0	0	19
HL/2287/01	Land adjacent to 19A New Road, Radcliffe, Manchester, M26 1LS	1	Site is available for residential development.	Site is a large sloping greenfield site within the River Valley.	The site has the ability to achieve residential development in the next five years	0	6	5	0	0	11
HL/2298/00	17 Sheepfoot Lane, Prestwich	1	The site is currently under construction.	Site has planning permission	The site is currently under construction, nearing completion.	1	0	0	0	0	1
HL/2305/00	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY	1	The site has planning permission	Site now has outline planning consent	The site is currently under construction.	30	15	0	0	0	45
HL/2353/00	Land to the west of Manchester Road, Ramsbottom, Bury, BLO 0BZ	1	The site is currently designated as Other Protected Open Land but has been granted planning permission. This designation is likely to be removed through the emerging Local Plan.	The site is currently designated as Other Protected Open Land but the emerging Local Plan intends to remove this designation.	The site has the ability to achieve residential development in the next five years	0	0	18	17	0	35
HL/2394/00	Site of former Cussons Sons & Co Ltd, Kersal Vale Road, Prestwich, M7 0GL	1	Site is currently available and work on site has commenced.	The site identified as being suitable for continued employment use. River Valley and flood risk issues also.	The site has planning permission and work on site has commenced.	0	19	30	30	30	109
HL/2453/00	Land Adj Siddall Street, Radcliffe	1	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site is suitable for residential development.	The site is currently under construction.	2	3	0	0	0	5
HL/2481/00	Land Adjacent to 7 Westlands, Whitefield	1	Site is currently available	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	4	0	0	4
HL/2539/00	Spenside, Bury and Bolton Road, Radcliffe, M26 4LA	1	Owner has put the site forward as a potential site but site is considered unsuitable	Site is constrained by virtue of its location within the Green Belt	Site could achieve residential development if released for housing	3	0	0	0	0	3

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2581/00	201 Manchester Road, Bury	1	The public house is vacant and available for conversion.	Site is suitable	It is possible that the site will be developed in the next five years	0	4	0	0	0	4
HL/2583/00	Land south of Brick House Farm, Castle Road, Unsworth	1	Site is vacant and available for development	Site has planning permission	The site is under construction.	3	4	0	0	0	7
HL/2632/00	Old Bartles Farmhouse, Watling Street, Affetside, Bury, BL8 3QS	1	Site is available for residential development	Site is suitable for residential use	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2647/00	Masons Arms, 241 Walmersley Old Road, Bury, BL9 6RU	1	Site is available for residential development	Site is suitable	The site has the ability to achieve residential development in the next five years	3	0	0	0	0	3
HL/2672/00	Land adjacent to Outwood Gate Farm, Ringley Road West, Radcliffe, Manchester, M26 1DL	1	Site is available for residential development	Site is suitable	The site has the ability to achieve residential development in the short to medium term.	5	0	0	0	0	5
HL/2681/00	Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2683/00	Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ	1	Site and buildings are vacant	Existing building in Green Belt - potential for conversion	The site has the ability to achieve residential development in the next five years	0	10	10	0	0	20
HL/2694/00	Bank Top Farm, Moorbottom Road, Holcombe, Bury, BL8 4NP	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/2703/00	Land at rear of 62 Peveril Close, Whitefield, Manchester, M45 6NR	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	2	0	0	0	0	2
HL/2740/01	299a Ainsworth Road, Radcliffe, Manchester, M26 4HF	1	The site is available for residential development.	Site has planning permission	The site is nearing completions and has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2750/00	Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB	1	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	2	3	0	0	0	5
HL/2756/00	21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	2	0	0	0	2
HL/2764/00	Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW	1	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2768/00	Bleaklow Mill, Bolton Road, Tottington, Bury, BL8 4LL	1	Site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	10	14	0	0	0	24
HL/2807/00	Garage site off Hewart Drive, Bury, BL9 7NF	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	3	0	0	3
HL/2831/00	Brook House, 122 Hollins Lane, Bury, BL9 8AH	1	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	3	0	0	0	0	3
HL/2833/00	258 Whalley Road and Adjacent Land, Shuttleworth, Ramsbottom, Bury, BL0 0EF	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2841/00	Victoria Mill, High Street, Walshaw, Bury, BL8 3FS	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	13	0	0	0	13
HL/2881/00	The Oddfellows House, 94 Manchester Road, Bury, BL9 0TH	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	2	0	0	6
HL/2916/00	Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2917/00	Garage Colony at Lilac Grove, Prestwich, M25 3DT	1	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2924/00	Bleaklow Hall, Bolton Road, Hawkshaw, Tottington, BL8 4JF	1	The site is available for residential development.	The site has planning permission.	The site has planning permission and likely to be delivered in the next five years.	3	0	0	0	0	3
HL/2930/00	Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX	1	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2937/00	391A Bury Old Road, Prestwich, Manchester, M25 1PS	1	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2942/00	Land at western end of Watkins Drive, Prestwich, Manchester, M25 0DS	1	Site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2944/00	Elizabethan Public House, Ribble Drive, Whitefield, Manchester, M45 8WJ	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	15	0	0	0	0	15
HL/2945/00	Prestwich Golf Club, Land Opposite 7 Heathlands Drive, Prestwich, M25 9XT	1	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	8	9	0	0	0	17
HL/2947/00	Land adjacent to 85 Newbold Street, Bury, BL8 2RR	1	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2948/00	Land at Edward Street, Radcliffe, Manchester, M26 1UD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	3	0	0	0	0	3
HL/2949/00	Land adjacent to Fletcher Bank garage (opposite Peel Brow) Whalley Road, Shuttleworth, Bury, BL0 0DD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2

Site ref.	Address	Cat. ¹	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2951/00	Land adjacent to 27 Shaw Street, Bury, BL9 7QD	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2961/00	48 Parkway, Prestwich, Manchester, M25 0JB	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2963/00	17-19 Parsons Lane, Bury, BL9 0LY	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	8	0	0	0	8
HL/2966/00	Land at Copper Lane, Whitefield, Manchester, M45 7TP	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2972/00	399 Rochdale Road, Bury, BL9 7DB	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	2	0	0	0	0	2
HL/2973/00	Heaton House, Brierley Street, Bury, BL9 9HN	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	6	0	0	0	0	6
HL/2992/00	21 Silver Street, Bury, BL9 0EN	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	19	0	0	0	19
HL/3023/00	Derby Chambers, 2-8 The Rock, Bury, BL9 0NT	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	7	7	0	0	14
HL/3044/00	14-16 St Marys Place, Bury, BL9 0DZ	1	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	2	0	0	0	0	2

Category 2: Planning Permission

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2132/00	Former PJ Power Site, Millett Street, Bury	2	The site is considered to be free from significant planning constraints and is considered to be available for development.	The site has planning permission	The site has the potential to come forward in the short to medium term.	0	0	18	18	0	36
HL/2146/00	East Lancs Paper Mill Site, Rectory Lane, Radcliffe	2	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site benefits from planning permission and is still considered suitable for residential development since permission was granted	There is a reasonable prospect that the site will come forward within five years given the good locality and conditions of the site.	0	0	0	25	50	75
HL/2157/00	Hutchinson Way/Hindle Street, Radcliffe	2	The site is partly occupied.	Suitable for residential development.	There is a reasonable prospect that the site will come forward in the next five years.	0	0	4	5	0	9
HL/2178/00	Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW	2	Site is considered to be available for development.	Site is suitable - adj site already built and this would be a continuation of this	The site is achievable - would be extension of the adjacent site.	0	0	5	5	4	14
HL/2183/00	Former Park Hotel - Off Lowther Road, Prestwich, M25 9GP	2	Site is considered to be available - vacant site	Suitable for residential	The site would be in demand and has been purchased by a developer keen to get the site developed	3	16	0	0	0	19
HL/2303/00	Tetrosyl Site, Bevis Green Works, Walmsley Old Road, Bury	2	Site has been vacated and site preparation has begun	Site has planning permission	The site has the potential to achieve residential development in the next five years.	0	0	40	50	50	140
HL/2311/00	Windacre Works, Mather Road, Bury, BL9 6RB	2	Site is available in the short term (0-5 years)	Site is considered suitable for residential development as a conversion.	Residential likely to be developed on this site within the next five years.	0	0	0	4	0	4

² Category 2 = Planning Permission

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2340/00	Redisher Works, Holcombe Old Road, Holcombe Brook, Ramsbottom	2	The site is vacant and has been available for residential use for a number of years.	Site is generally regarded as being suitable for housing, subject to detail and Green Belt policy.	The site has planning permission and the developer has indicated that they intend to bring the site forward in the short term.	0	9	13	0	0	22
HL/2374/01	Acorn Business Centre, Fountain Street North, Bury, BL9 7AN	2	The site is available for residential development.	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	0	0	6	13	19
HL/2476/00	Plane Trees Farm, Bradley Fold Road, Ainsworth, Radcliffe	2	Site is currently available	Site is suitable as it has planning permission	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/2527/00	Former Whittaker House, Whittaker Street, Radcliffe, M26 2TD	2	Site is currently vacant and has planning permission	Site is suitable for residential development	Site has the potential to deliver housing in the short term	0	0	4	4	0	8
HL/2578/00	Land west of Woodhill Farm, Bank Lane, Ramsbottom	2	The site is currently designated as Other Protected Open Land but has been granted planning permission and is available for residential development.	The site is currently designated as Other Protected Open Land but the emerging Local Plan intends to remove this designation. Site has recently secured planning permission.	The site has planning permission and has the ability to achieve residential development in the next 5 years.	0	7	8	0	0	15
HL/2583/01	Brick House Farm, Griffe Lane, Bury, BL9 8QS	2	Site is vacant and available for development	Site has planning permission	It is possible that the site will be developed in the next five years	0	1	0	0	0	1
HL/2592/00	2A-4 Crompton Street and 10 The Rock	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the short to medium term.	0	4	4	0	0	8
HL/2641/00	216 Ainsworth Road, Bury, BL8 2SB	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the short to medium term.	0	0	0	0	2	2

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2647/01	Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2652/00	Mountheath Industrial Estate, George Street, Prestwich	2	Owner has indicated that the site is immediately available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	30	30	30	34	124
HL/2654/00	Land adjacent St.Mary's Social Club, Pine Street, Radcliffe, M26 2WQ	2	Site is current vacant and available	Site is suitable for residential development	The site has the ability to achieve residential development in the next five years.	0	0	7	8	0	15
HL/2675/00	Former Radcliffe Times Building, 44 Church Street West, Radcliffe	2	Building is currently vacant and available	Site is suitable	Site is likely to deliver housing in the next five years	10	0	0	0	0	10
HL/2687/00	Autocephalic Chapel Church, Chapel Road, Prestwich, Manchester, M25 9SS	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	1	0	0	0	0	1
HL/2715/00	6-8 Market Place, Ramsbottom, Bury, BL0 9HT	2	Site is available for residential development	Site has planing permission	The site has the ability to achieve residential development in the next five years	0	0	3	0	0	3
HL/2717/00	20 Blackburn Street, Radcliffe, Manchester, M26 1NQ	2	Site is available for residential development	Site has planning permission.	The site has the ability to achieve residential development in the short to medium term	0	0	1	0	0	1
HL/2757/00	Land at rear of Victoria Street/Claybank Drive, Tottington, Bury, BL8 4AG	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	1	1	1	0	3
HL/2758/00	Site of former garage colony off Mosley Street/Hampson Fold, Radcliffe, Manchester, M26 4PF	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	0	2	0	0	2

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2760/00	First floor, 57 Bury Old Road, Prestwich, Manchester, M25 0FG	2	Site is available for residential development	Site has planning permission	The site has the ability to achieve residential development in the next five years	0	1	0	0	0	1
HL/2794/00	5-11 George Street, Prestwich, Manchester, M25 9WS	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	4	0	0	0	4
HL/2797/00	51 Rainsough Brow, Prestwich, Manchester, M25 9XW	2	Site is available for residential development	The site has planning permission.	The site has the ability to achieve residential development in the next five years	0	8	7	0	0	15
HL/2812/00	Land at side of 122 Venwood Road and 16 River View Close, Prestwich, Manchester, M25 9TE	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2828/00	Kenyons Farm, 300 Bolton Road, Tottington, Bury, BL8 4JN	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2834/00	Top Height Farm, 90a Watling Street, Tottington, Bury, BL8 3QW	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/2842/00	Land off Rochdale Road, Bury, BL9 7AX	2	Site is vacant and available for residential development.	Suitable for residential development.	The site has the ability to achieve residential development in the next five years.	0	4	5	0	0	9
HL/2843/00	Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	6	0	0	0	6
HL/2859/01	41 Bury Old Road, Ainsworth, Bolton, BL2 5PF	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2859/02	41 Bury Old Road, Ainsworth, Bolton, BL2 5PF	2	Site is available for residential development.	The site has planning permission for change of use.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2872/00	Land at side of 46 Merton Road, Prestwich, Manchester, M25 1PL	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2877/00	Land To The Rear Of Sandy Lane, Prestwich, Manchester, M25 9PS	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/2880/00	Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR	2	Site is currently available.	Suitable for residential development.	Site is likely to deliver housing in the next five years.	0	0	3	4	0	7
HL/2886/00	Land between 8 & 9 Radelan Grove, Radcliffe, Manchester, M26 3NG	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2887/00	Land between 4 & 5 Radelan Grove, Radcliffe, Manchester, M26 3NG	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2890/00	72 Park Road, Prestwich, Manchester, M25 0FA	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	4	0	0	8
HL/2907/00	Land at Garden Street, Ramsbottom, Bury, BL0 9BN	2	Site is available for residential development, subject to the commercial decisions of the applicant.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2909/00	The Old College, 141 Stubbins Lane, Ramsbottom, Bury, BL0 0PR	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2910/00	Land adjacent to 23 Meadway, Bury, BL9 9TY	2	Site is available for residential development.	The site has planning permission	The site has the ability to achieve residential development in the next five years.	0	0	0	0	2	2
HL/2911/00	Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2912/00	Davises Farm, Mather Road, Bury, BL9 6TJ	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2914/00	Glenshiel, 232 Hilton Lane, Prestwich, Manchester, M25 9FX	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/2919/00	Lower Dickfield Farm, Lower Dickfield, Holcombe Road, Ramsbottom, Bury, BL8 4PD	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2920/00	325 Tottington Road, Bury, BL8 1SZ	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	2	0	0	0	0	2
HL/2929/00	Land adjacent to 51 Humber Drive, Bury, BL9 6SJ	2	Site is available for residential development.	The site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/2934/00	Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2936/00	Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	0	1	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2946/00	44 Rectory Lane, Prestwich, Manchester, M25 1BL	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/2950/00	The Old School, 1 Walker Street, Radcliffe, Manchester, M26 1FH	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	4	4	4	12
HL/2960/00	Land to rear of 325 Holcombe Road, Tottington, Bury, BL8 4BB	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/2970/00	Land adjacent to 101 Mather Road, Bury, BL9 6RD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	0	2	2
HL/2982/00	Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	2	0	0	0	3
HL/2983/00	Land adjacent to 436 Walmersley Road, Bury, BL9 6QE	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	6	0	0	6
HL/2984/00	Land to north of Carr Bank Lodge, 7 Carr Bank, Ramsbottom, Bury, BL0 9DJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/2985/00	85 Bury Old Road, Whitefield, Manchester, M45 7AY	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	5	6	0	11
HL/2986/00	Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2987/00	Land at Chapel Road, (adjacent to Sycamore Cottage), Prestwich, Manchester	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	3	0	0	3
HL/2988/00	Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester	2	The site is available for residential development.	Site has planning permission.	The site has planning permission and is likely to be delivered in the next five years.	0	1	0	0	0	1
HL/2991/00	Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/2993/00	Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/2995/00	Land off Kay Street, Summerseat, Bury	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	8	8	0	16
HL/2997/00	Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3001/00	Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/3002/00	The Caravan, Roding Brook Road, Radcliffe, BL2 4JG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3003/00	Land adjacent to 62 Dean Street, Radcliffe, Manchester, M26 3TZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3004/00	47 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3005/00	Nutt Lane Stables, Land to the east of Nutt Lane, Simister, Prestwich, Manchester, M25 2SJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3006/00	Top O Th Carrs Farm, Bury and Bolton Road, Radcliffe, Manchester, M26 4LH	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3007/00	Bank House, 16-18 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	0	0	0	4
HL/3008/00	Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3009/00	Land adjacent to 4 King Street, Radcliffe, Manchester, M26 1ND	2	Site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/3011/00	122 Bury New Road, Whitefield, Manchester, M45 6AD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3012/00	2 Withins Lane, Radcliffe, Manchester, M26 2RU	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3013/00	91-95 Windsor Road and adjacent land, Prestwich, Manchester, M25 0DB	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	4	0	0	4

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3014/00	Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/3015/00	Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	6	6	0	12
HL/3016/00	399-415 Bury Old Road, Prestwich, Manchester, M25 1PS	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	4	5	0	0	9
HL/3017/00	Land adjacent to 55 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3018/00	Rear of 8 Chisholme Close, Tottington, Bury, BL8 4HH	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3019/00	Adjacent 11 Lancaster Avenue, Whitefield, Manchester, M45 6DX	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3020/00	Rear of 85 Carr Street, Ramsbottom, Bury, BL0 9EG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3021/00	Aldercliffe Riding Establishment, Harwood Road, Tottington, Bury, BL8 3PT	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3022/00	Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3024/00	Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3025/00	27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3028/00	22 Benson Street, Bury, BL9 7ER	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3029/00	70 Water Street, Radcliffe, Manchester, M26 4DF	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/3030/00	Land adjacent to 152 Butterstile Lane, Prestwich, Manchester, M25 9TJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3031/00	Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	2	0	2
HL/3032/00	Land at side of 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	1	0	0	0	1
HL/3033/00	Land at Smyrna Street (junction with Shire Gardens), Radcliffe, M26 4BN	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	4	3	0	7
HL/3034/00	Land off Ainsworth Hall Road, Ainsworth, Bolton	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3035/00	Land off Ainsworth Hall Road, Ainsworth, Bolton	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3036/00	Land at Mount Sion Road, Radcliffe, Manchester, M26 0SJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3037/00	123-125 Blackburn Street, Radcliffe, Manchester, M26 3WQ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	1	0	0	1
HL/3038/00	144 Willow Street, Bury, BL9 7PS	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	2	0	0	2
HL/3039/00	173-175 The Rock, Bury, BL9 0NE	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	2	0	2
HL/3040/00	5-7 Ainsworth Road, Radcliffe, Manchester, M26 4DJ	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	0	0	1	0	1
HL/3045/00	Castle House, 7 Wellington Street, Bury, BL8 2AL	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	1	0	0	0	0	1
HL/3046/00	21-23 Knowsley Street, Bury, BL9 0ST	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
HL/3047/00	13-15 Parsons Lane, Bury, BL9 0LY	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2

Site ref.	Address	Cat. ²	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/3048/00	69 Blackburn Street, Radcliffe, Manchester, M26 1WG	2	The site is available for residential development.	Site has planning permission.	The site has the ability to achieve residential development in the next five years.	0	2	0	0	0	2
NL/0053/00	7 & 9 Pot Green, Ramsbottom, Bury, BL0 9RG	2	The site is likely to come out of residential use within the next five years.	Site has planning permission.	The site is likely to come out of residential use within the next five years.	-1	0	0	0	0	-1
NL/0057/00	34C & 34D Albert Avenue, Prestwich, Manchester, M25 0LX	2	The site is likely to come out of residential use within the next five years.	Site has planning permission.	The site is likely to come out of residential use within the next five years.	-1	0	0	0	0	-1
NL/0063/00	121 Lowercroft Road, Bury, BL8 3PA	2	The site is likely to come out of residential use within the next five years.	Site has planning permission.	The site is likely to come out of residential use within the next five years.	0	-1	0	0	0	-1

Category 4: Unconstrained Potential

Site ref.	Address	Cat. ³	Site availability	Site suitability	Site achievability	Y1	Y2	Y3	Y4	Y5	5 year total
HL/2148/00	Radcliffe High School, School Street, Radcliffe	4	The site is considered to be free from significant planning and ownership constraints and is considered to be available for development.	The site has previously had planning permission and is still considered suitable for residential development since permission was granted	There is a reasonable prospect that the site will come forward within five years given the good locality and conditions of the site.	0	0	0	0	30	30
HL/2893/00	Bury Magistrates Court, Tenters Street, Bury, BL9 0HX	4	Site is available for residential development	Site is suitable for residential development.	The site has the ability to achieve residential development in the short to medium term	0	0	0	10	10	20

³ Category 4 = Unconstrained Potential

Five year deliverability summary

Category	Y1	Y2	Y3	Y4	Y5	5 year total
CATEGORY 1 - SITES UNDER CONSTRUCTION	117	177	89	47	30	460
CATEGORY 2 - SITES WITH PLANNING PERMISSION	19	140	233	195	162	749
CATEGORY 4 - UNCONSTRAINED POTENTIAL	0	0	0	10	40	50
5 YEAR TOTAL	136	317	322	253	232	1,259