

Local Development Framework

Bolton's Core Strategy
Background Document – BD4A
Prosperous Bolton (employment)
December 2009

Shaping the future of Bolton

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1 Introduction

- 1.1 This Background Document is one of sixteen produced by Bolton Council to provide evidence to support the publication version of the Bolton Core Strategy.
- 1.2 This Background Document covers the **Prosperous** theme employment land policy, and also area based policies which deliver that theme.
- 1.3 Prosperous Theme Policies:
 - **Policy P1 – Employment land**
- 1.4 Policies from the areas which relate to this theme:
 - Policy TC1 – Bolton Town Centre (Retail and Civic Core)
 - Policy TC2 – Bolton Town Centre (St. Helena)
 - Policy TC3 – Bolton Town Centre (St. Peter's)
 - Policy TC4 – Bolton Town Centre (Trinity - Bolton Innovation Zone)
 - Policy TC5 – Bolton Town Centre (Westbrook - Bolton Innovation Zone)
 - Policy TC6 – Bolton Town Centre (Cultural Quarter - Bolton Innovation Zone)
 - Policy TC7 – Bolton Town Centre (Deane Road - Bolton Innovation Zone)
 - Policy TC8 – Bolton Town Centre (Church Wharf)
 - Policy TC9 – Bolton Town Centre (Little Bolton)
 - Policy TC10 – Bolton Town Centre (Merchant's Quarter)
 - Policy RA1 – Renewal Areas (Inner Bolton)
 - Policy RA2 – Renewal Areas (Farnworth)
 - Policy RA3 – Renewal Areas (Brightmet)
 - Policy M1 – The M61 Corridor (Horwich Loco Works)
 - Policy M2 – The M61 Corridor (Horwich Loco Works – Development Management Policies)
 - Policy M3 – The M61 Corridor (Broad location for employment development)
 - Policy M4 – The M61 Corridor (Middlebrook)
 - Policy M5 – The M61 Corridor (Parklands and the Lostock Industrial Area)
 - Policy M6 – The M61 Corridor (Wingates Industrial Estate)
 - Policy M7 – The M61 Corridor (Scale and massing of new development)
 - Policy OA1 – The Outer Areas (Horwich and Blackrod)
 - Policy OA2 – The Outer Areas (Retail and Leisure Uses at Middlebrook)
 - Policy OA3 – The Outer Areas (Westhoughton)
 - Policy OA4 – The Outer Areas (West Bolton)
 - Policy OA6 – The Outer Areas (Little Lever and Kearsley)
 - Policy LO1 – Links to Surrounding Areas

- 1.5 Each Background Document is structured to provide information, which demonstrates the soundness of the Core Strategy as a whole:
- Conformity with national and regional guidance;
 - Specific evidence on which the policy approach is based;
 - How the policy approach was developed at each stage of the plan making process and a summary of representations at each of those stages;
 - Information and guidance provided by the Sustainability Appraisal;
 - A statement that shows how the policies contribute to the effectiveness of the Core Strategy as a whole considering deliverability, flexibility and ability to be monitored;
 - Information and guidance provided by the sustainability appraisal;
 - Conclusions on soundness.
- 1.6 All documents referenced are held within the Public Examination Core Document Library.

2 Background

- 2.1 In Policy P1 the Council establishes the quantum of land to be developed and the broad spatial distribution. It proposes that a range of sites for new B1,B2,B8 employment development be identified, with a total area of 145 ha -165 ha gross, 2007 to 2026, also that appropriate existing employment sites are safeguarded. These sites will be concentrated in Bolton town centre, renewal areas and along the M61 corridor, as described in the Publication Version of the Core Strategy
- 2.2 Policies TC1 – TC10 encourage a mix of town centre uses including office development in specific town centre localities to support the Core Strategy emphasis on the town centre as the principal driver for the boroughs economy. The council understand that non- B uses (for example retailing) are also significant to the economy and in many or most areas in recent years they have accounted for well over half of total job growth.
- 2.3 One strategic site is allocated; in Policy M1 Horwich Loco Works is proposed for a sustainable mixed use community, primarily for employment and housing. In Policy M3 a broad location for employment near Junction 4 of the M61 is proposed; the extent of this will be determined in an Allocations Development Plan Document and will be dependent on the results of the regional strategic Green Belt review and Integrated Regional Strategy.
- 2.4 Policies M4, M5, and M6 indicate smaller areas for employment development along the M61 corridor.
- 2.5 Policies RA1, RA2 and RA3 outline how employment uses will support the regeneration of these renewal areas.
- 2.6 The Outer Areas Policies include proposals to enable a range of suitable employment uses in the outer areas of the borough.
- 2.7 Improved links to surrounding areas are key to the borough's economic prosperity and are encouraged in Policy LO1.

Links to the Sustainable Community Strategy

- 2.8 The Prosperous employment policies take forward in spatial terms the two main aims of Bolton's Sustainable Community Strategy (SCS). These are to narrow the gap between the most and least well off and to ensure economic prosperity. One of the 6 Priority Themes of the SCS is Prosperous Bolton. The Core Strategy helps to implement this theme in a number of ways particularly through the employment land policies.
- 2.9 **Policy P1**
- Supports the SCS aim of reducing the gap between the most and least well off and matching jobs and investment to those most in need by supporting the development of employment land in renewal areas and in Bolton town centre which are highly accessible by car, public transport, cycling and on foot for residents of Bolton's renewal areas. In addition M61 corridor sites will have good transport links from renewal areas.
 - Supports the aim of ensuring economic prosperity by identifying 145 -165 ha of suitable employment land across the borough up to 2026.

- Supports the aim of building a transformed and vibrant town centre by supporting the development of employment land in Bolton town centre.
- Supports the aim of raising and improving the profile of Bolton by identifying 145-165 ha of suitable employment land across the borough up to 2026, including sites within Bolton town centre, renewal areas and along the M61 Corridor.

2.10 **Town Centre Policies (TC1-TC11)**

- Town Centre Policies (TC1-TC11) deliver the SCS Prosperous Priority Theme to build a transformed and vibrant town centre. These policies also support the SCS aims of raising the profile of Bolton town centre, narrowing the gap between the least and most well off and of matching jobs and investment to those most in need by focusing investment in Bolton town centre which is highly accessible by car, public transport, cycling and walking for residents of renewal areas.

2.11 **M61 Corridor Policies and Strategic Sites (M1-M6)**

- Support the aims of narrowing the gap between the least and most well off and of matching jobs and investment with those most in need by supporting development of significant employment opportunities along the M61 near to areas of deprivation. For example, the broad location for employment use near junction 4 of the M61 is located close to Farnworth Renewal Area as well as areas of deprivation outside the borough, for example, Little Hulton.
- Support the aim of ensuring economic prosperity by identifying 105-110 ha of suitable, quality employment land along the M61 corridor.
- Support the aim of raising and improving the profile of Bolton by identifying employment sites along the M61 Corridor.
- The strategic site at Horwich Loco Works (M1) and the broad location for development at Junction 4 of the M61 (M3) are key to the council strategy to seize the current opportunities for growth and investment, whilst ensuring that local people benefit by reducing the inequalities that currently exist.

2.12 **Renewal Area Policies (RA1-RA3)**

- Support the aim's of narrowing the gap between the least and most well off, matching jobs and investment with those most in need and ensuring economic prosperity by supporting the creation of employment opportunities within renewal areas .

2.13 **Outer Areas (OA1-4 and 6)**

- Support the aim of ensuring economic prosperity by allowing suitable developments such as supporting existing employment areas at Europa and Lyon Industrial Estate (policy OA6) within the outer areas and maintaining the existing mix of uses where appropriate.

Links to the Strategic Objectives

- 2.14 The basis of the council's strategic approach and vision is explained in Background Document BD1.
- 2.15 Sixteen Strategic Objectives flow from the Spatial Vision and they are also explained in BD1. The following objectives are relevant:
- Strategic Objective 3 – to take advantage of the economic opportunities presented by Bolton Town Centre and the M61 Corridor and ensure that these opportunities benefit those people living in the most deprived areas.
 - Strategic Objective 4 – to create a transformed and vibrant Bolton town centre.
 - Strategic Objective 5 – to ensure that Bolton takes full economic advantage of its location in the Greater Manchester City Region.
- 2.16 The employment policies have been framed to deliver the achievement of the vision and Strategic Objectives 3, 4, and 5 “on the ground”.
- 2.17 The objectives inform the proposed spatial distribution of development in Policy P1, as set out below.

Location	Quantity of employment land to 2026 / ha
M61 corridor	105-110
Bolton Town Centre	25-35
Renewal areas	15-20

Table 1: Employment land quantities

3 Context

- 3.1 This section identifies the context against which the employment policies have been prepared and the guidance, issues and evidence which have informed the final policies.

National planning policy statements and guidance documents

PPS1 Delivering Sustainable Development

- 3.2 The employment policies take forward PPS1. They are positive and pro-active in achieving sustainable development objectives. The Core Strategy recognises the fact that proposed development can have an adverse effect on people who do not directly benefit and suggests that it is reasonable to expect developers to contribute to the costs of infrastructure arising from the development.

PPG4 Industrial and Commercial Development and Small Firms and PPS4 (Consultation Paper) Planning for Sustainable Economic Development

- 3.3 The employment policies take forward PPG4 and the PPS4 consultation paper (which combines existing PPS 5, 6 and 7) in that they plan effectively and pro-actively for economic growth, job growth and investment whilst achieving a balance with environmental and social considerations. This has been achieved by assessing potential sites in terms of both availability/deliverability and planning policy/sustainability.
- 3.4 The employment policies identify areas where the council is satisfied there are a broad range of sites able to facilitate a range of employment use, as set out in Appendix 1. This has been achieved through the allocation of sites in Bolton town centre, the renewal areas and along the M61 corridor.

PPS6 Planning for Town Centres

- 3.5 The employment policies take forward the key objectives of PPS6 by planning for the growth and development of existing centres and promoting and enhancing existing centres. This is achieved by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.
- 3.6 Policy P1 includes sites for B1 office development. The council have followed the PPS6 requirement to:
- Assess the need for development: This was assessed through the ARUP Employment Land Study
 - Identify the appropriate scale of development: The ARUP Employment Study (2008) identified a need for 175-195 ha of employment land in Bolton up to 2026. However, Policy P1 states that 145-165 ha of employment land will be identified in the period up to 2026. This reflects the lack of sustainable and deliverable sites, and the need to avoid strategic change to the Green Belt. The study also suggested that developers and agents are keen to see larger sites developed.
 - Apply the sequential approach to site selection: This was followed by identifying 25-35 hectares of Bolton town centre land for employment use. Due to the need for

175-195 of employment land up to 2026 sites outside the town centre were also considered in Renewal Areas and along the M61 Corridor.

- Assess the impact of development on existing centres: ARUP identifies employment needs within the borough of Bolton, satisfying these will not adversely impact on centres in other boroughs.
- Ensure that locations are accessible and well served by a choice of means of transport: Bolton town centre is highly accessible by public transport. Employment in renewal areas locates jobs near to those in need thus reducing the need to travel. On the M61 Corridor where the current public transport provision is not sufficient improvements will be made.

PPS12 Local Spatial Planning

- 3.7 The employment policies are in conformity with PPS12 because they ensure that the Core Strategy provides a flexible supply of land for business by identifying suitable locations and supporting the allocation of a range of employment sites in Bolton town centre, renewal areas and along the M61 corridor. The policies translate the vision of *narrowing the gap between the most and least well off* and *ensuring economic prosperity* into clear policies and a Strategic Site allocation at Horwich Loco Works and a Broad Location at Junction 4 of the M61.

Regional policy and evidence

- 3.8 The Prosperous policies have full and proper regard to the North West Regional Spatial Strategy (RSS) 2008, which has been prepared in the context of the North West Regional Economic Strategy (RES) 2006, Highways Agency Advice Forecasts (2007), the North West Employment Land Study (2005) and the Northern Way Growth Strategy.

North West Regional Spatial Strategy

- 3.9 Bolton Core Strategy prosperous employment theme policies Policy P1 (Employment Land) and the Areas of Bolton Policies have been developed to take up the policy direction set by the NW RSS which seeks to strengthen and regenerate the regional economy and address problems of worklessness.
- 3.10 The prosperous employment theme policies take up NW RSS Spatial Principles Policies DP1 – DP6 to promote sustainable economic development and sustainable communities by focusing employment land in Bolton town centre which is highly accessible from deprived areas of Bolton, the renewal areas where opportunities created will be highly accessible to its residents and the M61 corridor which is accessible to areas of deprivation both inside the borough, for example, Farnworth and outside the borough, for example, Little Hulton.
- 3.11 The employment policies comply with the Regional Spatial Framework. RSS Policy RDF1 establishes that the first priority for growth should be the regional centres of Manchester and Liverpool, followed by the inner areas surrounding those centres. The third priority includes the town of Bolton. Across the Manchester City Region RSS Policy MCR1 states that plans and strategies should secure improvements in the sub-regions economic

performance. Policy MCR5 establishes that Plans and strategies for the Northern part of the Manchester City Region (including the whole borough of Bolton) should support the transformation of the local economy, regenerate communities and enhance the environment. They should secure improvements which enable the area to compete more effectively for economic investment and create conditions for sustainable growth as well as focusing investment in the town and cities identified in RDF1 (including Bolton) .

- 3.12 Policy P1 in setting clear land allocations takes forward RSS Policy W3 (“Supply of Employment Land”). It states that 917 extra hectares of employment land across Greater Manchester is required in the period up to 2021. This needs to be delivered across the 10 Greater Manchester districts. This policy provides the starting point for the Bolton Core Strategy allocation of 145-165 ha (gross) of new Employment Land up to 2026.

North West Regional Economic Strategy

- 3.13 The prosperous employment theme policies aim to improve productivity and grow the market, grow the size and capability of the workforce and create and maintain the conditions for sustainable growth and private sector investment, all of which is in line with North West Regional Economic Strategy (NWRES).

Other plans, strategies and evidence

AGMA Greater Manchester Employment Land Position Statement (2009)

- 3.14 The ten districts of Greater Manchester and other partners have worked together to agree how to distribute between the districts the Greater Manchester employment land figures as set out in Regional Spatial Strategy policy W3. The Statement also considers the period from 2021 to 2026, which is not specifically considered by RSS.
- 3.15 For Bolton the Statement shows that there should be provision of 195 hectares between 2007 and 2026 plus or minus 10%, and this is in line with Bolton’s own Employment Land Study (paragraph 3.17).

Bolton Mills Strategy (2008)

- 3.16 Within renewal areas new development opportunities for manufacturing will be limited, but there are existing employment locations, especially mills, that can be redeveloped for manufacturing or for mixed uses. The Mill Strategy analyses existing mills and identifies options for redevelopment. Mills sites make an important contribution to the Policy P1 land requirement as demonstrated in Appendix 2.

ARUP Bolton Employment Land Study (2008)

- 3.17 The prosperous employment land policies are informed by the evidence gathered and analysed in the ARUP report. ARUP bring together various strands of information including the monitoring information from the AMR and the annual employment land report.

- 3.18 The ARUP report contains an Employment Land Review based on the government guidance (the brown book). Specific features of the work include quantitative demand projections and a criterion based assessment of potential LDF sites.
- 3.19 Policy P1 is based on ARUP analysis which identified the need for 175-195 hectares of employment land in Bolton in the period up to 2026. However, Policy P1 states that 145-165 ha of employment land will identified in the period up to 2026. This reflects the lack of sustainable and deliverable sites, and the need to avoid strategic change to the Green Belt. 155ha up to 2026 would represent an average annual rate of development of 8.2ha, a small decrease on the long term average rate of development of 8.44ha per annum over the twenty-two years to 2007, a slightly larger decrease on the ten year average (10.9ha) and the five year average (12.52ha).
- 3.20 The ARUP recommendations are not based solely on a consideration of historic rates but include consideration of other factors such as the GM Forecasting Model, and land lost to other uses.
- 3.21 Various qualitative considerations were also analysed by ARUP. They include the M61 corridor having a strong commercial appeal, the need for phasing of supply and information regarding existing firms looking to expand/relocate within the borough which provided strong evidence of pent up demand. The Study showed that there is demand for low density office floorspace that cannot be met in Bolton town centre, and policies M1, M4 and M5 allow for some office development in out of centre locations to fulfil this demand.

4 The Council Approach

- 4.1 This section charts the policy and strategy formulation process through the stages in order to demonstrate how the current proposals have been developed.

Core Strategy Key Issues

- 4.2 Background Document BD1 describes the Key Issues Report process.
- 4.3 Responses to the Key Issues report highlighted that the priority area of *“improving the economy and investment opportunities”* should be used for the Core Strategy. The following responses on prosperous theme were noted and influenced the development of the Core Strategy Issues and Options Report.
- Existing employment sites should be protected and existing employment areas regenerated.
 - There should be a variety of sites on both greenfield and brownfield land. In addition green belt designation should be considered to give greater flexibility for economic growth.
 - The availability of large sites to promote the economic growth of the borough should be guaranteed.
 - The development of offices, industry and warehousing on appropriate sites should be encouraged.
 - Rural employment uses and farm diversification should be encouraged.
 - Employment sites should be in accessible and sustainable locations.
 - The important strategic location of the Cutacre site.

Core Strategy Issues and Options

- 4.4 Background Document BD1 describes the Issues and Options report process and outcomes.
- 4.5 Two options on the rate of employment development were considered and the response has influenced the scale of development proposed in Policy P1.

Option ELA - Providing for the same rate of development for new employment land as over the last five years.

Option ELB - Providing for an increased rate of development for new employment land compared to the last five years.

- 4.6 Clear support was expressed for an increased rate of new employment land compared to the past five years. In terms of location of employment overall responses suggested that no one option was preferred and that a combination of elements were required.

Core strategy Preferred Options

- 4.7 The preferred option for the amount of land was to provide a range between 155ha and 175ha in the period between 2008 and 2026. This is at a lower rate than either option ELA or ELB. It was considered that this would support the economic policies of the Council set out in the Sustainable Community Strategy, at the same time as reflecting a modest decrease in the amount of land being developed for employment purposes as a result of increased focus on office development, which takes up less land per job than manufacturing and distribution development.
- 4.8 Responses to the Preferred Options generally supported the council's strategy for employment, however, the issues raised included:
- Some respondents felt that an increased rate of development should be considered.
 - Information was sought to justify the release of parts of Cutacre from Green Belt and to justify the specific mix of uses at Horwich Loco works .
 - Is M61 Corridor in accord with national policy? Can the M61 accommodate the traffic? Will the M61 Corridor benefit those in deprived areas?

Sustainability Appraisal

- 4.9 The sustainability appraisal of the Core Strategy employment policies describes that the preferred option makes a contribution to the sustainability objective of “seizing the opportunities”.
- 4.10 Although all development will have an impact on the environment i.e. through the use of more natural resources, more waste being produced, increased impacts on pollution etc; the impact will be minimised due to the inclusion of sustainable design and construction principles in any developments required by the Sustainable Design and Construction SPD. It would be assumed that more development (Option ELB) would mean a greater impact on the environment.
- 4.11 More land for employment (Option ELB) could promote investment in the borough, leading to more jobs and a more prosperous local economy. If Option ELB was pursued it could be assumed that this would make a better contribution to the local economy. This, however, is based on the assumption that more employment land means more jobs; this is not necessarily the case as more skilled, higher-value employment tends to require less land per job than less skilled work. The preferred option, by concentrating more jobs on a smaller area of development, would improve the economy at the same time as requiring less land for development than the other option.
- 4.12 In summary, the Sustainability Appraisal shows that the preferred option performs well in improving economic performance and environmental issues.

5 Conclusions

Summary of policy formulation

- 5.1 Through the Key Issues report it was established that “improving the economy and investment opportunities” should be a priority. The Issues and Option report assessed two options: First, providing for the same rate of development for new employment land as over the last five years, and second; providing for an increased rate of development for new employment land compared to the last five years. The preferred option was a rate of development lower than either of these options. Various mechanisms have been influential in policy development and formulation including the objectives of the Sustainable Community Strategy, the requirements of national and regional planning policy, locally produced evidence, sustainability appraisal and public consultation.

Soundness

- 5.2 The council considers Prosperous policy P1 and its contribution to the overall Core Strategy sound as it is:

Consistent with National Policy

- 5.3 This Background Document shows that the spatial vision and objectives are in accordance with national policy.

Justified

- **Founded on robust and credible evidence base**

- 5.4 This Background Document shows that the prosperous employment theme policies are based on a robust and credible evidence base including factual information, studies, strategies and consultation.

- **Most appropriate alternatives**

- 5.5 This Background Document shows that the Council has put different forward options and has chosen prosperous employment theme policies that best reflect the available evidence. It also shows that the Council has developed policy through a process of putting forward possible options based on the Community Strategy, and then adjusted them to reflect consultation responses and to ensure that they are based on spatial planning.

Effective

- **Deliverable**

- 5.6 The delivery of the Core Strategy prosperous employment theme policies will be by funding from Bolton Council and its partners in the private, public and voluntary sectors, through the Allocations Development Plan Document and supplementary planning documents.

- **Flexible**

- 5.7 The Core Strategy prosperous employment theme policies are flexible in that they identify a range of different locations for development with flexible phasing. The Strategy places

reliance on three different key locations for employment land; Bolton town centre, Horwich Loco Works and a broad location at junction 4 of the M61.

- **Capable of being monitored**

5.8 Core strategy monitoring will be carried out through the monitoring of individual policies as described below.

Key Delivery Items – Prosperous - Employment (P1)				
Item	Cost and funding	Who	Delivery	Time Frame
Allocations DPD	LDF	Bolton Council	Adoption of Allocations DPD	2012
Assessment of Planning Applications	Planning Control budget and fees	Bolton Council	In line with PC targets	Ongoing
Develop 145-165 ha of land for employment use as follows: <ul style="list-style-type: none"> • M61 Corridor: 105-110ha • Bolton Town Centre: 25-35 ha • Renewal Areas: 15-20 ha 	Private sector finance	Developers, landowners and employers with Public Sector Assistance	Existing Planning Consents, development briefs and site marketing	2026
Safeguard existing employment sites	LDF	Bolton Council	Development Management	Ongoing
Ensure a constant supply of at-least 50 ha of employment land	LDF	Bolton Council	Annual Monitoring	Ongoing

Measuring Delivering – Prosperous - Employment (P1)
Strategic Objectives met: SO3, SO4, SO5
Indicators (and targets)
Amount of employment land developed (8ha annually on average) Employment land supply (50ha to be available at any one time) Losses of employment land to other uses
Flexibility and phasing
The development of employment land should be constant through the plan period, but monitoring will establish whether this is the case

The use of planning contributions is dealt with more fully in the Infrastructure background document.

Appendix 1: Likely Allocations

Likely allocations for employment land (ha)					
Site Ref	Site Name	M61 corridor	Renewal areas	Outer areas	Town centre
01E	Barrs Fold Close	0.47			
07E	Long Lane	0.39			
08Erev	Horwich Loco Works	15			
41E	Bae Lostock	9.95			
S25	Cutacre	73			
18E	Crompton Way		1.21		
19E	St Peters Business Park A		1.24		
22E	Watermead		3.9		
24E	Mill Street		0.53		
25E	Mill St / Mule St		0.74		
28E	Nelson Street		0.36		
29E	Campbell Street		0.14		
30E	Gower Street		0.44		
32E	Stone Hill Road		0.66		
33E	Express C		0.19		
34E	Express B		0.77		
S02	Church Wharf				5.87
4MU	Westpoint				2.89
5MU	St Georges Gateway				0.77
7NU	Clarence Street				0.84
10MU	Merchant's Quay				6.84
14MU	Westbrook				3.14
16MU	Trinity Gateway				5.29
18MU	Blackhorse Street Car Park				0.75
19MU	Knowledge campus				2.18
21MU	Cultural Quarter				3.01
22MU	King Street				0.22
	Mill sites (renewal areas)		8.15		
	Mill sites (outer areas)			2.3	
	Total	98.81	18.33	2.3	31.8
	Overall total	151.24			

Appendix 2: Mill Sites

Mill sites for new employment redevelopment (excluding town centre and existing E2 allocation)					
(based on mills assessment)					
Name of mill	Size (ha)	Current UDP allocation	Type of area		
Undershore Works	2.3	Green belt	Renewal		
Sunnyside Mill, Adelaide Street	2.4	E5	Renewal		
Fishbrook Trading Estate	2.14	E5	Outer area		
Halliwell Mill	2.13	E5	Renewal		
Total	8.97				
Total renewal area	6.83				
Total outer area	2.14				
Mill sites for new mixed uses (based on mills assessment)	Size (ha)	Current UDP allocation	Type of area	Mix of uses	Area for employment
Atlas No 7	0.34	S2	Renewal	Employment / resi	0.17
Haslam Mill	0.33	Unallocated	Renewal	Employment / resi / community	0.11
Glebe Mill, Westhoughton	0.59	S3	Outer area	Employment / resi / community	0.19666667
Moor Mill, Parrott Street	1.83	Unallocated	Renewal	Employment / resi / community/ education	0.61
Harrowby Mill	0.86	Unallocated	Renewal	Employment / resi	0.43
Total					1.51666667
Total renewal area					1.32
Total outer area					0.19666667
Overall total area	10.487				
Overall renewal area	8.15				
Overall outer area	2.3367				

