

Residential Development and Land Supply

IN Salford

2004 - 2005

Salford City Council

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Introduction

Purpose of Research Paper

The main purpose of the Research Paper is to inform the development of the city's Local Development Framework and supplement Salford's Housing Flows return (see Appendix 1). It provides detailed information on the following issues:

- Additions to the housing stock;
- Reductions to the housing stock;
- Net change to the housing stock;
- Past development trends; and
- Current housing land resource.

The main planning context to this paper is provided by:

- The adopted City of Salford Unitary Development Plan (1995);
- PPG3 "Housing" (2000);
- Monitoring Provision of Housing through the Planning System: Towards Better Practice (2000);
- Regional Spatial Strategy for the North West (RPG13) (2003); and
- The Draft Replacement UDP (2003).

Sources of Information

The information contained in this report primarily relates to the period 1st April 2004 to the 31st March 2005, with supporting trend information back to 1st April 1996.

Sources of information used to compile the Residential Land Availability schedule are listed below:

- Residential Land Survey;
- Change of Use Survey;
- Regional Spatial Strategy for the North West (RPG13);
- City of Salford Adopted Unitary Development Plan; and
- City of Salford Draft Replacement Unitary Development Plan.

SUMMARY

Changes to Residential Stock (1st April 2004 to 31st March 2005)

- There were a gross total of 1,622 additions to the housing stock between 1st April 2004 and the 31st March 2005, of which:
 - 1585 (98%) were from new builds; and
 - 37 (2%) were from change of uses/conversions
- Of the 1,622 new dwellings:
 - 94% were on Brownfield sites; and 6% were on Greenfield sites¹
 - 19% were from adopted UDP Allocations; and 81% were from windfall sites.
 - 33% were houses; and 67% flats/apartments.
- During the same period a total of 1,143 dwellings were removed from the housing stock, of which:
 - 1,110 (97%) were from demolitions and 33 (3%) were from conversion/change of use schemes

Table 1 - Residential Additions and Reductions 2004-2005

Ward	Gross Additions			Gross Reductions			Net Change
	New Build	Conversions / COU	Total Additions	Demolitions	Conversions / COU	Total Reductions	
Barton	35	3	38	0	0	0	38
Boothstown & Ellenbrook	18	1	19	0	1	1	18
Broughton	24	5	29	81	3	84	-55
Cadishead	163	0	163	0	1	1	162
Claremont	26	0	26	2	0	2	24
Eccles	71	4	75	1	11	12	63
Irlam	34	0	34	11	0	11	23
Irwell Riverside	61	4	65	234	4	238	-173
Kersal	3	0	3	1	2	3	0
Langworthy	21	1	22	343	3	346	-324
Little Hulton	0	0	0	398	1	399	-399
Ordsall	533	0	533	5	0	5	528
Pendlebury	147	1	148	0	0	0	148
Swinton North	138	7	145	12	2	14	131
Swinton South	13	7	20	0	1	1	19
Walkden North	53	2	55	0	1	1	54
Walkden South	28	0	28	0	2	2	26
Weaste & Seedley	130	1	131	0	0	0	131
Winton	52	0	52	0	1	1	51
Worsley	35	1	36	22	0	22	14
SALFORD	1585	37	1622	1110	33	1143	479

¹ The national target is for 60% of dwellings to be provided on brownfield land. The target in RPG13 is 90%.

- The composition by tenure of the City's housing stock changed during the period 1st April 2004 and 31st March 2005 as follows.

Table 2 - Housing Flows 1 st April 2004 to 31 st March 2005									
Tenure	Opening Stock	New Build	Demolitions	Net Conversion	Net Changes of Use	Tenure Transfers	Closing Stock	Net Change 2003/2004	
Local Authority	28,346	0	-927	0	0	-746	26,673	-1673	5.92%
RSL's	5874	38	0	0	0	0	5912	38	0.66%
Private	67,278	1547	-183	0	4	746	69,392	2114	3.13%
TOTAL	101,498	1585	-1110	0	4	0	101,977	479	0.47%

Past Development Trends (1st April 1996 to 31st March 2005)

- Table 9 shows that between 1st April 1996 and 31st March 2005 a total of 7,520 additional dwellings were provided in Salford. Of which:
 - 6,846 (91%) were from new build; and
 - 674 (9%) were from conversions and changes of use
- The average new build densities are contained within table 7 and show variations across Salford, with:
 - The overall city average (as at 31st March 2005) is 47.53 dwellings/ha;
 - The average on sites completed (1996 to 2005) is 40.22 dwellings/ha; and
 - The average on proposed sites (as at 31st March 2005) is 77 dwellings/ha.
- Figures taken from table 11 show that of the 7,520 new dwellings built between 1996 and 2005:
 - 90% were on Brownfield sites; and 10% were on Greenfield sites.
 - 27% were on UDP Allocated sites; and 73% were on windfall sites.
 - 92% were in the Private sector; 8% were in the ownership of Registered Social Landlords; and circa 0.1% were in the Local Authority sector.

Current Residential Land Resource

- As of 31st March 2005, 8,820 dwellings had extant planning permission for housing.
- Of this potential yield, 1,815 were under construction and the remaining 7,005 dwellings were still to be implemented.
- 94% of the potential total dwelling yield for residential development was situated on brownfield sites.

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ADDITIONS TO RESIDENTIAL STOCK

Ward	New Build Completions	Net Conversions / COU	Total Gross Additions
Barton	35	3	38
Boothstown & Ellenbrook	18	1	19
Broughton	24	5	29
Cadishead	163	0	163
Claremont	26	0	26
Eccles	71	4	75
Irlam	34	0	34
Irwell Riverside	61	4	65
Kersal	3	0	3
Langworthy	21	1	22
Little Hulton	0	0	0
Ordsall	533	0	533
Pendlebury	147	1	148
Swinton North	138	7	145
Swinton South	13	7	20
Walkden North	53	2	55
Walkden South	28	0	28
Weaste & Seedley	130	1	131
Winton	52	0	52
Worsley	35	1	36
SALFORD TOTAL	1585	37	1,622

Figure 1 - Residential Completions 2004-05 by ward (new build and change of use /conversions)

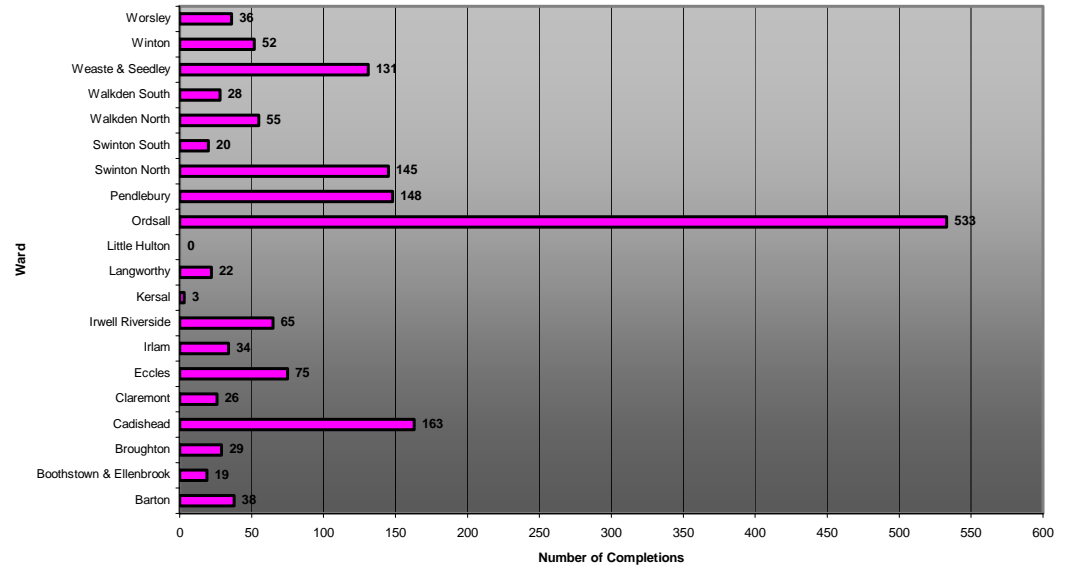


Table 4 - Completions 1st April 2004 to 31st March 2005 (new build and changes of use / conversions)										
Ward	Total Completions	Tenure			UDP Allocated Sites	Windfall			Type of Site	
		Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4-1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
Barton	38	38	0	0	0	38	0	0	2	36
Boothstown & Ellenbrook	19	19	0	0	0	19	0	0	18	1
Broughton	29	5	24	0	8	21	0	0	4	25
Cadishead	163	163	0	0	161	2	0	0	2	161
Claremont	26	26	0	0	0	0	26	0	0	26
Eccles	75	75	0	0	0	22	0	53	53	22
Irlam	34	34	0	0	34	0	0	0	0	34
Irwell Riverside	65	65	0	0	0	65	0	0	0	65
Kersal	3	3	0	0	0	3	0	0	0	3
Langworthy	22	8	14	0	7	15	0	0	0	22
Little Hulton	0	0	0	0	0	0	0	0	0	0
Ordsall	533	533	0	0	0	6	363	164	0	533
Pendlebury	148	148	0	0	0	5	0	143	1	147
Swinton North	145	145	0	0	0	83	0	62	1	144
Swinton South	20	20	0	0	0	20	0	0	0	20
Walkden North	55	55	0	0	0	27	0	28	0	55
Walkden South	28	28	0	0	0	28	0	0	0	28
Weaste & Seedley	131	131	0	0	82	1	48	0	0	131
Winton	52	52	0	0	0	0	0	52	0	52
Worsley	36	36	0	0	10	25	1	0	10	26
Citywide	1622	1584	38	0	302	380	438	502	91	1531

Table 5 - Completions 2004 - 2005 by House Type (new build schemes only)										
Ward	Whole House or Bungalows					Flats, Maisonettes or Apartments				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Barton	0	0	20	0	20	0	15	0	0	15
Boothstown & Ellenbrook	0	0	0	0	0	0	18	0	0	18
Broughton	0	16	8	0	24	0	0	0	0	0
Cadishead	0	0	116	21	137	0	26	0	0	26
Claremont	0	0	0	0	0	0	26	0	0	26
Eccles	0	0	6	11	17	0	54	0	0	54
Irlam	0	0	13	0	13	0	21	0	0	21
Irwell Riverside	0	0	0	0	0	24	36	1	0	61
Kersal	0	0	0	3	3	0	0	0	0	0
Langworthy	0	12	7	2	21	0	0	0	0	0
Little Hulton	0	0	0	0	0	0	0	0	0	0
Ordsall	0	0	6	0	6	230	284	13	0	527
Pendlebury	0	7	49	41	97	13	37	0	0	50
Swinton North	0	1	64	0	65	2	70	1	0	73
Swinton South	0	0	0	1	1	0	12	0	0	12
Walkden North	0	3	0	26	29	0	24	0	0	24
Walkden South	0	0	2	8	10	0	18	0	0	18
Weaste & Seedley	0	0	0	0	0	0	102	28	0	130
Winton	0	23	29	0	52	0	0	0	0	0
Worsley	0	0	3	15	18	0	17	0	0	17
TOTAL	0	62	323	128	513	269	760	43	0	1072

Table 5 shows that for 2004-05 2 bedroom apartments were the most common type of new build completion, and that overall the number of apartments being completed is now approximately twice that of houses. Past trends show that in:

- 2003/04 - 398 houses were constructed as opposed to 673 apartments.
- 2002/03 - 288 houses were constructed as opposed to 259 apartments.
- 2001/02 - 307 houses were constructed as opposed to 99 apartments.
- 2000/01 - 414 houses were constructed as opposed to 217 apartments.

These figures indicate that there has been a shift in the number of apartments being built in comparison to the number of houses since 2001. Since the 2002/03 period the differences between the completion types has increased.

Table 6 - Gross Completions by Brownfield split (new build 2004-05)				
Ward	Brownfield	Greenfield	TOTAL	% Brownfield
Barton	36	2	38	95%
Boothstown & Ellenbrook	1	18	19	5%
Broughton	25	4	29	86%
Cadishead	161	2	163	99%
Claremont	26	0	26	100%
Eccles	22	53	75	29%
Irlam	34	0	34	100%
Irwell Riverside	65	0	65	100%
Kersal	3	0	3	100%
Langworthy	22	0	22	100%
Little Hulton	0	0	0	n/a
Ordsall	533	0	533	100%
Pendlebury	147	1	148	99%
Swinton North	144	1	145	99%
Swinton South	20	0	20	100%
Walkden North	55	0	55	100%
Walkden South	28	0	28	100%
Weaste & Seedley	131	0	131	100%
Winton	52	0	52	100%
Worsley	26	10	36	72%
TOTAL	1531	91	1622	94%

Figure 2 -
Housing Completions 1996 - 2005
Greenfield / Brownfield split

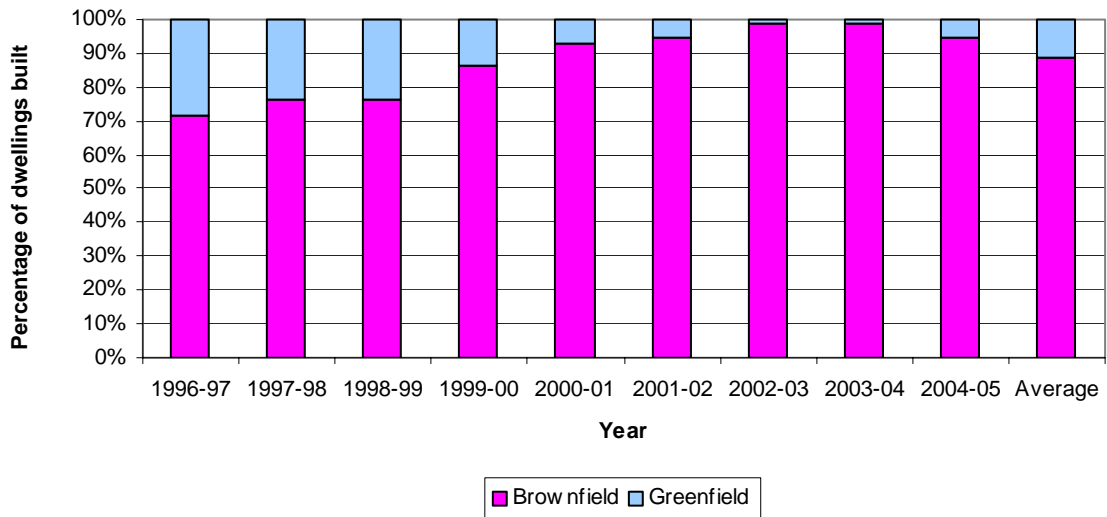
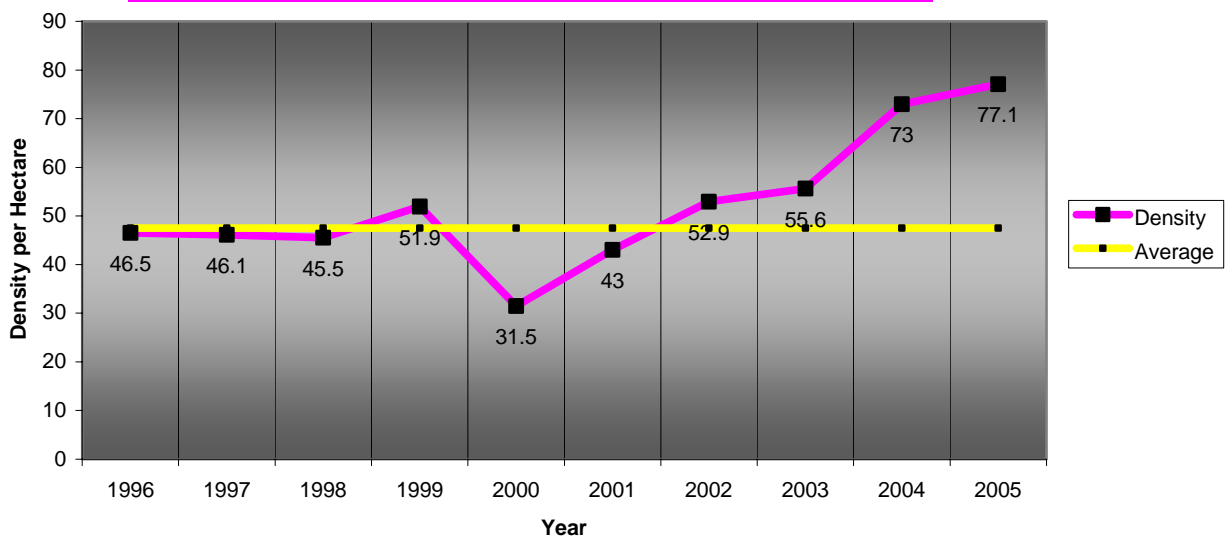


Table 7 - Average Density of Residential Development, as of 31st March 2005 (new build schemes only)			
Ward	Density (Houses per Hectare)		
	(Houses per Hectare)		
	<i>Overall Average (all developments 1996 to 2005)</i>	<i>Proposed developments (as at 31st March 05)</i>	<i>Completed developments (1996-2005)</i>
Barton	47.76	97.2	43.41
Boothstown & Ellenbrook	23.48	22.76	23.45
Broughton	46.56	37.91	43.68
Cadishead	37.05	38.94	32.46
Claremont	92.63	33.33	94.57
Eccles	59.93	52.56	69.38
Irlam	28.44	52.44	27.06
Irwell Riverside	89.97	198.1	67.47
Kersal	35.76	52.41	33.53
Langworthy	42.55	67.12	41.38
Little Hulton	39.67	49.09	37.86
Ordsall	94.67	127.87	110.63
Pendlebury	40.29	42.95	35.99
Swinton North	50.43	39.34	57.09
Swinton South	62.72	112.5	47.92
Walkden North	52.86	58.76	50.70
Walkden South	43.83	77.57	30.13
Weaste & Seedley	106.42	177.1	77.57
Winton	53.32	133.75	47.19
Worsley	24.34	18.92	26.89
Citywide	47.53	77.13	40.22

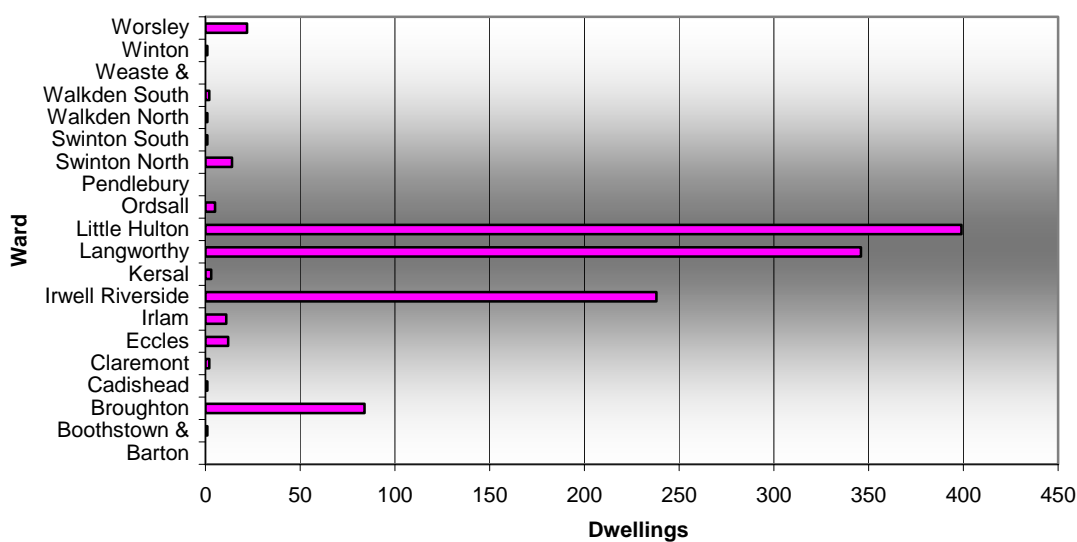
Figure 3 - Average Density of Residential Developments 1996-2005 (new build only)



REDUCTIONS TO RESIDENTIAL STOCK

Table 8 - Gross Reductions to Residential Stock (1st April 2003 to 31st March 2004)			
	Demolitions	Conversions / Change of use	Net Reductions
<i>Ward</i>	<i>Total</i>	<i>Total</i>	<i>Total</i>
Barton	0	0	0
Boothstown & Ellenbrook	0	1	1
Broughton	81	3	84
Cadishead	0	1	1
Claremont	2	0	2
Eccles	1	11	12
Irlam	11	0	11
Irwell Riverside	234	4	238
Kersal	1	2	3
Langworthy	343	3	346
Little Hulton	398	1	399
Ordsall	5	0	5
Pendlebury	0	0	0
Swinton North	12	2	14
Swinton South	0	1	1
Walkden North	0	1	1
Walkden South	0	2	2
Weaste & Seedley	0	0	0
Winton	0	1	1
Worsley	22	0	22
SALFORD	1110	33	1143

Figure 3 - Reductions to Residential stock 2004-05



RESIDENTIAL DEVELOPMENT TRENDS

Table 9 - Past Gross Completions 1996 - 2005 (new build and change of use / conversions split)

Ward	Total Dwellings	Annual New Build										Annual Gross Change of use / Conversions									
		1996-97	1997 - 98	1998 - 99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	Total	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	Total
Barton	323	58	58	75	11	30	4	0	36	35	307	0	2	0	0	1	0	7	3	3	16
Boothstown & Ellenbrook	648	170	147	158	89	50	10	0	5	18	647	0	0	0	0	0	0	0	0	1	1
Broughton	277	47	6	28	31	33	29	38	3	24	239	3	10	0	0	0	0	12	8	5	38
Cadishead	326	0	0	17	39	26	13	7	52	163	317	0	1	0	1	0	0	6	1	0	9
Claremont	97	0	16	0	0	0	3	0	42	26	87	0	3	2	0	0	0	3	2	0	10
Eccles	268	2	34	1	13	42	15	32	1	71	211	0	0	9	0	0	3	25	16	4	57
Irlam	312	4	10	20	178	30	6	6	24	34	312	0	0	0	0	0	0	0	0	0	0
Irwell Riverside	926	52	118	153	67	228	0	71	44	61	794	3	32	0	0	16	77	0	0	4	132
Kersal	368	121	23	6	12	41	83	39	1	3	329	0	24	3	0	0	0	12	0	0	39
Langworthy	322	74	93	25	30	34	0	27	14	21	318	1	2	0	0	0	0	0	0	1	4
Little Hulton	286	42	0	28	6	26	66	52	38	0	258	1	12	15	0	0	0	0	0	0	28
Ordsall	1,439	53	0	44	48	0	22	86	453	533	1,239	3	1	4	0	97	41	29	25	0	200
Pendlebury	448	30	53	23	0	2	2	20	161	147	438	1	0	5	0	0	0	3	0	1	10
Swinton North	406	1	0	8	23	53	42	55	45	138	365	0	4	3	2	23	1	1	0	7	41
Swinton South	83	0	0	0	0	4	0	13	41	13	71	0	1	0	0	0	0	0	4	7	12
Walkden North	222	27	22	6	8	19	0	61	19	53	215	0	0	0	2	0	0	0	3	2	7
Walkden South	138	14	16	0	3	7	29	1	15	28	113	2	0	5	1	7	0	1	9	0	25
Weaste & Seedley	229	4	0	0	0	10	46	0	32	130	222	0	0	1	1	0	0	0	4	1	7
Winton	154	1	4	25	19	0	2	6	34	52	143	1	4	1	2	0	0	0	3	0	11
Worsley	248	6	36	20	16	10	26	61	11	35	221	0	2	0	5	0	0	3	16	1	27
TOTAL	7,520	706	636	637	593	645	398	575	1,071	1,585	6,846	15	98	48	14	144	122	102	94	37	674

Table 10 - Total Gross Completions 1996-2005
(new build and change of use / conversions)

Ward	Total	Annual Total Completions									Cumulative Completions								
		1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Barton	323	58	60	75	11	31	4	7	39	38	58	118	193	204	235	239	246	285	323
Boothstown & Ellenbrook	648	170	147	158	89	50	10	0	5	19	170	317	475	564	614	624	624	629	648
Broughton	277	50	16	28	31	33	29	50	11	29	50	66	94	125	158	187	237	248	277
Cadishead	326	0	1	17	40	26	13	13	53	163	0	1	18	58	84	97	110	163	326
Claremont	97	0	19	2	0	0	3	3	44	26	0	19	21	21	21	24	27	71	97
Eccles	268	2	34	10	13	42	18	57	17	75	2	36	46	59	101	119	176	193	268
Irlam	312	4	10	20	178	30	6	6	24	34	4	14	34	212	242	248	254	278	312
Irwell Riverside	926	55	150	153	67	244	77	71	44	65	55	205	358	425	669	746	817	861	926
Kersal	368	121	47	9	12	41	83	51	1	3	121	168	177	189	230	313	364	365	368
Langworthy	322	75	95	25	30	34	0	27	14	22	75	170	195	225	259	259	286	300	322
Little Hulton	286	43	12	43	6	26	66	52	38	0	43	55	98	104	130	196	248	286	286
Ordsall	1,439	56	1	48	48	97	63	115	478	533	56	57	105	153	250	313	428	906	1,439
Pendlebury	448	31	53	28	0	2	2	23	161	148	31	84	112	112	114	116	139	300	448
Swinton North	406	1	4	11	25	76	43	56	45	145	1	5	16	41	117	160	216	261	406
Swinton South	83	0	1	0	0	4	0	13	45	20	0	1	1	1	5	5	18	63	83
Walkden North	222	27	22	6	10	19	0	61	22	55	27	49	55	65	84	84	145	167	222
Walkden South	138	16	16	5	4	14	29	2	24	28	16	32	37	41	55	84	86	110	138
Weaste & Seedley	229	4	0	1	1	10	46	0	36	131	4	4	5	6	16	62	62	98	229
Winton	154	2	8	26	21	0	2	6	37	52	2	10	36	57	57	59	65	102	154
Worsley	248	6	38	20	21	10	26	64	27	36	6	44	64	85	95	121	185	212	248
TOTAL	7,520	721	734	685	607	789	520	677	1,165	1,622	721	1,455	2,140	2,747	3,536	4,056	4,733	5,898	7,520

Table 11 - PAST (GROSS) RESIDENTIAL DEVELOPMENT TRENDS - 1st April 1996 to 31st March 2005

Ward	1996-2005	Total Dwellings Completed 1996 - 2005 on :									
		UDP Sites	Windfall <0.4 ha	Windfall 0.4ha to 1.0 ha	Windfall >1.0ha	Greenfield Sites	Brownfield Sites	Private	Housing Association	Local Authority	Unknown Tenure
1996-1997	721	333	100	71	217	199	522	603	107	11	0
1997-1998	734	282	199	50	203	151	583	622	112	0	0
1998-1999	685	362	127	109	87	151	534	615	70	0	0
1999-2000	607	142	99	138	228	81	526	581	26	0	0
2000-2001	789	273	310	77	129	46	743	699	90	0	0
2001-2002	520	41	290	31	158	21	499	477	43	0	0
2002-2003	677	120	392	56	109	8	669	595	82	0	0
2003-2004	1,165	167	486	336	176	13	1152	1116	49	0	0
2004-2005	1,622	302	380	438	502	92	1530	1584	38	0	0
TOTAL	7,520	2,022	2,383	1,306	1,809	762	6,758	6,892	617	11	0

Table 12 - Past Gross Reductions 1996 - 2005 (new build and change of use / conversions split)

Ward	Total Dwellings	Annual Demolitions										Annual Gross Change of use / Conversions									
		1996-97	1997 - 98	1998 - 99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	Total	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	Total
Barton	30	0	0	0	0	4	24	0	0	0	28	0	0	1	0	0	0	1	0	0	2
Boothstown & Ellenbrook	197	0	0	11	29	95	61	0	0	0	196	0	0	0	0	0	0	0	0	1	1
Broughton	259	1	38	18	46	6	4	3	42	81	239	0	3	0	0	0	0	11	3	3	20
Cadishead	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Claremont	38	0	0	0	0	31	0	0	0	2	33	0	2	1	0	0	0	1	1	0	5
Eccles	34	0	0	0	0	0	1	1	6	1	9	0	0	2	0	0	1	1	10	11	25
Irlam	16	0	0	0	0	5	0	0	0	11	16	0	0	0	0	0	0	0	0	0	0
Irwell Riverside	260	3	4	0	135	56	0	0	25	1	224	0	32	0	0	0	0	0	0	4	36
Kersal	567	0	0	12	0	0	110	140	49	247	558	0	2	4	1	0	0	0	0	2	9
Langworthy	572	0	62	0	10	0	0	96	2	398	568	0	0	0	0	0	0	1	0	3	4
Little Hulton	442	29	53	18	0	42	145	0	102	5	394	0	22	24	0	0	0	0	1	1	48
Ordsall	114	0	0	0	0	0	92	22	0	0	114	0	0	0	0	0	0	0	0	0	0
Pendlebury	813	0	95	36	138	0	176	23	12	330	810	0	0	2	0	0	0	1	0	0	3
Swinton North	53	0	0	1	0	0	0	0	0	12	13	0	3	1	0	30	0	0	4	2	40
Swinton South	8	0	2	0	0	1	0	0	0	0	3	0	2	0	0	0	0	0	2	1	5
Walkden North	92	0	9	2	2	0	0	62	10	0	85	0	0	1	2	1	0	0	2	1	7
Walkden South	10	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	7	2	10
Weaste & Seedley	30	0	0	0	0	0	0	24	4	0	28	0	1	0	1	0	0	0	0	0	2
Winton	4	0	1	0	0	0	0	0	0	0	1	0	1	1	0	0	0	0	0	1	3
Worsley	26	0	0	0	0	0	0	0	0	22	22	0	1	1	1	0	0	0	1	0	4
TOTAL	3,567	33	264	98	360	240	613	371	252	1,110	3,341	0	69	38	6	31	1	17	31	33	226

Table 12a - Total Gross Reductions 1996-2005
(new build and change of use / conversions)

Ward	Total	Annual Total Reductions									Cumulative Reductions								
		1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
Barton	30	0	0	1	0	4	24	1	0	0	0	0	1	1	5	29	30	30	30
Boothstown & Ellenbrook	197	0	0	11	29	95	61	0	0	1	0	0	11	40	135	196	196	196	197
Broughton	259	1	41	18	46	6	4	14	45	84	1	42	60	106	112	116	130	175	259
Cadishead	2	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	1	1	2
Claremont	38	0	2	1	0	31	0	1	1	2	0	2	3	3	34	34	35	36	38
Eccles	34	0	0	2	0	0	2	2	16	12	0	0	2	2	2	4	6	22	34
Irlam	16	0	0	0	0	5	0	0	0	11	0	0	0	0	5	5	5	5	16
Irwell Riverside	260	3	36	0	135	56	0	0	25	5	3	39	39	174	230	230	230	255	260
Kersal	567	0	2	16	1	0	110	140	49	249	0	2	18	19	19	129	269	318	567
Langworthy	572	0	62	0	10	0	0	97	2	401	0	62	62	72	72	72	169	171	572
Little Hulton	442	29	75	42	0	42	145	0	103	6	29	104	146	146	188	333	333	436	442
Ordsall	114	0	0	0	0	0	92	22	0	0	0	0	0	0	0	92	114	114	114
Pendlebury	813	0	95	38	138	0	176	24	12	330	0	95	133	271	271	447	471	483	813
Swinton North	53	0	3	2	0	30	0	0	4	14	0	3	5	5	35	35	35	39	53
Swinton South	8	0	4	0	0	1	0	0	2	1	0	4	4	4	5	5	5	7	8
Walkden North	92	0	9	3	4	1	0	62	12	1	0	9	12	16	17	17	79	91	92
Walkden South	10	0	0	0	1	0	0	0	7	2	0	0	0	1	1	1	1	8	10
Weaste & Seedley	30	0	1	0	1	0	0	24	4	0	0	1	1	2	2	2	26	30	30
Winton	4	0	2	1	0	0	0	0	0	1	0	2	3	3	3	3	3	3	4
Worsley	26	0	1	1	1	0	0	0	1	22	0	1	2	3	3	3	3	4	26
TOTAL	3,567	33	333	136	366	271	614	388	283	1,143	33	366	502	868	1,139	1,753	2,141	2,424	3,567

CURRENT RESIDENTIAL LAND RESOURCE

Table 13 - Identified Supply Summary as at 31st March 2005							
Sites Available 31st March 2005	Remaining Dwellings						
	TOTAL REMAINING	New Build			Change of use/conversions – net		
		Total	PDL	Greenfield	Total	PDL	Greenfield
Dwellings under construction on sites under construction	1,815	1,749	1,441	308	66	66	0
Dwellings not started on sites under construction	325	325	325	0	0	0	0
Sites with Full PP <i>(construction status not started)</i>	3,595	3,447	3,357	90	148	148	0
Sites with Outline PP	3,085	3,085	2,975	110	0	0	0
TOTAL IDENTIFIED SUPPLY	8,820	8,606	8,098	508	214	214	0

Table 14 - Total Remaining Dwellings with Planning Permission as at 31st March 2005

Ward	Number of Dwellings:			Area (Ha):		Total Remaining Dwellings On :								
	Dwellings Remaining	Under Construction	Not Started	Total	Residual Undeveloped	UDP Sites	Windfall <0.4 ha	Windfall 0.4ha to 1.0 ha	Windfall >1.0ha	Greenfield Sites	Brownfield Sites	Private	Housing Association	Unknown Tenure
Barton	107	3	104	1.1	1.1	0	107	0	0	0	107	107	0	0
Boothstown & Ellenbrook	13	4	9	0.2	0.1	0	13	0	0	0	13	13	0	0
Broughton	354	1	353	9.1	8.9	0	80	24	250	162	192	306	48	0
Cadishead	752	44	708	22.9	16.9	137	55	84	476	2	750	752	0	0
Claremont	0	0	0	0.0	0.0	0	0	0	0	0	0	0	0	0
Eccles	517	157	360	9.9	6.2	9	251	180	77	38	479	497	20	0
Irlam	13	9	4	0.8	0.0	5	8	0	0	4	9	13	0	0
Irwell Riverside	1070	12	1058	4.5	4.5	0	751	229	90	0	1070	1070	0	0
Kersal	100	10	90	1.9	1.4	0	100	0	0	0	100	87	13	0
Langworthy	49	0	49	0.7	0.7	0	49	0	0	0	49	33	16	0
Little Hulton	81	27	54	1.7	1.4	0	66	15	0	1	80	79	2	0
Ordsall	4373	1253	3120	19.7	12.8	0	381	1627	2365	287	4086	4373	0	0
Pendlebury	304	9	295	12.8	4.7	154	41	78	31	0	304	304	0	0
Swinton North	42	40	2	3.1	0.0	0	18	0	24	0	42	42	0	0
Swinton South	98	69	29	1.0	0.4	0	39	59	0	0	98	98	0	0
Walkden North	241	72	169	4.3	2.3	0	142	0	99	0	241	241	0	0
Walkden South	253	2	251	3.2	3.2	0	71	51	131	0	253	253	0	0
Weaste & Seedley	233	18	215	1.3	1.2	0	33	0	200	0	233	233	0	0
Winton	117	56	61	0.8	0.6	0	83	34	0	0	117	117	0	0
Worsley	103	29	74	4.7	3.1	12	49	42	0	14	89	102	1	0
TOTAL	8820	1815	7005	103.6	69.5	317	2337	2423	3743	508	8312	8720	100	0

Figure 5 - Current residential yield from sites with permission by Ward (new build)

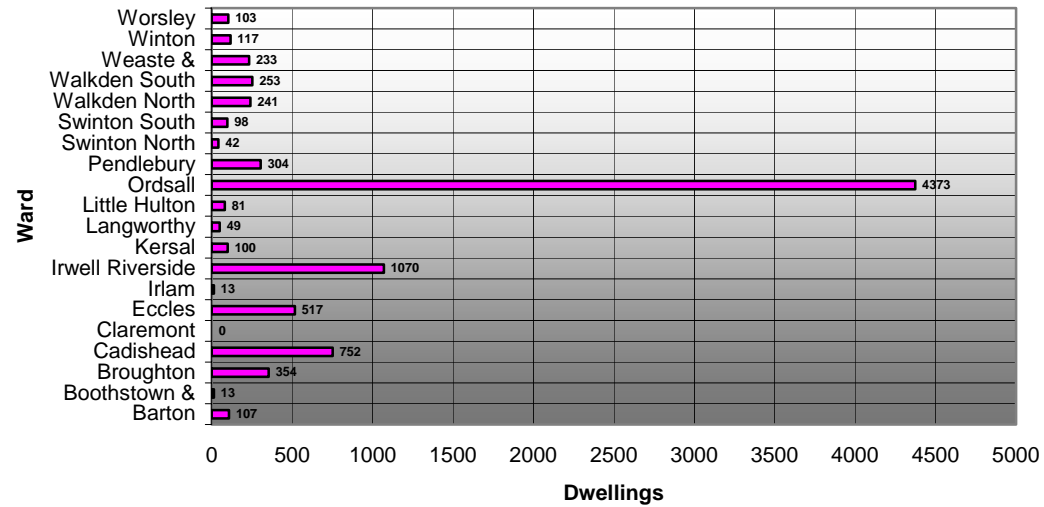
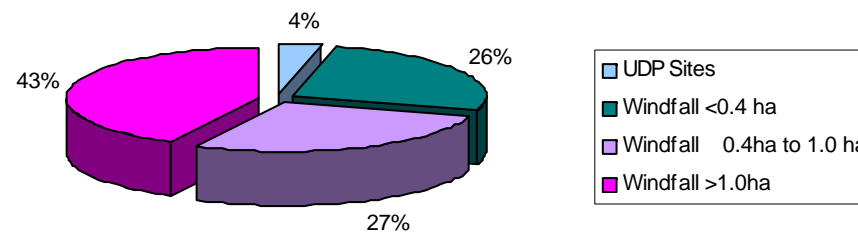


Figure 6 - Dwellings with planning permission



APPENDICES

Appendix 1	Housing Flows Return	22
Appendix 2	Sites with extant planning permission for housing, not completed (as at 31 st March 05)	23-35
Appendix 3	Schedule of Residential completions (1 st April 2004 – 31 st March 05)	36-41

Appendix 1 – Housing Flows Return

	Private sector (1)	Registered social landlords, etc (2)	Local Authority (3)	Total (4)
Opening Stock				
A Total dwelling stock (including mobile and temporary dwellings) at beginning of period				
A1. Total Dwelling Stock	67,278	5,874	28,346	101,498
A2. Of which mobile and temporary dwellings				
Additions to Stock				
B. House Building Completions				
B1. On previously undeveloped sites	88	4	0	92
B2. On previously developed sites	1,459	34	0	1493
B3. Completions of mobile and temporary dwellings	0	0	0	0
B4. Total Completions (=B1+B2+B3)	1,547	38	0	1,585
C. Conversions of existing dwellings leading to more housing units				
C1. Number before conversion	2	0	0	2
C2. Number after conversion	4	0	0	4
C3. Net Gain (=C2-C1)	2	0	0	2
D Change of Use				
D1. From former or current agricultural or forestry buildings (i.e. On greenfield sites)	0	0	0	0
D2. From other buildings (i.e. Brownfield sites)	35	0	0	35
D3. Total changed dwellings (=D1+D2)	35	0	0	35
E1. Total net additions (=B4+C3+D3)	1,584	38	0	1,622
Reductions in Stock				
F. Demolitions				
F1. Slum Clearance	0	0	0	0
F2. Other demolitions	183	0	927	1110
F3. Losses of mobile or temporary dwellings	0	0	0	0
F4. Total demolitions (=E1+E2)	183	0	927	1,110
G. Conversion of existing dwellings leading to fewer housing units (including NHBC inspections)				
G1. Number before conversion	3	0	0	3
G2. Number after conversion	1	0	0	1
G3. Net Conversion Loss (=G2-G1)	-2	0	0	-2
H1. Change of use from dwellings to non dwellings	31	0	0	31
I1. Total net reductions (=F4+G3+H1)	216	0	927	1143
J. Transfers between tenures				
J1. Transfers out of tenures	0	0	746	746
J2. Transfers into tenures	746	0	0	746
J3. Net transfers (=J2-J1)	746	0	-746	0
K. Closing Stock				
K1. Total net dwelling stock at beginning of period (A1)	67,278	5874	28,346	101,498
K2. Total net additions (E1)	1584	38	0	1622
K3. Total net reductions (I1)	216	0	927	1143
K4. Net transfers into tenure (J3)	746	0	-746	0
K5. Total dwelling stock at end of period (=K1-K2+K3-K4)	69,392	5,912	26,673	101,977

Appendix 2 – Schedule of Unimplemented and Incomplete sites with Full or Outline Planning Permission

Sites with Planning Permission (as of March 2005)									
(Includes Incomplete Sites with Full / Outline Planning Permission)									
Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
Barton									
BA025	LAND ADJ. TO 375 TRAFFORD ROAD, ECCLES.	Outline	08-Mar-10	1	0	1	0	0.02	Not Started
BA028	91 BARTON LANE, ECCLES	Full	20-Sep-06	10	0	10	0	0.11	Not Started
BA029	FORMERLY 2A NEW HALL AVENUE, ECCLES	Full	18-Dec-06	5	0	5	0	0.08	Not Started
BA032	FORMER TALK OF THE NORTH NIGHTCLUB, 333 LIVERPOOL ROAD, ECCLES	Full	06-Feb-08	14	0	14	0	0.07	Not Started
BA034	FORMER BARTON METAL WORKS CORNER OF FOUNTAIN STREET AND BARTON LANE ECCLES	Full	19-Dec-08	10	0	10	0	0.07	Not Started
BA035	134 PEEL GREEN ROAD, ECCLES	Full	09-Mar-10	1	0	1	0	0.03	Not Started
BA036	LAND ADJACENT TO 21 LANGLAND DRIVE ECCLES	Full	14-Oct-09	1	0	1	0	0.02	Not Started
BA037	718 LIVERPOOL ROAD, ECCLES	Outline	17-Feb-10	28	0	28	0	0.27	Not Started
BA039	TRAFFORD ROAD SERVICE STATION 1 TRAFFORD ROAD ECCLES	Full	03-Sep-09	3	0	3	0	0.07	Not Started
BA040	SITE AT FORMER BUILDERS YARD FOUNTAIN STREET ECCLES	Outline	20-May-09	8	0	8	0	0.13	Not Started
BA042	"FORMER HORSEFALL DAIRY CAR PARK, PEEL GREEN ROAD, ECCLES, MANCHESTER	Outline	18-Mar-10	9	0	9	0	0.08	Not Started
EC064	LAND AT JUNCTION OF NEW STREET AND GREEN LANE ECCLES	Full	22-Apr-09	14	0	14	0	0.12	Not Started
C/BA/031	659 LIVERPOOL ROAD, ECCLES	Full (COU)	18-Feb-09	2	0	2	0		Not Started
C/BA/043	65/67 LIVERPOOL ROAD ECCLES	Full (COU)	25-Mar-09	2	0	2	0		Not Started
C/BA/046	415/417 LIVERPOOL ROAD, ECCLES	Full (COU)	29-Apr-08	1	0	1	0		Not Started
C/BA/047	FIRST FLOOR OFFICE, MARKET HALL CHURCH STREET ECCLES	Full (COU)	21-Feb-10	1	0	1	0		Not Started
C/BA/048	28 HOLT STREET PEEL GREEN ECCLES	Full (COU)	11-Jan-10	1	0	1	0		Not Started
C/BA/039	30 THORP STREET ECCLES	Full (COU)	22-Aug-05	2	0	2	0		Not Started
C/EC/112	37 NELSON STREET ECCLES	Full (COU)	23-Mar-09	1	0	0	1		Under Construction
Barton Ward Totals				114	0	113	1	1.07	
Boothstown & Ellenbrook									
WB041	ADJACENT TO 27 MILL STREET, BOOTHSTOWN	Full	19-Dec-07	2	0	0	2	0.04	Under Construction
WB060	MALKIN'S WOOD FARM, VICARS HALL LANE, BOOTHSTOWN	Full	18-Dec-08	2	0	2	0	0.07	Not Started
WB083	FORMER WAREHOUSE ON SIMPSON GROVE BOOTHSTOWN WORSLEY	Full	08-Apr-09	2	0	0	2	0.04	Under Construction
Boothstown & Ellenbrook Ward Totals				6	0	2	4	0.15	

Sites with Planning Permission (as of March 2005)									
(Includes Incomplete Sites with Full / Outline Planning Permission)									
Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
Broughton									
BL009	CLARANCE STREET/LORD STREET	Full	21-Feb-01	36	12	24	0	0.48	Under Construction
BL040	LAND AT JUNCTION OF CAMP STREET AND GREAT CLOWES STREET, SALFORD 7	Outline	25-Feb-07	12	0	12	0	0.14	Not Started
BL044	CORNER OF GREAT CLOWES STREET AND TENERIFFE STREET SALFORD 7	Full	25-May-09	36	0	36	0	0.09	Not Started
BR024	LAND BOUNDED BY TULLY STREET BRADSHAW STREET NORTH VINCENT STREET AND DEVONSHIRE STREET SALFORD 7 (NORTHUMBERLAND ST PLAYING FIELDS) (PHASE 1)	Full	06-Jan-10	72	0	72	0	2.1	Not Started
BR026	"SITE OF 276 GREAT CHEETHAM STREET WEST AND 210 TO 232 GREAT CLOWES STREET SALFORD 7"	Full	17-Feb-10	88	0	88	0	1.18	Not Started
BR027	LAND BOUNDED BY TULLY STREET BRADSHAW STREET NORTH VINCENT STREET AND DEVONSHIRE STREET SALFORD 7 (NORTHUMBERLAND ST PLAYING FIELDS) (PHASE 2)	Outline	18-Dec-06	90	0	90	0	4.84	Not Started
KR032	LAND TO REAR OF 4 THE PRIORY, SALFORD 7.	Full	15-Jun-05	1	0	1	0	0.07	Not Started
KR052	LAND ADJACENT TO 5 HOPE STREET SALFORD 7	Full	18-Dec-08	4	0	4	0	0.12	Not Started
KR055	"LAND ADJACENT TO 418 LOWER BROUGHTON ROAD SALFORD 7"	Full	03-Mar-10	2	0	2	0	0.05	Not Started
KR056	12 HOWE STREET SALFORD 7	Full	17-Jun-09	4	0	4	0	0.03	Not Started
C/BL/095	106 CLARENCE STREET SALFORD 7	Full (COU)	14-Jun-09	2	0	2	0		Not Started
C/BR/050	399,401,403 BURY NEW ROAD SALFORD 7	Full (COU)	13-Jul-09	15	0	15	0		Not Started
C/KR/056	12 HOWE STREET SALFORD 7	Full (COU)	17-Jun-09	3	0	3	0		Not Started
C/BR/044	87/89 GREAT CHEETHAM STREET WEST	Full (COU)	18-Jul-07	1	0	0	1		Under Construction
Broughton Ward Totals				366	12	353	1	9.1	
Cadishead									
CD001	683 LIVERPOOL RD	Full	28-Mar-98	11	3	8	0	0.23	Under Construction
CD004	LIVERPOOL RD/DEAN ROAD, CADISHEAD	Full	17-Apr-08	53	37	16	0	1	Under Construction
CD014	25,27,29 MOSS LANE, CADISHEAD.	Outline	04-Dec-06	6	0	6	0	0.09	Not Started
CD021	AKZO NOBEL INKS SITE, DEANS ROAD, CADISHEAD	Full	20-Jan-10	82	0	77	5	2.16	Under Construction

Sites with Planning Permission (as of March 2005)									
(Includes Incomplete Sites with Full / Outline Planning Permission)									
Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
CD029	CLARIANT WORKS SITE. HAYES ROAD, CADISHEAD	Outline	15-Jul-09	288	0	288	0	6.8	Not Started
CD031	LAND AT RYEFIELD FARM MOSS ROAD CADISHEAD	Full	19-Feb-09	1	0	1	0	0.01	Not Started
CD032	"HIGHBANK NEW MOSS ROAD CADISHEAD "	Full	05-Jan-10	1	0	0	1	0.07	Under Construction
CD033	"LAND TO THE NORTH OF FAIRHILLS ROAD IRLAM "	Outline	03-Feb-10	90	0	90	0	2.14	Not Started
CD034	"LAND ADJACENT TO IRLAM LOCKS CADISHEAD WAY IRLAM "	Full	17-Feb-10	40	0	40	0	0.61	Not Started
CD035	MOSS HALL FARM MOSS ROAD CADISHEAD	Full	06-Jul-09	1	0	1	0	0.02	Not Started
CD036	FORMER RED ROSE INN 665/667 LIVERPOOL ROAD IRLAM	Outline	08-Sep-09	9	0	9	0	0.08	Not Started
CD037	"LAND TO THE REAR OF THE SHIP PUBLIC HOUSE LIVERPOOL ROAD IRLAM "	Outline	17-Feb-10	17	0	17	0	0.48	Not Started
CD038	205 AND LAND TO REAR OF 207 AND 209 LIVERPOOL ROAD CADISHEAD	Outline	03-Jun-09	27	0	27	0	0.56	Not Started
CD039	LAND AT REAR OF 1 TO 7 HEATHER AVENUE IRLAM CADISHEAD	Full	19-Aug-09	1	0	1	0	0.19	Not Started
CD040	FORMER SALVATION MEETING HALL LIVERPOOL ROAD CADISHEAD	Full	21-Oct-09	9	0	9	0	0.11	Not Started
IR019	LAND TO THE WEST OF CADISHEAD WAY (PHASE 2)	Full	03-Apr-08	251	114	99	38	8.34	Under Construction
IR020	266 LIVERPOOL ROAD IRLAM	Full	05-Aug-09	6	0	6	0	0.04	Not Started
C/CD/041	184 LIVERPOOL ROAD CADISHEAD	Full (COU)	17-Oct-07	3	0	3	0		Not Started
C/CD/042	LAND TO REAR OF 29 LORDS STREET, CADISHEAD	Full (COU)	21-Nov-07	1	0	1	0		Not Started
C/CD/043	230 LIVERPOOL ROAD, CADISHEAD	Full (COU)	23-Sep-08	1	0	1	0		Not Started
C/CD/044	41/43 LIVERPOOL ROAD, CADISHEAD	Full (COU)	26-Jun-08	1	0	1	0		Not Started
C/CD/046	1ST FLOOR 535 LIVERPOOL ROAD IRLAM	Full (COU)	14-Jan-10	6	0	6	0		Not Started
C/IR/028	199 LIVERPOOL ROAD, CADISHEAD	Full (COU)	06-Jun-07	1	0	1	0		Not Started
Cadishead Ward Totals				906	154	708	44	22.93	
Claremont									
CL014	LAND ADJACENT TO 35 ORME AVENUE SALFORD 6	Full	23-Dec-09	1	0	0	1	0.03	Under Construction

Sites with Planning Permission (as of March 2005)									
(Includes Incomplete Sites with Full / Outline Planning Permission)									
Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
C/SS/039	26 BOLTON ROAD, SALFORD 7	Granted	21-Aug-08	-1	0	0	-1		Under Construction
Claremont Ward Totals				0	0	0	0	0.03	
Eccles									
EC004	21 ELLESMERE AVE	Full	03-Apr-07	1	0	1	0	0.06	Not Started
EC011	CHORLTON FOLD FARM, CHORLTON FOLD.	Outline	25-Feb-06	6	0	6	0	0.37	Not Started
EC015	FORMER BUILDERS YARD ON GLENDALE ROAD, ECCLES	Outline	24-Sep-09	1	0	1	0	0.06	Not Started
EC031	32 VICTORIA CRESCENT, ECCLES.	Full	14-Jun-09	6	0	6	0	0.03	Not Started
EC042	LAND ON FRANCIS AVENUE, ECCLES.	Full	01-Jul-09	10	0	0	10	0.07	Under Construction
EC046	LAND ADJACENT TO 9 CROMWELL ROAD, ECCLES	Full	07-Dec-05	1	0	1	0	0.07	Not Started
EC048	LAND TO REAR OF 87 TO 93 ROCKY LANE, MONTON, ECCLES	Full	05-Jul-06	17	0	17	0	0.36	Not Started
EC049	8 CHATSWORTH ROAD, ECCLES	Full	03-Apr-07	1	0	0	1	0.18	Under Construction
EC050	LAND TO SIDE OF 24 HALF EDGE LANE, ECCLES	Full	02-Oct-08	1	0	1	0	0.03	Not Started
EC052	SITE ADJACENT TO 11 MATHER ROAD, ECCLES	Full	06-Feb-08	5	0	5	0	0.1	Not Started
EC053	LAND AT CHORLTON FOLD, ECCLES	Outline	06-Jun-05	9	0	9	0	0.63	Not Started
EC054	LAND AT CHADWICK ROAD, ECCLES	Full	09-Nov-09	58	0	0	58	0.3	Under Construction
EC055	ELLESMERE HOUSE. 1 SANDWICH ROAD, ECCLES	Full	04-Sep-08	25	0	0	25	0.28	Under Construction
EC056	24 RUSSELL STREET, ECCLES	Full	19-Feb-09	15	0	15	0	0.1	Not Started
EC057	LAND ADJACENT TO 63 CRAWFORD STREET, MONTON, ECCLES	Full	21-Aug-08	1	0	1	0	0.02	Not Started
EC058	82 LIVERPOOL ROAD ECCLES	Full	12-Dec-08	6	0	0	6	0.04	Under Construction
EC060	GREENWOOD PRIMARY SCHOOL, STAFFORD ROAD, MONTON, ECCLES	Outline	20-Nov-06	60	0	60	0	1.49	Not Started
EC062	"A K PLANT SITE, CLIFTON ROAD, MONTON, ECCLES	Outline	03-Feb-10	17	0	17	0	0.26	Not Started
EC063	"11-15 SANDWICH ROAD, ECCLES	Full	17-Feb-10	19	0	19	0	0.27	Not Started
EC065	144-172 LIVERPOOL ROAD ECCLES	Full	15-Apr-09	13	0	0	13	0.1	Under Construction
EC066	126-136 LIVERPOOL ROAD ECCLES	Full	12-May-09	6	0	0	6	0.08	Under Construction
EC068	2 MATHER ROAD ECCLES	Full	01-Nov-09	4	0	4	0	0.06	Not Started
EC069	"LAND, CLIFTON ROAD, ECCLES	Full	17-Mar-09	64	0	64	0	0.79	Not Started
EC070	THE VALLEY WORKS MONTON ROAD MONTON ECCLES	Full	23-Jun-09	60	0	60	0	0.84	Not Started
EC071	ELM BANK MASONIC HALL HALF EDGE LANE ECCLES	Full	21-Oct-09	56	0	56	0	0.67	Not Started
EC072	LAND AT JUNCTION OF BROAD OAK PARK AND BRACKLEY ROAD ECCLES	Full	18-Nov-09	8	0	0	8	0.15	Under Construction

Sites with Planning Permission (as of March 2005)									
(Includes Incomplete Sites with Full / Outline Planning Permission)									
Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
SS028	FORMER PLAYING FIELDS, ECCLES COLLEGE, CHATSWORTH ROAD, ECCLES	Full	04-Dec-08	75	58	0	17	2.5	Under Construction
C/EC/029	111/113 MONTON ROAD	Full (COU)	July 9, 2008	0	0	0	0		Not Started
C/EC/104	241/243 MONTON ROAD, ECCLES	Full (COU)	May 31, 2006	2	0	2	0		Not Started
C/EC/117	265/267 MONTON ROAD MONTON ECCLES	Full (COU)	16-Jan-09	2	0	2	0		Not Started
C/EC/122	199 MONTON ROAD MONTON ECCLES	Full (COU)	5-Dec-08	1	0	1	0		Not Started
C/EC/123	30 HOPWOOD AVENUE ECCLES	Full (COU)	16-Apr-09	1	0	1	0		Not Started
C/EC/124	6 ALBERT ROAD ECCLES	Full (COU)	17-Jun-09	-1	0	-1	0		Not Started
C/EC/126	196 CHURCH STREET ECCLES	Full (COU)	24-Aug-09	1	0	1	0		Not Started
C/EC/127	YOUTH CENTRE AT GLADSTONE ROAD AND 82 LIVERPOOL ROAD ECCLES	Full (COU)	21-Dec-09	6	0	6	0		Not Started
C/EC/128	STABLE BLOCK AT REAR OF 34 VICTORIA CRESCENT ECCLES	Full (COU)	17-Sep-09	1	0	1	0		Not Started
C/EC/129	FORMER HAMPO'S BAR 9/11 CHURCH STREET ECCLES	Full (COU)	5-Nov-09	4	0	4	0		Not Started
C/EC/106	53 REGENT STREET	Full (COU)	11-Jan-07	2	0	0	2		Not started
C/EC/116	48 WELLINGTON ROAD ECCLES	Full (COU)	07-Jan-09	5	0	0	5		Under Construction
C/EC/130	FORMER Highbury Hotel, 111/113 MONTON ROAD, MONTON, ECCLES	Full (COU)	04-May-09	6	0	0	6		Under Construction
Eccles Ward Totals				575	58	360	157	9.91	
Irlam									
IR002	SUNNINGDALE DRIVE	Full	15-Jun-93	4	0	0	4	0.17	Under Construction
IR012	FORMER IRLAM SHOPPING CENTRE (PHASE 2)	Full	28-Nov-08	39	34	0	5	0.65	Under Construction
C/IR/027	BARTON GRANGE, FIDDLERS LANE, IRLAM	Full (COU)	17-Oct-07	5	0	5	0		Not Started
C/IR/029	192 LIVERPOOL ROAD, IRLAM	Full (COU)	10-Sep-08	-1	0	-1	0		Not Started
Irlam Ward Totals				47	34	4	9	0.82	
Irwell Riverside									
BL021	SITE BOUNDED BY LUPTON STREET, FORD STREET, CLEMINSON STREET & MELVILLE STREET, SALFORD 3.	Full	15-Jun-05	54	0	54	0	0.15	Not Started
BL029	RIVERSIDE HOUSE AND APEX HOUSE, CORNER OF ST SIMON STREET AND BLACKFRIARS ROAD, SALFORD 3	Full	03-Mar-10	104	0	104	0	0.27	Not Started
BL033	LAND BOUNDED BY RIVER IRWELL, SPRINGFIELD LANE AND TRINITY WAY, SALFORD 3	Outline	12-Dec-05	90	0	90	0	2.04	Not Started

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BL035	RICHMOND HILL, BLACKFRIARS ROAD, SALFORD 3	Full	09-May-08	39	0	39	0	0.24	Not Started
BL036	LAND AT 2-12 CRESCENT, SALFORD 5	Full	15-Jul-09	224	0	224	0	0.43	Not Started
BL037	KING WILLIAM IV PUBLIC HOUSE, SPRINGFIELD LANE, SALFORD 3	Outline	06-Aug-06	8	0	8	0	0.04	Not Started
BL038	LAND BOUNDED BY RESERVOIR STREET/HALF STREET/DEAN ROAD AND SPRINGFIELD LANE, SALFORD 3	Outline	06-Aug-06	16	0	16	0	0.15	Not Started
BL039	6-8 TRINITY COURT, ST STEPHEN STREET, SALFORD 3	Outline	20-Nov-06	33	0	33	0	0.06	Not Started
BL042	LAND AT THE JUNCTION OF GREENGATE WEST AND BLACKFRIARS ROAD SALFORD 3	Full	15-Jul-09	51	0	51	0	0.12	Not Started
BL043	FORMER 'DOCK AND PULPIT' PUBLIC HOUSE BANK PLACE SALFORD 3	Full	15-Dec-09	5	0	5	0	0.59	Not Started
BL046	LAND ON WEST SIDE OF ADELPHI STREET SALFORD 3	Outline	17-Jun-09	258	0	258	0	0.38	Not Started
BL048	"SPRINGFIELD LANE BUSINESS CENTRE, SPRINGFIELD LANE, SALFORD 3	Outline	06-Jan-10	178	0	178	0	0.01	Not Started
C/PN/031	2 MILNTHORPE STREET SALFORD 6	Full (COU)	16-Feb-09	1	0	1	0		Not Started
C/PN/033	28-28A BROAD STREET SALFORD 6	Full (COU)	10-May-09	-2	0	-2	0		Not Started
C/PN/035	1 PEEL MOUNT SALFORD M6 6AF	Full (COU)	28-Feb-10	-1	0	-1	0		Not Started
C/BL/087	ENGINEERING WORKS, UPPER CLEMINSON STREET	Full (COU)	15-Jun-05	8	0	0	8		Under Construction
C/PN/032	CHARLES HOUSE SATURN GROVE SALFORD 6	Full (COU)	15-Apr-09	4	0	0	4		Under Construction
Irwell Riverside Ward Totals				1070	0	1058	12	4.48	
Kersal									
KR021	3 OLD HALL ROAD, BROUGHTON PARK, SALFORD 7	Full	23-Oct-07	1	0	1	0	0.09	Not Started
KR038	31 SINGLETON ROAD, SALFORD 7	Outline	15-Aug-05	3	0	3	0	0.1	Not Started
KR041	27 SINGLETON ROAD, SLAFORD	Full	20-Jun-07	1	0	0	1	0.04	Under Construction
KR042	8 NEW HALL ROAD, SALFORD	Outline	08-Oct-05	2	0	2	0	0.06	Not Started
KR044	SITE ADJOINING 21 ROSTON ROAD, SALFORD 7	Outline	16-Dec-07	2	0	2	0	0.05	Not Started
KR045	62 UPPER PARK ROAD, SALFORD 7	Full	20-Feb-08	14	0	14	0	0.12	Not Started
KR047	LAND ADJACENT TO 6 WATERPARK ROAD, SALFORD 7	Full	24-Apr-08	2	0	0	2	0.07	Under Construction
KR048	LAND TO THE REAR OF BETHEL APOSTHOLIC ARK CHURCH, TETLOW LANE, SALFORD 7	Full	28-May-08	1	0	0	1	0.09	Under Construction
KR049	27 UPPER PARK ROAD, SALFORD 7	Full	24-Oct-08	1	0	0	1	0.11	Under Construction
KR050	LAND ADJACENT TO 21 ROSTON ROAD, SALFORD 7	Full	09-Feb-09	1	0	0	1	0.02	Under Construction

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		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
KR051	FORMER SITE OF IVY COURT, OFF GEORGE STREET SOUTH AND ST MARTINS DRIVE, SALFORD 8	Full	20-Nov-08	7	0	3	4	0.21	Under Construction
Kr053	157/159 BURY OLD ROAD SALFORD 8	Full	08-Nov-09	6	0	6	0	0.21	Not Started
KR054	KERSAL HOTEL 216 MOOR LANE SALFORD 7	Full	07-Oct-09	37	0	37	0	0.35	Not Started
KR057	30 UPPER PARK ROAD SALFORD 7	Full	02-Sep-09	1	0	1	0	0.1	Not Started
KR058	8 VINE STREET SALFORD 7	Full	07-Oct-09	19	0	19	0	0.25	Not Started
C/KR/043	176 OAKLANDS ROAD, SALFORD 7	Full (COU)	17-Apr-08	2	0	0	2		Not Started
Kersal Ward Totals				100	0	88	12	1.87	
Langworthy									
CL010	FORMER AMBASSADOR CINEMA 399 LANGWORTHY ROAD SALFORD 6	Full	04-Mar-09	31	0	31	0	0.32	Not Started
LG008	VACANT LAND AT DOVERIDGE GARDENS OFF SEEDLEY ROAD SALFORD 6	Full	14-Sep-09	7	0	7	0	0.14	Not Started
LG009	SITE ADJOINING 11 SEEDLEY PARK ROAD SALFORD 6	Full	16-Sep-09	2	0	2	0	0.01	Not Started
LG010	LAND AT NADINE STREET SALFORD 6	Full	29-Oct-09	9	0	9	0	0.26	Not Started
C/CL/037	CHASELEY FIELD CHASELEY ROAD SALFORD 6	Full (COU)	18-Mar-09	11	0	11	0		Not Started
C/LG/016	HOWARD HOUSE, FITZWARREN STREET, SALFORD 6	Full (COU)	17-Apr-08	30	0	30	0		Not Started
C/LG/017	RESIDENTIAL PROPOERTIES WITHIN FIELD STREET, FIR STREET, LABURNAM STREET, ASH STREET, RESERVOIR STREET AND ALDER STREET, SALFORD 6	Full (COU)	18-Dec-08	-40	0	-40	0		Not Started
C/LG/018	161-193 LANGWORTHY ROAD SALFORD 6	Full (COU)	03-Jul-08	-1	0	-1	0		Not Started
Langworthy Ward Totals				49	0	49	0	0.73	
Little Hulton									
LH004	ADJACENT TO 229 MADAMSWOOD ROAD	Full	01-Oct-09	1	0	1	0	0.03	Not Started
LH008	FORMER ST ANDREWS CHURCH, MANCHESTER RD EAST	Full	10-Sep-09	24	0	0	24	0.17	Under Construction
LH017	BRAKESMERE GROVE, HAYSBROOK AVENUE, WORSLEY.	Outline	20-Feb-06	15	0	15	0	0.51	Not Started
LH021	29 CLEGG'S LANE, LITTLE HULTON, WORSLEY	Outline	11-Oct-05	4	0	4	0	0.06	Not Started
LH022	LAND AT PRESCOTT STREET LITTLE HULTON WORSLEY	Full	18-Dec-08	20	0	20	0	0.2	Not Started
LH023	1-3 ROTHWELL LANE LITTLE HULTON WORSLEY	Full	28-Apr-09	2	0	2	0	0.06	Not Started
LH024	"THE WELCOME INN, MADAMS WOOD ROAD, WORSLEY	Full	13-Jan-10	10	0	7	3	0.28	Under Construction

Sites with Planning Permission (as of March 2005)

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Reference	Location	Planning Details		Number of Dwellings				Site Details	
		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
LH025	LAND AT THE JUNCTION OF MANCHESTER ROAD WEST AND LESTER ROAD LITTLE HULTON	Outline	24-Jun-09	4	0	4	0	0.11	Not Started
LH026	GARDEN AREA OF 6 WHARTON LANE LITTLE HULTON WORSLEY	Full	08-Sep-09	1	0	1	0	0.23	Not Started
Little Hulton Ward Totals				81	0	54	27	1.65	
Ordsall									
BL022	21 - 23 NEW BAILEY STREET, SALFORD 3	Full	25-Jan-09	52	0	0	52	0.03	Under Construction
BL027	LAND AT MIDDLEWOOD STREET/OLDFIELD ROAD, SALFORD 5	Full	29-Jul-09	212	0	212	0	0.58	Not Started
BL032	2/2A BLOOM STREET, SALFORD 3	Full	07-Nov-07	7	0	7	0	0.02	Not Started
BL041	SITE TO EAST OF OLDFIELD ROAD AND NORTH OF MIDDLEWOOD STREET, SALFORD 5	Outline	29-Sep-06	1500	0	1500	0	7.55	Not Started
BL045	LAND BOUNDED BY HARDING STREET, BLACKFRIARS ROAD AND CHAPEL STREET SALFORD 3	Full	07-Oct-09	54	0	54	0	0.93	Not Started
BL047	LAND BOUNDED BY BURY STREET GARDEN LANE JOHN STREET AND CROSS STREET SALFORD 3	Full	20-Oct-09	158	0	0	158	0.61	Under Construction
OR019	HARBOUR CITY, DOCK 9 AND BROADWAY, SALFORD	None	31-Oct-06	0	0	0	0	15.33	Not Started
OR021	DOCK 9, THE QUAYS, SALFORD QUAYS	Full	01-Nov-06	246	164	0	82	1.34	Under Construction
OR022	LAND ADJACENT TO THE RIVER IRWELL, ON DERWENT STREET, SALFORD 5	Outline	29-Apr-05	48	0	48	0	1.25	Not Started
OR024	LAND BOUNDED BY EVERARD STREET/ORDSALL LANE AND WODEN STREET, SALFORD 5	Full	07-Nov-08	217	0	0	217	1.19	Under Construction
OR026	HARBOUR CITY, DOCK 9 AND BROADWAY SALFORD QUAYS SALFORD 5	Full	30-Mar-10	210	0	0	210	0.93	Under Construction
OR027	HARBOUR CITY, DOCK 9 AND BROADWAY, SALFORD QUAYS, SALFORD 5	Full	22-Dec-09	153	0	153	0	0.67	Not Started
OR028	LAND BOUNDED BY TRAFFORD RD, ORDSALL LANE, ARCHIE STREET AND CRAVEN DRIVE, SALFORD 5	Full	20-Sep-09	287	0	0	287	1.4	Under Construction
OR029	SITE AT JUNCTION OF TAYLORSON STREET SOUTH AND ORDSALL LANE SALFORD 5	Full	15-Feb-10	262	0	262	0	0.62	Not Started
OR031	LAND BOUNDED BY VIADUCT STREET KING STREET QUEEN STREET AND BLACKFRIARS ROAD SALFORD	Full	03-Feb-10	578	0	578	0	0.95	Not Started

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		Planning Details		Number of Dwellings				Site Details	
Reference	Location	Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
OR032	LAND ON ORDSALL LANE BETWEEN HILGATE AVENUE AND WEST PARK STREET SALFORD 5	Full	04-May-09	231	0	0	231	1.38	Under Construction
OR034	PARAMATTA BUILDING, ISLINGTON MILL JAMES STREET SALFORD 3	Full	06-Aug-09	2	0	2	0	0.01	Not Started
OR035	LAND AT JUNCTION OF GREENGATE AND GRAVEL LANE SALFORD 3	Full	07-Oct-09	256	0	256	0	0.19	Not Started
C/BL/086	ENGINE HOUSE AND PARMATTA BUILDING, ISLINGTON MILL, JAMES STREET	Full (COU)	11-Apr-08	3	0	3	0		Not Started
C/BL/090	ISLINGTON MILL, JAMES STREET, SALFORD 3	Full (COU)	15-Aug-08	30	0	30	0		Not Started
C/BL/094	NEW ISLINGTON MILL, GIBB STREET (JAMES STREET), SALFORD 3	Full (COU)	31-Jul-08	10	0	10	0		Not Started
C/OR/041	ST IGNATUIS RECTORY, KING EDWARD STREET, SALFORD 5	Full (COU)	23-Nov-09	5	0	5	0		Not Started
C/BL/009	FORMER BROWN BROTHERS, TRINITY WAY.	Full (COU)	26-Aug-08	16	0	0	16		Under Construction
Ordsall Ward Totals				4537	164	3120	1253	34.98	
Pendlebury									
PE011	LAND AT LUMNS LANE & AGE CROFT ROAD, PENDLEBURY	Full	17-Mar-10	154	0	154	0	2.13	Not Started
PE020	AGE CROFT HALL RESIDENTIAL SITE, AGE CROFT ROAD, PENLEBURY, SWINTON	Full	04-Jul-07	280	249	24	7	8.81	Under Construction
PE024	SITE AT CUMBERLAND AVENUE, CLIFTON.	Full	15-Jan-09	27	0	27	0	0.39	Not Started
PE027	LAND AT REAR OF KERSAL AVENUE, SWINTON	Full	18-Mar-09	44	0	44	0	0.84	Not Started
PE039	LAND TO THE EAST OF 43 LAWEFIELD CRESENT CLIFTON SWINTON	Full	04-Dec-08	1	0	0	1	0.03	Under Construction
PE041	LAND ADJACENT TO 2 WAKEFIELD DRIVE CLIFTON SWINTON	Full	15-Apr-09	1	0	0	1	0.03	Under Construction
PE043	CLIFTON PARK HOTEL, MANCHESTER ROAD, SWINTON, MANCHESTER, M27 6WE	Outline	17-Mar-10	34	0	34	0	0.48	Not Started
PE044	LAND AT THE JUNCTION OF CLIVELY AVENUE AND RAKE LANE CLIFTON SWINTON	Outline	01-Apr-09	10	0	10	0	0.12	Not Started
C/SN/067	686 BOLTON ROAD PENDLEBURY	Full (COU)	19-Oct-09	2	0	2	0		Not Started
Pendlebury Ward Totals				553	249	295	9	12.83	
Swinton North									
SN026	LAND BOUNDED BY VICTORIA LANE & MOORSIDE ROAD, SWINTON	Full	28-Mar-08	119	95	0	24	3.02	Under Construction
SN034	LAND OPPOSITE 10 GLEN AVENUE, SWINTON	Full	13-Sep-09	1	0	1	0	0.03	Not Started
C/SN/066	145 ELLESMERE STREET SWINTON	Full (COU)	27-May-09	1	0	1	0		Not Started
C/SN/062	113-139 MOSS LANE SWINTON	Full (COU)	22-Jun-09	16	0	0	16		Under Construction

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Swinton North Ward Totals				137	95	2	40	3.05	
Swinton South									
PE037	55 CHORLEY ROAD, SWINTON	Full	17-Oct-08	10	0	0	10	0.12	Under Construction
PE046	LAND ADJACENT TO VICTORIA PARK SWINTON HALL ROAD SWINTON	Full	20-May-09	4	0	4	0	0.09	Not Started
SS016	CORNER OF PARTINGTON LANE & CHESTER STREET, SWINTON.	Full	20-Apr-05	2	0	2	0	0.02	Not Started
SS036	LAND ADJACENT 32 ANSON ROAD SWINTON	Outline	04-Feb-10	1	0	1	0	0.02	Not Started
SS037	CLIFTON GRANGE NURSING HOME LITTLE MOSS LANE SWINTON	Full	12-Feb-09	59	0	0	59	0.41	Under Construction
SS040	*LAND BETWEEN PARK STREET/CHEETHAM ROAD, SWINTON	Full	03-Feb-10	11	0	11	0	0.09	Not Started
SS041	25 27 AND 29 WORSLEY ROAD SWINTON	Full	15-Apr-09	11	0	11	0	0.1	Not Started
SS042	LAND ADJACENT TO 242 WORSLEY ROAD SWINTON	Full	19-Nov-09	1	0	1	0	0.03	Not Started
C/PE/055	179 MANCHESTER ROAD SWINTON	Full (COU)	15-Jan-08	-1	0	-1	0		Not Started
Swinton South Ward Totals				98	0	29	69	0.88	
Walkden North									
WN019	LAND ON FEREDAY STREET, WORSLEY	Full	02-Sep-09	22	0	11	11	0.22	Under Construction
WN024	FORMER RESTAWHILE BEDS FACTORY, WORSLEY RD NORTH / DEEVONSHIRE RD, WALKDEN, WORSLEY	Full	08-Nov-09	127	28	56	43	3.19	Under Construction
WN025	110 HARRIET STREET WALDEN WORSLEY	Full	16-Sep-09	18	0	0	18	0.14	Under Construction
WN026	FORMER VICTORIA GARAGE, ADJACENT TO 308 WORSLEY ROAD NORTH WALKDEN WORSLEY	Full	31-Jan-10	32	0	32	0	0.29	Not Started
WN028	LAND ADJACENT TO 11 QUEEN STREET WORSLEY	Full	03-Sep-09	1	0	1	0	0.03	Not Started
WN029	LAND AT JUNCTION OF EMLYN STREET AND HARRIET STREET WALKDEN WORSLEY	Outline	07-Oct-09	24	0	24	0	0.2	Not Started
WN031	LAND ADJACENT TO 64 CECIL STREET WALKDEN WORSLEY	Full	20-Oct-09	2	0	2	0	0.02	Not Started
WN032	LAND OFF EGERTON ROAD WORSLEY	Outline	02-Dec-09	28	0	28	0	0.22	Not Started
WN033	LAND ADJACENT TO 32 EGERTON ROAD WORSLEY	Full	20-May-09	1	0	1	0	0.03	Not Started
C/WN/066	36 ALFRED STREET WORSLEY	Full (COU)	28-Sep-09	1	0	1	0		Not Started
C/WN/067	ASHTONFIELD'S FARM WINDMILL ROAD WALKDEN WORSLEY	Full (COU)	04-Nov-09	13	0	13	0		Not Started
Walkden North Ward Totals				269	28	169	72	4.34	
Walkden South									
WS006	LAND ADJACENT TO 36 MAYFIELD AVENUE, WORLSEY	Full	05-Jul-06	12	0	12	0	0.13	Not Started

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		Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
WS040	82 HODGE ROAD, WALKDEN, WORSLEY	Full	10-Sep-08	3	0	0	3	0.01	Under Construction
WS043	LAND BOUNDED BY HILTON LANE/PARSONAGE ROAD WORSLEY	Full	18-Dec-08	30	0	30	0	0.34	Not Started
WS044	SITE OF THE OAKS OAKWOOD DRIVE ORSLEY	Full	31-Jan-10	51	0	51	0	0.74	Not Started
WS045	SITE OF FORMER WALKDEN TYRE AND BATTERY CENTRE HODGE ROAD WALKDEN WORSLEY	Full	06-Jan-10	6	0	6	0	0.05	Not Started
WS046	"LAND ON SOUTH SIDE OF HOLYOAKE ROAD, WALKDEN, WORSLEY	Outline	03-Mar-10	131	0	131	0	1.76	Not Started
WS050	WORSLEY PARK MOTOR CO. LTD 314 WALKDEN ROAD WORSLEY	Full	07-Oct-09	10	0	10	0	0.07	Not Started
WS051	PARK HOUSE 18 PARK ROAD WALKDEN WORSLEY	Full	03-Nov-09	4	0	4	0	0.04	Not Started
WS052	21 PARSONAGE ROAD WORSLEY	Full	25-Nov-09	2	0	2	0	0.07	Not Started
C/WS/036	2C MEMORIAL ROAD, WALKDEN, WORSLEY	Full (COU)	13-Oct-08	1	0	1	0		Not Started
C/WS/041	83/85 WALKDEN ROAD WORSLEY	Full (COU)	6-Jan-10	0	0	0	0		Not Started
C/WS/044	55A/57 WALKDEN ROAD WORSLEY	Full (COU)	25-Aug-09	1	0	1	0		Not Started
C/WS/046	"PINFOLD FARM, PINFOLD ROAD, WORSLEY	Full (COU)	8-Feb-10	3	0	3	0		Not Started
C/WN/063	80 MEMORIAL ROAD, WALKDEN, WORSLEY	Full (COU)	06-Aug-07	-1	0	0	-1		Under Construction
Walkden South Ward Totals				253	0	251	2	3.21	
Weaste & Seedley									
CL012	LAND ADJACENT TO 20 WORCESTER ROAD, SALFORD 6	Full	19-Jun-08	1	0	0	1	0.03	Under Construction
WE008	LAND ADJACENT TO THE WEASTE HOTEL, HEBDEN AVENUE, SALFORD 6	Full	20-Nov-08	14	0	14	0	0.12	Not Started
WE009	SITE OF THE FORMER UNITED REFORM CHURCH WEASTE ROAD SALFORD 5	Full	07-Oct-09	17	0	0	17	0.1	Under Construction
WE010	FORMER WEASTE BUS DEPOT ECCLES NEW ROAD SALFORD 5	Full	16-Dec-09	200	0	200	0	1.06	Not Started
C/WE/028	5 TRAFALGAR ROAD SALFORD 6	Full (COU)	16-Sep-09	1	0	1	0		Not Started
Weaste & Seedley Ward Totals				233	0	215	18	1.31	
Winton									
WI026	LAND ADJACENT TO 200 ANSON STREET, ECCLES	Full	19-Jun-08	53	0	0	53	0.2	Under Construction
WI027	LAND ADJACENT TO 24 GILLINGHAM ROAD WINTON ECCLES	Full	05-Feb-09	1	0	0	1	0.02	Under Construction
WI028	72 LULWORTH ROAD, ECCLES	Full	10-Feb-10	1	0	1	0	0.05	Not Started
WI029	402/412, LIVERPOOL ROAD, ECCLES	Full	03-Mar-10	18	0	18	0	0.09	Not Started
WI031	VERDANT HOUSE, VERDANT LANE, ECCLES	Full	17-Mar-10	34	0	34	0	0.44	Not Started

Sites with Planning Permission (as of March 2005)

(Includes Incomplete Sites with Full / Outline Planning Permission)

		Planning Details		Number of Dwellings				Site Details	
Reference	Location	Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
C/WI/027	14 SOUTH KING STREET, ECCLES	Full (COU)	04-Mar-09	5	0	5	0		Not Started
C/WI/029	14 OAKMERE AVENUE ECCLES	Full (COU)	22-Jun-09	1	0	1	0		Not Started
C/WI/030	488 LIVERPOOL ROAD ECCLES	Full (COU)	28-Jun-09	1	0	1	0		Not Started
C/WI/032	100 WORSLEY ROAD WINTON ECCLES M30 8WW	Full (COU)	02-Mar-10	1	0	1	0		Not Started
C/WI/031	18 CATHERINE STREET ECCLES	Full (COU)	21-Jul-09	2	0	0	2		Under Construction
Winton Ward Totals				117	0	61	56	0.8	
Worsley									
SS007	JUNCTION OF THE COPPICE / CHATSWORTH RD	Full	18-Aug-09	1	0	1	0	0.06	Not Started
SS023	REAR OF DELL HOUSE, 192 CHATSWORTH ROAD, SWINTON	Outline	10-Jan-10	1	0	1	0	0.07	Not Started
SS027	LAND AT REAR OF 5 THE COPPICE, WORSLEY	Full	20-Jan-10	1	0	1	0	0.15	Not Started
SS029	2 WARREN DRIVE, SWINTON	Full	22-Mar-10	1	0	1	0	0.04	Not Started
SS030	LAND ADJACENT 2A MOORSIDE ROAD, SWINTON	Full	19-Dec-07	12	0	12	0	0.58	Not Started
SS035	301 WORSLEY ROAD SWINTON	Full	10-Jan-10	1	0	0	1	0.13	Under Construction
SS039	301 WORSLEY ROAD, SWINTON	Full	10-Jan-10	1	0	1	0	0.13	Not Started
wb040	BROADOAK PARK GARDEN CENTRE, WORSLEY ROAD, WORSLEY	Outline	01-Aug-05	12	0	12	0	0.68	Not Started
WB059	LAND REAR OF 54 RINGLOW PARK ROAD, SWINTON	Full	05-Jun-08	2	0	0	2	0.09	Under Construction
WB066	'FOUR STACKS' 302 LEIGH ROAD, WORSLEY	Full	04-Mar-09	1	0	0	1	0.76	Under Construction
WB067	LAND ADJACENT THE GRANARY, BARTON ROAD, WORSLEY	Full	16-May-07	14	0	0	14	0.22	Under Construction
WB070	LAND ADJACENT TO 7 BARTON ROAD, WORSLEY	Full	06-Feb-08	5	0	0	5	0.05	Under Construction
WB073	142 CHATSWORTH ROAD WORSLEY	Full	10-Jan-10	1	0	1	0	0.24	Not Started
WB076	SIDE GARDEN OF 12 DRYWOOD AVENUE WORSLEY	Full	08-Oct-09	1	0	1	0	0.03	Not Started
WB077	LAND AT REAR OF 359 WORSLEY ROAD SWINTON	Outline	04-Mar-07	1	0	1	0	0.05	Not Started
WB079	LAND ADJACENT TO 21 BRIARFIELD ROAD WORSLEY	Outline	16-Sep-09	1	0	1	0	0.08	Not Started
WB082	OLD WARKE, WALKDEN ROAD, WORSLEY	Outline	20-Jan-10	3	0	3	0	0.17	Not Started
WB087	94 CHATSWORTH ROAD WORSLEY	Full	24-Nov-09	1	0	0	1	0.4	Under Construction
WB090	THE COPPICE OFF CHATSWORTH ROAD WORSLEY	Full	15-Jul-09	28	0	28	0	0.77	Not Started
WB091	LAND ADJACENT TO 101 MOORSIDE ROAD SWINTON	Full	03-Jun-09	1	0	1	0	0.04	Not Started
C/WB/043	5 BARTON ROAD WORSLEY	Full (COU)	16-Sep-09	-1	0	-1	0		Not Started
C/WB/044	63 GREENLEACH LANE ROE GREEN WORSLEY	Full (COU)	22-Dec-09	1	0	1	0		Not Started
C/WB/045	17 MOORSIDE ROAD, SWINTON	Full (COU)	21-Jan-10	9	0	9	0		Not Started
C/WB/046	349 WORSLEY ROAD, SWINTON	Full (COU)	17-Feb-10	5	0	0	5		Under Construction

Sites with Planning Permission (as of March 2005)									
<i>(Includes Incomplete Sites with Full / Outline Planning Permission)</i>									
		Planning Details		Number of Dwellings				Site Details	
Reference	Location	Planning Status	PP Expires	TOTAL	Built	Not Started	U/C	Site Area	Status
Worsley Ward Totals				103	0	74	29	4.74	
SALFORD TOTALS				9614	794	7005	1815	118.88	

Appendix 3 – Schedule of Residential Completions (1st April 2004 – 31st March 2005)

New Build Completions 1st April 2004 - 31st March 2005												
(* Indicates change of use/conversion)												
	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site		
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield	
Barton												
BA006	LAND ADJACENT TO 29 ELDON PLACE, ECCLES	6	6	0	0	0	6	0	0	0	6	
BA031	LAND AT REAR OF 8 HIGHER CROFT, PEEL GREEN, ECCLES	1	1	0	0	0	1	0	0	1	0	
BA033	LAND BETWEEN 87 AND 137 HIGHER CROFT, BARTON, ECCLES	18	18	0	0	0	18	0	0	0	18	
EC051	LAND ADJACENT TO 80 GREEN LANE, ECCLES	1	1	0	0	0	1	0	0	1	0	
EC059	LAND BOUNDED BY LIVERPOOL ROAD, LEIGH STREET AND HENRY STREET ECCLES	9	9	0	0	0	9	0	0	0	9	
C/BA/041 *	84-88 BARTON ROAD ECCLES	3	3	0	0	0	3	0	0	0	3	
Barton Ward Totals		38	38	0	0	0	38	0	0	2	36	
Boothstown & Ellenbrook												
WS039	LAND ON MORSTON CLOSE, ELLENBROOK, WORSLEY	18	18	0	0	0	18	0	0	18	0	
C/WB/034 *	43 LEIGH ROAD	0	0	0	0	0	0	0	0	0	0	
C/WB/038 *	218 LEIGH ROAD WORSLEY	1	1	0	0	0	1	0	0	0	1	
BOOTHSTOWN & ELLENBROOK WARD TOTALS		19	19	0	0	0	19	0	0	18	1	
Broughton												
BR016	LAND AT THE JUNCTION OF WINTERFORD ROAD AND DUDLEY STREET SALFORD 7	8	0	8	0	8	0	0	0	0	8	
BR021	40-50 MURRAY STREET, HIGHER BROUGHTON, SALFORD	8	0	8	0	0	8	0	0	0	8	
BR022	SITE OF 1 TO 7 BOWER STREET, 2 TO 10 MARIE STREET AND LAND FRONTING BUILE STREET, SALFORD 7	8	0	8	0	0	8	0	0	4	4	
C/BL/065 *	UNICORN HOTEL 11 LOWER BROUGHTON ROAD	2	2	0	0	0	2	0	0	0	2	
C/BR/048 *	316 GREAT CLOWES STREET SALFORD 7	1	1	0	0	0	1	0	0	0	1	
C/BR/049 *	6 MANLEY STREET SALFORD 7	2	2	0	0	0	2	0	0	0	2	
C/KR/040 *	80 LEICESTER ROAD SALFORD 7	0	0	0	0	0	0	0	0	0	0	
C/KR/055 *	441 LOWER BROUGHTON ROAD SALFORD 7	0	0	0	0	0	0	0	0	0	0	
BROUGHTON WARD TOTALS		29	5	24	0	8	21	0	0	4	25	

New Build Completions 1st April 2004 - 31st March 2005											
(* Indicates change of use/conversion)											
	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site	
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
Cadishead											
CD023	WOLLDEN VIEW FARM, MOSS ROAD, CADISHEAD	1	1	0	0	0	1	0	0	1	0
CD030	LAND ADJACENT 76 NEW MOSS ROAD, CADISHEAD	1	1	0	0	0	1	0	0	1	0
IR018	LAND TO THE WEST CADISHEAD WAY, IRLAM (PHASE 1)	47	47	0	0	47	0	0	0	0	47
IR019	LAND TO THE WEST OF CADISHEAD WAY (PHASE 2)	114	114	0	0	114	0	0	0	0	114
C/CD/034 *	90 LIVERPOOL ROAD	0	0	0	0	0	0	0	0	0	0
CADISHEAD WARD TOTALS		163	163	0	0	161	2	0	0	2	161
Claremont											
CL011	FORMER OAKWOOD PUBLIC HOUSE, LANCASTER ROAD, SALFORD 6	26	26	0	0	0	0	26	0	0	26
CLAREMONT WARD TOTALS		26	26	0	0	0	0	26	0	0	26
Eccles											
EC061	26 ELLESMERE ROAD, ECCLES	18	18	0	0	0	18	0	0	0	18
SS028	FORMER PLAYING FIELDS, ECCLES COLLEGE, CHATSWORTH ROAD, ECCLES	53	53	0	0	0	0	0	53	53	0
C/EC/096 *	31 PEEL STREET	2	2	0	0	0	2	0	0	0	2
C/EC/102 *	THE LINKS, CROMWELL ROAD, ECCLES	2	2	0	0	0	2	0	0	0	2
C/EC/115 *	133-135 MONTON ROAD MONTON ECCLES	0	0	0	0	0	0	0	0	0	0
C/EC/125 *	3/5 PARK ROAD ECCLES	0	0	0	0	0	0	0	0	0	0
ECCLES WARD TOTALS		75	75	0	0	0	22	0	53	53	22
Irlam											
IR012	FORMER IRLAM SHOPPING CENTRE (PHASE 2)	34	34	0	0	34	0	0	0	0	34
IRLAM WARD TOTALS		34	34	0	0	34	0	0	0	0	34
Irwell Riverside											
BL024	TRANSPORT HOUSE, 1 THE CRESCENT, SALFORD 5	28	28	0	0	0	28	0	0	0	28

New Build Completions 1st April 2004 - 31st March 2005											
(* Indicates change of use/conversion)											
	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site	
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
BL030	SITE OF FORMER PUBLIC HOUSE AT CORNER OF NORTH GEORGE STREET AND PERU STREET, SALFORD 3	33	33	0	0	0	33	0	0	0	33
C/BL/092 *	48 CRESCENT, SALFORD 5	2	2	0	0	0	2	0	0	0	2
C/PN/002 *	THE KINGS ARMS PUBLIC HOUSE, 34 ST. GEORGES WAY	0	0	0	0	0	0	0	0	0	0
C/PN/034 *	8 ENCOMBE PLACE (UPPER CLEMINSON STREET) SALFORD 3	1	1	0	0	0	1	0	0	0	1
C/PN/036 *	2 ACTON SQUARE SALFORD M5 4NY	1	1	0	0	0	1	0	0	0	1
IRWELL RIVERSIDE WARD TOTALS		65	65	0	0	0	65	0	0	0	65
Kersal											
KR037	7 WATERPARK ROAD, SALFORD 7	1	1	0	0	0	1	0	0	0	1
KR039	64A UPPER PARK ROAD, SALFORD 7	1	1	0	0	0	1	0	0	0	1
KR040	LAND TO REAR OF 10 NEW HALL ROAD, SALFORD 7	1	1	0	0	0	1	0	0	0	1
C/KR/041 *	LANGDON COLLEGE LEICESTER AVENUE SALFORD 7	0	0	0	0	0	0	0	0	0	0
C/KR/042 *	296 LITTLETON ROAD, SALFORD 7	0	0	0	0	0	0	0	0	0	0
KERSAL WARD TOTALS		3	3	0	0	0	3	0	0	0	3
Langworthy											
CL005	LAND ADJOINING SUMMERHILLS MANSION ESTATE OFF ECCLES OLD RD	7	7	0	0	7	0	0	0	0	7
LG007	LAND AT ALPHA STREET WEST AND WESTERN STREET, SALFORD 6	14	0	14	0	0	14	0	0	0	14
C/LG/015 *	68-70 DUCHY STREET, SALFORD 6	1	1	0	0	0	1	0	0	0	1
LANGWORTHY WARD TOTALS		22	8	14	0	7	15	0	0	0	22
Ordsall											
BL020	LAND AT CHAPEL WHARF, BOUNDED BY RIVER IRWELL, QUAY STREET, BLACKFRIARS STREET, BOOTH STREET AND CHAPEL STREET, SALFORD 3.	275	275	0	0	0	0	275	0	0	275
OR013	FORMER ROVERS RETURN PUBLIC HOUSE, GUY FAWKES ST	6	6	0	0	0	6	0	0	0	6
OR021	DOCK 9, THE QUAYS, SALFORD QUAYS	164	164	0	0	0	0	0	164	0	164
OR025	LOWRY GALLERIA, PIER 8, QUAYS ROAD, SALFORD QUAYS, SALFORD 5	88	88	0	0	0	0	88	0	0	88
ORDSALL WARD TOTALS		533	533	0	0	0	6	363	164	0	533
Pendlebury											

New Build Completions 1st April 2004 - 31st March 2005

(* Indicates change of use/conversion)

	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site	
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
PE004	LAND BETWEEN 23 - 25 CLIFTON HOUSE ROAD, CLIFTON.	1	1	0	0	0	1	0	0	0	1
PE020	AGECROFT HALL RESIDENTIAL SITE, AGECROFT ROAD, PENLEBURY, SWINTON	143	143	0	0	0	0	0	143	0	143
PE025	LAND ADJACENT TO ST. JOHN'S VICARAGE, BROOMFIELD, PENDLEBURY (PLOTS 1-2)	2	2	0	0	0	2	0	0	0	2
PE038	PLOT 10, CLIFTON HOUSE ROAD, CLIFTON, SWINTON	1	1	0	0	0	1	0	0	1	0
C/PE/056 *	240 STATION ROAD, SWINTON	1	1	0	0	0	1	0	0	0	1
PENDLEBURY WARD TOTALS		148	148	0	0	0	5	0	143	1	147
Swinton North											
SN019	LAND OPPOSITE 8 GLEN AVENUE, SWINTON.	1	1	0	0	0	1	0	0	1	0
SN026	LAND BOUNDED BY VICTORIA LANE & MOORSIDE ROAD, SWINTON	62	62	0	0	0	0	0	62	0	62
SN027	LAND ADJOINING 1 ROSEHILL MEWS, SWINTON	1	1	0	0	0	1	0	0	0	1
SN028	245 MOORSIDE ROAD, SWINTON	1	1	0	0	0	1	0	0	0	1
SN030	GRAYS COLOUR LABS, 555 MACNCHESTER ROAD, SWINTON	27	27	0	0	0	27	0	0	0	27
SN031	SITE OF FORMER CALEDONIAN MOTORS, MANCHESTER ROAD, SWINTON	18	18	0	0	0	18	0	0	0	18
SN032	LAND BETWEEN 555 AND 569 MANCHESTER ROAD, SWINTON	4	4	0	0	0	4	0	0	0	4
SN033	LAND OFF BAGOT STREET, WARDLEY, SWINTON	24	24	0	0	0	24	0	0	0	24
C/PE/054 *	2 WARWICK STREET SWINTON	2	2	0	0	0	2	0	0	0	2
C/SN/061 *	201/203 CHORLEY ROAD	2	2	0	0	0	2	0	0	0	2
C/SN/063 *	215-217 CHORLEY ROAD SWINTON	2	2	0	0	0	2	0	0	0	2
C/SN/064 *	28 ELLESMERE STREET SWINTON	0	0	0	0	0	0	0	0	0	0
C/SN/065 *	184 MOORSIDE ROAD SWINTON	1	1	0	0	0	1	0	0	0	1
SWINTON NORTH WARD TOTALS		145	145	0	0	0	83	0	62	1	144
Swinton South											
PE047	27 WARDLEY STREET SWINTON	2	2	0	0	0	2	0	0	0	2
SS033	3 FOLLY LANE, SWINTON	4	4	0	0	0	4	0	0	0	4
SS034	BEECHFIELD HOUSE, FOURTH AVENUE, SWINTON	6	6	0	0	0	6	0	0	0	6
SS043	"REAR GARDEN OF 124 MANCHESTER ROAD	1	1	0	0	0	1	0	0	0	1

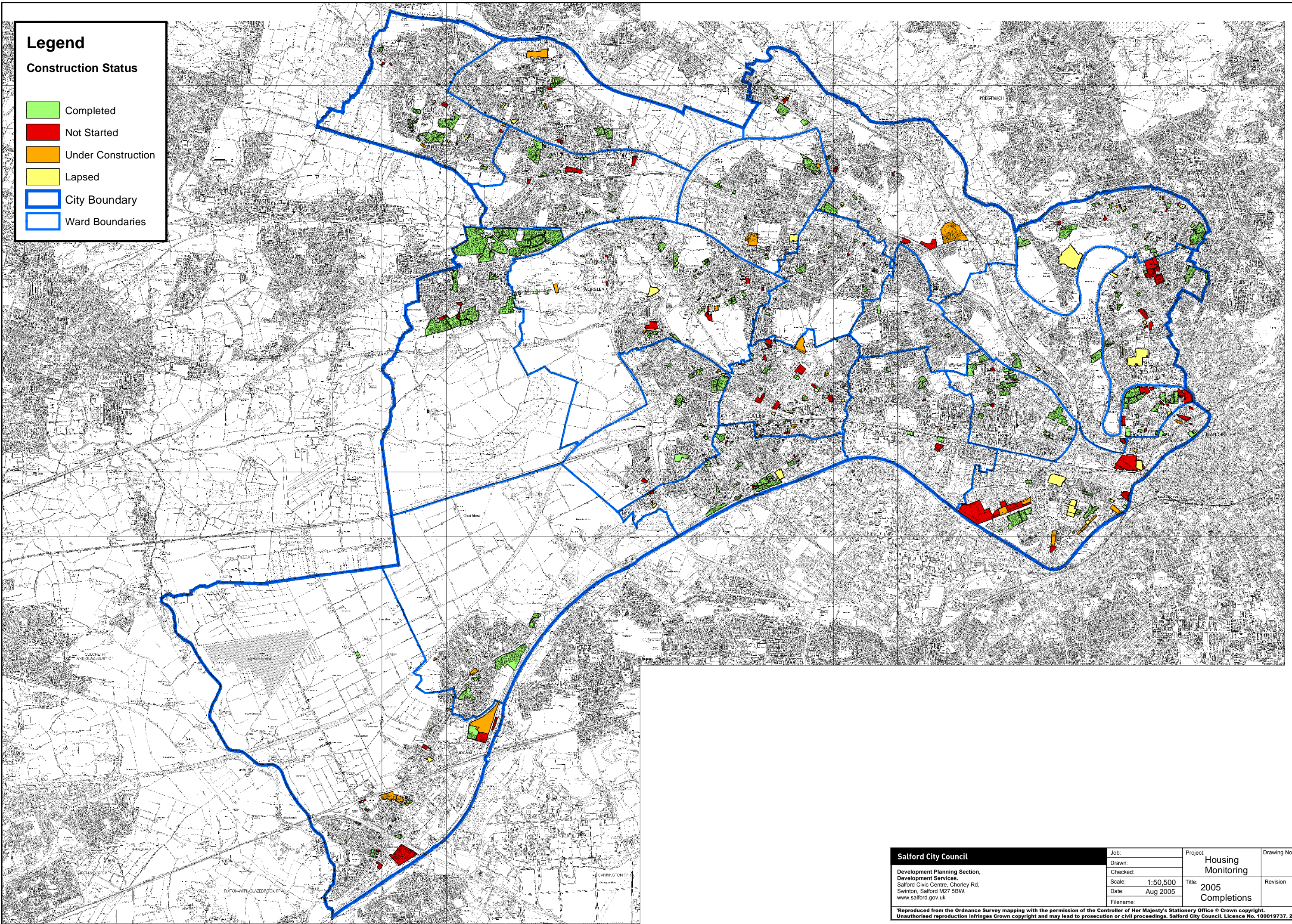
New Build Completions 1st April 2004 - 31st March 2005											
(* Indicates change of use/conversion)											
	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site	
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
	SWINTON M27 5FQ "										
C/PE/058 *	151 SWINTON HALL ROAD SWINTON	1	1	0	0	0	1	0	0	0	1
C/SS/040 *	BEECHFIELD HOUSE, FOURTH AVENUE, SWINTON	6	6	0	0	0	6	0	0	0	6
SWINTON SOUTH WARD TOTALS		20	20	0	0	0	20	0	0	0	20
Walkden North											
WN023	LAND BOUNDED BY PHIPPS STREET, BRACKLEY STREET AND MOUNTAIN STREET, WALKDEN, WORSLEY	24	24	0	0	0	24	0	0	0	24
WN024	FORMER RESTAURANT BEDS FACTORY, WORSLEY RD NORTH / DEEVONSHIRE RD, WALKDEN, WORSLEY	28	28	0	0	0	0	0	28	0	28
WN027	LAND AT RIDYARD STREET AND 48 MANCHESTER ROAD EAST LITTLE HULTON WORSLEY	1	1	0	0	0	1	0	0	0	1
C/WN/065 *	430 MANCHESTER ROAD EAST LITTLE HULTON WORSLEY	1	1	0	0	0	1	0	0	0	1
C/WS/045 *	325 MANCHESTER ROAD WALKDEN WORSLEY	1	1	0	0	0	1	0	0	0	1
WALKDEN NORTH WARD TOTALS		55	55	0	0	0	27	0	28	0	55
Walkden South											
WS035	LAND ADJACENT TO 33 OLD CLOUGH LANE, WALKDEN	1	1	0	0	0	1	0	0	1	
WS037	VACANT SITE AT MEMORIAL ROAD/ STANLEY ROAD, WORSLEY	18	18	0	0	0	18	0	0	0	18
WS038	LAND AT ST. MARKS CHURCH HALL, EDGE FOLD ROAD, WORSLEY	4	4	0	0	0	4	0	0	0	4
WS041	NURSERY ON HOLLY AVENUE, WORSLEY	4	4	0	0	0	4	0	0	0	4
WS042	22 SHEARWATER DRIVE, WALKDEN, WORSLEY	1	1	0	0	0	1	0	0	0	1
C/WS/034 *	134 WALKDEN ROAD WORSLEY	0	0	0	0	0	0	0	0	0	0
C/WS/042 *	63A MANCHESTER ROAD WALKDEN SOUTH WARD WORSLEY MANCHESTER MANCHESTER M28 3WS	0	0	0	0	0	0	0	0	0	0
WALKDEN SOUTH WARD TOTALS		28	28	0	0	0	28	0	0	1	27
Wesate and Seedley											
WE002	LAND BOUNDED BY ECCLES NEW ROAD AND WEASTE ROAD, SALFORD 5	82	82	0	0	82	0	0	0	0	82
WE007	628 ECCLES NEW ROAD SALFORD 5	48	48	0	0	0	0	48	0	0	48

New Build Completions 1st April 2004 - 31st March 2005											
(* Indicates change of use/conversion)											
	Location	Total Completions	Tenure			UDP Allocated Site	Windfall			Type of Site	
			Private	Housing Assoc.	Local Authority		< 0.4 Ha	0.4 - 1.0 Ha	> 1.0 Ha	Greenfield	Brownfield
C/WE/027	2 WESTRAY CRESCENT SALFORD 5	1	1	0	0	0	1	0	0	0	1
WEASTE AND SEEDLEY WARD TOTALS		131	131	0	0	82	1	48	0	0	131
Winton											
WI023	LAND AT BARTON HALL, HARDY STREET, PEEL GREEN, ECCLES	52	52	0	0	0	0	0	52	0	52
C/WI/028 *	93 BROOKHOUSE AVENUE ECCLES	0	0	0	0	0	0	0	0	0	0
WINTON WARD TOTALS		52	52	0	0	0	0	0	52	0	52
Worsley											
SS038	48 CHATSWORTH ROAD WORSLEY	1	1	0	0	0	1	0	0	0	1
WB018	LAND AT SOUTHERN END OF DRYWOOD AVENUE, WORSLEY	10	10	0	0	10	0	0	0	10	
WB068	LAND ADJACENT TO 6 OLD HALL, LANE, WORSLEY	1	1	0	0	0	1	0	0	0	1
WB075	5 BRERETON DRIVE WORSLEY	1	1	0	0	0	1	0	0	0	1
Wb080	REAR GARGEN AREA OF 34 BEATRICE ROAD, WORSLEY	1	1	0	0	0	1	0	0	0	1
WB084	TINGDENE 276 LEIGH ROAD WORSLEY	1	1	0	0	0	1	0	0	0	1
WB085	REAR GARDEN OF 36 BEATRICE ROAD WORSLEY	1	1	0	0	0	1	0	0	0	1
WB087	94 CHATSWORTH ROAD WORSLEY	1	1	0	0	0	0	1	0	0	1
WB088	FORMER INDUSTRIAL UNIT STABLEFOLD WORSLEY	17	17	0	0	0	17	0	0	0	17
WB093	250 LEIGH ROAD WORSLEY	1	1	0	0	0	1	0	0	0	1
C/SS/037 *	34A MOORSIDE ROAD, SWINTON	1	1	0	0	0	1	0	0	0	1
WORSLEY WARD TOTALS		36	36	0	0	10	25	1	0	10	26
Overall Citywide Total		1622	1584	38	0	302	380	438	502	92	1530

Legend

Construction Status

- Completed
- Not Started
- Under Construction
- Lapsed
- City Boundary
- Ward Boundaries



Salford City Council Development Planning Section, Development Services, Salford Civic Centre, Chorley Rd, Swinton, Salford M27 5BW. www.salford.gov.uk	Job:	Project:	Drawing No.
	Drawn:	Housing Monitoring	
	Checked:		Revision
	Scale: 1:50,500	Title: 2005 Completions	
	Date: Aug 2005		
Filename:			
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