

Oldham Local Development Framework

**Strategic Housing Land Availability
Assessment as at 1 April 2011**

January 2011



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1 Disclaimer / Availability / Data Protection

Disclaimer

1.1 In relation to the information contained within this report (and any other report relating, or making reference, to the findings of Oldham's Strategic Housing Land Availability Assessment – SHLAA) the council makes the following disclaimer without prejudice:

- The identification of potential housing sites, buildings or areas within the SHLAA does not imply that the council will necessarily grant planning permission for residential development. Planning applications will continue to be treated on their merits, against the appropriate development plan policies and other material planning considerations. Furthermore, whilst the SHLAA will form an important part of the evidence base for preparation of the Site Allocations Development Plan Document, the identification of a potential housing site does not imply that it will be allocated as such.
- The inclusion of potential housing sites, buildings or areas within the SHLAA does not preclude them from being developed for other purposes.
- The exclusion of sites and buildings from the assessment (either because they were never identified or discounted) does not preclude the possibility of residential development being granted on them.
- Timescales of when sites may come forward (for example short, medium or long-term) are based on officers views held at the time of the assessment and on information available to them. Circumstances or assumptions may change which may mean that sites come forward sooner or later than envisaged.
- The information supporting the SHLAA is based on information that was available regarding each site at the time of the original assessment, and updated where appropriate, as part of this review. Circumstances may change or there may be some omissions and/or factual inaccuracies, which the council does not take liability for. There may therefore be additional constraints to consider that have not been identified. Likewise some constraints may no longer be applicable.
- The capacity and density assumptions are indicative, generally informed by related planning permissions, local knowledge and masterplans, and may be subject to change. In all cases, the consideration of a detailed planning application may find that these capacities are inappropriate due to highway issues, design or the need to provide other uses on a site.
- The Housing Land Availability Database has a base date of 1 April 2010. In accordance with national guidance completions and clearance have, however, been forecast for 2010/11, to provide a baseline for the housing land supply of 1 April 2011. The status of sites or information relating to them may be subject to change. For example, a site may have been granted planning permission for residential development since being identified within the study. It is anticipated that the SHLAA will be reviewed and updated on an annual basis.

Availability

1.2 If you would like to receive this information in another format, such as large print, Braille, audio or alternative languages, please call us on telephone number 0161 770 4061.

Data Protection

- 1.3** Oldham Council is fully committed to compliance with the requirements of the Data Protection Act 1998.
- 1.4** Please note that comments cannot be treated as confidential.
- 1.5** Please note that personal information provided as part of a representation cannot be treated as confidential as the Council is obliged to make all representations available for public inspection. If you choose to make a representation you will be regarded by the Council as having consented to that representation being made available for public inspection. All comments received will also be made available via the internet, along with the name of the person who submitted them. Your address will not generally be available via the internet if you submit your comments electronically through our Limehouse consultation portal. In addition, you should note that any documents, plans etc, you submit to accompany our documents may also be made available via the internet. If you are using the Limehouse consultation portal to supply supporting documents, please make sure you do not include email addresses, telephone numbers or signatures on the supporting documents. If we receive supporting documents containing email address, telephone numbers or signatures, we will endeavour to remove them. If your postal address is shown on any accompanying documents provided, though, then this will also be accessible via the internet.

2 Executive Summary

- 2.1** Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for the delivery of housing through the planning system. A key objective of PPS3 is to ensure the local planning system delivers a flexible and responsive supply of land for housing. Authorities are expected to demonstrate this in the form of a Strategic Housing Land Availability Assessment (SHLAA).
- 2.2** The SHLAA forms a key component of the evidence base to support preparation of the council's Local Development Framework (LDF) in order to ensure the delivery of sufficient housing to meet the borough's requirements.
- 2.3** The SHLAA report sets out the planning policy background to the assessment and the methodology used. It reviews the findings of the SHLAA and includes a schedule of sites forming the potential housing land supply identified through the SHLAA as well as those sites discounted during the assessment.
- 2.4** The Housing Land Availability Database has a base date of 1 April 2010. In accordance with national guidance completions and clearance have, however, been forecast for 2010/11, to provide a baseline for the housing land supply of 1 April 2011. This SHLAA is therefore as at 1 April 2011.
- 2.5** The SHLAA as at 1 April 2010 (published December 2009) has been reviewed to take account of any sites that may have changed status in the last 12 months, such as those that are under-construction, new planning permissions, where development has been completed or if they are no longer considered deliverable for residential development. The review has also provided an opportunity to consider the phasing, indicative capacity and density of potential housing sites and any new information that may have arisen. As part of the review the council has consulted with those who have commented on the SHLAA previously and agents on the LDF mailing list. Notification of the review was also placed on the council's website.
- 2.6** The SHLAA, as at 1st April 2011, demonstrates that:
- The five year supply contains 2,979 dwellings. This equates to a 6 year supply of deliverable housing land in the borough when taking into account the borough's housing requirements;
 - There is sufficient potential housing land supply (10,546 dwellings) within the borough to deliver 442 dwellings per annum (net) during the period 2011/12 to 2030/31;
 - Over 86% of the potential housing land supply is on brownfield land; and
 - 60% of the potential housing land supply is in West and East Oldham reflecting the council's aspirations for focusing new housing in sustainable and accessible locations, including regeneration areas.
- 2.7** The council consider that the housing land supply identified in the SHLAA allows the borough some degree of 'flexibility' to respond to any changes in circumstances.

3 Abbreviations

AMR - Annual Monitoring Report

AGMA - Association of Greater Manchester Authorities

BF - Brownfield Land (also known as previously developed land)

CFS - Call for Sites Exercise

CGF – Conversion Greenfield

CLG – Communities and Local Government

CON - Conversion

COU – Change of Use

DUN - Derelict, Underused and Neglected Land Database

DPD - Development Plan Documents

DPH - Dwellings per hectare

ELR - Employment Land Review

GF - Greenfield (undeveloped land)

GM SHMA - Greater Manchester Strategic Housing Market Assessment

GONW - Government Office for the North West

HBF - Home Builders Federation

HLA - Housing Land Availability Database

HMA - Housing Market Area

HMR - Housing Market Renewal Pathfinder area

HNDS - Housing Needs and Demands Study

HS - Housing Strategy

LDF - Local Development Framework

LNR - Local Nature Reserves

LRFD – Land Reserved for Future Development

NHBC – National House Building Council

NLUD - National Land Use Database

MP - Masterplan

OPOL – Other Protected Open Land

OSR - Ordnance Survey

PEZ - Primary Employment Zone

PP – Planning Permission

PPS3 - Planning Policy Statement 3 on Housing

S106 – Section 106 Planning Obligation

SBI - Sites of Biological Importance

SSSI - Sites of Special Scientific Interest

SAC - Special Area of Conservation

SPA - Special Protection Areas

SHLAA - Strategic Housing Land Availability Assessment

SHMA - Strategic Housing Market Assessment

TPO - Tree Preservation Order

UDP – Oldham Metropolitan Borough Unitary Development Plan, July 2006

UPS - 2005 draft Urban Potential Study

UU – United Utilities

4 Introduction

- 4.1** The Strategic Housing Land Availability Assessment (SHLAA) forms a key component of the evidence base to support delivery of sufficient land for housing within the borough to meet the community's needs.
- 4.2** The main purpose of the SHLAA is to identify sites with potential for housing, assess their housing potential, and assess when they are likely to be developed.
- 4.3** Communities and Local Government guidance states that as a minimum the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified or whether there are genuine local circumstances to warrant a windfall allowance.
- 4.4** The SHLAA:
- Identifies land suitable for housing and inform the establishment of a 15 year housing land supply from the anticipated adoption of the Joint Core Strategy and Development Management Policies Development Plan Document (see paragraph 5.8) in Autumn 2011 to 2025/26 and beyond where appropriate;
 - Provides a robust evidence base to guide preparation of the Core Strategy and the Site Allocations Development Plan Document;
 - Provides more certainty to house builders by identifying a range of sites with potential for housing; and
 - Will inform decisions in terms of policy development, investment and further work in order to deliver the amount and range of housing required to support the regeneration of the borough.
- 4.5** The council has reviewed Oldham's SHLAA and this report provides a summary of Oldham's SHLAA as at 1 April 2011. This report sets out how Oldham's SHLAA has been carried out and presents the findings of the assessment. The review process has provided an opportunity to:
- Ensure the council has a five-year supply of deliverable housing land and incorporate changes to the five-year supply, such as removing sites that have been completed, alter the status of a site from planning permission to under-construction, and the inclusion of new sites granted planning permission during 2009/10;
 - Take into account comments received on SHLAA as at 1 April 2010 (published in December 2009);
 - Consider any changes to the circumstances of sites identified as part of the SHLAA, such as phasing, capacity, density assumptions and whether they are still considered developable for residential development; and
 - Add any new sites that the council may consider appropriate.
- 4.6** It is important to note (as outlined in the disclaimer to the front of this report) that whilst the SHLAA forms an important part of the evidence base to help inform preparation of the LDF, it will not in itself determine whether a site should be allocated for housing or whether planning permission would be granted for residential development.
- 4.7** The SHLAA does not cover those parts of the borough that fall under the planning responsibility of the Peak District National Park Authority.

5 Background

National Planning Policy

- 5.1** A key objective of PPS3 is to ensure that the planning system is able to deliver a flexible and responsive supply of land to meet the borough's housing requirements, reflecting the principles of 'Plan, Monitor, Manage'. Local planning authorities are also encouraged to continue to make effective use of land by re-using land that has been previously developed. In support of this, PPS3 sets a national annual target of at least 60% of new housing to be on previously developed land. This includes land and buildings that are vacant and derelict as well as land that is currently in use but which has the potential for redevelopment.

Regional Planning Policy

- 5.2** It is Central Government's intention to abolish Regional Strategies as part of the forthcoming Localism Bill. Nevertheless, as a result of the case brought by Cala Homes in the High Court the Regional Spatial Strategy (RSS) remains part of the development plan and a material consideration for the time being.

Sub-Regional Context

- 5.3** Oldham forms part of the Greater Manchester sub-region, which has set itself ambitious but achievable targets for growth. Generally districts in the north of the sub-region, including Oldham, have been experiencing lower GVA growth and private sector investment, than those in the south or Manchester City Centre. The intention of the Greater Manchester authorities is to close this gap, by accelerating the process of regeneration in the northern districts and thereby strengthen the whole of Greater Manchester.
- 5.4** The potential housing land supply identified in the SHLAA and its focus on the borough's regeneration priorities will support the delivery of these ambitious plans for growth. Consultation with the Association of Greater Manchester Authorities (AGMA) has also helped to inform this review.

Local Context

- 5.5** The council is currently in the process of producing the Joint Core Strategy and Development Management Policies Development Plan Document (DPD) that will set out the amount of new housing to be delivered in the borough up to 2026. The purpose of the Core Strategy DPD is to set out the long-term vision and objectives for the borough. It will also contain a planning and development strategy, policies and a monitoring and implementation framework. The Development Management Policies DPD will set out policies that will manage development in the borough. Here in Oldham, the Core Strategy DPD and the Development Management Policies DPD will be prepared as a single document which, from this point on, will simply be referred to as the 'Joint DPD). In Autumn 2010 the council published the document that it will be submitting to the Planning Inspectorate for examination early next year.
- 5.6** The Joint DPD reflects Oldham's Corporate Plan and aims to make the borough an address of choice. To do so it recognises that we need to meet the housing needs and demands of all sections of the community by improving the choice, quality and affordability of new homes. It is anticipated that this will be achieved through securing housing led regeneration, the re-use of brownfield land and delivery of an appropriate housing mix.

5.7 The SHLAA supports the priorities identified in the Joint DPD, in particular it draws upon a number of the borough's regeneration and master planning initiatives, such as:

- Development proposals within the Housing Market Renewal (HMR) area (see page 11 for further details regarding status of Oldham and Rochdale HMR Pathfinder) including the intervention areas of Werneth and Derker, as well as Alt and Sholver for which draft masterplans have been prepared that include some clearance and development of key sites for housing;
- Hathershaw and Fitton Hill New Deal for Communities (NDC) ended in 2010 however its legacy remains and there are a number of key sites identified for residential development to be brought forward, including the 'Borough Mill Triangle';
- Mumps and the West End in Oldham Town Centre where as part of the master plans a proportion of residential development is proposed;
- Chadderton Technology Park which includes an element of residential as part of the overall employment-led regeneration of the area; and
- Masterplans currently being prepared for a number of the borough's centres - Shaw, Royton and Chadderton.

5.8 The council published a Strategic Housing Market Assessment (SHMA) in 2010 as an update of the 2008 Housing Needs and Demands Study (HNDS) and is intended to complement the Greater Manchester Strategic Housing Market Assessment (GM SHMA).

5.9 The SHMA identifies the net annual housing need to assist in understanding the requirements for affordable housing within the borough and in relation to the types of property that will be required in the future it found that:

- The population of the borough is forecast to rise to between 224,400 and 239,000 from 2008 to 2026;
- The proportion of residents of retirement age or above will rise by between 26% and 31%; and
- Those from BME communities are also forecast to rise from 1 in 6 household now to almost 1 in 4 by 2022.

5.10 These changes in population will increase the demand for all tenures of housing particularly large affordable family housing and supported accommodation, which will of course impact on the mix of housing delivered on residential development sites.

6 Key changes made since the Strategic Housing Land Availability Assessment as at 1 April 2010

Consultation

- 6.1** The views of key stakeholders, partners and developers have been sought when the draft SHLAA was prepared, which included consulting on the brief that outlined the methodology and a 'Call for Sites' exercise, and also on the SHLAA as at 1st April 2010.
- 6.2** To inform this review the council has consulted with those who have commented on the SHLAA previously, as well as agents on the LDF mailing list. In addition to which notification of the review was placed on the council's website.
- 6.3** As a result of the consultation 17 representations were received on the SHLAA providing a number of comments. These included:
- Submission of two new sites for inclusion within the potential housing land supply;
 - Re-emphasising the suitability of a number of sites discounted in previous SHLAA's for residential development;
 - Support for the inclusion of a number of potential housing sites within the SHLAA;
 - Requests for a number of 'potential' housing sites to be identified in earlier time frames including delivery within the five-year supply;
 - The focus on brownfield land and the need to consider the wider benefits of greenfield sites and their deliverability; and
 - Support for inclusion of criterion on Surface Coal Resource data within the SHLAA database and a recommendation that information is also included to establish whether a site is likely to be affected by the legacy of former coal mining activities.
- 6.4** A detailed schedule of comments received on the SHLAA as at 1 April 2010 and the council's response can be found in Appendix B.
- 6.5** In accordance with the CLG guidance, the SHLAA is not intended to be a 'one-off' study but will be monitored and updated on an annual basis. It is anticipated that this process will be undertaken with continued input from stakeholders and developers, with the intention that these links could be expanded and improved upon over time.

Apartments

- 6.6** The council's housing land availability database includes information on the type and size of around 3,500 dwellings that form part of the potential housing land supply. In this case, information held in the database constitutes all those within the planning system, including those falling within the five-year, and post-five year, supply. Just under half (1,544 or 45.1%) of those dwellings contained in the council's database are flats, comprised of primarily one and two bed roomed properties.
- 6.7** It is clear, from anecdotal evidence, informal discussions and comments submitted as part of SHLAA consultations, that the deliverability of apartment schemes remains an issue. Therefore in order to be more realistic regarding the delivery of new housing over the next five-years the council has once again excluded a number of schemes including a large proportion of apartments, which have not started, from the deliverable five-year supply. This includes schemes such as 53-55 King Street, Oldham NHS Trust (Westhulme Avenue), 169 Union Street and Bank Mill (Huxley Street).

6.8 The council does not, therefore, consider that the number of apartments contained within the housing land database impinges on the deliverability of the five-year supply. It is recognised that some apartments may come forward sooner, however, this was considered the best approach to take at the time and is still considered reasonable for this SHLAA. The supply and delivery of new apartments in the borough will be monitored and the council recognises that there is still a need to encourage the provision of larger family accommodation as part of the mix of new residential development

Housing Market Renewal

6.9 The announcement that funding for the Housing Market Renewal Programme will be discontinued from the end of March 2011.

6.10 Oldham and Rochdale Council's are currently considering the implications of the funding decision, both to the programme as a whole and it's affect on individual neighbourhoods. The potential of bidding to the new Regional Growth Fund could enable some HMR activity to be taken forward.

6.11 Consultation with the HMR Core Team and appropriate officers within the council has taken place as part of undertaking this review. The delivery timescales and indicative density/capacities of sites in Werneth and Derker have been amended where appropriate in line with revised HMR assumptions, whilst the regeneration activity proposed within Alt and Sholver remains an aspiration of the council.

Build Out Rate

6.12 In response to the slow down in the housing market the council has chosen to reduce the build out rate for individual sites from 40 to 30 dwellings per year in this SHLAA. This reduction means that any sites over 150 units in size will extend over more than one time period.

Specific site changes

6.13 Comments were received on a number of sites already identified within the SHLAA as part of the potential housing land supply or within the list of discounted sites, as a result of which there have been some changes to the boundaries, capacity, density, phasing assumptions and developability relating to specific sites.

6.14 Of sites put forward as part of the consultation:

- One site has been moved into the 6 to 10 year phase from the 11 to 15 year phase (land off Skipton Street).
- The two sites at Haven Lane (currently allocated Land Reserved for Future Development (LRFD) in the UDP) have been moved from 16+ years to 11 to 15 year phase. This has resulted in all LRFD sites that are proposed for release in the Joint DPD to be moved into the 11 to 15 year time frame.
- Two sites have been moved from 'discounted' into the potential housing land supply (Orme Mill and Majestic Mill, both Greenacres), resulting in Cairo Mill also being moved as it forms part of the a larger mill complex with the previous two.
- Two sites put forward at Sheldon, Huddersfield Road, have been discounted at this stage due to their location within the Green Belt.

6.15 The work undertaken with AGMA and discussions with colleagues has also provided additional information on a number of sites and have led to changes relating to, for example, deliverability, capacity and phasing assumptions. In particular, this process has highlighted a number of sites that are no longer considered developable for residential and which have been discounted at this stage:

- Land at Wharf Street (PEZ boundary amended to include site within Core Strategy and access issues highlighted);
- Anchor Mill, Daisy Street (has planning permission for residential development however site developed for commercial);
- North Bank, Failsworth District Centre (has planning permission for residential development however site to be redeveloped for retail);
- Town Hall and Library, Failsworth (site being refurbished/extended as new library and lifelong learning centre); and
- Library on Elm Road (marketed and likely to be redeveloped for retail).

6.16 As with LRFD sites, all Phase 2 Housing Allocations have also been moved forward into the 11 to 15 year time frame so that they are able to come forward within the LDF plan period.

6.17 Further details regarding potential housing sites can be found in Chapter 8 and Appendix I.

SHLAA Database

6.18 Comments were also received on the SHLAA as at 1 April 2010 from the Coal Authority suggesting that a criterion be included to establish whether each site is likely to be affected by the legacy of former coal mining activities. The Coal Authority consider that including this information is felt to be a due diligence check to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.

6.19 Since the previous SHLAA the Oldham Strategic Flood Risk Assessment (SFRA) has been completed and details regarding flood risk will also be updated in the SHLAA Database.

6.20 This additional information will be completed for all existing and future sites entered within the SHLAA database.

Density

6.21 In previous SHLAAs the estimation of housing potential for sites was guided by the council's existing and emerging (LDF) planning policy on housing densities as this was felt to be most relevant and in line with guidance set out in PPS3.

6.22 Following deletion of the national indicative minimum density of 30 dwellings per hectare (dph) from PPS3 in June 2010 the council has amended their emerging LDF to reflect the new guidance. As a result references to specific density thresholds have been removed from the proposed Policy 11 on Housing ⁽¹⁾.

6.23 Indicative density and capacity assumptions have therefore been adjusted, where appropriate, to reflect the specific circumstances of the site and the council's aspirations regarding the wider locality.

1 see Joint Core Strategy and Development Management Policies Development Plan Document 'Proposed Submission, published September 2010 and available at http://www.oldham.gov.uk/planning_and_building/planning/planning-lds.htm/core_strategy/proposed-submission.htm

Oldham Town Centre

- 6.24** The Oldham Town Centre Investment Strategy is in preparation and by March 2011 the final Prospectus and Investment Plan should be available. The emerging Investment Plan identifies a number of opportunities for the town centre including the development of new housing, capitalising on the demand for family accommodation. This is reflected in one of the Investment Plan's strategic objectives which is 'A family friendly address of choice, encouraging people to remain in Oldham and also serving to attract talented people to relocate to Oldham'.
- 6.25** To reflect the emerging Investment Plan and the aspirations for 'family living' the indicative density of many sites within Oldham Town Centre, specifically those to the north of Union Street, have been reduced to 30dph thereby resulting in lower indicative capacities.
- 6.26** The final Investment Plan and Prospectus for Oldham Town Centre is expected in March 2011 and any relevant proposals will be fed into the next SHLAA review as appropriate.

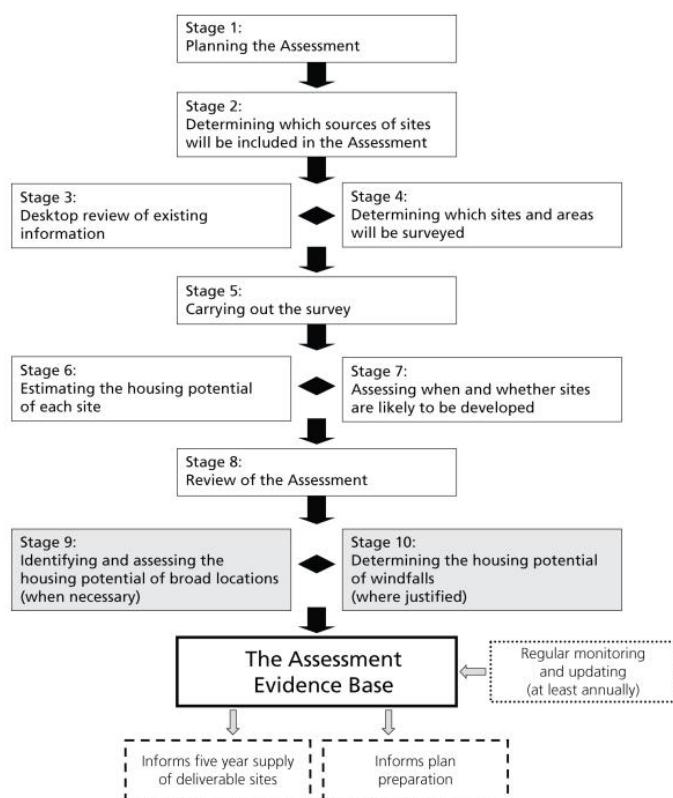
Transport Network

- 6.27** Across Greater Manchester a Transport Modelling Study has been completed looking at the implications of development proposed by the ten authorities through their LDFs on transport within the sub-region. The impact on the transport network of the development sites being promoted through the LDF will be assessed, both individually and cumulatively, during the development of the Site Allocations DPD, in partnership with the Highways Agency. Sustainable transport measures and any infrastructure improvements required to enable the sustainable delivery of development will also be identified and appraised in terms of the level of mitigation afforded and will be supported by evidence to demonstrate the deliverability of each measure.

7 Methodology

- 7.1** The SHLAA has been produced in line with the Communities and Local Government practice guidance, which advocates a ten stage process (as shown in the diagram below). Full details of the methodology can be found in previous SHLAA Reports (draft SHLAA published March 2009) and the SHLAA as at 1 April 2010 (published December 2009).
- 7.2** Appendix A shows how the core outputs and process checklist set out within the Practice Guidance have been met throughout the preparation of the SHLAA.

Figure 1 PPS3 Methodology



- 7.3** Paragraph 29 of the CLG's Practice Guidance states that where a local planning authority has followed the practice guidance they should not need to justify the methodology used in preparing its assessment, including at an independent examination.
- 7.4** As advocated by the Practice Guidance the SHLAA is not a one-off study. It states a comprehensive first assessment will generally be required, thereafter, it should only be necessary to carry out a full re-survey when plans have to be reviewed or some other change makes it necessary.
- 7.5** Paragraph 17 of the SHLAA Practice Guidance lists the type of information that should be regularly kept up to date once the assessment has been completed. In preparing the SHLAA as at 1 April 2011 the council has therefore updated the baseline position and reviewed the potential housing land supply through focusing on the following sources of information:
1. The Housing Land Availability Database, has been assessed to identify new permissions, starts and completions that have taken place during 2009/10 so as to provide an up to date five-year deliverable housing land supply which has been incorporated into the SHLAA.

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- 2. The National Land Use Database, which has been assessed to identify new sites that may have been added to the database during 2009/10 and which may have potential for residential development.
 - 3. Regeneration masterplans, to ensure that sites identified in the SHLAA from masterplans are still considered developable for residential development and whether there have been any changes in circumstances in relation to, for example, density, capacity and phasing assumptions.
 - 4. Site nominations and representations submitted as part of the review consultation.
 - 5. Work undertaken with AGMA.
- 7.6** Internal consultation with members of the SHLAA project group (including Housing Strategy, Development Management, Property Development and Investment, and Area Teams), and other officers as appropriate, has also taken place to identify sites where there have been changes in circumstances to particular sites.

8 Review of Assessment

8.1 The findings of the SHLAA as at 1 April 2011 are set out below.

Sites within the Planning System

8.2 This section looks at those sites that are under-construction, with planning permission (outline or full), subject to a Section 106 agreement and existing UDP housing allocations (both phase 1 and phase 2). It also includes other sites considered deliverable where planning permission may have expired or where they are awaiting the findings of a legal challenge.

8.3 The summary tables below identify the number of sites by status, the total site area, remaining capacity (those dwellings outstanding or under-construction) and the timescales for delivery.

8.4 In line with government guidance the SHLAA is forward looking and the council has forecasted completions and clearance during 2010/11 in order to produce a housing land supply as at 1 April 2011. The future supply figure has been adjusted accordingly to take into account any dwellings forecast for completion during 2010/11 and where the site remains under construction these are identified in Appendix D. It is important to note that not all these completions will come forward as forecast and some may need to be brought back into the five-year deliverable housing land supply as part of a future review.

Sites Under-Construction

8.5 Sites under-construction are those that have received planning permission and a material start has been made on the implementation of that planning permission.

Table 1 Sites Under Construction

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	21.18	627	54
6 to 10 Years	0	0	0
11 to 15 Years	0	0	0
16 + Years	0	0	0
Total	21.18	627	54

8.6 There are 627 dwellings available on 54 sites under construction as at 1 April 2011, as shown in Table 2. All of these sites are considered deliverable within the five-year supply. The number of dwellings and sites under-construction has fallen from the position as at 1 April 2010, where there were 682 dwellings under-construction on 96 sites.

8.7 Included within this figure are a number of sites where construction has stalled but which are still considered deliverable as part of the five-year housing land supply. These are listed below and account for 302 dwellings:

- Lumb Mill, Huddersfield Road, Delph
- 37 & 39 Park Street, Royton

- Frenches Wharf, adjacent to Knoll Mill, Wellington Road, Greenfield
- Land at Birches, near Birches Parade, Holts
- 1 Conduit Street, Moorside
- Site of Cardinal Street Motors, Cardinal Street, Oldham
- Land adjacent to 124 Oldham Rd
- The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham

8.8 The site schedule setting out sites under-construction can be found at Appendix D.

Sites with Planning Permission

8.9 This includes all those with extant planning permission, whether that it is in full or outline.

Table 2 Sites with Planning Permission

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	47.47	1723	151.25
6 to 10 Years	7.89	775	9.69
11 to 15 Years	0.43	20	0.06
16 + Years	0	0	0
Total	55.89	2518	161

8.10 There are 2,518 dwellings on 161 sites with outline or full planning permission as at 1 April 2011, as shown in Table 2. Of these, 1,723 dwellings are considered deliverable as part of the five-year housing land supply. There are two large sites with planning permission which, due to their capacity and the assumptions made around build-out rate, have been split between different time frames. These sites are 1) Boundary Park (Furtherwood Road, Oldham) where 150 dwellings are considered deliverable in both the first five-years and years 6 to 10 with the remaining 20 units being delivered in years 11 to 15; and 2) Primrose Bank Estate (Oldham) where 150 units are considered deliverable in the first five-years and 42 in years 6 to 10.

8.11 The number of dwellings on sites with planning permission has fallen since the previous SHLAA where there were 2,944 dwellings, 1,937 of which were in the five-year housing land supply. This reduction is due to a fall in the number of sites coming forward for development in light of current market conditions. A number of sites have also been removed from the five-year supply due to concerns around their deliverability. These include the following large sites are:

- Oldham NHS Trust, Westhulme Avenue, Oldham
- 53 - 55 King Street, Oldham
- Money Controls Ltd, New Coin Street, Royton, Oldham
- Bank Mill, Huxley Street
- 169 Union Street, Oldham
- Hartford Mill, Edward Street

8.12 Two sites with planning permission have been removed from the housing land supply in their entirety as the land/building is no longer considered available for housing, these are:

- North Bank, Failsworth District Centre, Oldham Road, Failsworth (has planning permission for residential development however site to be redeveloped for retail)
- Anchor Mill, Daisy Street, Oldham (has planning permission for residential development however site to be developed for commercial uses)

8.13 Two sites have been moved into the 'other' category as planning permission has expired and are within the 6 to 10 year time frame, these are:

- Thornham Mill (Oozewood Road); and
- Land at Acorn Mill (Mellor Street/Acorn Street).

8.14 The site schedule setting out sites with planning permission can be found at Appendix E.

Sites subject to the signing of a Section 106 Agreement

8.15 This includes those with sites where planning committee are minded to grant planning permission subject to the agreement of a Section 106.

Table 3 Sites Subject to a S106 Agreement

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	7.55	264	6
6 to 10 Years	2.05	110	6
11 to 15 Years	0	0	0
16 + Years	0	0	0
Total	9.6	374	12

8.16 There are 374 dwellings on 12 sites where planning permission has been granted subject to the signing of a Section 106. 264 of these dwellings are considered deliverable as part of the five-year housing land supply.

8.17 A key site in St Marys close to Oldham Town Centre, providing 93 dwellings, has come forward for development and is now included within this category.

8.18 The site schedule setting out sites subject to the agreement of a Section 106 can be found at Appendix F.

Others

8.19 This category includes those sites where planning permission has expired and where planning permission has been repeatedly granted for unaltered schemes, as well as those within the HMR area where outline planning permission was granted and then quashed at High Court, for example.

Table 4 Others

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	2.98	127	7
6 to 10 Years	11.34	448	57
11 to 15 Years	1.28	57	17
16 + Years	0	0	0
Total	15.6	632	81

8.20 Within the ‘other’ category there are 81 sites providing 632 dwellings as shown in Table 4. Within this figure there are two sites that are considered deliverable as part of the five-year housing land supply – Land off Dew Way and Land at Derker Station (Derker), which have indicative capacities of 47 and 80 dwellings respectively.

8.21 The number of dwellings within the ‘other’ category has increased since the previous SHLAA where there were 536 dwellings available on 33 sites. The increase experienced in 2009/10 is due to there being a number of sites where planning permission expired.

8.22 The site schedule setting out other sites can be found at Appendix G.

Housing Allocations

8.23 This includes all those sites allocated within the UDP for Phase 1 housing that have not yet been granted planning permission and Phase 2 housing allocations. Phase 2 housing allocations form a pool of sites which may be brought forward in the longer term, or may be brought forward in circumstances where the monitoring processes indicate that there is likely to be a sustained shortfall in the envisaged Phase 1 supply.

Table 5 UDP Phase 1 and Phase 2 Housing Allocations

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	8.27	238	10
6 to 10 Years	0	0	0
11 to 15 Years	10.89	366	7.65
16 + Years	2.04	82	0.35
Total	21.22	686	18

8.24 There are ten Phase 1 housing allocations remaining, as shown in Table 5, providing a capacity of 238 dwellings that are considered deliverable as part of the five-year deliverable housing land supply. There are a number of instances where the majority of the allocation is being developed

or has planning permission leaving a small part outside the application site, these sites have been included and are Sandy Mill, Royton and Rose Mill, Chadderton. Table 9 also shows that there are eight sites for Phase 2 housing providing a capacity of 448 dwellings developable in the medium to long term (11 to 15 years) as part of the potential housing land supply. Given the capacity of Land at Knowles Lane (SHLAA 291) this has been split between 11 to 15 years and 16+ years.

8.25 There has been no change with respect to the remaining housing allocations since the previous SHLAA. Nevertheless it is considered appropriate to continue to identify remaining UDP allocations as part of the borough's housing land supply given that the UDP remains the current development plan for the borough. Remaining housing allocations will be reviewed as appropriate as part of the production of the Site Allocations DPD which will form part of the borough's LDF

8.26 The site schedule setting out remaining housing allocations can be found at Appendix H.

Potential Housing Sites

8.27 This section includes those sites that have been identified through the SHLAA as having some potential for residential development in the future but that do not have any current planning commitments / status. They have been identified, in line with the methodology through the assessment of various data sources including the draft 2005 Urban Potential Study, National Land Use Database (NLUD), Derelict, Underused and Neglected Land Survey (DUN), the borough's Employment Land Review and consultation undertaken in preparing the SHLAA and reviewing the SHLAA as at 1 April 2010.

Table 6 Potential Housing Sites

Availability	Site Area (ha)	Dwellings Outstanding	Number of sites
< 5 Years	0.00	0	0.00
6 to 10 Years	130.69	2994	86.88
11 to 15 Years	53.01	1649	47.12
16 + Years	7.00	195	7.00
Total	190.7	4,838	141.00

8.28 There is significant housing potential for 4,838 dwellings on 141 sites as shown in Table 6. It is estimated that these sites are likely to come forward at various stages during the lifetime of the LDF and beyond.

8.29 The number of dwellings has reduced from 4,942 in the previous SHLAA. The fall is primarily due to changes that have been made to capacity, density and phasing assumptions, for example around Oldham Town Centre, where densities have been reduced further to reflect the aspirations for lower density town centre living in the medium to long term.

8.30 As part of this review a number of potential housing sites, previously identified in the SHLAA as at 1 April 2010, have also been discounted as they are no longer considered appropriate for residential development, these include:

- Land between Cherry Avenue, Apple Close and Furness Avenue known as The Orchard (Area A in Alt Masterplan)

- Alt Primary School, Alt Lane (Site C in Alt Masterplan)
- Land at Wharf Street, Oldham
- Prudential Building, Union Street
- Typing College, Greaves Street, Oldham
- Town Hall and Library, Oldham Road, Failsworth
- Library on Elm Road

8.31 Information on why sites have been discounted at this stage can be found in Appendix K.

8.32 There are also a number of 'potential' housing sites that have come forward for development during 2009/10 and are therefore now identified within the 'sites with planning permission' or 'S 106' categories:

- Fitton Hill Junior School, Keswick Avenue, Oldham
- Money Controls Ltd, New Coin Street, Royton, Oldham
- Marian Walker House, Frederick Street

8.33 Conversely this SHLAA review has identified a number of new sites which form part of the potential housing land supply:

- Expansion of SHLAA 40 to include Broadway House and Broadway Library, at the corner of Broadway and Whitegate Avenue, Chadderton
- Majestic Mill, Greenacres Road, Lees, Oldham
- Orme Mill, Greenacres Road, Lees, Oldham
- Cairo Mill, Greenacres Road, Lees, Oldham
- Sites falling within the Werneth HMR area that were not previously identified - South Werneth CPO2, Land at Warwick Street and Land at Tamworth Street.

8.34 The latter three sites on Greenacres Road where previously discounted however the council have chosen to identify them as part of potential housing land supply following representations made as part of the consultation for this review and also given that the LDF proposes to de-allocate the site as a Primary Employment Zone (PEZ).

8.35 The site schedules setting out the potential housing sites by ward can be found in at Appendix I. Maps showing the site locations by ward are provided in Appendix J.

Discounted sites

8.36 Appendix K lists sites that have been discounted as part of this review. Sites have been discounted for various reasons including where they are no longer considered appropriate for residential development or are no longer available (for example where residential development was completed during 2009/10).

8.37 It should be noted that just because a site appears within the Discounted Site List, at this stage, it does not preclude suitable sites from coming forward and identified as part of the potential housing land supply where appropriate. Also future reviews and updates may include sites that are currently changing circumstances or changes in policy approach.

Summary of Findings

8.38 A summary of the potential housing land supply as at 1 April 2011 identified through the SHLAA can be found in Table 7. It shows that there is the potential to accommodate over 9,600 dwellings on sites within the borough over the next 15 years and beyond.

Table 7 Summary of Potential Housing Land Supply

Status	Future Supply	5 year	6 to 10	11 to 15	16 +
Other	632	127	448	57	0
PP	2518	1723	775	20	0
S106	374	264	110	0	0
UC/UCS	627	627	0	0	0
UDP1	238	238	0	0	0
UDP2	448	0	0	366	82
Potential	4838	0	2994	1649	195
Total	9675	2979	4327	2092	277

8.39 Table 8 provides a ward by ward breakdown of the potential housing land supply shown above.

Table 8 Summary of Potential Housing Land Supply by Ward

Ward	< 5 yrs	6 to 10 Years	11 to 15 Years	16+ Years	Total
Alexandra	28	153	59	0	240
Chadderton Central	126	322	356	40	844
Chadderton North	14	101	33	0	148
Chadderton South	131	48	0	0	179
Coldhurst	269	551	132	10	962
Crompton	26	16	0	0	42
Failsworth East	38	211	87	7	343
Failsworth West	108	71	28	10	217
Hollinwood	51	171	171	0	393
Medlock Vale	365	337	225	0	927
Royton North	39	96	19	39	193
Royton South	70	359	68	0	497
Saddleworth North	329	40	24	0	393
Saddleworth South	217	48	3	0	268

Ward	< 5 yrs Years	6 to 10 Years	11 to 15 Years	16+ Years	Total
Saddleworth West & Lees	77	40	187	95	399
Shaw	45	226	24	0	295
St James	171	524	207	76	978
St Marys	258	366	261	0	885
Waterhead	193	220	139	0	552
Werneth	424	427	69	0	920
Total	2979	4327	2092	277	9675

8.40 In terms of carrying out a risk assessment after identifying the potential housing land supply this has been done throughout the preparation of the SHLAA. The database has been continually refined, sites have been discounted and capacity/density/phasing assumptions altered in light of new information regarding their status and circumstances. It can therefore be assumed that at this point in time and based on the information available to us, that all sites included in the potential housing land supply are deliverable or developable.

Broad Locations

8.41 Broad locations are defined within the Practice Guidance as being 'areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified'. PPS3 states that where it is not possible to identify specific sites for years 11 to 15, broad locations for future growth should be indicated.

8.42 The draft SHLAA identified two broad locations relating to specific regeneration initiatives for which draft masterplans have been prepared. The council propose to continue with these two broad locations within the SHLAA as at 1 April 2011.

Alt Regeneration Area

8.43 The draft masterplan, prepared October 2007, proposes, over the next eight to twelve years, to develop over 500 new homes for sale, rent and shared ownership. The proposals include the demolition of around 300 existing properties to create space for new homes and improve access to new and improved open space.

8.44 Where appropriate specific sites have been identified and indicative capacity /density assumptions applied. The specific sites that fall within the draft masterplan area account for 131 dwellings. In order to account for the remaining 419 dwellings that are proposed the wider draft masterplan area has been identified as a broad location (see Appendix J for location plan).

Sholver Regeneration Area

8.45 The draft masterplan, prepared October 2007, proposes, over the next eight to twelve years, to develop over 700 new homes for sale, rent and shared ownership. The proposals include the demolition of around 500 existing properties to create space for new homes and improve access to new and improved open space.

- 8.46** Where appropriate specific sites have been identified and indicative capacity /density assumptions applied. The specific sites that fall within the draft masterplan area account for 248 dwellings. In order to account for the remaining 452 dwellings that are proposed the wider draft masterplan area has been identified as a broad location (see Appendix J for location plan).
- 8.47** Given the council's aspirations for the regeneration of Alt and Sholver and the timescales associated within the draft masterplans the SHLAA splits the contribution made to the housing land supply by these two regeneration areas across years 6 to 10, 11 to 15 and 16+. This approach recognises that some of the dwellings accounted for within the regeneration areas may come forward earlier than years 11 to 15 but that there may also be some slippage.
- 8.48** Inclusion of the Alt and Sholver Regeneration Areas as broad locations increases the potential housing land supply as follows:

Table 9 Summary of Potential Housing Land Supply including Broad Locations

Status	Future Supply	5 year	6 to 10	11 to 15	16 +
Other	632	127	448	57	0
PP	2518	1723	775	20	0
S106	374	264	110	0	0
UC/UCS	627	627	0	0	0
UDP1	238	238	0	0	0
UDP2	448	0	0	366	82
Potential	4838	0	2994	1649	195
Broad Locations	871		290	291	290
Total	10546	2979	4617	2383	567

The potential housing land supply identified through this SHLAA is therefore 10,546 dwellings, unless otherwise stated.

Windfalls

- 8.49** PPS3 states that the supply of land for housing should be based upon specific sites, and where necessary, broad locations.
- 8.50** The SHLAA has identified sufficient specific sites within the potential housing land supply. It is therefore not considered necessary to identify a specific windfall allowance within the SHLAA.
- 8.51** The council, however, recognise that windfall sites may come forward and has set out its approach to windfall developments within the LDF as part of the proposed policy on managing the release of housing land, having regard to national, regional and local policy and evidence.

9 Analysis of Findings

Housing Requirements

- 9.1** This section looks at the implications of the SHLAA findings compared to the borough's housing requirement.
- 9.2** The borough's housing requirement is at least 289 dwellings per annum (net of clearance).
- 9.3** The council is required to identify sufficient land supply to meet the borough's housing requirement provision over their plan period. Based on the borough's housing requirement of at least 289 dwellings per annum (net of clearance) there is therefore a requirement to provide for 4,335 dwellings (net of clearance) over the LDF period (2011/12 to 2025/26), which is a period of 15 years.
- 9.4** However, the borough's housing requirement dates back to 2003, therefore, the LDF needs to take account of any surplus or shortfall in completions between 2003/04 and 2010/11. Table 10 sets out completions since 2003/04 together with number of dwellings forecasted for completion during 2010/11.

Table 10 Completions 2003/04-2010/11 (number of dwellings)

Year	Completions (net)
2003-2004	270
2004-2005	135
2005-2006	132
2006-2007	315
2007-2008	399
2008-2009	401
2009-2010	-80
2010-2011 Forecast	363
Total	1,935
Average	242

- 9.5** Since 2003/04 there have been 1,935 dwellings completions (net of clearance) across the borough, including the forecast for 2010/11. Against the borough's housing requirement of 2,312 for the same period this represents a shortfall of 377 dwellings.

Clearance

- 9.6** As a result of regeneration activity clearance is proposed, which needs to be taken into account.

9.7 The UDP assumes clearance at an average of 267 dwellings per annum equating to 4,000 over the fifteen-year HMR period (2004-2019). The UDP however recognises that in reality the potential level of clearance within the HMR will vary considerably throughout the lifetime of the HMR initiative. HMR has now moved away from the levels of clearance projected within the UDP and Table 11 shows the updated clearance projections for the borough.

Table 11 Clearance Projections 2010/11 to 2025/26

Year	Clearance Proposed
2010/11 (Forecast)	64
2011/12	311
2012/13	180
2013/14	144
2014/15	144
2015/16	50
2016/17	50
2017/18	50
2018/19	50
2019/20	50
2020/21	50
2021/22	50
2022/23	50
2023/24	50
2024/25	50
2025/26	50
Total	1,393

9.8 The clearance projections set out in Table 11 above are based on the following:

- Clearance forecast for 2010/11;
- 2011/12 to 2015/16: Public and private sector clearance proposed as part of the PF14 schemes in Primrose Bank and Crossley and HMR schemes in Werneth, Derker, Alt and Sholver, with 50 dwellings estimated in the final year in line with the minimal annual clearance projection forecast for the remainder of the plan period; and
- 2016/17 to 2025/26 a minimal annual clearance projection of 50 dwellings per annum.

9.9 Clearance from 2011/12 to 2025/26 is therefore estimated at 1,329 dwellings, which equals 99 per annum (assuming that clearance takes place as projected during 2010/11). This is less than the clearance projections contained in the previous SHLAA, which estimated 113 per annum during the period 2010/11 to 2025/26. This reduction is due to revised clearance projections for HMR and also takes into account the amount of clearance that occurred during 2010/11, which totalled 307 dwellings.

9.10 As always it is important to note that clearance is likely to vary during the LDF plan period and it will need to be kept under continual review particularly given the recent reduction in HMR funding.

Housing Supply

9.11 The borough's housing requirement from 2011/12 to 2025/26 ,taking into account past performance and projected clearance, is set out below:

Oldham's housing requirement (2011/12 to 2025/26)	4,335
Past performance (2003/04 to 2010/11)	-377
Clearance projections (up to 2025/26)	1,329
Total housing requirement (2010/11 to 2025/26)	6,041

9.12 The potential housing land supply identified through the SHLAA as at 1 April 2011 contains significantly more dwellings (10,546) compared to the level of housing provision required across the borough (6,041) from 2011/12 to 2025/26.

9.13 It is assumed that that there will be a need to ensure there remains a five-year housing land supply at the end of 2025/26 up to 2030/31, which from 2011/12 equals a period of 20 years, therefore:

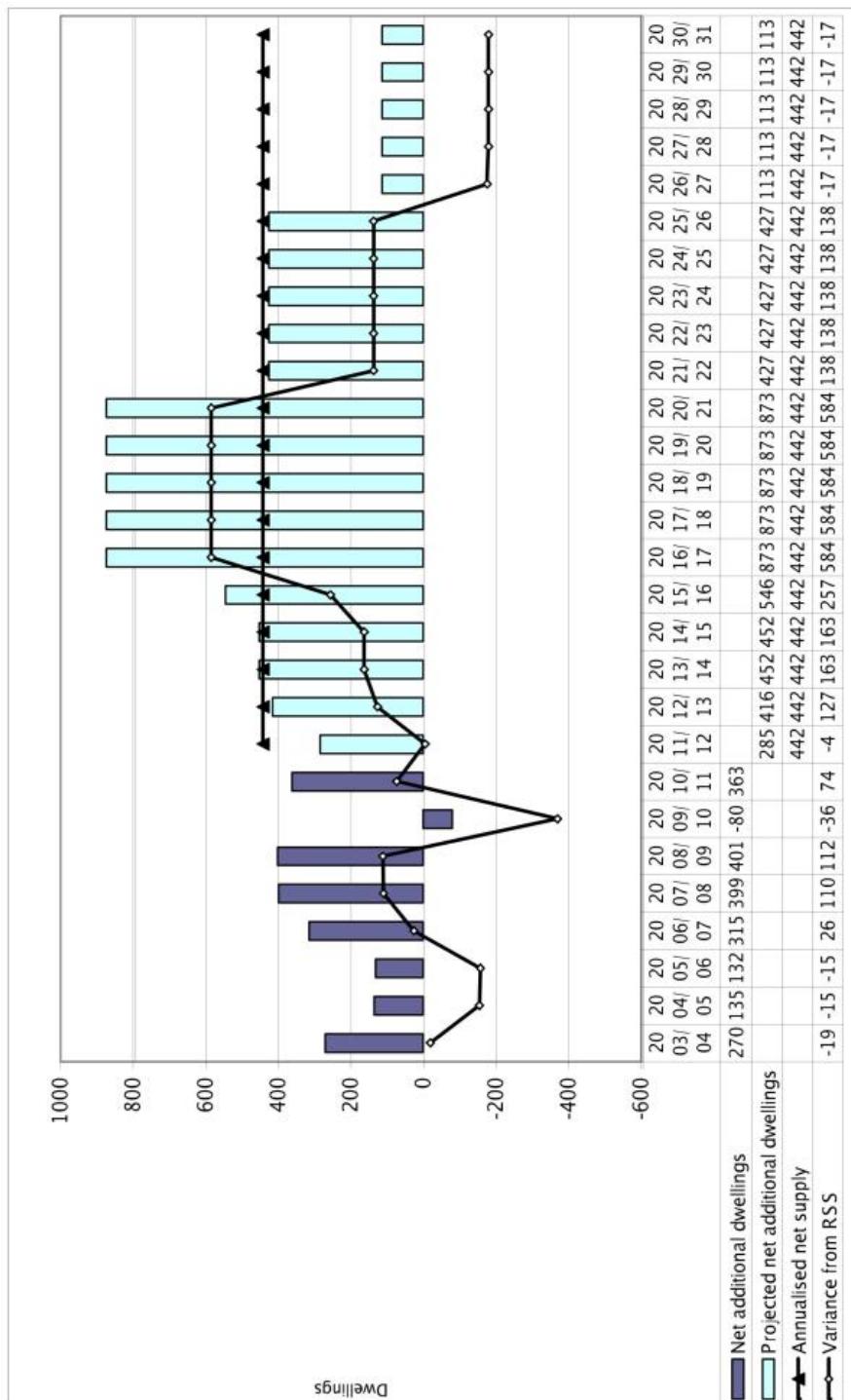
- taking into account clearance (up to 2025/26), which is 1,329; and
- past under performance (from 2003/04 to 2010/11), which is -377
- the potential housing land supply has the capacity to deliver 442 dwellings per annum (net) during the period 2011/12 to 2030/31 ($10,546 - 1,706 / 20$).

Housing Trajectory

9.14 The Housing Trajectory shown in Figure 2 provides an indication of:

- The level of development in the borough compared with the borough's housing requirement, including the forecast completions/clearance for 2010/11;
- Potential house building over the period 2011/12 to 2030/31 based on the SHLAA as at 1 April 2011 and taking into account projected clearance levels; and
- The variance between potential housing building and the borough's housing requirement.

Figure 2 SHLAA Housing Trajectory as at 1 April 2011



9.15 The trajectory shows that up to 2030/31 there is sufficient land with housing potential to meet and exceed the borough's housing requirements taking into account clearance replacement over the same period.

9.16 The housing trajectory is supply based and illustrates what could come forward given the sites available. It shows that the largest proportions of the potential housing land supply fall within the first five-years and the 6 to 10 year period. In reality it is likely that sites may come forward differently to phased either later or earlier than envisaged.

Five-year Supply

9.17 A key output of the SHLAA is to inform identification of a five-year deliverable rolling supply of housing land to meet the borough's housing requirements.

9.18 In accordance with the requirements set out in PPS3 the five-year supply is comprised of sites that are considered to be deliverable within the five-year period (such as suitable, available and achievable).

9.19 The baseline is set at 1 April 2011 and takes into account a completions forecast for 2010/11. It is important to note that whilst completions and demolitions have been forecast for 2010/11 the same has not been done for new permissions granted during this period, therefore the actual level of dwellings within the deliverable five-year supply as at 1 April 2011 is likely to be an under-estimation.

9.20 The five-year supply as at 1 April 2011 contains more dwellings (2,979) compared to the level of housing provision required across the period (2,465). As of 1 April 2011, therefore, there is a 6 year supply of deliverable housing land in the borough. Despite the five-year housing land supply being less, the number of years supply is slightly greater than that at 1 April 2010. This is primarily due to a fall in clearance projections.

Brownfield Land

9.21 The UDP sets out an indicative target of at least 80% of housing provision to be on brownfield land and buildings. The effective and efficient use of brownfield land also continues to be a key objective of the emerging Local Development Framework reflecting the national priorities set out in planning guidance.

9.22 The potential housing land supply by land type is shown in Table 12. The information shown in table 12 is based upon the potential housing land supply excluding the broad locations. This is due to the fact that the exact development sites, and therefore their land type, within the broad locations are unknown at this stage.

Table 12 Potential Housing Land Supply by Land Type

	Brownfield		Greenfield		Mix		Total
	No	%	No	%	No	%	
Sites Under Construction	624	99.52	3	0.48	0	0	627
Sites with Planning Permission	2,470	98.09	48	1.91	0	0	2518

	Brownfield		Greenfield		Mix		Total	
	No	%	No	%	No	%		
Sites where committee is minded to approve an application, subject to S106 being signed.	350	93.58	24	6.42	0	0	0	374
Phase 1 Housing Sites	220	92.44	18	7.56	0	0	0	238
Phase 2 Housing Sites	90	20.09	358	79.91	0	0	0	448
Other Sites	628	99.37	4	0.63	0	0	0	632
Potential	3977	82.20	406	8.39	455	9.40	4838	
Total	8359	86.39	861	8.89	455	4.70	9675	

9.23 Over 86% of the potential housing land supply (excluding the broad locations) as at 1 April 2011 is on brownfield land, as shown in Table 12. There is a general presumption that the focus will be on the development of brownfield land within the short to medium term, in particular to support the borough's regeneration initiatives and the council's priority for maximising the re-use of previously developed land. Generally, greenfield sites have been categorised as coming forward in the medium to long term unless it is considered appropriate to identify such land in an earlier phase.

Location of SHLAA Sites

9.24 Table 13 shows the percentage of potential housing land supply as at 1 April 2011 in each District Partnership within the borough.

Table 13 Potential Housing Land Supply by District Partnership

District Partnership	< 5 years	6 to 10 years	11 to 15 years	16+ years	Total	Total (%)
Chadderton	271	471	389	40	1171	11.10
Shaw, Crompton and Royton	180	697	111	39	1027	9.74
Failsworth and Hollinwood	197	453	286	17	953	9.04
West Oldham	1086	1608	625	149	3456	32.77
East Oldham	622	1260	758	227	2868	27.20
Saddleworth and Lees	623	128	214	95	1060	10.05
Total	2979	4617	2383	567	10546	100.00

9.25 60% of the potential housing land supply identified within the SHLAA, as at 1 April 2011, is in West and East Oldham. This reflects the significant amount of regeneration activity and focus there is within these District Partnerships and includes areas such as Alt, Sholver, Werneth, Derker, and Hathershaw and Fitton Hill, as well as those in Oldham Town Centre. The potential housing land supply within other areas of the borough are fairly evenly spread, Chadderton has just above 11% whilst the others have around 10% each. The broad spread of the potential housing land supply remains largely unchanged since the previous SHLAA.

Issues

9.26 The SHLAA identifies significant potential for housing land within the urban area of the borough, reflecting the continued regeneration priorities of the borough and reinforcing the approach of not releasing land within the Green Belt. The recent changes made by the Coalition Government, in particular the abolition of HMR will have implications for how we deliver new housing within the borough and a number of the sites that are identified within the SHLAA. Nevertheless, HMR have focused in recent years on consolidating development sites and ensuring that they are ready for development once the housing market picks up. There are therefore a number of cleared sites within these areas awaiting development. The redevelopment of key sites within these areas will encourage the development of others. Furthermore it is anticipated that the arrival of Metrolink through the borough will also stimulate development within these areas.

9.27 Sites identified within the SHLAA may come forward for alternative uses as the identification of a site for housing within the SHLAA does not necessarily mean it will be granted planning permission or allocated for housing nor does it preclude a site from being developed for alternative uses.

9.28 The SHLAA identifies sites that have potential for housing with the indicative capacity and densities based on assumptions around their location and reflecting the particular circumstances of the site in line with national planning guidance. It will however be important that we deliver the right type and mix of properties. Linking the SHLAA within the Greater Manchester SHMA, Oldham's SHMA and other local research will therefore be important to ensure that what is delivered meets Oldham's housing needs and demands.

9.29 The SHLAA has identified sufficient specific sites within the potential housing land supply to meet the borough's housing requirement. It is therefore not considered necessary to identify a specific windfall allowance within the SHLAA, although it is acknowledged that windfall sites may continue to come forward, particularly in relation to small sites. The council has set out its approach to windfall developments within the emerging Joint DPD as part of the proposed policy direction on managing the release of housing land, having regard to national, regional and local policy and evidence.

9.30 Regular monitoring of the potential housing land supply will be critical to assess how sites identified within the SHLAA are taken forward and developed, particularly in light of current market conditions. This will also be important to ensure that the right type and mix of housing is being delivered to meet the needs of Oldham and to understand how the recent changes in the housing market impact on the development and delivery of sites.

10 Conclusion

- 10.1** The SHLAA identifies the potential housing land supply in Oldham as of 1 April 2011 up to the end of the LDF plan period (2025/26) and beyond. The SHLAA will form an important part of the evidence base for the LDF, including the Joint DPD and Site Allocations DPD's.
- 10.2** The SHLAA has been carried out in accordance with the CLG Practice Guidance. The views of key stakeholders, partners and developers have been sought when the draft SHLAA was prepared, which included consulting on the brief that outlined the methodology and a 'Call for Sites' exercise, and also on the SHLAA as at 1st April 2010. This has provided a number of opportunities for stakeholders to become involved in the assessment.
- 10.3** The SHLAA, as at 1 April 2011, identifies sufficient potential housing land supply (10,546 dwellings) to deliver **442 dwellings per annum (net)** during the period 2011/12 to 2030/31. Over 86% of the potential housing land supply identified within the SHLAA is on brownfield land. The potential housing land supply allows the borough some flexibility to meet its housing requirements whilst responding to changes in circumstances that may arise.
- 10.4** The SHLAA represents a 'living' document and the information contained within it shall be reviewed and revised regularly as sites come forward for development to ensure a five-year rolling supply of deliverable housing land, or as circumstances change on individual sites. Stakeholders will continue to be able to submit comments on the SHLAA and these will be considered as part of future SHLAA reviews. The review of the SHLAA will form an important part of the council's housing monitoring in future years.
- 10.5** It is important to note that whilst sites may have been identified as having housing potential within the SHLAA planning applications for residential development will continue to be treated on their planning merits in accordance within the development plan and other material planning considerations. The identification of a site within the SHLAA does not mean that planning permission of residential development will be granted or that it will be allocated for residential development within the LDF.

11 Appendix A - Core Outputs and Process Checklist

Table 14 CLG Core Outputs

CLG's Core Outputs	Oldham's SHLAA
A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).	A list of sites contained within the SHLAA can be found in the appendices to this report. All sites have a unique site reference number and have been digitised within GIS. An electronic version of all sites maps and site information is available.
Assessment of the deliverability / developability of each identified site (i.e in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.	Each site has been assessed in terms of their suitability, availability and achievability in order to identify whether or not sites are deliverable or developable. All site information is contained within the SHLAA database.
Potential quantity of housing that could be delivered on each identified site or within each broad location (where necessary) or on windfall sites.	In previous SHLAA's the estimated housing potential of sites was guided by the council's existing and emerging LDF planning policy on housing densities as this was felt to be the most relevant and in line with guidance set out in PPS3. Following deletion of the national indicative minimum density of 30dph from PPS3 the council has amended their emerging LDF to remove references to specific density thresholds. Indicative density and capacity assumptions have therefore been adjusted, where appropriate, to reflect the specific circumstances of the site and the council's aspirations for the wider locality.
Constraints on the delivery of identified sites.	Where appropriate constraints have been identified including highway, environmental health, physical and policy limitations.
Recommendations on how these constraints could be overcome and when.	Where appropriate recommendations have been made on how these constraints could be overcome.

Table 15 CLG Process Checklist

CLG's Process Checklist	Oldham's SHLAA
The survey and assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing Corporation and English Partnerships.	Consultation has taken place at various stages during the preparation of the SHLAA. When preparing the original SHLAA the council consulted on the brief, which included the methodology, undertook a 'Call for Sites' exercise and invited comments on the draft SHLAA (March 2009). Following on from this appropriate stakeholders have also been invited to comment on the SHLAA as at 1 April 2010 to feed into this review. There will also be further opportunities to comment on SHLAA as part of future reviews.
The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the assessment report. The report should include an explanation why particular sites have been excluded from the assessment.	A SHLAA project group was established to oversee the assessment. Members of the project group have been consulted upon as part of this review. The report sets out the methodology, assumptions, judgements and findings in an open and transparent manner providing an opportunity for stakeholders to comment. Appendix L sets out which sites have been excluded from the assessment and why.

12 Appendix B - Comments received and council's response

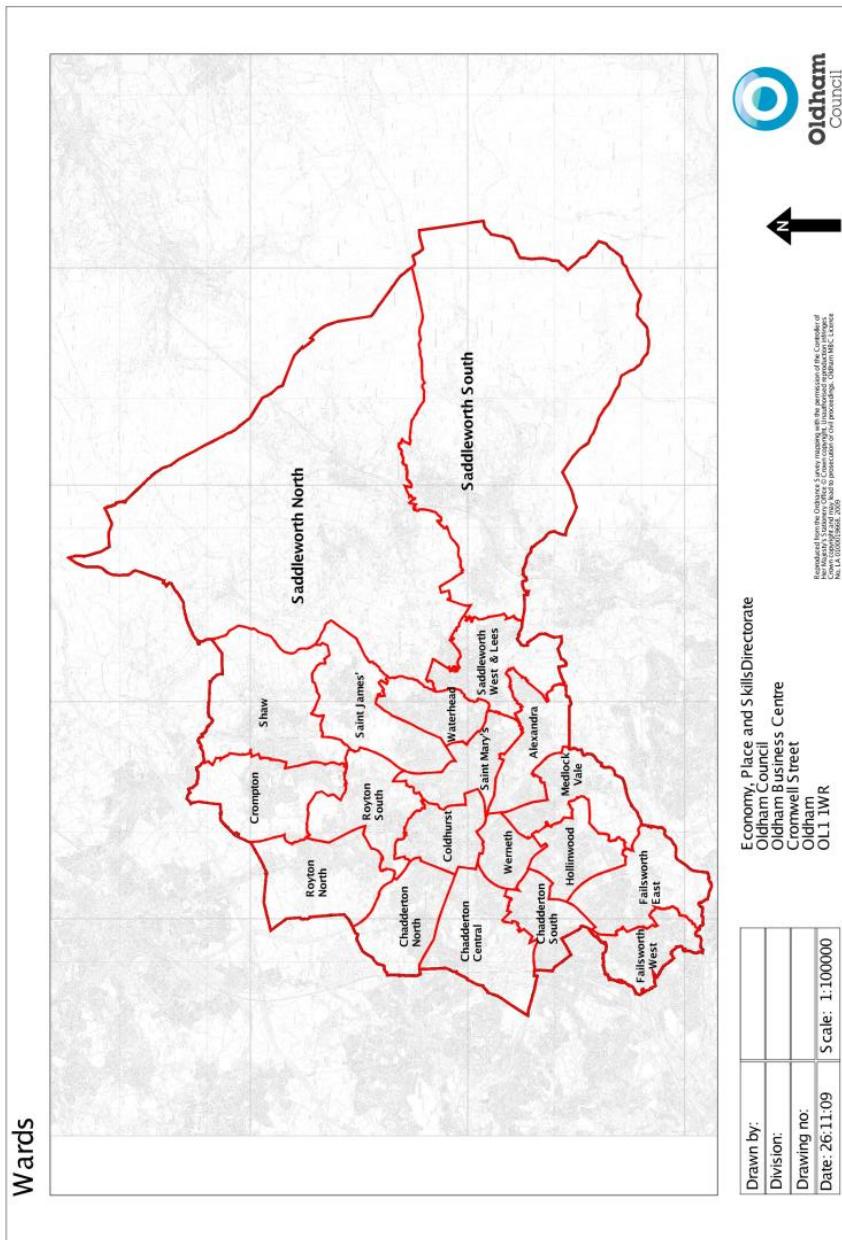
Table 16 Comments received and council's response

Full Name	Organisation Details	Site Ref No	Site Location	Comment	Council's Response
Hall Needham Associates	103	Land at Shaw Hall Bank Road, Greenfield	Land shown on site plan owned by Wiggett Homes. No physical constraints preventing the site being developed and ecological investigations have been carried out which have not found any protected species. Site is within the village envelope with easy access to existing shops/facilities and close to the bus stops and train station.	Site has been re-assessed as part of this review however the council still consider it inappropriate to identify the site at this stage as part of the potential housing land supply.	
Hall Needham Associates	1198	Land at Steadway / Park Lane, Greenfield	Site is located within the Green Belt, although the Planning Inspectorate for the UDP Inquiry did recommend that it be removed. If alterations are to be made to the Green belt then site should be considered. Inclusion would round off village. There is a need for high value housing built at low densities, which are not provided for sufficiently.	Points raised in letter are noted however site lies within the green belt and the council is not proposing to make any changes to the green belt boundary through the Joint DPD.	
Hall Needham Associates	1007	Land at Shaw Pallets, Huddersfield Road, Diggle	Site to be purchased for the provision of a school however no longer going ahead due to financial constraints. The site, which measures approx 25.37 acres, is considered suitable sites for residential development in full or part. The site has enormous potential as a residential site that would help the regeneration of Diggle.	The whole of the site is currently designated PEZ21 within the UDP together with the section fronting Huddersfield Road designated for business and industry (B1..1-28). These two designations are being carried forward within the emerging joint DPD, although the PEZ designation has been renamed Saddleworth Employment Area 8 (SEA8). It is still the view of the council that this site is best suited for employment and that the site is not developable for residential development.	
Emery Planning Partnership	98	Land off Skipton Street	Agree with SHLAA which identifies site as suitable, achievable and available. SHLAA states part of site is identified in the open space audit, however it was given a poor quality rating and we do not consider this to be a constraint to development as the rear of the site is overgrown and extremely untidy. This matter will be addressed further through the development control process. It is identified for 36 dwellings in years 11-15, however, we consider that the site meets the PPS3 definition of being deliverable and should therefore be placed in years 0-5 of the assessment	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. Furthermore the SHLAA supports the council's aim of maximising the use of brownfield land and it is considered that the SHLAA identifies sufficient brownfield land within the borough to meet the short and medium term housing requirements. The council do not, therefore, consider it appropriate to move the site into the short term as requested, nevertheless it has been moved into the 6 to 10 years timeframe.	
Emery Planning Partnership	1004	Park Lane, Royton	Site is brownfield and correctly identified as being suitable, achievable and available. Pre-application discussions have taken place on this site and it is anticipated that the site will achieve planning permission and be developed in the short term, it is therefore considered deliverable as per the PPS3 definition and it should be included in years 0-5 of the assessment.	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. The council do not, therefore, consider it appropriate to move the site into the short term as requested.	
Richard Moffat	984	Fernhurst Mill, Fernhurst Street, Chadderton	Agree with SHLAA that site is suitable for housing. Land owners are actively seeking to redevelop site and it is possible, following technical considerations relating to the prospective planning applications, to achieve an appropriate housing layout on the site, accommodating a capacity of approx 63 dwellings. Site is correctly identified as brownfield. Intending to submit outline planning application for a mixed use development providing a sustainable mix of employment and housing uses. Only disagreement is with the time span given for the sites delivery. Planning application to be submitted by end of 2010 and assuming that the application is approved it is the owners intention to actively seek to dispose of the housing site to a recognised house builder. In these circumstances, we consider that the dwellings on the site will be delivered in the period 0 – 5 years.	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. The council do not, therefore, consider it appropriate to move the site into the short term as requested.	

Full Name	Organisation Details	Site Ref No	Site Location	Comment	Council's Response
Nick Fillingham	Indigo Planning	867	Land at Haven Lane	Support inclusion as site is suitable, achievable and available. Object to timing of delivery of the site (10+ years). Site occupies a highly sustainable location with the ability to meet any future housing needs in the short, medium and long term, more so than other brownfield sites within the SHLAA. Size and nature that would not detrimentally harm overriding Town Centre development and regeneration initiatives, contributing to the improvement of the housing offer in Waterhead. SHLAA has pushed the majority of greenfield sites into the 16+ years bracket without consideration of the wider benefits of the sites and their deliverability. It also relies on all brownfield sites being delivered, which is clearly unrealistic. The SHLAA identifies a potential supply exceeding RSS, this was not a maximum and the supply should reflect this to ensure flexibility. Site should be short term, allowing the land to be developed should sites with planning permission and outstanding allocations, not be developed as projected.	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. Furthermore, the SHLAA supports the council's aim of maximising the use of brownfield land and it is considered that the SHLAA identifies sufficient brownfield land within the borough to meet the short and medium term housing requirements. The council do not, therefore, consider it appropriate to move the site into the short term as requested. Nevertheless the site has been brought forward into the 11 to 15 year time frame so that it, and other LRFD designated sites proposed for release in the Joint DPD, are developable within the LDF plan period.
Mike Gibson	Rapleys	820 & 1138	Nile Mill A & B, Fields New Road, Chadderton	Indicative capacity of 132 units acceptable however anticipate that site could be delivered within 5 years. Site comprises previously developed land, in a sustainable and accessible location, and with no known physical or operational limitations. Site provides a versatile location for housing development, and potentially mixed use, and would be capable of accommodating a range of housing densities and styles.	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. The council do not, therefore, consider it appropriate to move the site into the short term as requested.
Mike Gibson	Rapleys		Orme Mill, Greenacres Road, Waterhead	No relevant planning reason why mill should be discounted as a viable and available site suitable for residential uses. Site is capable of accommodating 48 dwellings at a density of 40dph and could be delivered within 5 years. It comprises previously developed land, is in a sustainable and accessible location, with no physical or operational limitations. Development of site would provide an opportunity to secure significant enhancement of the site in visual terms and provide improved amenity to adjacent residential occupiers. Site provides a versatile location of housing development, or mixed-use, and would be capable of accommodating a range of housing densities and styles.	Site has been re-assessed as part of this review and the site is now identified as part of the borough's potential housing land supply. Site has been identified within the 11 to 15 year time frame, reflecting that the mill is in use. Cairo Mill and Majestic Mill have also been identified as these, along with Orme Mill, form a complex of mills that sit alongside each other.
Mike Gibson	Rapleys		Majestic Mill, Greenacres Road, Waterhead	No relevant planning reason why mill should be discounted as a viable and available site suitable for residential uses. Site is capable of accommodating 48 dwellings at a density of 40dph and could be delivered within 5 years. It comprises previously developed land, is in a sustainable and accessible location, with no physical or operational limitations. Development of site would provide an opportunity to secure significant enhancement of the site in visual terms and provide improved amenity to adjacent residential occupiers. Site provides a versatile location of housing development, or mixed-use, and would be capable of accommodating a range of housing densities and styles.	Site has been re-assessed as part of this review and the site is now identified as part of the borough's potential housing land supply. Site has been identified within the 11 to 15 year time frame, reflecting that the mill is in use. Cairo Mill and Orme Mill have also been identified as these, along with Majestic Mill, form a complex of mills that sit alongside each other.
Alan Chorlton	Chorlton Planning Ltd	74	Springhead Quarry, Springhead, Oldham	Site not in green belt as stated in table 36 on pg 58. Development of the quarry, being on the south western edge of a 'Green Corridor and Link', should not affect the use or ecology of this area as the quarry itself is not available for public access, nor is it visible from the wider area.	Details have been corrected as site does not fall within the Green Belt. It is still the council's view that the site is not developable for residential development at this stage.
Richard Irving	ID Planning	56	Land at Constantine Street	Support inclusion of site in SHLAA however deliverable in short term. Site is in single ownership and therefore available. It is suitable, as its brownfield, in a sustainable location, and there are no physical limitations or development constraints. Whilst it is an existing employment site, existing occupiers are looking to relocate and there is a lack of interest in it for employment uses therefore it is considered achievable.	The first five years comprises the council's five-year deliverable housing land supply, which in the most part are those sites that are already within the planning system, for example those under-construction, granted planning permission, or subject to a section 106. The council do not, therefore, consider it appropriate to move the site into the short term as requested.
David Berry	The Coal Authority			Encouraging to see that a criterion has been included for all sites to determine whether or not the site falls into Surface Coal Resource Area. In accordance with PPG14, it is also recommended that a criterion be included to establish whether each site is likely to be affected by the legacy of former coal mining activities. This would be a due diligence check	A criterion will be added to the SHLAA database to establish whether a site is likely to be affected by the legacy of former coal mining activities. This will be completed for each existing and new SHLAA record.

Full Name	Organisation Details	Site Ref No	Site Location	Comment	Council's Response
				to ensure that potential development sites do not contain any mine entries or other coal related hazards which would require remediation or stabilisation prior to development.	
Roland Gaskell	Roland Gaskell Ltd		Land at Haven Lane, Moorside	Holding response submitted. No further details provided.	None
Mr and Mrs Druggitt			Site 1, Sheldon, Huddersfield Road, Scouthead, Oldham	Own plot of land to side of house which is currently used as garden space. If alterations to the Green Belt boundary are to take place this should be considered. There is a need for high value sites that would be built at low densities. There is a shortage of such sites within the framework, and as such the diversity of types of sites is not fully covered.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as the council is not proposing to make any changes to the Green Belt boundary through the LDF.
Mr and Mrs Druggitt			Site 2, Sheldon, Huddersfield Road, Scouthead, Oldham	Looking to develop site as a low density high value development, keeping the local housing vernacular thus allowing the village of Scouthead to evolve. There is currently planning approval on adjoining land for 3 no. dwellings. If alterations to the Green Belt boundary are to take place this should be considered. There is a need for high value sites that would be built at low densities. There is a shortage of such sites within the framework, and as such the diversity of types of sites is not fully covered.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as the council is not proposing to make any changes to the Green Belt boundary through the LDF.

13 Appendix C - Ward Map



14 Appendix D - Sites Under Construction

Table 17 Sites Under Construction

SHLAA Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5year	6to10	11to15	16+	Deliverability Comments
360	Alexandra	Land at Birches, near Birches Parade, Holls OL4 5FZ	BF	0.33	67	22	Y	Y	Y	Y	22	0	0	0	Large site under construction although stalled, considered deliverable within five years.
651	Chadderton Central	Land at Hunt Lane (1), Chadderton	BF	1.80	34	61	Y	Y	Y	Y	18	0	0	0	Large site under construction, considered achievable and deliverable within five years.
662	Chadderton Central	Land at Hunt Lane (2), Chadderton	BF	2.10	30	64	Y	Y	Y	Y	3	0	0	0	Large site under construction, considered achievable and deliverable within five years.
273	Chadderton South	Land off Granby Street	BF	0.09	166	15	Y	Y	Y	Y	3	0	0	0	Large site under construction, considered deliverable within 5 years
688	Chadderton South	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	BF	2.33	52	120	Y	Y	Y	Y	38	0	0	0	Large site under construction, considered deliverable within five years.
431	Coldhurst	Land at former site of Ashley Mill, Ashley Street, Oldham	BF	0.61	36	22	Y	Y	Y	Y	3	0	0	0	Large site under construction, considered deliverable within five years.
1304	Coldhurst	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD		0.06	67	2	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within five years.
1371	Coldhurst	Boundary Park, Futherford Road, Oldham	BF	0.71	42	30	Y	Y	Y	Y	30	0	0	0	Phase 1 of larger scheme at Boundary Park. Considered deliverable within 5 years.
387	Crompton	Land adjacent to 124 Manchester Road, Shaw, Oldham, OL2 7DD	BF	0.03	118	4	Y	Y	Y	Y	3	0	0	0	Small site under construction, considered deliverable within five years.
417	Crompton	Land adj. To 124 Oldham Rd	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction although stalled, considered deliverable within 5 years.
528	Falsworth East	Garage site to rear of 27-35 Glenmore Drive	BF	0.15	7	1	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within five years.
677	Falsworth East	20 Wellington Street, Falsworth, M35 9AQ	COU	0.04	200	8	Y	Y	Y	Y	7	0	0	0	Site has planning permission and is considered deliverable within five years.
386	Falsworth West	Land adj., 19 Albert Street West, Falsworth, M35 0JN	BF	0.01	244	2	Y	Y	Y	Y	2	0	0	0	Small site under construction, considered deliverable within five years.

SHLAAs Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5year	6to10	11to15	16+	Deliverability Comments																
															1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
402	Hollinwood	Land off Byron Street, bounded by Byron St, Cardigan Rd and Hollins Rd, Hollinwood	BF	1.75	61	107	Y	Y	Y	Y	Y	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
369	Medlock Vale	14 Copster Hill Rd	COU	0.01	100	2	Y	Y	Y	Y	Y	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
224	Royton North	Land off Middleton Road, Streetbridge, Chadderton, Oldham	BF	0.03	40	1	Y	Y	Y	Y	Y	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
488	Royton North	Land adj. Springfield Lane	BF	0.03	33	1	Y	Y	Y	Y	Y	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
358	Royton South	37 & 39 Park Street, Royton	BF	0.02	200	4	Y	Y	Y	Y	Y	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
372	Royton South	7-9 Low Crompton Road, Royton, Oldham	BF	0.06	17	1	Y	Y	Y	Y	Y	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
547	Royton South	Sandy Mill, Schofield Street, Royton	BF	1.56	47	74	Y	Y	Y	Y	Y	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1266	Royton South	70-72 Heyside, Royton, OL2 6LS	BF	0.02	125	2	Y	Y	Y	Y	Y	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
296	Saddleworth North	Lumb Mill, Huddersfield Road, Delph	BF	1.46	45	66	Y	Y	Y	Y	Y	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
350	Saddleworth North	Long House, Long Lane, Dobcross OL3 5QH	COU	0.04	125	5	Y	Y	Y	Y	Y	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
418	Saddleworth North	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	35	45	Y	Y	Y	Y	Y	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
569	Saddleworth North	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.30	63	19	Y	Y	Y	Y	Y	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
620	Saddleworth North	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.10	20	3	Y	Y	Y	Y	Y	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
626	Saddleworth North	Globe Farm, Huddersfield Road, Starledge	COU	0.06	50	3	Y	Y	Y	Y	Y	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA Reference	Ward	Site Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Syear	6to10	11to15	16+	Deliverability Comments
												6to10	11to15	16+	
637	Saddleworth North	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	100	1		Y	Y	Y	Y	1	0	0	Small site under construction, considered deliverable within five years.
1303	Saddleworth North	Doyen House, 8 Buckley Drive, Denshaw, OL3 5RT		0.06	17	1		Y	Y	Y	Y	1	0	0	Small site under construction, considered deliverable within five years.
228	Saddleworth South	Frenches Wharf adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	54	99		Y	Y	Y	Y	93	0	0	Large site under construction, considered deliverable within five years.
259	Saddleworth South	Royal George Mills, Friezland	BF	1.05	63	66		Y	Y	Y	Y	27	0	0	Large site under-construction, considered deliverable within five years.
316	Saddleworth South	Land off Friezland Lane (behind Oak View Mill), Greenfield	BF	0.40	50	21		Y	Y	Y	Y	4	0	0	Site under-construction and considered deliverable within five years.
367	Saddleworth South	Ladcastle Cottage, Ladcastle Rd	CON	0.04	25	1		Y	Y	Y	Y	1	0	0	Small site under construction, considered deliverable within 5 years.
573	Saddleworth South	Wood Square, Greenfield	BF	0.29	86	25		Y	Y	Y	Y	9	0	0	Large site under construction, considered achievable and deliverable within five years.
292	Saddleworth West & Lees	Land at Rhodes St/Owen Fold	BF	0.51	35	18		Y	Y	Y	Y	1	0	0	Site under-construction and considered deliverable within five years.
337	Saddleworth West & Lees	Site of former Athens Mill, Brook Lane (Athens Way) (adjacent to site ref 69)	BF	0.61	39	24		Y	Y	Y	Y	11	0	0	Large site under-construction, considered deliverable within five years.
342	Saddleworth West & Lees	Land at Cooper Street Springhead	GF	0.03	33	1		Y	Y	Y	Y	1	0	0	Small site under-construction, considered deliverable within five years.
347	Saddleworth West & Lees	29 Thornley Lane, Grotton	BF	0.13	8	1		Y	Y	Y	Y	1	0	0	Small site under-construction, considered deliverable within five years.
461	Saddleworth West & Lees	Rt 737, Huddersfield Road	GF	0.03	33	1		Y	Y	Y	Y	1	0	0	Small site under construction, considered deliverable within 5 years.
505	Saddleworth West & Lees	Land at rear of 33 Brookside Ave, adj to 12 Ashlea Grove, Grotton	BF	0.04	42	1		Y	Y	Y	Y	1	0	0	Small site under construction, deliverable within five years.
538	Saddleworth West & Lees	Land off New Street, Lees	BF	0.09	102	9		Y	Y	Y	Y	9	0	0	Small site under construction, considered achievable and deliverable within five years.

SHLAAs Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5year	6to10	11to15	16+	Deliverability Comments
609	Saddleworth West & Lees	Land adj 1 Old Croft, Springhead, OL4 4FX	BF	0.04	50	2	Y	Y	Y	Y	2	0	0	0	Small site under construction, considered deliverable within 5 years.
570	Shaw	Lyon Mill, Crompton Way, Shaw	BF	0.36	67	24	Y	Y	Y	Y	11	0	0	0	Large site under construction, deliverable within 5 years.
532	St James'	1 Conduit Street, Moorside	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	Small site under construction although currently stalled, considered deliverable within 5 years.
576	St James'	Land at Flint Street, Oldham OL14EX	BF	0.23	61	14	Y	Y	Y	Y	12	0	0	0	Large site under construction, considered deliverable within 5 years.
1305	St James'	1 Acre Lane, Dicker, Oldham, OL14EF		0.05	180	4	Y	Y	Y	Y	4	0	0	0	Small site under construction, deliverable within 5 years.
530	St Mary's	Land at 302/304 Lees Road, Oldham	COU	0.01	200	2	Y	Y	Y	Y	2	0	0	0	Small site under construction, considered deliverable within 5 years.
604	St Mary's	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.12	483	58	Y	Y	Y	Y	58	0	0	0	Large site under construction although currently stalled, considered deliverable within 5 years.
701	St Mary's	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham	BF	0.11	539	57	Y	Y	Y	Y	57	0	0	0	Large site under construction although currently stalled, considered deliverable within 5 years.
1347	St Mary's	308-310 Lees Road, Oldham OL4 1NZ		0.00	0	0	Y	Y	Y	Y	2	0	0	0	Small site under construction, considered deliverable within 5 years
463	Waterhead	Land adj 24 Morley St	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within 5 years.
248	Werneath	1 & 3 Ross Street	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within 5 years.
459	Werneath	R/o, 78 Windsor Rd	BF	0.07	14	1	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within 5 years.
1348	Werneath	41-47 Gloucester Street North, Oldham OL9 7RF		0.03	67	2	Y	Y	Y	Y	1	0	0	0	Small site under construction, considered deliverable within 5 years.

15 Appendix E - Sites with Planning Permission

Table 18 Sites with Planning Permission

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16 + Years	Deliverability Comments
1261	Alexandra	Land adjacent to 63 Meldrum Street, Oldham, OL8 1NU	BF	0.06	71	4	Y	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
1297	Alexandra	24 Eastbourne Street, Oldham, OL8 2BZ	BF	0.05	12	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1368	Alexandra	100 Alt Lane, Oldham, OL8 2EX	BF	0.00	0	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
687	Chadderton Central	Crossley Estate, off Denton Lane and Walsh Street, Chadderton, Oldham	BF	1.56	57	86	Y	Y	Y	Y	85	0	0	0	In line with PFI development timescales it is anticipated that all dwellings on Crossley will be delivered within 5 year supply
708	Chadderton Central	Rear of 58 Queens Road, Chadderton	BF	0.15	14	2	Y	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
1277	Chadderton Central	1 Fountains Walk, Chadderton, OL9 8PX	BF	0.02	59	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1291	Chadderton Central	Land adjacent to 32 Laurel Avenue, Chadderton, Oldham, OL9 3NQ	GF	0.04	25	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1308	Chadderton Central	131 Foxdenton Lane, Chadderton, M24 1GN	BF	0.03	73	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
267	Chadderton North	Nodgate Farm, Cragg Road, Oldham	CGF	0.04	75	3	Y	Y	Y	Y	3	0	0	0	Small scale barn conversion, deliverable within 5 years.
446	Chadderton North	Hilltop Farm, Chadderton, Oldham	CGF	0.18	28	5	Y	Y	Y	Y	5	0	0	0	Small scale conversion, deliverable within 5 years.
933	Chadderton North	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.10	60	6	Y	Y	Y	Y	6	0	0	0	Small site, deliverable within 5 years.
435	Coldhurst	Oldham NHS Trust, Westhulme Avenue, Oldham, OL1 2PN	BF	2.45	43	105	Y	Y	Y	Y	0	105	0	0	Site not currently being marketed due to current conditions. Site not considered deliverable within 5 year supply.
719	Coldhurst	Boundary Park, Futhewood Road, Oldham	BF	7.09	44	350	Y	Y	Y	Y	150	150	20	0	Construction underway on Phase 1 (SHLAA 1371) after 1st April 2010. Site considered deliverable although due to build-out rate capacity has been apportioned across the five year supply and years 6 to 10.
924	Coldhurst	53-55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU	BF	0.15	840	126	Y	Y	Y	Y	0	126	0	0	Alternative proposals are being investigated. Residential development may still come forward however some uncertainty. Site not considered deliverable within 5 year supply.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments	
1235	Coldhurst	Land at Dunbar Street, Oldham	BF	0.10	80	8	Y	Y	Y	Y	8	0	0	0	0	Small site, deliverable within 5 years.
1361	Coldhurst	North House, Rochdale Road, Oldham	BF	0.70	40	28	Y	Y	Y	Y	28	0	0	0	0	Large site, deliverable within 5 years.
1366	Coldhurst	282 Rochdale Road, Oldham, OL1 2HF	BF	0.02	0	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1367	Coldhurst	Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	BF	0.00	0	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
320	Crompton	Land at 223A, Rochdale Road	BF	0.08	12	1	Y	Y	Y	Y	0	1	0	0	0	Planning permission renewed twice unaltered therefore excluded from five-year supply
702	Crompton	Oak Works, Moor Street, Shaw, Oldham	CON	0.04	100	10	Y	Y	Y	Y	10	0	0	0	0	Revised scheme approved 08/09. Small conversion, deliverable within 5 years.
1290	Crompton	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	56	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1262	Crompton	Land at Blakelock Street, Shaw, Oldham	BF	0.07	56	4	Y	Y	Y	Y	4	0	0	0	0	Small site, deliverable within 5 years.
1280	Crompton	Hilcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	45	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
232	Falsworth East	Oak Hill Staples, Daisy Nook, Falsworth, M35 9WJ (barn conversion)	CGF	0.04	25	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
689	Falsworth East	Land off Ashton Road East, Falsworth, Manchester (former Macedonia United Reform church)	BF	0.14	30	4	Y	Y	Y	Y	4	0	0	0	0	Small site, deliverable within 5 years.
937	Falsworth East	Former farm house, Brick Hall Farm, Falsworth Road, Falsworth, M35 9NN	BF	0.10	100	10	Y	Y	Y	Y	10	0	0	0	0	Large site, deliverable within 5 years.
1253	Falsworth East	11 Holt Lane, Falsworth, M35 9QG	BF	0.12	117	14	Y	Y	Y	Y	14	0	0	0	0	Large site, deliverable within 5 years.
1300	Falsworth East	201 Ashton Road East, Falsworth, M35 9PP	BF	0.02	83	1	Y	Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
560	Falsworth West	Land ad to 265 Oldham Road, Falsworth	BF	0.13	169	22	Y	Y	Y	Y	22	0	0	0	0	Large site, deliverable within 5 years.
575	Falsworth West	34-36 Miriam Street, Falsworth	BF	0.05	60	3	Y	Y	Y	Y	3	0	0	0	0	Small site, deliverable within 5 years.
599	Falsworth West	Former United Reform Church, Victoria St / Oldham Rd, Falsworth	BF	0.06	217	13	Y	Y	Y	Y	13	0	0	0	0	Large site, deliverable within 5 years.
697	Falsworth West	Land off Hughes Close, Hale Lane, Falsworth	BF	0.05	80	4	Y	Y	Y	Y	4	0	0	0	0	Small site, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											5 Years	6 to 10 Years	11 to 15 Years	16+ Years
718	Falsworth West	Land between 16 and 18 Propps Hall Drive, Falsworth	BF	0.07	28	2		Y	Y	Y	2	0	0	0
935	Falsworth West	Land off Hale Lane/Hughes Close, Falsworth, Manchester	BF	0.42	90	38		Y	Y	Y	38	0	0	0
961	Falsworth West	Land at Casson Street, Falsworth	BF	0.10	40	4		Y	Y	Y	4	0	0	0
1236	Falsworth West	Land adjacent to Station Mews and 8 Hardman Lane, Falsworth	BF	0.06	150	9		Y	Y	Y	9	0	0	0
1270	Falsworth West	Land adjacent to 48 Norfolk Crescent, Falsworth, Manchester	BF	0.03	40	1		Y	Y	Y	1	0	0	0
1353	Hollinwood	Land at Byron Green, Byron Street, Hollinwood, Oldham	BF	0.00	0	27		Y	Y	Y	5	0	0	0
427	Hollinwood	609 Hollins Road	COU	0.01	100	1		Y	Y	Y	1	0	0	0
132	Medlock Vale	Filton Hill Junior School, Keswick Avenue, Oldham	BF	2.33	34	78		Y	Y	Y	78	0	0	0
341	Medlock Vale	Land off Tanners Fold, Filton Hill, Oldham	BF	0.16	50	8		Y	Y	Y	8	0	0	0
561	Medlock Vale	Land off Nicholas Road (Eastside), Oldham	BF	0.21	19	4		Y	Y	Y	4	0	0	0
567	Medlock Vale	Greenhurst Crescent, Filton Hill	BF	0.65	49	32		Y	Y	Y	32	0	0	0
705	Medlock Vale	Primrose Bank Estate,Between Lee Street and Ashton Road, Oldham	BF	6.74	40	192		Y	Y	Y	150	42	0	Large PFI4 Scheme . Deliverable within 5 years.
844	Medlock Vale	Land adjacent to Centre for Professional Development, off Rosary Road	BF	1.55	46	72		Y	Y	Y	72	0	0	Large cleared site within Hathershaw and Filton Hill. Deliverable within 5 years.
922	Medlock Vale	Manor House Farm, Knott Lane, Oldham, OL8 3JA	CGF	0.03	33	1		Y	Y	Y	1	0	0	Small site, deliverable within 5 years.
1254	Medlock Vale	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	50	10		Y	Y	Y	10	0	0	Large site , deliverable within 5 years.
1285	Medlock Vale	53 Langham Road, Oldham, OL8 1AX	BF	0.05	40	1		Y	Y	Y	1	0	0	Small site, deliverable within 5 years.
1341	Medlock Vale	Land at Crotton Street, Oldham	BF	0.04	50	2		Y	Y	Y	2	0	0	Small site, deliverable within 5 years.
1349	Medlock Vale	Angelo House, Byth Road, Oldham, OL8 2TJ	BF	0.09	4	3		Y	Y	Y	3	0	0	Small site, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
1356	Medlock Vale	Land off Thatcher Street, Oldham, OL8 2JX	BF	0.10	30	3		Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years.

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											5 Years	6 to 10 Years	11 to 15 Years	16+ Years
319	Royton North	Barn 1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SU	CGF	0.02	50	1		Y	Y	Y	1	0	0	0
429	Royton North	Land adj. 323 Middleton Rd, Royton	BF	0.02	50	1		Y	Y	Y	1	0	0	0
698	Royton North	Land off Royley, Royton (former garage court)	BF	0.29	97	28		Y	Y	Y	28	0	0	0
1268	Royton North	Land to the rear of 2 Holly Brook, Chadderton, Oldham	GF	0.30	7	2		Y	Y	Y	2	0	0	0
1344	Royton North	Land at the side of 5 Cinder Hill Lane, Chadderton, OL1 2SX	BF	0.00	0	1		Y	Y	Y	1	0	0	0
1343	Royton North	Garage Plot 4, Lorne Avenue, Royton	BF	0.79	4	3		Y	Y	Y	3	0	0	0
1359	Royton North	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	100	1		Y	Y	Y	1	0	0	0
1015	Royton South	Money Controls Ltd, New Cain Street, Royton, Oldham, OL2 6JZ	BF	2.53	55	139		Y	Y	Y	0	139	0	0
1295	Royton South	Cougate Farm, Low Crompton Road, Royton, OL2 6YR	BF	0.03	33	1		Y	Y	Y	1	0	0	0
1346	Royton South	Land off Hebron Street, Royton, Oldham, OL2 6LU	BF	0.10	10	1		Y	Y	Y	1	0	0	0
253	Saddleworth North	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham	CGF	0.01	100	1		Y	Y	Y	1	0	0	0
370	Saddleworth North	Land adjacent to Higher Moordale, off Huddersfield Road, Diggle, Oldham	BF	0.08	13	1		Y	Y	Y	1	0	0	0
398	Saddleworth North	Slackcote Mill, Slackcote Lane, Delph, Oldham	CON	0.30	47	14		Y	Y	Y	14	0	0	0
414	Saddleworth North	Nebo Farm, Whitegate Lane, Strinesdale	CGF	0.01	100	1		Y	Y	Y	1	0	0	0
422	Saddleworth North	Land between 7-9 Knowsley Avenue, Springhead	BF	0.07	60	4		Y	Y	Y	4	0	0	0
434	Saddleworth North	Whitegate Cottage, Whitegates Lane, Strinesdale, OL4 3RF	BF	0.13	8	1		Y	Y	Y	1	0	0	0
437	Saddleworth North	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	CON	0.78	4	2		Y	Y	Y	2	0	0	0
444	Saddleworth North	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	100	1		Y	Y	Y	1	0	0	0
537	Saddleworth North	1-5 Ripponden Road, Denshaw	COU	0.06	83	5		Y	Y	Y	5	0	0	0

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
544	Saddleworth North	Rear of 91-95 Stockport Road, Lydgate	COU	0.02	50	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
614	Saddleworth North	24 The Square, Dobcross, OL3 5AA	COU	0.01	200	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
653	Saddleworth North	Ballybunion, Redwood Road, Uppermill/Oldham	BF	0.16	6	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
918	Saddleworth North	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	BF	1.70	36	33		Y	Y	Y	33	0	0	0	Construction underway after 1st April 2010 and Department of Health funding secured. Large site considered deliverable within 5 years.
921	Saddleworth North	Clough Bottom House, High Stile Lane, Uppermill, Oldham	CGF	0.10	10	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
923	Saddleworth North	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.12	17	2		Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
925	Saddleworth North	Land adj. 802 Huddersfield Road, Austerlands, OL4 4BA	BF	0.08	25	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
926	Saddleworth North	Mill House, Woodbrook Road, Springhead, Oldham, OL4 4BS	BF	0.09	11	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
927	Saddleworth North	Husteads Farm, Husteads Lane, Dobcross, OL3 5RA	GF	0.02	50	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
947	Saddleworth North	Land at Near Moordale, Huddersfield Road, Diggle, OL3 5NT	BF	0.08	12	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1272	Saddleworth North	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.08	13	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1273	Saddleworth North	Freecurch House, 9-11 Church Street, Delph, OL3 5DR	BF	0.04	45	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1299	Saddleworth North	1 Nook Cottages, Thorpe Lane, Austerlands, OL4 3QN	BF	0.05	40	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1337	Saddleworth North	Land at Ladcastile Road, Dobcross	BF	0.49	28	14		Y	Y	Y	14	0	0	0	Large site, deliverable within 5 years.
1338	Saddleworth North	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	BF	0.36	24	9		Y	Y	Y	9	0	0	0	Small site, deliverable within 5 years.
1339	Saddleworth North	Land adj 27 Clifton Holm, Delph, OL3 5EZ	BF	0.00	0	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1340	Saddleworth North	135 Den Lane, Springhead, OL4 4SG	BF	0.04	25	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1350	Saddleworth North	Paddock End, 1 Ambrose Crescent, Diggle, OL3 5XG	BF	0.13	8	1		Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.

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															Large site, deliverable within 5 years.	Small site, deliverable within 5 years.
1351	Saddleworth North	Land at the former site of Lumb Mill, Huddersfield Road, Delph, Oldham	BF	0.17	82	14		Y	Y	Y	Y	14	0	0	0	Large site, deliverable within 5 years.
254	Saddleworth South	Police Station, Buckley St, Uppermill	CON	0.12	83	10		Y	Y	Y	Y	10	0	0	0	Large site, deliverable within 5 years.
264	Saddleworth South	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.21	19	4		Y	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
277	Saddleworth South	Riv Victoria House, High St, Uppermill	BF	0.03	67	2		Y	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
302	Saddleworth South	Land at the Park, Grasscroft	BF	0.05	20	1		Y	Y	Y	Y	0	1	0	0	Small site, deliverable within 5 years.
371	Saddleworth South	11 Wharnton Rise, Grasscroft, OL4 4ET	BF	0.07	14	1		Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
419	Saddleworth South	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham	BF	0.86	48	41		Y	Y	Y	Y	41	0	0	0	Large site, deliverable within 5 years.
562	Saddleworth South	62-70 Oldham Road, Grasscroft	BF	0.70	70	12		Y	Y	Y	Y	12	0	0	0	Large site, deliverable within 5 years.
671	Saddleworth South	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	CON	0.01	231	2		Y	Y	Y	Y	0	2	0	0	Small site, deliverable within 5 year supply.
915	Saddleworth South	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.08	75	6		Y	Y	Y	Y	6	0	0	0	Small site, deliverable within 5 years.
931	Saddleworth South	Land at High Barnes, The Park, Off Park Lane, Greenfield, Oldham, OL3	BF	0.05	42	1		Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1345	Saddleworth South	Land to the rear of 4 School Street, Uppermill, OL3 6HB	BF	0.09	0	1		Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1364	Saddleworth South	694 Huddersfield Road, Lees, OL4 3PZ	BF	0.00	0	4		Y	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
1369	Saddleworth South	Land adjacent to 21 Lovers Lane, Grasscroft, Oldham, OL4 4DP	BF	0.05	20	1		Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments	
227	Saddleworth West & Lees	3 Princess Street, Lees, OL4 5AG	COU	0.01	600	2		Y	Y	Y	2	0	0	0	0	Small site, deliverable within 5 years.
300	Saddleworth West & Lees	Lane View, Coverhill Road, Grotton, OL4 5RF	BF	0.03	33	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
412	Saddleworth West & Lees	Owl Mill Site, Acorn Street, Lees, Oldham	BF	0.55	44	24		Y	Y	Y	24	0	0	0	0	Large site, deliverable within 5 years.
442	Saddleworth West & Lees	3 Atherton Street, Springhead, OL4 5TF	COU	0.01	400	2		Y	Y	Y	2	0	0	0	0	Small site, deliverable within 5 years.
930	Saddleworth West & Lees	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	5	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
934	Saddleworth West & Lees	694A Huddersfield Road, Lees, OL4 3PZ	BF	0.03	120	3		Y	Y	Y	3	0	0	0	0	Small site, deliverable within 5 years.
939	Saddleworth West & Lees	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	33	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1260	Saddleworth West & Lees	Land to the rear of 694 Huddersfield Road, Lees, Oldham	BF	0.20	20	4		Y	Y	Y	4	0	0	0	0	Small site, deliverable within 5 years.
1265	Saddleworth West & Lees	19 Stonebreaks Road, Springhead, OL4 4BZ	BF	0.08	38	2		Y	Y	Y	2	0	0	0	0	Small site, deliverable within 5 years.
1281	Saddleworth West & Lees	Land adjacent to 10 Dellide Close, Springhead, OL4 4PJ	BF	0.05	22	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1288	Saddleworth West & Lees	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	BF	0.02	43	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1289	Saddleworth West & Lees	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ	BF	0.01	125	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1294	Saddleworth West & Lees	Land adjacent to Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	BF	0.04	25	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1296	Saddleworth West & Lees	150 Oldham Road, Springhead, OL4 5SN	BF	0.03	70	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1298	Saddleworth West & Lees	9 Marsham Close, Grotton, OL4 5RB	BF	0.08	12	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1354	Saddleworth West & Lees	16 Den Lane, Springhead, Oldham, OL4 4NH	BF	0.02	100	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1358	Saddleworth West & Lees	Land at 312 Den Lane, Springhead, Oldham	BF	0.04	25	1		Y	Y	Y	1	0	0	0	0	Small site, deliverable within 5 years.
1363	Saddleworth West & Lees	Land rear of 7-19 Ashes Lane, Springhead, Oldham	BF	0.07	29	2		Y	Y	Y	2	0	0	0	0	Small site, deliverable within 5 years.
715	Shaw	Burn Spring Farm, Grains Bar Road, Oldham	CGF	0.14	14	2		Y	Y	Y	2	0	0	0	0	Small site, deliverable within 5 years.

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															Small site, deliverable within 5 years.	Large site, deliverable within 5 years.
932	Shaw	5 Crompton Way, Shaw, OL2 8RD	COU	0.10	100	1		Y	Y	Y	Y	1	0	0	0	0
929	Shaw	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	111	10		Y	Y	Y	Y	10	0	0	0	0
1239	Shaw	Crompton Hall, Buckstones Road, Shaw, Oldham	BF	0.61	26	16		Y	Y	Y	Y	16	0	0	0	0
1264	Shaw	4 Collinge Street, Shaw, OL2 8AA	BF	0.01	290	2		Y	Y	Y	Y	2	0	0	0	0
1267	Shaw	Park Farm, Millnow Road, Shaw, OL2 8BL	GF	0.17	12	2		Y	Y	Y	Y	2	0	0	0	0
1362	Shaw	1 & 2 Staveley Close, Shaw, Oldham, OL2 8ND	BF	0.00	0	1		Y	Y	Y	Y	1	0	0	0	0
7	St James'	Land off Acre Lane, Derker, Oldham ?	?	0.39	46	18		Y	Y	Y	Y	18	0	0	0	0
234	St James'	Land off Rippenden Road / Cornhill Street (former garage site)	BF	0.22	64	14		Y	Y	Y	Y	14	0	0	0	0
389	St James'	Land adjacent to Domalos Childcare Nursery, Sholver Lane, Sholver, Oldham	BF	0.25	44	11		Y	Y	Y	Y	11	0	0	0	0
1263	St James'	Land bounded by Wilkes Street and Hodge Road, Oldham , OL1 4EF	BF	0.06	33	2		Y	Y	Y	Y	2	0	0	0	0
1271	St James'	49 Rippenden Road, Oldham, OL1 4EW	BF	0.00	222	1		Y	Y	Y	Y	1	0	0	0	0
1342	St James'	44 Browning Road, Oldham, OL1 4NF	BF	0.03	33	1		Y	Y	Y	Y	1	0	0	0	0
1286	St James'	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	GF	0.03	14	1		Y	Y	Y	Y	1	0	0	0	0
440	St Mary's	189 Union Street, Oldham	BF	0.03	909	30		Y	Y	Y	Y	0	30	0	0	0
577	St Mary's	Bank Mill, Huxley Street	CON	0.12	175	21		Y	Y	Y	Y	0	21	0	0	0
627	St Mary's	Land adj 10 Cranbrook Street, Oldham	BF	0.09	22	2		Y	Y	Y	Y	2	0	0	0	0
716	St Mary's	Land adj to Bowling Green, New Earth Street, Oldham	GF	0.08	88	7		Y	Y	Y	Y	7	0	0	0	0
1275	St Mary's	Land adjacent to Bridge Inn Public House, Becket Meadow Street, Oldham, OL4 1JE	BF	0.02	50	1		Y	Y	Y	Y	1	0	0	0	0

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1287	St Mary's	183 Greengate Street, Grodwick, Oldham	BF	0.01	118	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
242	Waterhead	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.19	48	9		Y	Y	9	0	0	0	Small site, deliverable within 5 years.
260	Waterhead	Land off Wellyhole Street, Oldham	BF	0.90	24	56		Y	Y	56	0	0	0	Large site, deliverable within 5 years.
448	Waterhead	Land at corner of Dudley Street and Abercorn Street, Oldham	BF	0.10	80	8		Y	Y	8	0	0	0	Small site, deliverable within 5 years.
430	Waterhead	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	30	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
467	Waterhead	Land adj. 21 Clarksfield St, Oldham, OL4 3AW	BF	0.01	100	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
713	Waterhead	Land adjacent 7 Towers Street, Waterhead, Oldham	BF	0.03	37	1		Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1252	Waterhead	Parkfield House Hotel 580 Rippenden Road, Oldham, OL4 2LN	BF	0.37	95	35		Y	Y	35	0	0	0	Large cleared site, deliverable within 5 years.
1274	Waterhead	380 Huddersfield Road, Oldham, OL4 2EX	BF	0.01	144	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
226	Werneeth	Warwick House, 1 Warwick Street, Oldham, OL9 7BA	COU	0.01	100	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
557	Werneeth	Land at South Werneeth, bounded by Suffolk St, Union St, Spencer St and Mill Lane	BF	3.58	43	154		Y	Y	154	0	0	0	Large site falling within HMR area and considered deliverable within 5 year supply.
590	Werneeth	109-111 Windsor Road	COU	0.13	8	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
633	Werneeth	Land at North Werneeth Zone 4, Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.	BF	1.00	62	62		Y	Y	62	0	0	0	Large site falling within HMR area and considered deliverable within 5 year supply.
941	Werneeth	Land adj to 118 Coppice Street, Oldham	BF	0.03	33	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
942	Werneeth	Land adj to 101 Park Street, Oldham	BF	0.03	33	1	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
691	Werneeth	Land at North Werneeth Zone 2, Land east of St Johns bounded by Affled St, Featherstall Rd South and Porter St	BF	0.37	61	30	Y	Y	Y	30	0	0	0	Large site falling within HMR area and considered deliverable within 5 year supply.
692	Werneeth	Land at North Werneeth Zone 3, Land west of St Johns, south of Affled St, Werneeth	BF	1.93	42	74	Y	Y	Y	74	0	0	0	Large site falling within HMR area the majority of which is cleared. Deliverable within 5 year supply.

SHLAA Reference	Ward	Location	Land Type	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments	
694	Werneath	Land at North Werneath Zone 5. Land bounded by Hartford Mill to the west, Edward Street to the north, and Milne Street to the east	BF	1.39	52	72	Y	Y	Y	Y	72	0	0	0	Large site falling within HMR area and considered deliverable within 5 year supply.
695	Werneath	Land at North Werneath Zone 6 (Hartford Mill, Edward St)	BF	2.70	58	158	Y	Y	Y	0	158	0	0	0	Large site not considered deliverable within 5 year supply due to uncertainties around gap funding and delivery.
1255	Werneath	Beech House, Springbank Street, Oldham OL8 4LH	BF	0.07	114	8	Y	Y	Y	Y	8	0	0	0	Small site, deliverable within 5 years.
1259	Werneath	Land adjacent to Westlands Cottage Day Nursery, Springbank Street, Werneath, OL8 4LH	BF	0.07	75	5	Y	Y	Y	Y	5	0	0	0	Small site, deliverable within 5 years.
1352	Werneath	Marian Walker House, Frederick Street, Oldham, OL8 1SW	BF	0.90	13	12	Y	Y	Y	Y	12	0	0	0	Large site, deliverable within 5 year supply.

16 Appendix F - S106

Table 19 Sites Subject to a S106 Agreement

SHLAA Reference	Ward	Location	Land Use	Area (Ha)	Indicative Density	Indicative Capacity	HR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments	
															Years	
329	Alexandra	Land at Estate Street	BF	0.03	33	1	Y	Y			0	1	0	0	0	Unlikely to come forward in next five years given that S106 has not been signed in last 8 years, however, considered developable in medium term for residential development.
365	Chadderton South	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	71	90	Y	Y			90	0	0	0	0	S106 to be signed and Phase 1 housing Allocation. Regarded deliverable as part of 5 year supply.
1306	Crompton	Former Roundabout Tyres, Crompton Way, Shaw OL2 7AF (adjacent to Lyon Mill development)	BF	0.07	90	6	Y	Y			6	0	0	0	0	S106 for public open space being negotiated. Adjacent development well underway. Site regarded deliverable as part of 5 year supply.
323	Medlock Vale	Land at Gainsborough Avenue	BF	0.25	20	5	Y	Y			0	5	0	0	0	No S106 signed in 10 years. Considered that unlikely that development will come forward in next 5 years.
270	Royton South	Corner of Edge Lane Street/High Barn Street, Royton, Oldham	BF	0.80	78	63	Y	Y			0	63	0	0	0	S106 not yet signed. Site not currently regarded as deliverable within next 5 years.
1251	Saddleworth North	Walhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5R B	BF	3.10	13	40	Y	Y			40	0	0	0	0	Regarded as deliverable within 5 years; however would require the relocation of existing businesses.
397	Saddleworth South	Land behind bus turning area and Rickhill Lane, Uppermill, Oldham	GF	0.33	73	24	Y	Y			0	24	0	0	0	Unlikely to come forward in next five years due to current market conditions and not considered developable as part of five-year supply.
568	Shaw	Birshaw Farm, Oldham Rd, Shaw	GW	0.60	8	5	Y	Y			0	5	0	0	0	No evidence of site coming forward since S106 signed. Not regarded as deliverable within next 5 years.
295	St Mary's	Land bounded by St. Mary's Way, Egerton St., Horseclay St., Mackintosh Way	BF	2.66	37	93	Y	Y			93	0	0	0	0	Longstanding project. Site cleared and remediation options being considered. Phase 1 housing allocation. Regarded as deliverable within 5 year supply.
471	St Mary's	Land adj. 308, Waterloo St	BF	0.06	63	5	Y	Y			5	0	0	0	0	Small site owned by applicant and regarded as deliverable within 5 years.
948	St Mary's	Former Territorial Army Centre, Rife Street, Oldham, OL1 3DN	BF	0.40	75	30	Y	Y			30	0	0	0	0	Large site. Regarded as deliverable within 5 years.
1070	St Mary's	Players Bridge Street, Oldham	BF	0.04	300	12	Y	Y			0	12	0	0	0	Mixed-use scheme. Placed in 6 to 10 year supply as 100% apartment scheme.

17 Appendix G - Others

Table 20 Other Sites

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
										Years	Years	Years	Years	Years	
240	Alexandra	Estate St/Pannure St	BF	0.06	83	5	Y	Y		0	0	0	5	0	Cleared site, but no progress since application approved. Unlikely to come forward until local market changes, or intervention is made. Site not regarded as deliverable within 5 years.
327	Chadderton Central	Land adj. Willard Hse, Willard St	BF	0.04	25	1	Y	Y		0	0	1	0	0	Planning permission granted however now expired therefore post five-year supply.
395	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	BF	0.07	14	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.	
500	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	CGF	0.01	100	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.	
380	Chadderton North	Healds Green Farm, Healds Green, Chadderton, OL1 2SP	CGF	0.05	19	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.	
487	Chadderton North	25-31 Mill Brow, Chadderton	COU	0.01	100	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.	
285	Coldhurst	Grosvenor Hall, Ward Street	BF	0.48	12	9	Y	Y	0	0	0	6	0	3 units built and six remaining. Not considered deliverable within 5 years.	
391	Coldhurst	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	49	3	Y	Y	0	3	0	0	0	Planning permission expired therefore post five-year supply.	

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
															Site now included in PFI4 scheme and all dwellings to be delivered by 2012/13. Therefore although planning permission expired site is considered deliverable.
509	Coldhurst	Land off Dew Way, Oldham	BF	1.05	45	47	Y	Y	Y	Y	47	0	0	0	Planning permission expired therefore post five-year supply.
686	Coldhurst	Apollo Day Nurseries Ltd, Godson Street, Oldham, OL1 2DB	BF	0.07	30	2	Y	Y	Y	Y	0	2	0	0	Planning permission expired therefore post five-year supply.
1241	Coldhurst	Land at Ruskin Street		0.09	33	3	Y				0	3	0	0	Planning permission expired therefore post five-year supply.
373	Crompton	New Barn Junior School, Kings Rd, Shaw	BF	0.43	30	13	Y	Y	Y	Y	0	13	0	0	Planning permission expired therefore post five-year supply.
496	Crompton	128 Oldham Rd, Shaw	COU	0.01	100	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
700	Crompton	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	40	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
665	Falsworth East	Land at rear of 18-20 Wagstaffe Drive, Falsworth, Oldham	BF	0.05	20	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
321	Falsworth West	Land off Hale Lane/Stainhope Way	BF	0.04	100	4	Y	Y			0	0	4	0	Planning permission expired and not considered deliverable within 5 years.
510	Falsworth West	Land at rear of 15 Bethel Ave (Land at Booth Street), Falsworth	BF	0.06	33	2	Y	Y			0	2	0	0	Planning permission expired therefore post five year supply.
241	Hollinwood	Land to rear of 31 Oak Rd, Hollinwood	BF	0.08	38	3	Y	Y			0	0	3	0	Planning permission expired and not considered deliverable within 5 years.
388	Hollinwood	Land adjacent to 510	BF	0.02	46	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											5 Years	6 to 10 Years	11 to 15 Years	16+ Years
		Chamber Road, Oldham												
393	Hollinwood	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	179	12	Y	Y	0	12	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
491	Hollinwood	231 Hollins Road	COU	0.01	111	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
704	Hollinwood	Prescott's Garage, Clowes Street, Hollinwood, Oldham	CON	0.01	100	1	Y	Y	0	1	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
322	Medlock Vale	Land at Wilson Street	BF	0.23	13	3	Y	Y		0	3	0	0	Application withdrawn however principle of residential development still acceptable therefore in post five year supply.
416	Medlock Vale	Corner of Gainsborough Avenue (Clydesdale Works)	CON	0.15	53	8	Y	Y		0	0	8	0	Permission expired so moved out of 5 year supply.
610	Medlock Vale	Land at Crofton Street, Oldham	BF	0.04	50	2	Y	Y		0	2	0	0	Current planning permission expired therefore post five-year supply. Resubmission of application for 2 dwellings although not yet determined.
280	Royton North	Land adjacent to Hamilton Avenue, Royton, Oldham. Falls in part of site ref 32	BF	0.14	21	3	Y	Y	0	3	0	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
309	Royton North	1-9 Dogford Rd	BF	0.05	80	4		Y		0	0	4	0	Permission expired so moved out of 5 year supply.
313	Royton North	Land off Mavern Close, Royton, Royton	BF	0.05	80	4	Y	Y	0	0	4	0	0	Planning permission expired and not considered deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
															Planning permission expired so post 5 year supply. New application submitted and withdrawn in 2007/08. May come forward in longer term.
375	Royton North	389-395 Middleton Rd, Royton (Lorne Avenue)	BF	0.11	30	3	Y	Y	Y	Y	0	0	3	0	Planning permission expired so post 5 year supply. New application submitted and withdrawn in 2007/08. May come forward in longer term.
385	Royton North	Land adj. Halfway House, 499 Rochdale Road, Royton, OL2 5RY	BF	0.07	30	2	Y	Y	Y	Y	0	2	0	0	Planning permission expired therefore not considered deliverable within 5 years.
392	Royton North	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	13	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
607	Royton North	Land adj 51 Dogford Road, Royton	BF	0.05	20	1	Y	Y	Y	Y	0	0	1	0	Planning permission expired and not considered deliverable within 5 years.
1218	Royton North	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.42	169	71	Y	Y	Y	Y	0	71	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
251	Royton South	Brownlow Farm, Hebron Street, Royton	BF	0.11	27	3	Y	Y	Y	Y	0	0	3	0	Planning permission expired therefore post five-year supply.
595	Royton South	Treetops, 2 Sunfield Cres, Royton	BF	0.04	25	1	Y	Y	Y	Y	0	0	1	0	Permission expired so moved out of five year supply. Recent scheme refused planning permission.
601	Royton South	Land off Booth Hill Lane, Royton	BF	0.42	40	17	Y	Y	Y	Y	0	17	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
256	Saddleworth North	Edge Hill farm, Dark Lane, Delph	CGF	0.01	100	1	Y	Y	Y	Y	0	0	1	0	Permission expired so moved out of 5 year supply.
297	Saddleworth North	Land at Saint Annes Sq	BF	0.07	29	2	Y	Y	Y	Y	0	0	2	0	Permission expired so moved out of 5 year supply.
462	Saddleworth North	Springmeadow, 6, Laucastle Rd, Dobcross	BF	0.06	17	1	Y	Y	Y	Y	0	0	1	0	Permission expired so moved out of 5 year supply.
490	Saddleworth North	Land at rear of 32 Thorpe Lane	BF	0.06	17	1	Y	Y	Y	Y	0	0	1	0	Permission expired so moved out of 5 year supply.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
															Recent expiry of planning permission however not considered deliverable within 5 years.
511	Saddleworth North	Land adjacent to 3 Midgrove Lane	BF	0.06	17	1		Y	Y	Y	Y	0	1	0	0
512	Saddleworth North	Land at Friarswood, Oldham Road	CON	0.30	13	4		Y	Y	Y	Y	0	4	0	0
534	Saddleworth North	Millcroft House, Millcroft Lane	COU	0.07	14	1		Y	Y	Y	Y	0	1	0	0
621	Saddleworth North	1 Midgrove Lane, Delph	BF	0.01	100	1		Y	Y	Y	Y	0	1	0	0
706	Saddleworth North	Ramsclough Farm, Oldham Road, Denshaw, OL3	CON	0.37	8	2		Y	Y	Y	Y	0	2	0	0
709	Saddleworth North	Shaymere, Delph New Road, Delph, OL3 5BY	BF	0.40	2	1		Y	Y	Y	Y	0	1	0	0
326	Saddleworth South	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	8	1		Y				0	0	1	0
351	Saddleworth South	Former Greenfield Co-op, Manchester Road, Greenfield	CON	0.04	50	2		Y	Y	Y	Y	0	0	2	0
468	Saddleworth South	Land at Grove Bank, Rush Hill Rd, Uppermill	BF	0.19	5	1		Y	Y	Y	Y	0	1	0	0
514	Saddleworth South	Land opposite 37 Manchester Rd, Greenfield	BF	0.10	10	1		Y	Y	Y	Y	0	1	0	0

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
															Recent expiry of planning permission however not considered deliverable within 5 years.
540	Saddleworth South	Rear of 12 Dacres Drive	BF	0.07	14	1		Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
666	Saddleworth South	Land at The Hollies, 2 Grove Road, Uppermill, Oldham OL3 6JR	BF	0.10	10	1		Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
668	Saddleworth South	118-120 High Street, Uppermill, Oldham OL3 6BT	CON	0.02	100	2		Y	Y	Y	0	2	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
672	Saddleworth South	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	CON	0.01	231	1		Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
682	Saddleworth South	50A Springmeadow Lane, Uppermill, Oldham, OL3 6HH.	BF	0.13	7	1		Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
710	Saddleworth South	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	64	3		Y	Y	Y	0	3	0	0	Planning permission expired therefore not considered deliverable within 5 years.
268	Saddleworth West & Lees	237-239 Oldham Road, Springhead	COU	0.02	100	2		Y	Y	Y	0	2	0	0	Planning permission expired therefore not considered deliverable within 5 years.
364	Saddleworth West & Lees	Land off Albert Street, Lees	BF	0.06	17	1		Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
390	Saddleworth West & Lees	Land at Hartshead Street, Lees, Oldham	BF	0.04	257	9		Y	Y	Y	0	9	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
460	Saddleworth West & Lees	Land adj. 36 Stamford Rd, Lees (Old Vicarage)	BF	0.06	17	1		Y			0	0	1	0	Planning permission expired so move out of 5 year supply.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
															Recent expiry of planning permission however not considered deliverable within 5 years.
504	Saddleworth West & Lees	Land adjacent to Highfield House, Cooper St	BF	0.13	8	1		Y	Y	Y	Y	0	1	0	0
527	Saddleworth West & Lees	Land at Acorn Mill, Mellor Street/ Acorn Street	BF	0.21	114	24		Y	Y	Y	Y	0	24	0	0
655	Saddleworth West & Lees	113 Stamford Road, Lees, OL4 3NB	CON	0.01	100	1		Y	Y	Y	Y	0	1	0	0
674	Saddleworth West & Lees	189 Oldham Road, Springhead, OL4 4QJ	CON	0.01	87	1		Y	Y	Y	Y	0	1	0	0
684	Saddleworth West & Lees	80-82 High Street, Lees, Oldham	CON	0.03	40	1		Y	Y	Y	Y	0	1	0	0
399	Shaw	Land at 30 Eastway, Shaw	CON	0.03	200	6		Y				0	6	0	0
330	St James'	Land at Flint Street Dicker	BF	0.07	57	4		Y	Y			0	4	0	0
382	St James'	Hodge Clough Farm, Wilkes Street, Oldham, OL1 4JW	CGF	0.01	100	1		Y	Y	Y	Y	0	1	0	0
453	St James'	797-799 Ripponden Rd	BF	0.04	25	1		Y	Y			0	1	0	0
663	St James'	Land at Dicker (London Rd Site), bounded by Acre Lane, Crabtree Road, Dicker Street, Alpian Street, Stoneleigh Street, Westminster Street, rear of 1-19 Ramsay	BF	4.04	37	148		Y	Y			0	148	0	Uncertainty around timescales for development mean that site is in post five-year supply.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
664	St James'	Land at Derker (Derker Station Site), bounded by Yates Street, Acre Lane, Action Street and Oldham/Rochdale railway line	BF	1.72	46	80	Y	Y			80	0	0	0	Site considered deliverable within five-years. Phase 1 (between Derker Station and Cromford Street) is in council ownership and is being cleared. Development is scheduled to commence in April 2010 for around 40 units. Phase 2 (between Cromford Street and Acre Lane) expected to start when Phase 1 is complete (12-15 months later based on build out rate).
696	St James'	Land at Derker (Abbotsford Road Site); Abbotsford Road/Vulcan Street, Derker, Oldham	BF	1.27	50	65	Y	Y			0	0	65	0	Uncertainty around timescales for development mean that site is in post five-year supply.
310	St Mary's	Land at Preston Street	BF	0.18	28	5	Y	Y			0	0	5	0	Site not regarded as deliverable within 5 years.
368	St Mary's	116 Union St	COU	0.01	100	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
519	St Mary's	2/4 Morris Street	COU	0.01	100	1	Y	Y	Y	Y	0	1	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
673	St Mary's	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	80	2	Y	Y	Y	Y	0	2	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
681	St Mary's	43-47 Bromptons Street, Godwick, Oldham	BF	0.03	100	3	Y	Y	Y	Y	0	3	0	0	Recent expiry of planning permission however not considered deliverable within 5 years.
456	Werneth	R/o 152/160, Chamber Rd	BF	0.04	25	1	Y	Y			0	1	0	0	Small site deliverable within five years however planning

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											5 Years	6 to 10 Years	11 to 15 Years	16+ Years
401	Werneth	30a Windsor Road	COU	0.16	19	1	Y	Y	Y	Y	0	1	0	0
592	Werneth	Land adj to 156 Wellington Road, Oldham	BF	0.39	20	8	Y	Y	Y	Y	0	8	0	0
707	Werneth	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	40	1	Y	Y	Y	Y	0	1	0	0

Recent expiry of planning permission however not considered deliverable within 5 years.

Recent expiry of planning permission however not considered deliverable within 5 years.

Recent expiry of planning permission however not considered deliverable within 5 years.

permission now expired therefore post five year supply.

18 Appendix H - Allocations

Table 21 Phase 1 UDP Housing Allocations

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	H&R	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
1309	Chadderton Central	Remainder of allocated site (builders yard) at Rose Mill, Coalshaw Green Road, Chadderton	BF	0.54	30	15	Y	Y	Y	Y	15	0	0	0	Part of overall allocation has planning permission. This site relates to the remaining elements. Considered deliverable within 5 years.
266	Falsworth West	Land at Oldham Road/ Hardman Street, Falsworth	BF	1.56	6	10	Y	Y	Y	Y	10	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
554	Hollinwood	Pretoria Road, Pretoria Road, Hollinwood	BF	0.46	30	14	Y	Y	Y	Y	14	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
548	Royton South	Land Fronting Roachdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	40	22	Y	Y	Y	Y	22	0	0	0	Part of overall allocation has planning permission. This site relates to the remaining elements. Considered deliverable within 5 years.
549	Royton South	Land off Mellor Street, Royton. North of Sandy Mill	BF	0.10	30	3	Y	Y	Y	Y	3	0	0	0	Part of overall allocation has planning permission. This site relates to the remaining elements. Considered deliverable within 5 years.
659	Royton South	Blackshaw Lane, Royton	GF	0.60	30	18	Y	Y	Y	Y	18	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
261	Saddleworth North	Bailey Mill, Delph	CDN	0.86	58	50	Y	Y	Y	Y	50	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
555	St James'	Jowett Street, Oldham	BF	0.66	40	26	Y	Y	Y	Y	26	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
420	Waterhead	Land at Springhey Mill, Huddersfield Road	BF	0.33	91	30	Y	Y	Y	Y	30	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
556	Waterhead	Huddersfield Road/Dunkery Street, Oldham	BF	2.61	19	50	Y	Y	Y	Y	50	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.

Table 22 Phase 2 UDP Housing Allocations

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	H&R	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16+ Years	Deliverability Comments
229	Falsworth East	Medlock Road, Woodhouses	GF	0.66	30	20	Y	Y	Y	Y	0	0	20	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
287	Falsworth East	Ashton Rd, Woodhouses	GF	1.71	30	51	Y	Y	Y	Y	0	0	51	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
293	Hollinwood	Land at Lower Lime Road	BF	2.59	30	78	Y	Y	Y	Y	0	0	78	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
658	Medlock Vale	Danisher Lane	GF	0.46	40	18	Y	Y	Y	Y	0	0	18	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HR	Suitable	Available	Achievable	5 Years	6 to 10 Years	11 to 15 Years	16 + Years	Deliverability Comments	
199	Royton South	Works, Holden Fold Lane, Royton; Holden Fold Lane, Royton	BF	0.51	24	12		Y		Y	0	0	0	12	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
290	Saddleworth North	Land at Ripponden Rd, Denshaw	GF	0.63	30	19		Y			0	0	0	19	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
291	Saddleworth West & Lees	Land at Knowles Lane	GF	5.80	40	232		Y	Y		0	0	0	150	82	Existing Phase 2 housing allocation. Considered developable in the medium to long term.
230	Shaw	Land off Lilac View Close, Lilac View Close, Shaw	GF	0.59	30	18		Y			0	0	0	18	0	Existing Phase 2 housing allocation. Considered developable in the medium to long term.

19 Appendix I - Potential housing sites

Table 23 Alexandra Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Achievable	Available	Deliverability Comment	< 5 years	6 to 10 years	11 to 15 years	16+ years
65	Lake View / Park View, King Road, Oldham	UPS	BF	0.67	50	34	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. Part of site is covered by TPO and falls within the Alexandra Park Conservation Area. Lake View now demolished. Residential development may be achievable medium term.	0	34	0	0
98	Land off Skipton Street, Oldham	UPS	MIX	0.85	30	26	Y	Y	Y	Y	Site may be suitable - mixed land type, good accessibility and within 400m of 1 local service. No significant physical limitations. Difference in levels and mixed land types. Identified in open space audit. The site was submitted as part of CFS and representation received as part of this review. Residential development may be achievable medium term.	0	26	0	0
893	Warren Lane, Oldham	UDP	GF	1.8	30	54	Y	Y	Y	Y	Site may be suitable - good accessibility. It is GF and currently identified in UDP as LRFD, although it is proposed for release as part of LDF. There are access constraints that may affect deliverability. No known ownership issues. Residential development may be achievable medium to long term.	0	0	54	0
895	Land between Cherry Avenue and Funnell Avenue (Site F of Alt Masterplan)	MP	GF	4.7	30	35	Y	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Varying site levels. It is GF and designated recreational open space. No known ownership issues. Site may be achievable medium-long term as part of the draft masterplan proposals for Alt. Site capacity based on assumption that not all of site will be developable.	0	35	0	0
896	Land at Cherry Avenue, Alt(Site I in Alt Masterplan)	MP	BF	1.39	30	42	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 1 local service. Site available. Residential development may be achievable medium term as part of the draft masterplan proposals for Alt.	0	42	0	0
992	Land below Villa Road, Oldham	MP	BF	1.5	40	15	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 3 local services. No physical limitations. Site includes bowling green. Proposals include refurbishment and external improvement therefore only part of site available for development (reduced capacity assumed). Site considered available	0	15	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comment	< 5 years	6 to 10 years	11 to 15 years	16+ years

Table 24 Chadderton Central Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comment	< 5 years	6 to 10 years	11 to 15 years	16+ years
60	Chadderton Mill, off Fields New Road, Chadderton	UPS	BF	2.50	30	38	N	Y	?	Y		Site may be suitable - basic accessibility and within 400m of 2 local services. Existing employment site in use. Existing fishing lodge on site. Site capacity based on assumption that only 50% of site area will be available for development.	0	38	0	0
111	Land off Millard Street and Hunt Lane, Millard Street, Chadderton	UPS	GF	2.67	30	40	N	Y	?	Y		Site may be suitable - good accessibility and within 400m of 1 local service. GF site with some physical limitations in the form of topographical and ecological constraints. Site excludes area of allotments undergoing improvement. Only southern part of site is available which constrains developable area to 1.34ha upon which the indicative capacity is based. Site put forward as part of CFS. Residential development may be achievable in the long-term.	0	0	0	40
734	Land at Watts Street, Watts Street, Chadderton, Oldham	NLDU	BF	0.29	50	15	N	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 4 local services. Existing employment use and suitability would depend upon future of Stockfield Mill adjacent (proposed for residential within the Chadderton Technology Park masterplan). No known ownership issues. Residential development may be achievable medium to long term.	0	0	15	0
818	Land next to depot between Stock Lane and Stockfield Road	DUN	BF	0.16	50	8	N	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations although it is an existing employment site. No known ownership issues. Residential development may be achievable in the medium to long term and is dependant upon regeneration of the wider area as part of the Chadderton Technology Park Masterplan.	0	0	8	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	> 16+ years	
												years	years	years	years	
820	Nile Mill and associated land of Fields New Road and Cotswold Avenue	DUN	BF	2.52	50	132	N	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical limitations although mill is a Grade II listed building. Employment site located within an existing PEZ that is proposed for de-designation in the LDF. Residential development has taken place adjacent and site is considered achievable medium term.	0	132	0	0
880	Land at Fodderton	UDP/ LDF	MIX	44	30	198	N	Y	Y	Y	Y	Site may be suitable - large site with a mix of land types. Submitted for development as part of CFS. Proposed for employment in LDF. Capacity may change as area available for residential development may range from between 5% and 25% of site area. Indicative capacity used in assessment based on 15% of total site area. Residential development may be achievable in the medium term as part of an employment led mixed-use scheme.	0	150	48	0
912	Stockfield Mill, Stockfield Road, Chadderton	MP	BF	0.68	50	34	N	Y	?	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site within PEZ 10. Multiple ownerships. Residential development may be achievable in the medium to long term and is dependant upon regeneration of the wider area as part of the Chadderton Technology Park Masterplan.	0	0	34	0
913	Land to west of Stock Lane, Chadderton, Oldham	MP	BF	2.63	50	132	N	Y	?	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site within PEZ 10. Multiple ownerships. Residential development may be achievable in the medium to long term and is dependant upon regeneration of the wider area as part of the Chadderton Technology Park Masterplan.	0	0	132	0
914	Stretch of land to east of and fronting Stock Lane, Chadderton, Oldham	MP	BF	0.36	50	18	N	Y	?	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site within PEZ 10. Multiple ownerships. Residential development may be achievable in the medium to long term and is dependant upon regeneration of the wider area as part of the Chadderton Technology Park Masterplan.	0	0	18	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years
1138	Raven Mill and neighbouring land, Field New Road, Chadderton	ELR	BF	2	50	100	N	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical limitations. Employment site located within an existing PEZ that is proposed for de-designation in LDF. No known ownership issues. Residential development has taken place adjacent and may be achievable medium term.	0	100	0	0

Table 25 Chadderton North Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
13	Chadderton market and precinct, Middleton Road, Chadderton	UPS	BF	1.3	50	33	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No known ownership issues. Site includes shopping centre, market area and health centre. Deliverability, as part of a mixed-use scheme, would depend on masterplan that is to be prepared for Chadderton Centre. Capacity based on 50% of site.	0	0	33	0	
854	Eustace Street Primary School and associated buildings, Eustace Street, Chadderton	SITE	BF	0.5	30	15	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. School building has now been demolished and site is vacant and available. No physical limitations to development however it is within a conservation area. Residential development considered achievable in the medium term.	0	15	0	0	
950	Chadderton swimming and sports centre, Chadderton Local Town Centre	MP	BF	0.25	40	8	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Site lies within Chadderton Conservation Area and Centre. Deliverability linked to development brief for 'The Old Town Hall, Chadderton' Conservation Area.	0	8	0	0	
951	Chadderton Library, Chadderton Local Town Centre	MP	BF	0.05	50	3	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Site lies within Chadderton Conservation Area and Centre. Deliverability linked to development brief for 'The Old Town Hall, Chadderton' Conservation Area.	0	3	0	0	

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
952	Police Station, Chadderton Local Town Centre	MP	BF	0.09	50	5	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Site lies within Chadderton Conservation Area and Centre. Deliverability linked to development brief for 'The Old Town Hall, Chadderton' Conservation Area.	0	5	0	0
984	Fernhurst Mill, Fernhurst Street, Chadderton	ELR	BF	3.38	40	68 (50% of site)	Y	Y	Y	Y		Site may be suitable - BF, good accessibility and within 400m of 2 local services. No physical limitations. Employment site located in an existing PEZ proposed for de-designation as part of LDF. Site put forward as part of CFS. Residential development may be achievable in medium term, as part of a mixed-use development. Site capacity based on assumption that only 50% of site area will be available for development.	0	68	0	0

Table 26 Chadderton South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years	
40	Broadway House and Library,Corner Broadway and Whitegate Avenue, Chadderton	UPS	BF	0.72	50	36	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Broadway Library has been demolished. Site is available and residential development may be achievable medium term.	0	36	0	0
974	Emanuel Church, Granby Street, Chadderton	OSR	BF	0.41	30	12	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 1 local service. No physical limitations. Church building is well maintained although currently vacant. No known ownership issues. Residential development may be achievable medium term.	0	12	0	0

Table 27 Coldhurst Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years	
15	Oldham Town Centre West End,Middleton Road, Oldham	UPS	BF	3.6	14	50	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations although it does include existing employment and retail uses. No known ownerships issues.	0	50	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years			6 to 10 years		11 to 15 years		16+ years	
118	Site at corner of St Mary's Way & Rochdale Rd, Oldham	UPS	BF	1.27	50	32	Y	Y	?	Y			Residential development may be achievable in the medium term. Site capacity reduced to 50 units as any residential development would be part of a mixed use scheme.			0	0	32	0	
202	Land off Craven Street, Craven Street, Oldham	CFS	GF	0.34	30	10	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within 400m of Oldham Town Centre. No physical limitations. Existing employment site (part occupied and part vacant). Could be suitable for high quality residential scheme should the site become available in longer term as part of the Town Centre regeneration. Capacity based on 50% of site as would form part of a mixed use scheme.			0	0	0	10		
203	Land between Godson St and Rochdale Road, Oldham	UPS	BF	1.03	40	41	Y	Y	Y	Y		Site may be suitable - good accessibility and within 400m of 3 local services. Existing area of open space and greenfield site. Residential development may be achievable in long term.			0	0	0	0		
346	Land between Ruskin Street and Norman Street	DUN	BF	0.2	40	8	Y	Y	?	Y		Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations however it is an existing employment site. Site put forward as part of CFS. Residential development may be achievable medium term.			0	41	0	0		
346	Land between Ruskin Street and Norman Street	DUN	BF	0.2	40	8	Y	Y	?	Y		Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical or policy limitations although may constrain development. No known ownership issues. Residential development may be achievable medium term.			0	0	0	0		
1002	Land at junction of Belmont and Franklin Street, Oldham, OL1 2AX	CFS	BF	0.54	50	27	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations however it is an existing employment site. Site put forward as part of CFS, however, not by owner. Council own freehold and subject to long lease. Residential development may be achievable in the medium term.			0	0	27	0		
1072	Former Post Office and Library, Union Street, Oldham	MP	BF	0.18	66	12	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. Listed building. Existing employment site. May be achievable medium to long term as part of a mixed-use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.			0	0	0	12		

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years
1074	Former Masons Hall, Union Street, Oldham	MP	BF	0.07	200	14	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. Existing employment site. May be achievable medium to long term as part of a mixed-use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	14	0
1075	Lyceum, Union Street	MP	BF	0.17	70	12	Y	Y	?	?	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations or known ownership issues. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	12	0
1163	Osborne Mill, Osborne Street	PO	BF	0.91	40	36	Y	Y	?	Y	Site may be suitable - BF, good accessibility and access to local services. No physical limitations however it is an existing PEZ, and falls within part that is proposed for de-designation LDF. Residential development suggested as part of consultation on Core Strategy Preferred Options, however not by owner. Residential development may be achievable in medium to long term.	0	0	36	0
1167	Grange School, Alderson Street, Oldham	BSF	BF	1.44	50	36	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and close to Oldham Town Centre. No physical limitations. Existing school site. Availability dependent upon relocation of school as part of BSF. Residential development may be achievable medium term. Any development may need to consider relationship of site with West End Masterplan and emergence of an educational quarter. Site capacity available for residential development 50% as likely to be part of a mixed-use scheme.	0	0	36	0

Table 28 Failsworth East Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
10	Phoenix Industrial Estate, Cheetham Street, Failsworth	UPS	BF	1.56	50	78	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical limitations. Existing employment site. Site put forward as part of CFS. Residential development may be achievable medium term.	0	0	78	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
133	Falsworth Secondary School, Partington Street, Falsworth	UPS	BF	1.11	50	56	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 5 local services. No physical or policy limitations as school is vacant and surplus to requirements. Site does not include playing fields. Site currently being marketed and residential development may be achievable medium term.	0	56	0	0
1027	Land bounded by Medlock Road and Atherton Close, Woodhouses, Falsworth	CFS	GF	0.23	30	7	N	Y	Y	Y	Site may be suitable although it is GF with limited accessibility to public transport and key services. Site put forward as part of CFS. Residential development may be achievable long term.	0	0	0	7
1029	Kaskemoor School, Roman Road, Falsworth	BSF	BF	1.91	30	57	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 1 local services. No physical limitations and developable area does not include school playing fields. Site would be available upon relocation of school as part of BSF. Residential development may be achievable medium term.	0	57	0	0
1224	Land on Cheetah Street, Falsworth	CW	BF	0.22	50	11	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. May be amenity issues given proximity industrial uses. No known ownership issues. Residential development may be achievable medium term.	0	11	0	0
1225	Land adjacent to Higher Memorial Park, off Joseph Street, Falsworth	CW	BF	0.26	30	8	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical limitations. Community uses located within site therefore reduced capacity sought. No known ownership issues. Residential development may be achievable medium term.	0	8	0	0
1227	Star Inn, Church Street, Falsworth	CW	MIX	0.32	50	16	Y	Y	Y	Y	Site may be suitable – BF/GF, very good accessibility and within 400m of 2 local services. No physical limitations although it is a vacant public house. It is available and residential development may be achievable medium to long term.	0	0	16	0

Table 29 Failsworth West Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
43	Booth St and Field Street, Failsworth	UPS	BF	0.35	50	18	Y	Y	?	Y		Site may be suitable – mixed land type, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment uses. Multiple ownerships. Residential development may be achievable medium term.	0	0	18	0
90	Failsworth Pier, Woodhall Street, Failsworth	UPS	BF	0.6	50	30	Y	Y	?	Y		Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No significant physical limitations. Existing employment site within Failsworth Conservation Area. Residential development may be achievable medium term.	0	30	0	0
91	Land adjacent to Failsworth Station, Hardman Lane, Failsworth	UPS	BF	0.11	50	6	Y	Y	?	Y		Site may be suitable – BF, very good accessibility and within 400m of 4 local services. Residential development may be achievable medium term as planning permission granted on land adjacent.	0	0	6	0
92	Failsworth Mill, Ashton Road West, Failsworth	UPS	BF	1.55	50	39	N	Y	Y	Y		Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Employment site currently located in PEZ that is proposed for de-designation as part of LDF - Put forward as part of CFS. Residential development may be achievable as part of a mixed-use scheme (therefore reduced capacity of 50% assumed) medium term.	0	39	0	0
960	Land next to Brown Street, off Oldham Road, Failsworth	OSA	GF	0.24	40	10	Y	Y	?	Y		Site may be suitable, very good accessibility and within 400m of 4 local services. No physical limitations. GF and in open space audit (poor quality). No known ownership issues. Residential development may be achievable along with neighbouring site on Booth Street (record 43).	0	0	0	10

Table 30 Hollinwood Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
2	Rowan Tree Road, Limeside, Oldham	UPS	BF	1.6	40	64	Y	Y	Y	Y		Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical or policy limitations. Cleared former housing site.	0	64	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			< 5 years	6 to 10 years	11 to 15 years	16+ years
134	White Bank Road, Limehurst, Oldham	UPS	BF	1.46	40	59	Y	Y	Y	Y	Residential development may be achievable medium term.			0	59	0	0
210	Corner of Hollins Road and Hawthorne Road, Hollinwood	UPS	BF	0.30	17	5	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical or policy limitations. Comprised of various cleared former housing sites. Residential development may be achievable medium term. Capacity assumes that 25% to retain element of open space.			0	5	0	0
804	Royd Mill	DUN	BF	1.02	50	51	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Existing employment site with reservoir in PEZ. The site, along with 1039, are proposed for de-designation from the PEZ as part of the LDF. No known ownership issues. Residential development may be achievable medium term.			0	0	51	0
1037	Land at former Greengate PH off Acacia Road, Limeside, Oldham	OSA	MIX	0.52	40	21	Y	Y	Y	Y	Site may be suitable – mixed land type, good accessibility and within 400m of 2 local services.			0	21	0	0
1039	Site above Royd Mill, Heron Street, Hollinwood	ELR	BF	0.77	50	39	Y	Y	Y	Y	There are no physical limitations. Public house has been cleared however open space identified in Council's audit (poor quality). Residential development may be achievable medium term.			0	0	39	0
1312	Land at Hawthorn Road, Hollinwood	HS	BF	0.21	14	3	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Cleared former housing site. Residential development may be achievable medium term.			0	3	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1373	Former Housing Office, Clive Street, Hollinwood, Oldham	HS	BF	0.13	30	4	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations and vacant building/land. Residential development may be achievable medium term.	0	4	0	0

Table 31 Medlock Vale Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
147	'Borough Mill Triangle', Copster Hill Road / Ashton Road, Oldham.	UPS / MP	BF	5.18	36	185	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 1 local service. No physical limitations. Site contains existing employment uses and lies within an existing PEZ proposed for de-designation as part of LDF. Identified for residential led mixed-use in NDC Masterplan.	0	121	64	0
845	Hill Farm Close and Medlock Valley Infants School	DUN / MP	BF	6.64	37	244	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing and school site. Identified for residential development in NDC Masterplan.	0	144	100	0
846	New Barn Road, Fitton Hill	MP	BF	0.50	40	20	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing site. Previously identified for relocation of neighbourhood centre however may be available for residential development.	0	20	0	0
996	School between land on Rosary Road and CPD Centre	MP	MIX	0.88	40	35	N	Y	?	Y	Site may be suitable – BF/GF, good accessibility and within 400m of 2 local services. Site is currently in use however may become available. Residential development may be achievable in the medium to long term.	0	0	35	0

Table 32 Royton North Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
185	Royton Market Square, Radcliffe Street, Rochdale Road, Royton	UPS	BF	3.02	30	10	N	Y	?	Y	Site may be suitable – BF, good accessibility and lies within Royton Local Town Centre. No physical limitations. Residential may be	0	10	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
190	Site at corner of Chapel Lane & Middleton Road, Royton	UPS	BF	0.17	40	7	N	Y	?	Y	achievable as part of mixed-use scheme (reduced capacity assumed although would be at a high density). Development would need to accord with the Royton Local Town Centre Masterplan to be prepared.	0	0	7	0
196	Nether Hey Farm, Holden Fold Lane, Royton	UPS	GF	1.3	30	39	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. In Royton Conservation Area. Existing employment use. No known ownership issues. Residential may be achievable medium term.	0	0	0	39
1115	Land at Thorp Road, Royton	HS	BF	0.57	30	9	N	Y	Y	Y	Site may be suitable - satisfactory accessibility and within 400m of 3 local services. Physical limitations to development (topographical, floodrisk and access). Put forward as part of CFS Residential development achievable long term.	0	0	10	0
											Site may be suitable - BF and former clearance site identified as potential for residential development by Oldham Housing Strategy. Reduced capacity based on 50% of site due to amount of open space on site.	0	0	0	0

Table 33 Royton South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
182	Park Lane / Bleasdale Street, Royton	UPS	BF	0.98	40	39	N	Y	?	?	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. No known ownership issues. Residential may be achievable medium term.	0	0	39	0
187	Site adjoining Royton Town Hall, Rochdale Road , Royton	UPS	BF	0.09	40	4	N	Y	?	?	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Ownership issues. Development would need to accord with the Royton Centre Masterplan to be prepared.	0	4	0	0
189	Site at corner of Park St & Byron St, Royton	UPS	BF	0.33	40	13	N	Y	?	?	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Ownership issues. Development would need to accord with the Royton Centre Masterplan to be prepared.	0	0	13	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											< 5 years			
1004	Park Lane, Royton	CFS	BF	1.28	30	38	N	Y	Y	Y	Site may be suitable – BF, satisfactory accessibility and within 400m of 2 local services. No physical limitations. Existing community facility. No known ownership issues. Residential development may be achievable medium term.	0	38	0
1026	Vernon Works, Highbarn Road, Royton	CFS	BF	2	40	40	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable as part of a mixed-use scheme. Capacity reduced by 50%.	0	40	0
1079	Byron Street School, Byron Street, Royton	OSR	BF	0.41	40	16	N	Y	?	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. Site surplus to requirements. Development would need to accord with Royton Local Masterplan to be prepared.	0	16	0
1080	Our Lady's Roman Catholic School, Roman Road, Royton, Oldham	BSF	BF	10.9	30	33	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. Site likely to come forward as part of relocation of secondary school. Residential development may be achievable in the medium term.	0	33	0
1085	Police Station, Radcliffe Street, Royton	OSR	BF	0.11	40	4	N	?	?	?	Site may be suitable – BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Ownership issues. Any development would need to accord with the Royton Local Town Centre Masterplan to be prepared.	0	4	0
1372	Lancaster House, Park Lane, Royton, Oldham	HS	BF	0.09	50	5	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. No physical limitations and vacant building. Residential development may be achievable in the medium term.	0	5	0

Table 34 Saddleworth North Ward

Reference	Location	Source	Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comment	< 5 years	6 to 10 years	11 to 15 years	15+ years
1020	Sites of the former bankfield and Fossard Mills, Bankfield, Wall Hill Road, Dobcross	CFS	BF	1.08	20	22	N	Y	Y	Y	Site may be suitable – BF, satisfactory accessibility and within 400m of 2 local services. South eastern part within Dobcross Conservation Area (reduced capacity assumed). Put forward as part of CFS. Access issues. Residential development may be achievable medium term.	0	22	0	0
1024	Land at rear of Saddleworth Business Park, Delph	CFS	BF	0.26	30	8	N	Y	Y	Y	Site may be suitable – BF, basic accessibility and no local services within 400m. No physical limitations. Allocated mixed-use in UDP. No known ownership issues. Residential development may be achievable medium term.	0	8	0	0

Table 35 Saddleworth South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	15+ years
89	Robert Fletcher, Greenfield, Chew Valley Road, Saddleworth	UPS	BF	5.4	2	10	N	Y	Y	Y	Site may be suitable for residential development in the form of live/work units in accordance with local planning policy requirements. Residential development may be achievable medium term.	0	10	0	0

Table 36 Saddleworth West & Lees Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	15+ years
1032	Land off Ashes Lane, Springhead	CFS	GF	0.41	40	16	N	Y	Y	Y	Site may be suitable- good accessibility and within 400m of 3 local services. It is GF and identified within open space audit. Site put forward as part of CFS. Residential development may be achievable long term.	0	0	0	16
1332	Majestic Mill, Greenacres Road, Lees, Oldham, OL4 3JA	CS	BF	1.20	30	36	N	Y	Y	Y	Site may be suitable- good accessibility and within 400m of 1 local service. Some physical limitations. Site is an existing employment site within a PEZ, although the PEZ is proposed for de-designation as part of the LDF. Site put forward as part of consultation for SHLAA Review . Residential	0	0	36	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
											development would need to accord with relevant local planning policies.				

Table 37 Shaw Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
161	Site west of Grains Road, Grains Road, Shaw	UPS	BF	0.5	40	20	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical limitations. Leisure club vacant. May be achievable medium term.	0	20	0	0
164	Shaw Clinic, corner of High St & Crompton Way, Shaw	UPS	BF	0.2	50	10	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Shaw Local Town Centre. No physical limitations. Existing community facility. Available upon relocation of existing use to health and well-being centre. Residential development may be achievable medium term.	0	10	0	0
167	Site corner of Crossley & Milnrow Streets, Shaw	UPS	BF	0.11	50	6	N	Y	?	?	Site may be suitable – BF, very good accessibility and within Shaw Local Town Centre. No physical limitations. Existing employment site. No known ownership issues. Residential development may be achievable medium to long term.	0	0	6	0
168	Matthais Pilling House & adjacent land, Sิดall St, Shaw	UPS	BF	0.14	50	7	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of Shaw Local Town Centre. No physical limitations. Site has been demolished and may have potential for residential development in the medium term.	0	7	0	0
169	Site corner of King Albert Street and Milnrow Road, Co-operative Street, Shaw	UPS	BF	0.2	50	10	N	Y	?	Y	Site may be suitable – BF, very good accessibility and within Shaw Local Town Centre. No physical or policy limitations. Identified for redevelopment within masterplan. Residential development may be achievable medium term.	0	10	0	0
173	Site east of Milnrow Road, Shaw	UPS	BF	0.52	30	16	N	Y	Y	Y	Site may be suitable – BF, very good accessibility - Metrolink route runs along eastern boundary. No known ownership issues. Residential development may be achievable medium term.	0	16	0	0
1005	P & S Commercials, Mosshey Street, Shaw	CFS	BF	0.13	50	7	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations.	0	7	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1006	Sanderson Brothers Commercials, Mosshey Street, Shaw	CFS	BF	0.27	50	14	N	Y	Y	Y	Employment site that falls within an existing PEZ. Area to west of railway line proposed for de-designation as part of LDF. Put forward as part of CFS. Residential development may be achievable medium term.	0	14	0	0
1014	Ivon Kershaw Land, Mosshey Street/Mild Street/Leach Street, Shaw	CFS	BF	0.48	50	24	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations. Employment site that falls within an existing PEZ. Area to west of railway line proposed for de-designation as part of LDF. Put forward as part of CFS. Residential development may be achievable medium term.	0	24	0	0
1019	P & D Northern Steel Ltd, Mosshey Street, Shaw, Oldham, OL2 8QL	CFS	MIX	2.13	50	107	N	Y	Y	Y	Northern section of site may be suitable with very good accessibility and within 400m of 3 local services. No physical limitations in the northern section. Employment site that falls within an existing PEZ. Area to west of railway line proposed for de-designation as part of LDF. Site put forward as part of CFS. Residential development may be achievable medium to long term.	0	107	0	0

Table 38 St James Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
8	Site at corner of Ripponden Road and Broadbent Road, Densker, Oldham	UPS	BF	0.4	40	16	Y	Y	?	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical limitations. In education use. Residential may be achievable medium to long term.	0	0	0	0
78	Land off Conthill Street, Watersheddings, Oldham (former reservoir)	UPS	BF	0.21	30	6	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. No physical or policy limitations. Site put forward	0	6	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			< 5 years	6 to 10 years	11 to 15 years	16+ years
79	Broadbent Road, Oldham	UPS	BF	1.26	40	50	N	Y	?	Y	as part of CFS. Residential development may be achievable medium term.						
130	Hill Top School, Arncliffe Rise, Oldham	UPS	BF	0.68	30	20	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Site could become available in future. Residential development may be achievable medium to long term.			0	0	50	0
821	Sholver Housing Estate	DUN / MP	BF	0.89	30	27	Y	Y	Y	Y	Site may be suitable – BF and basic accessibility. Former school site now vacant. Lies within Green Belt close to existing residential area. Site available and may be suitable for conversion. May be achievable medium term.			0	20	0	0
866	Haven Lane North, Oldham	UDP	GF	1	30	30	N	Y	Y	Y	Site is suitable – BF, good accessibility and within 400m of 1 local service. No physical or policy limitations. Site available and identified for residential draft masterplan. Residential development may be achievable medium term.			0	27	0	0
899	London Road, Derker (Part of CP02)	MP	BF	1.76	40	70	Y	Y	Y	Y	Site may be suitable – good accessibility and within 400m of 3 local services. Site is GF and currently allocated LR7 in UDP. Proposed for de-designation as part of LDF. Residential development may be achievable in the medium to long term.			0	0	30	0
900	Acre Lane, Derker (part of phase 2 CPO)	MP	BF	0.64	50	32	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.			0	70	0	0
901	Land at Bartlemore Street (Derker CPO 2)	MP	BF	0.11	50	6	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.			0	32	0	0
902	Land at Marble Street (Derker CP02)	MP	BF	0.6	50	34	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local			0	34	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
904	Cricket ground on Broadbent Road, Derker	MP	GF	1.89	40	76	Y	Y	?	Y	Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.	0	0	0	76
1116	Millennium Green and Trust Land, Sholver	MP	GF	1.39	30	42	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 3 local services. No physical limitations. GF site designated recreational open space. Site could become available in future. Residential development may be achievable long term.	0	0	0	42
1117	Land fronting Ripponden Road, Sholver	MP	BF / GF	0.95	30	29	Y	Y	Y	Y	Site may be suitable – mix of land types, good accessibility and within 400m of 1 local service. No physical or policy limitations. Identified in draft Sholver masterplan. Residential development may be achievable medium to long term.	0	0	29	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											< 5 years			
1118	Pearly Bank, Sholver	MP	BF	2.81	30	84	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. No physical or policy limitations. Former housing clearance site. Site identified for residential in draft Sholver masterplan. Residential development may be achievable medium term.	0	84	0
1119	Land at Hodge Clough Road, Sholver	MP	GF	1.32	30	40	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. No physical limitations. It is open space. Identified for residential in draft Sholver masterplan. Residential development may be achievable medium to long term.	0	0	40
1120	Land at Longfellow Crescent, Sholver	MP	MIX	0.85	30	26	Y	Y	Y	Y	Site may be suitable – mix of land types, good accessibility and within 400m of 2 local services. No physical limitations. Includes cleared former housing site, supported accommodation and open land. Identified for residential in draft Sholver masterplan. Residential development may be achievable medium term.	0	26	0

Table 39 St Marys Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
4	Shaw Road Gateway, Derker, corner of Shaw Rd and Yates Street, Oldham	UPS	BF	1.75	50	88	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical limitations. existing employment site. No known ownership issues. Identified in Derker Spatial Masterplan as an opportunity to develop gateway site for residential.	0	88	0	0
18	Land at corner of Bell and Lemnos Street, Oldham Town Centre, Oldham	UPS	BF	0.10	30	3	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Employment site that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership. In development area 3 of the Mumps Masterplan where approx 220 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	3	0
21	Mumps Warehouse, Roscoe Street, Oldham	UPS	BF	0.8	30	24	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Employment site that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership.In development area 7 of the Mumps Masterplan where approx 210 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	24	0
22	Coliseum Theatre, Oldham,Fairbottom Street, Oldham	UPS	BF	0.18	30	5	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site.in development area 1 of Mumps Masterplan where approx 255 residential units are proposed as part of a mix of uses. Available upon relocation as part of the West End Masterplan.Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	5	0
54	Corner of Wallshaw Street and Partington Street, Oldham (including SHLAA records 17, 1063 and 1064)	UPS	BF	2.76	30	80	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site comprising various uses that lies within an existing PZ part of which is proposed for de-designation in LDF and for inclusion	0	80	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
61	Site corner of Beever & Yorkshire Streets, Oldham Oldham	UPS	BF	0.98	30	30	Y	Y	?	Y	In Oldham Town Centre. Multiple ownership. In development area 3 of the Mumps Masterplan where approx 220 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	30
88	Park Road Warehouse, Corner of Park Road and Woodstock Street, Oldham	UPS	BF	0.63	51	32	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site comprising various uses that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership. In development area 2 of the Mumps Masterplan where 200 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	32	0	0
94	Site corner Rhodes Bank and Roscoe Street, Oldham	UPS	BF	0.57	56	24	Y	Y	Y	Y	Site is suitable – BF, good accessibility and within 400m of 2 local services. Existing employment site. Listed building in very poor condition. In Alexandra Park Conservation Area. May be achievable in medium term.	0	0	0	24
136	Land bounded by Regent, Beech, Wallshaw & Partington Sts, Oldham	UPS	BF	0.31	30	9	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site comprising various uses that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership. In development area 2 of the Mumps Masterplan where 200 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	9

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			< 5 years	6 to 10 years	11 to 15 years	16+ years		
											?	Y	Y	Y					
137	Land at corner of Regent Street and Mumps, Oldham	UPS	BF	0.25	30	8	Y	Y	?	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site comprising various uses that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership. In development area 1 of the Mumps Masterplan where 200 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	8	0
139	Land at corner of Rhodes and Wright Streets, Oldham	UPS	BF	0.15	107	16	Y	Y	Y	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. No known ownership issues. In development area 1 of the Mumps Masterplan where a total of approx 255 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	16	0
1010	Parking area behind Oldham Coliseum, Oldham Town Centre	CFS	BF	0.41	50	20	Y	Y	?	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical or policy limitations. Availability dependent on conclusions of transport study. In area identified for residential in Mumps Masterplan. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	20	0
1051	Alexandra Suite, Horsedge Mill, Rock Street, Oldham	MP	BF	0.26	30	8	Y	Y	Y	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues. In development area 1 of the Mumps Masterplan where approx 255 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	0	8	0
1057	Brighton Mill and surrounding area (including SHLAA record 843)	MP	BF	2.34	30	70	Y	Y	?	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Employment site comprising various uses that lies within an existing PEZ part of which is proposed for de-designation in LDF and for inclusion in Oldham Town Centre. Multiple ownership. In development area 3 of the Mumps Masterplan where approx 220	0	0	0	70	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
											residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.				
1065	Probation Centre, Bridge Street, Oldham	MP	BF	0.04	10	12	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues.	0	0	12	0
1066	Land between Prince Street, Rhodes Bank and Union Street, Oldham	MP	BF	0.12	125	15	Y	Y	Y	Y	In development area 8 of the Mumps Masterplan where approx 50 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.				
1067	Land at Roscoe Street, Oldham	MP	BF	0.10	120	12	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment uses. No known ownership issues. In development area 8 of the Mumps Masterplan where approx 50 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	15	0
1068	Land at corner of Bridge Street and Roscoe Street, Oldham	MP	BF	0.25	50	12	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues. In development area 8 of the Mumps Masterplan where approx 50 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	12	0
1069	CAB, Bridge Street, Oldham	MP	BF	0.03	300	9	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre .No physical limitations Existing employment site. No known ownership issues. In development area 8 of the Mumps Masterplan where approx 50 residential units are proposed as	0	9	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1128	Bridge House, Lees Road	CFS / MP	BF	0.1	50	5	Y	Y	Y	Y	Site may be suitable - BF, part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	5	0	0
1168	Breezehill School, Roxbury Avenue	BSF	BF	2.33	30	70	Y	Y	Y	Y	Site may be suitable - BF and no physical limitations. Existing school site that may come forward as part of BSF programme. Residential development may be developable in medium term.	0	70	0	0

Table 40 Waterhead Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
39	Greenacres Lodge, Greenacres Road, Oldham (northern part of site adj to site 650)	UPS	BF	0.72	9	12	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 1 local service. No physical or policy limitations. Local heritage value. Surplus to requirements and may be achievable in medium term.	0	12	0	0
56	Land east of Constantine Street, Oldham	UPS	BF	1.57	30	47	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development May be achievable medium term.	0	47	0	0
86	Land east of Wellyhole Street, Oldham	UPS	BF	1.7	40	68	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable medium term.	0	68	0	0
867	Haven Lane South, Oldham	UDP	GF	1.5	30	45	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 3 local services. No physical limitations. Designated LRFD. No known ownership issues. Residential development may be achievable long-term.	0	0	45	0
1003	Cairo Mill, Greenacres Road, Lees, Oldham	CS	BF	1.85	30	58	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Some physical	0	0	58	0

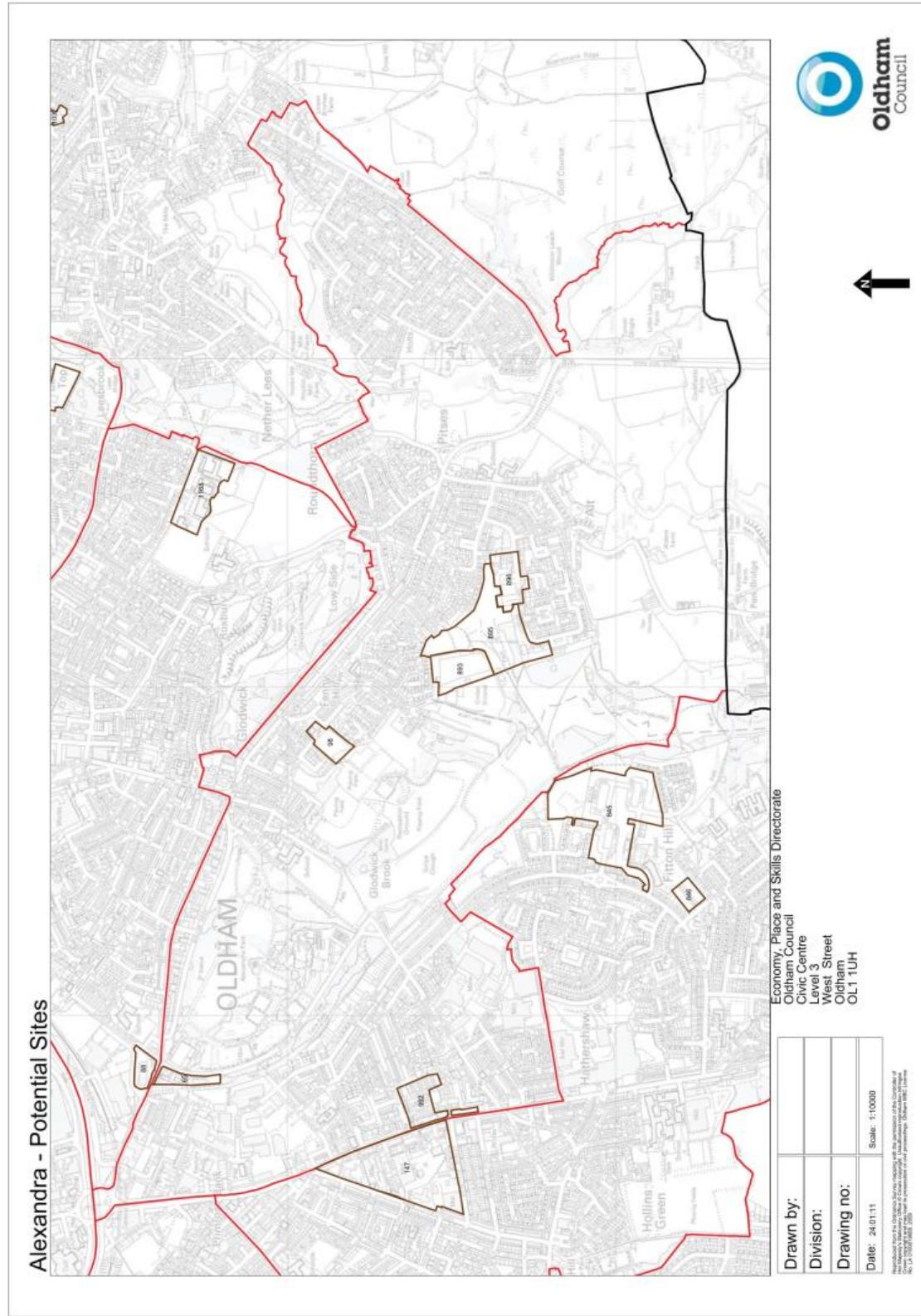
Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1101	Counthill School. Counthill Road Higher Barrownsaw	BSF	BF	3.09	30	93	N	Y	Y	Y	Site is an existing employment site within a PEZ, although the PEZ is proposed for de-designation as part of the LDF. Residential development would need to accord with relevant local planning policies.	0	93	0	0
1331	Orme Mill, Greenacres Road, Lees, Oldham, OL4 3JA	CS	BF	1.20	30	36	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 1 local service. No physical limitations. Existing school site. May be available upon closure of school as part of the BSF. Residential development may be achievable.	0	0	36	0

Table 41 Werneth Ward

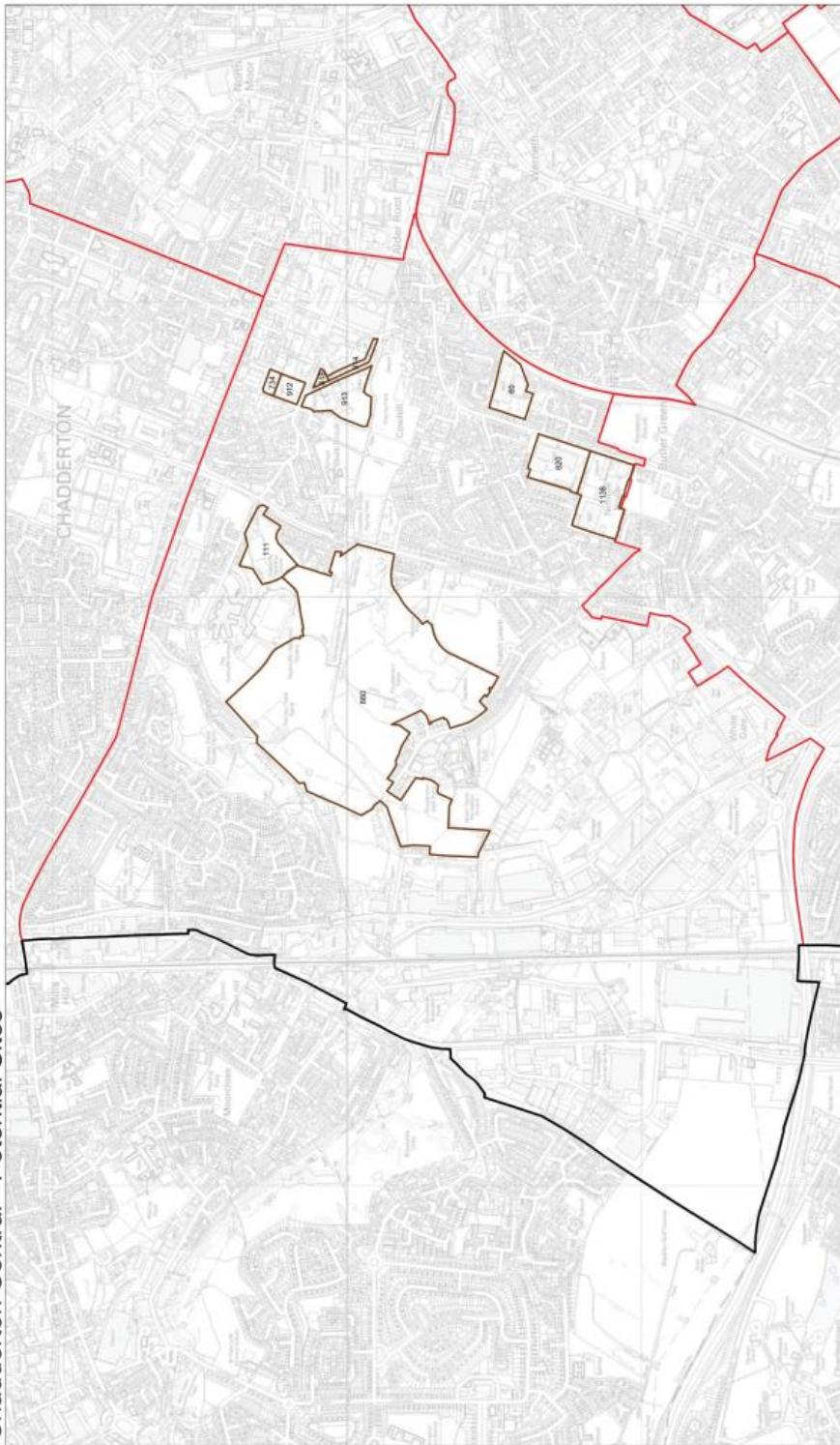
Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
120	The Hollies, Wellington Road, Oldham	UPS	BF	1.53	30	47	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Physical limitations. Surplus to requirements. Residential development may be achievable in the medium term.	0	47	0	0
848	Summervale Primary School corner of Manchester Street and Oldham Way	DUN	BF	0.6	30	18	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of many local services. No physical or policy limitations or ownership issues. Residential may be achievable medium term.	0	18	0	0
908	Platts Building, Hartford Works, Kitchen Factory, Feathersall Road, Oldham	MP	BF	1.6	50	40	Y	Y	?	Y	Site may be suitable – bf, very good accessibility and within 400m of 3 local services. no physical limitations. Existing employment site. Multiple ownerships. Identified for mixed-use development in Chadderton Technology Park Masterplan (reduced capacity assumed at 50%).	0	0	40	0
911	Land at corner of Manchester Street and	MP	BF	0.57	50	29	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local	0	0	29	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
	Featherstall Road South, Oldham														
1041	Land at corner of Milne and Tamworth Street, Werneth	OSR	BF	0.46	30	14	Y	Y	Y	Y	Services. No physical limitations. Includes existing retail, employment and residential uses. Multiple ownerships. Identified for mixed-use in the Chadderton Technology Park Masterplan.	0	14	0	0
1047	St Augustines School, Chamber Road, Werneth	BSF	BF	1.6	30	48	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Residential development may be achievable medium term.	0	48	0	0
1374	South Werneth CPO2, Werneth, Oldham	HMR	BF	3.82	30	115	Y	Y	Y	Y	Site may be suitable – BF, satisfactory accessibility and within 400m of 3 local services. No physical or policy limitations. Developable area is building and hardstanding. Available upon relocation of school as part of the BSF. Residential development may be achievable medium term.	0	115	0	0
1375	Land at Warwick Street, Werneth, Oldham	HMR	BF	0.07	30	2	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.	0	2	0	0
1376	Land at Tamworth Street, Werneth, Oldham	HMR	BF	0.46	30	14	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations, although Tamworth Street runs through the site reducing the developable area. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.	0	14	0	0

20 Appendix J - Ward Maps Showing Potential Housing Sites and Broad Location Maps



Chadderton Central - Potential Sites



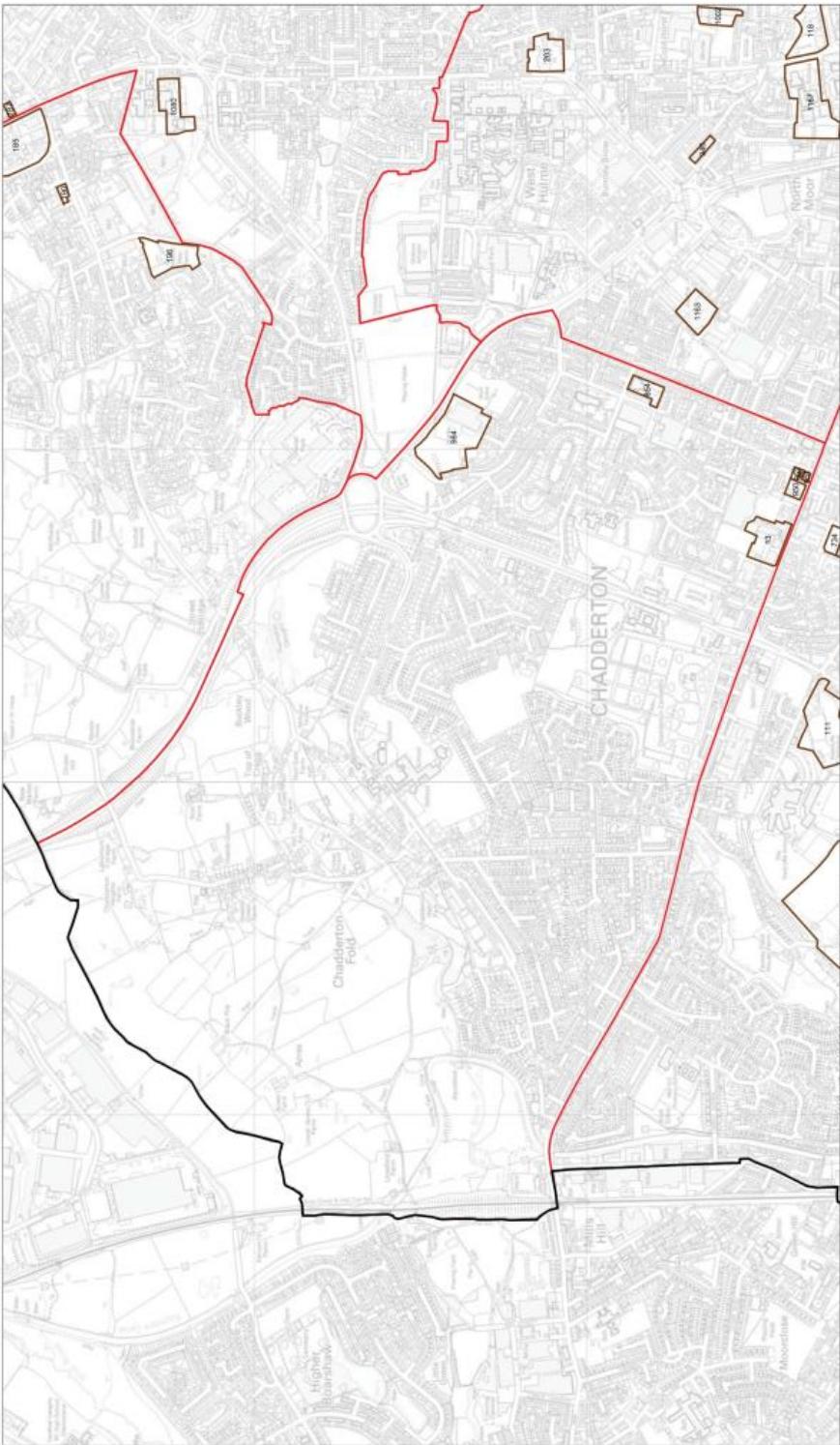
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Chadderton North - Potential Sites



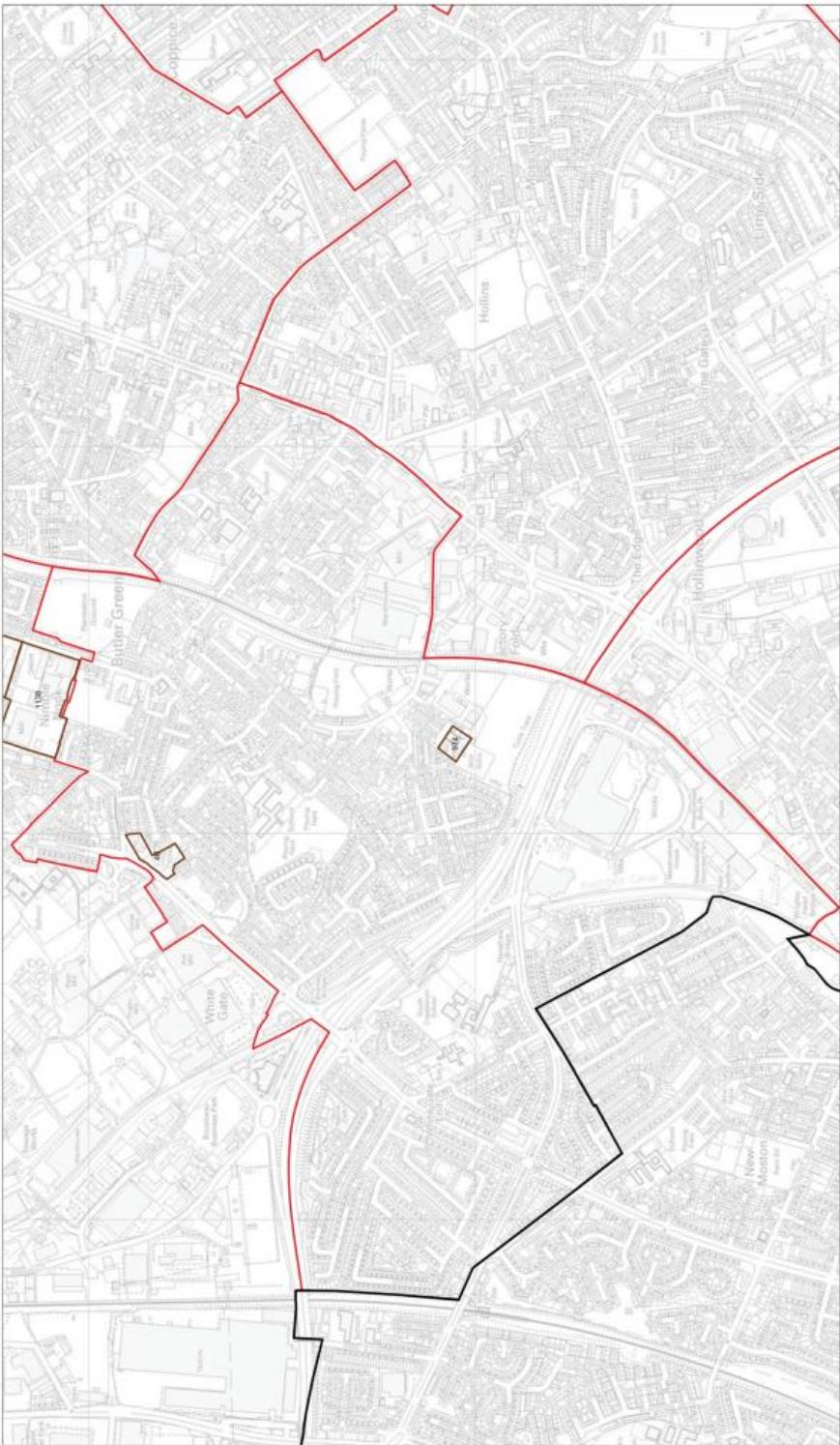
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Chadderton South - Potential Sites



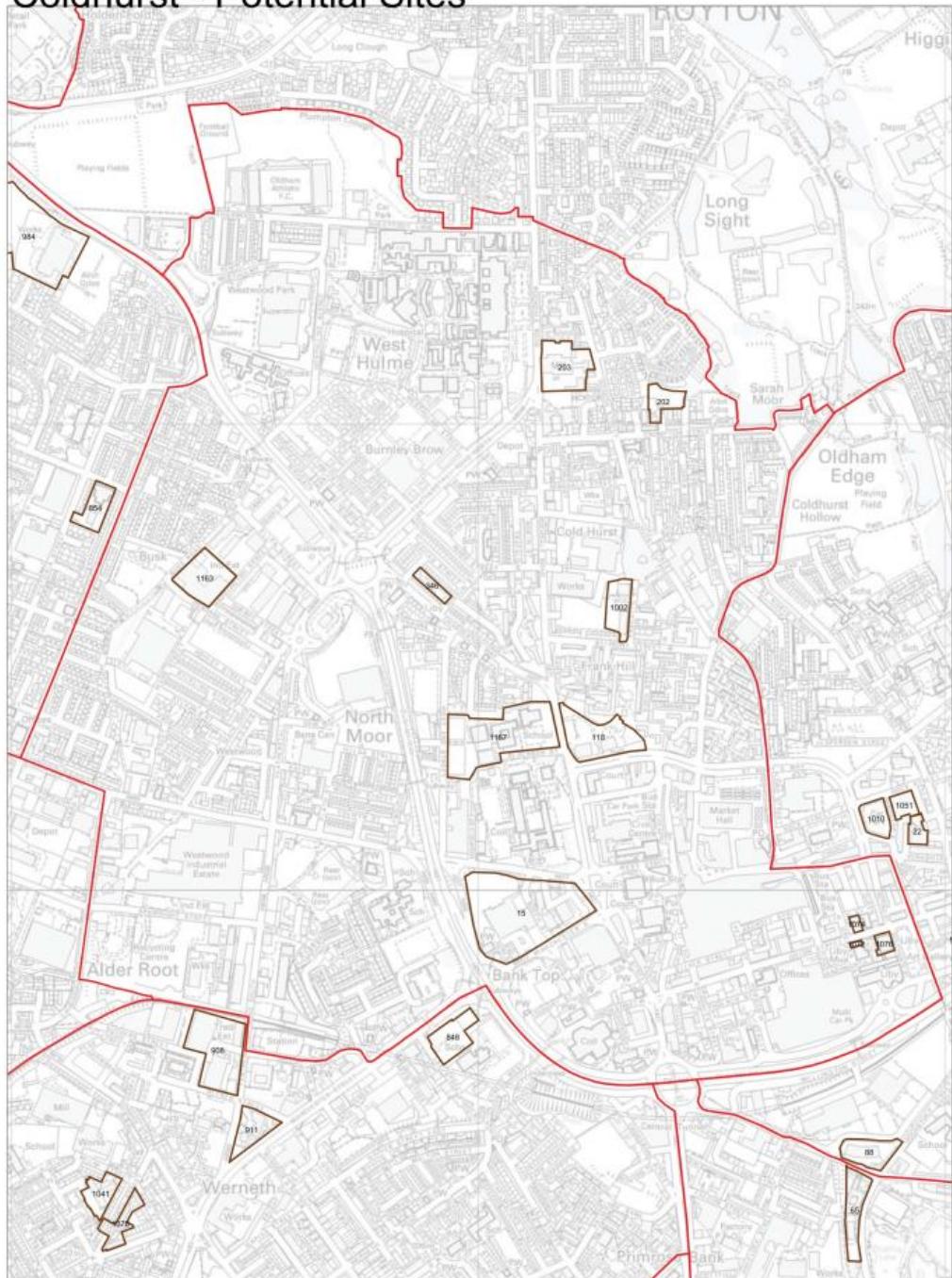
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Coldhurst - Potential Sites



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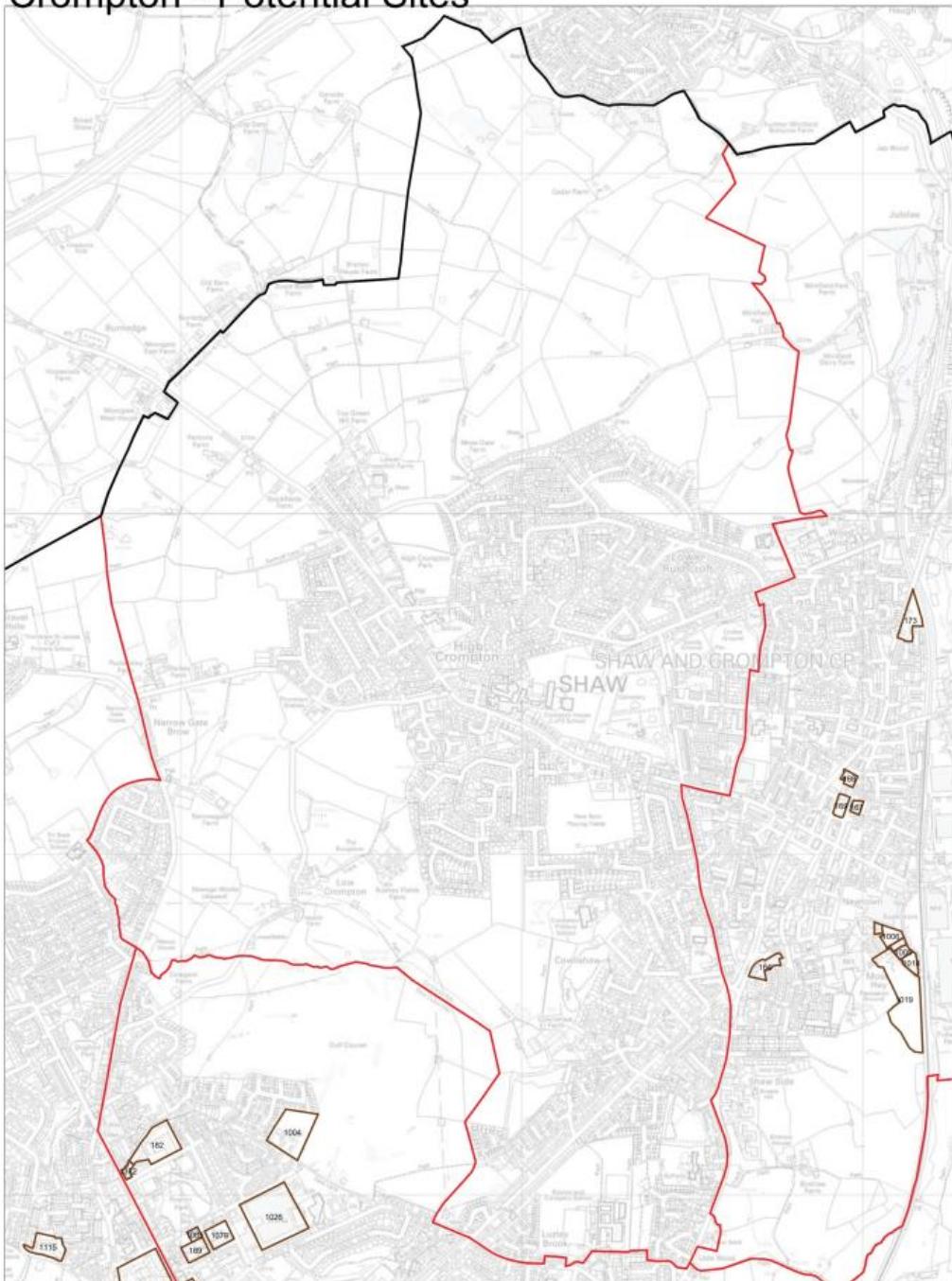
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Crompton - Potential Sites



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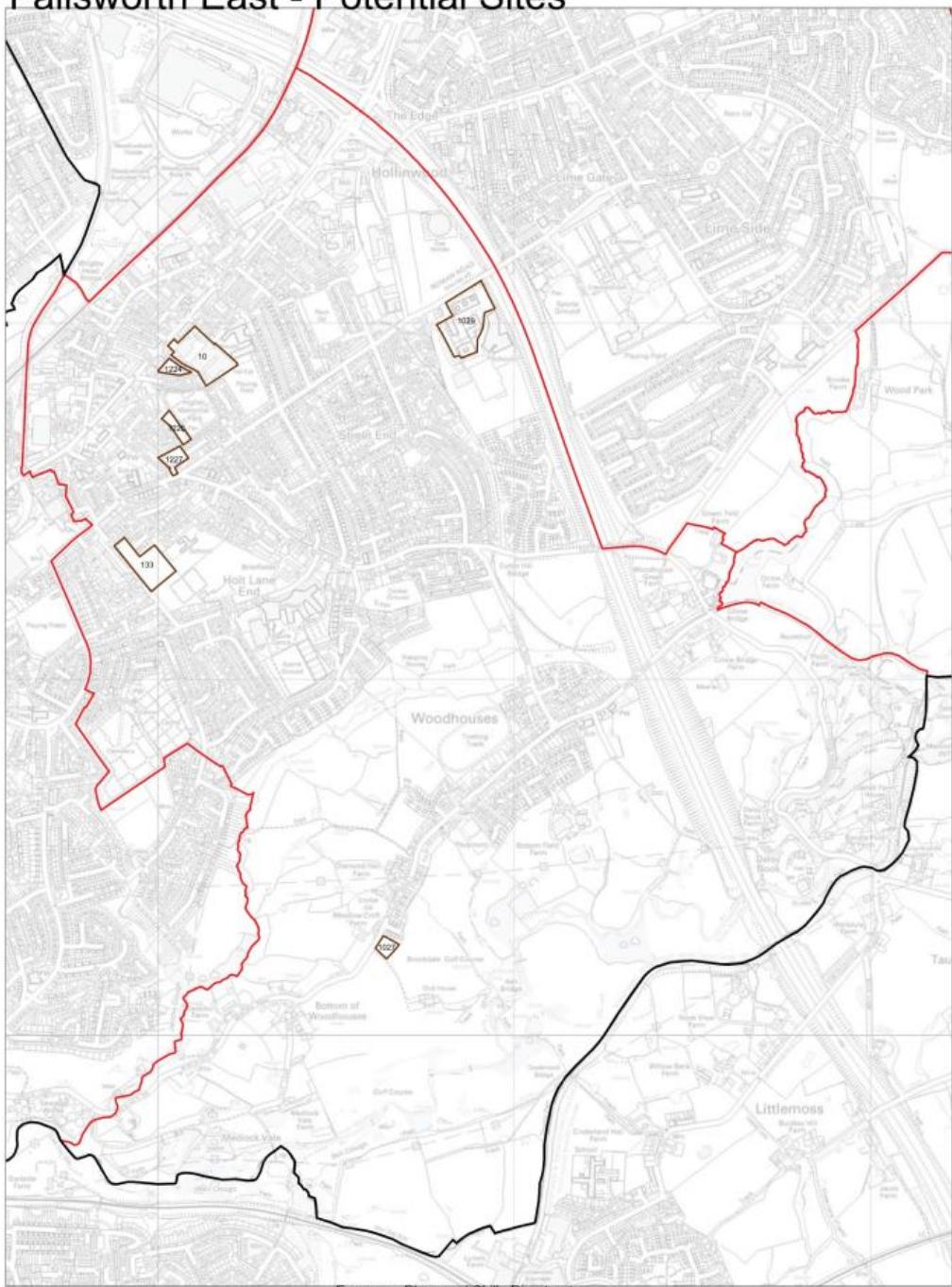
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Failsworth East - Potential Sites



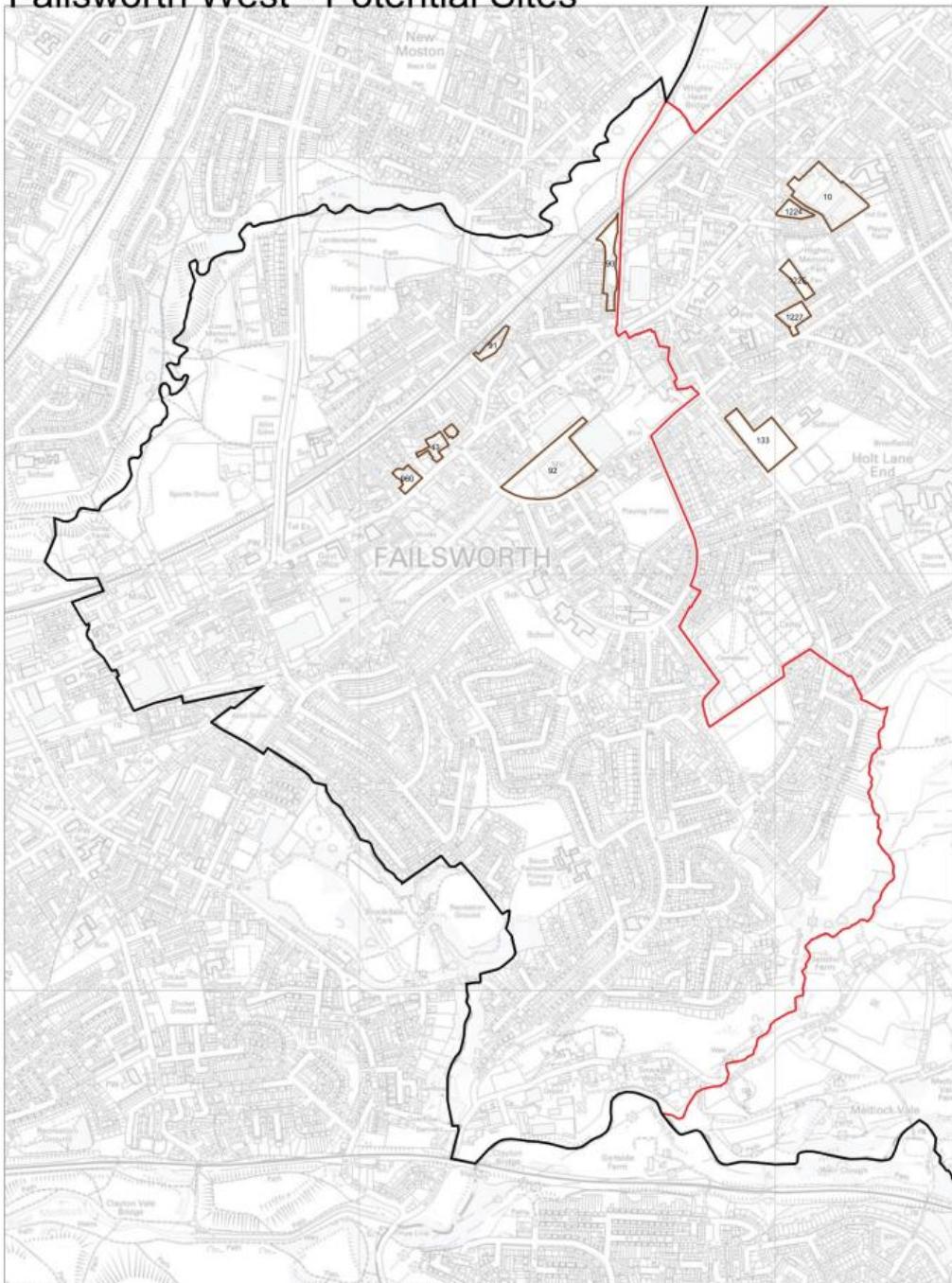
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Failsworth West - Potential Sites



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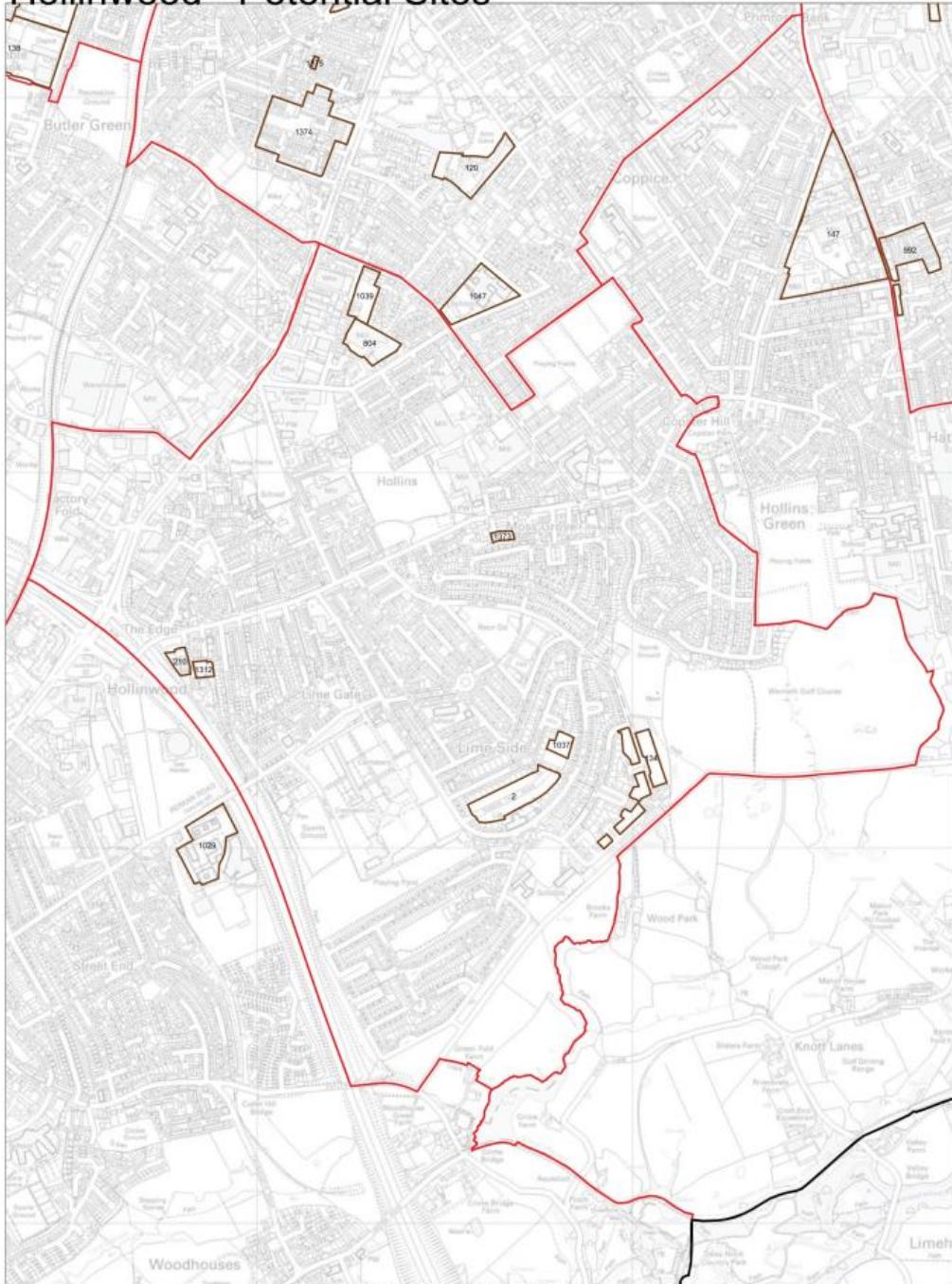
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Hollinwood - Potential Sites



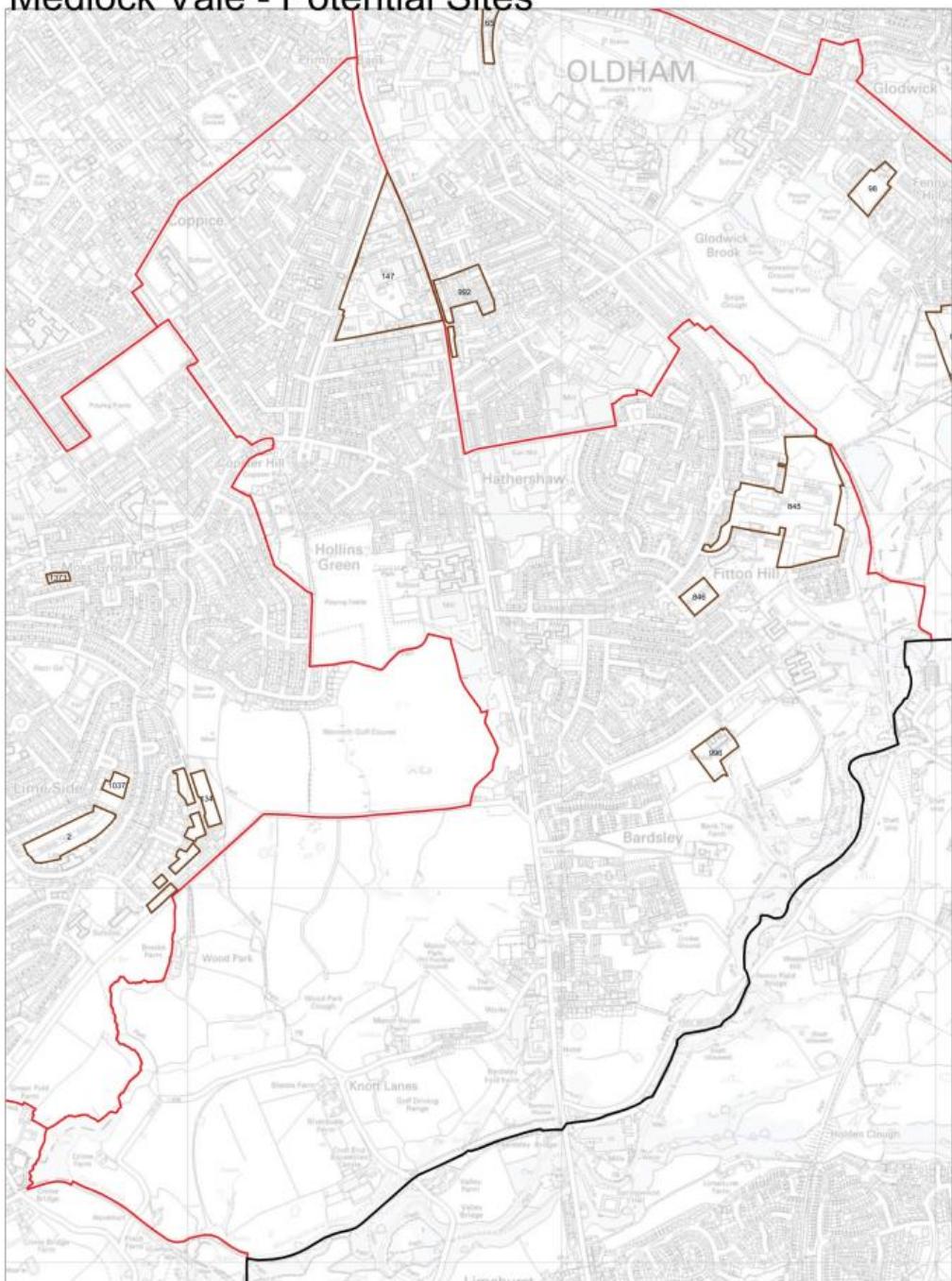
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Medlock Vale - Potential Sites



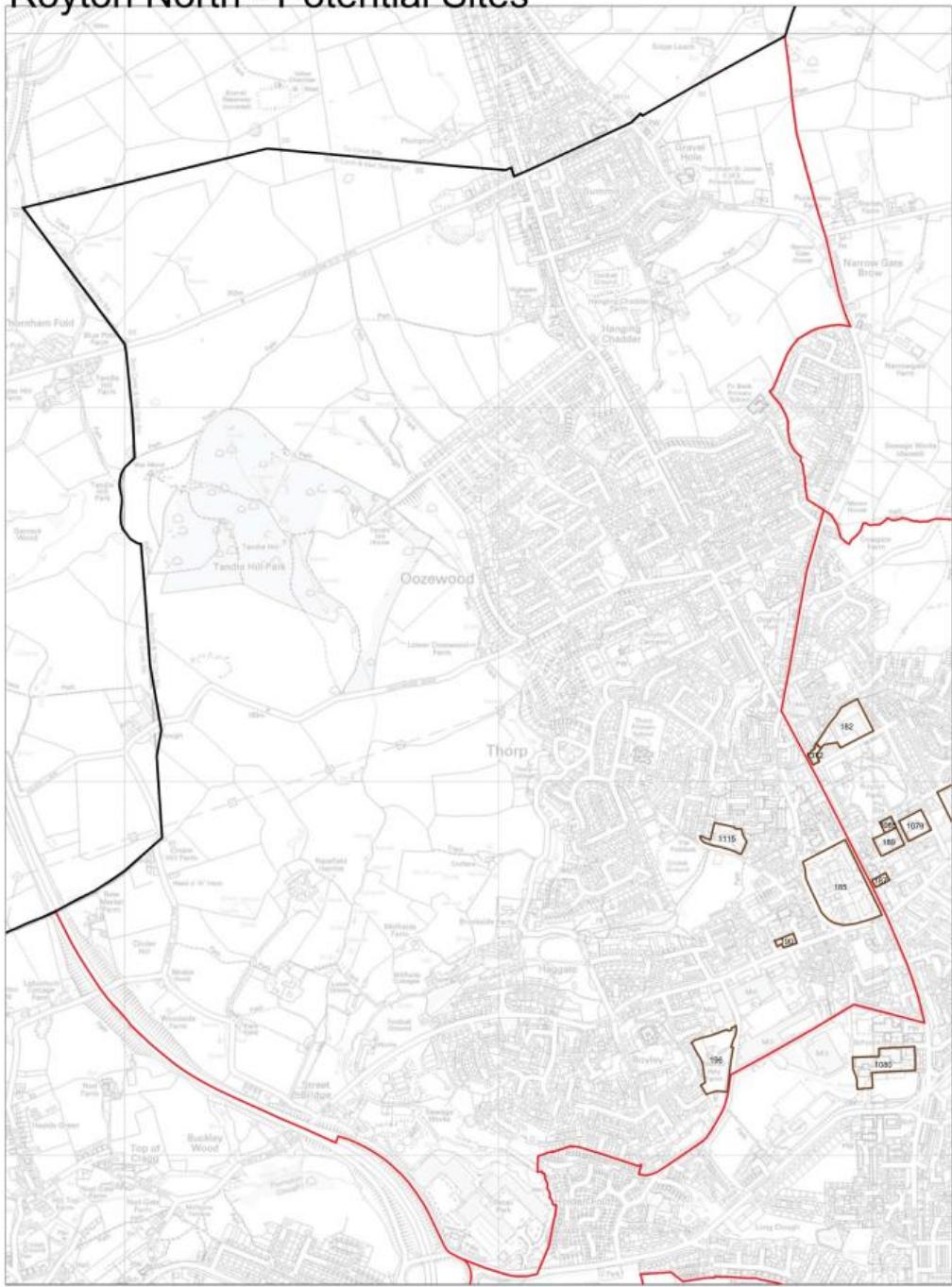
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Royton North - Potential Sites



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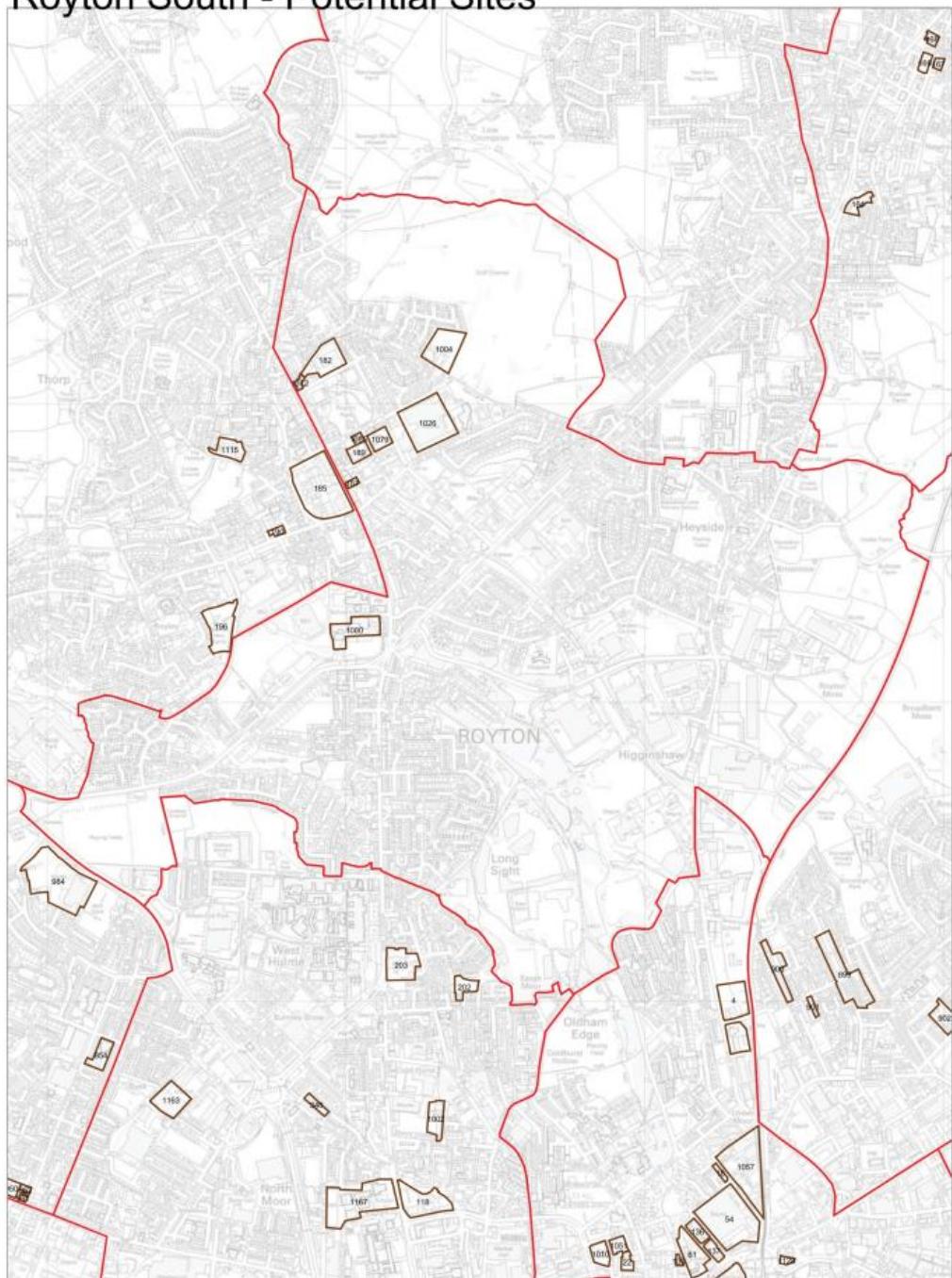
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Royton South - Potential Sites



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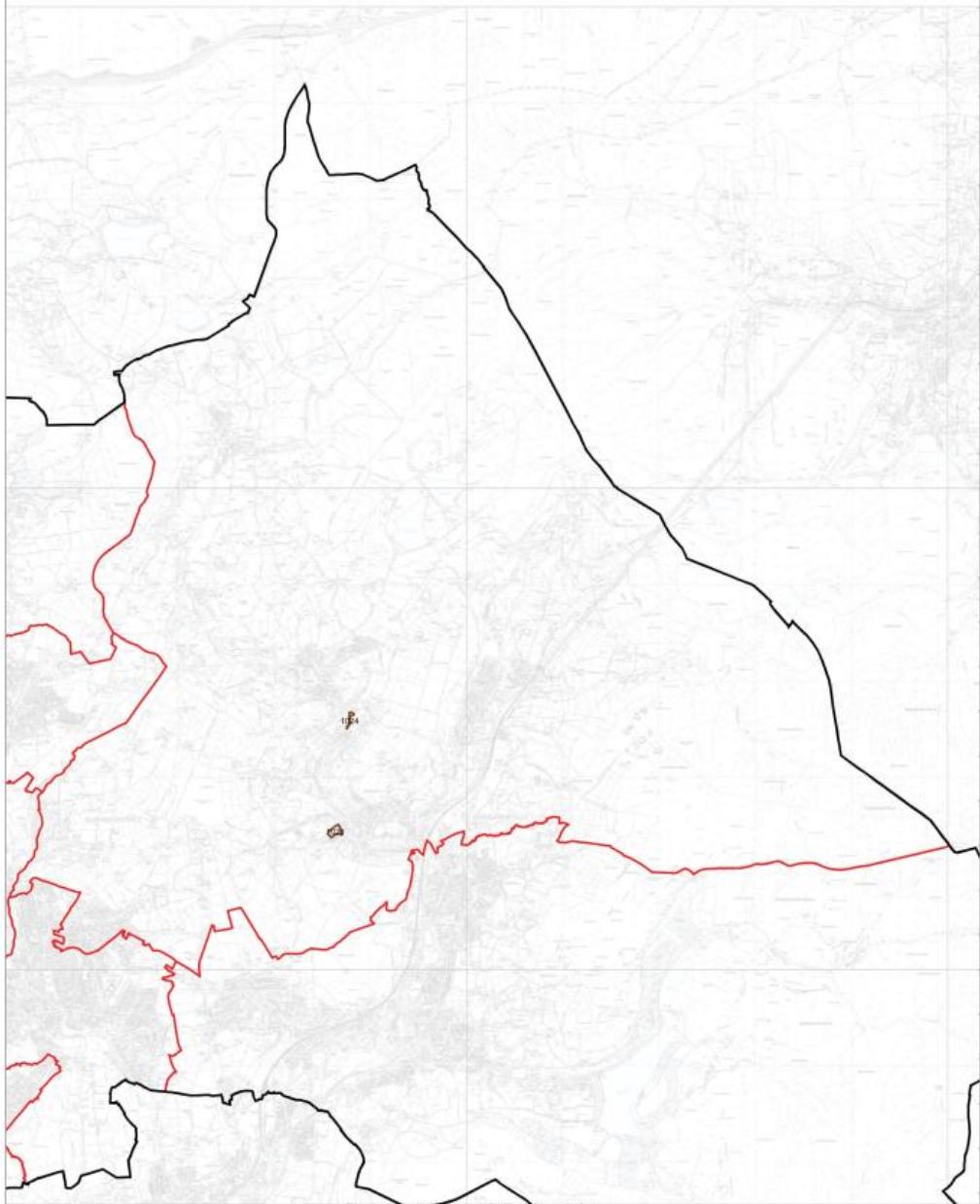
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Saddleworth North - Potential Sites

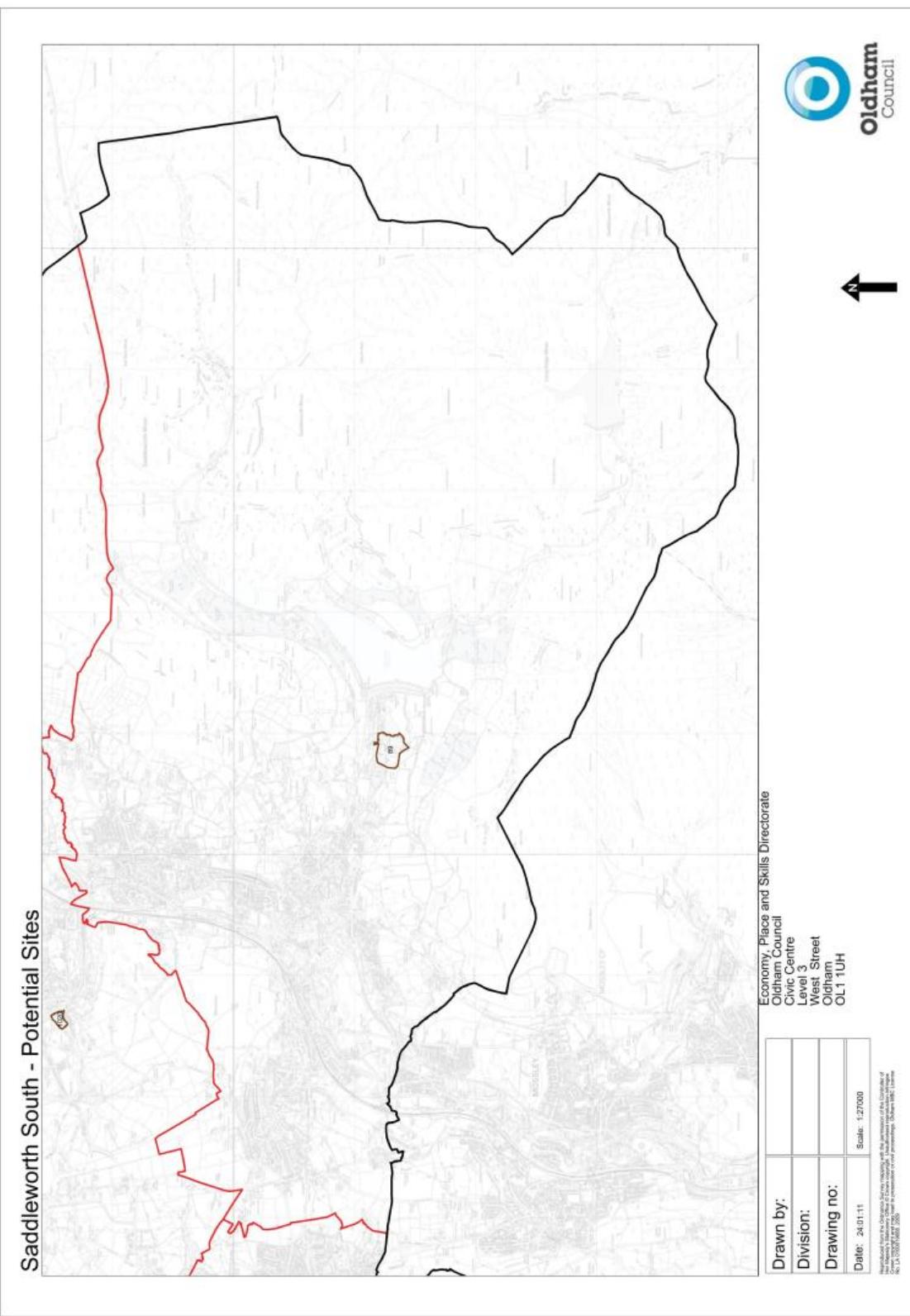


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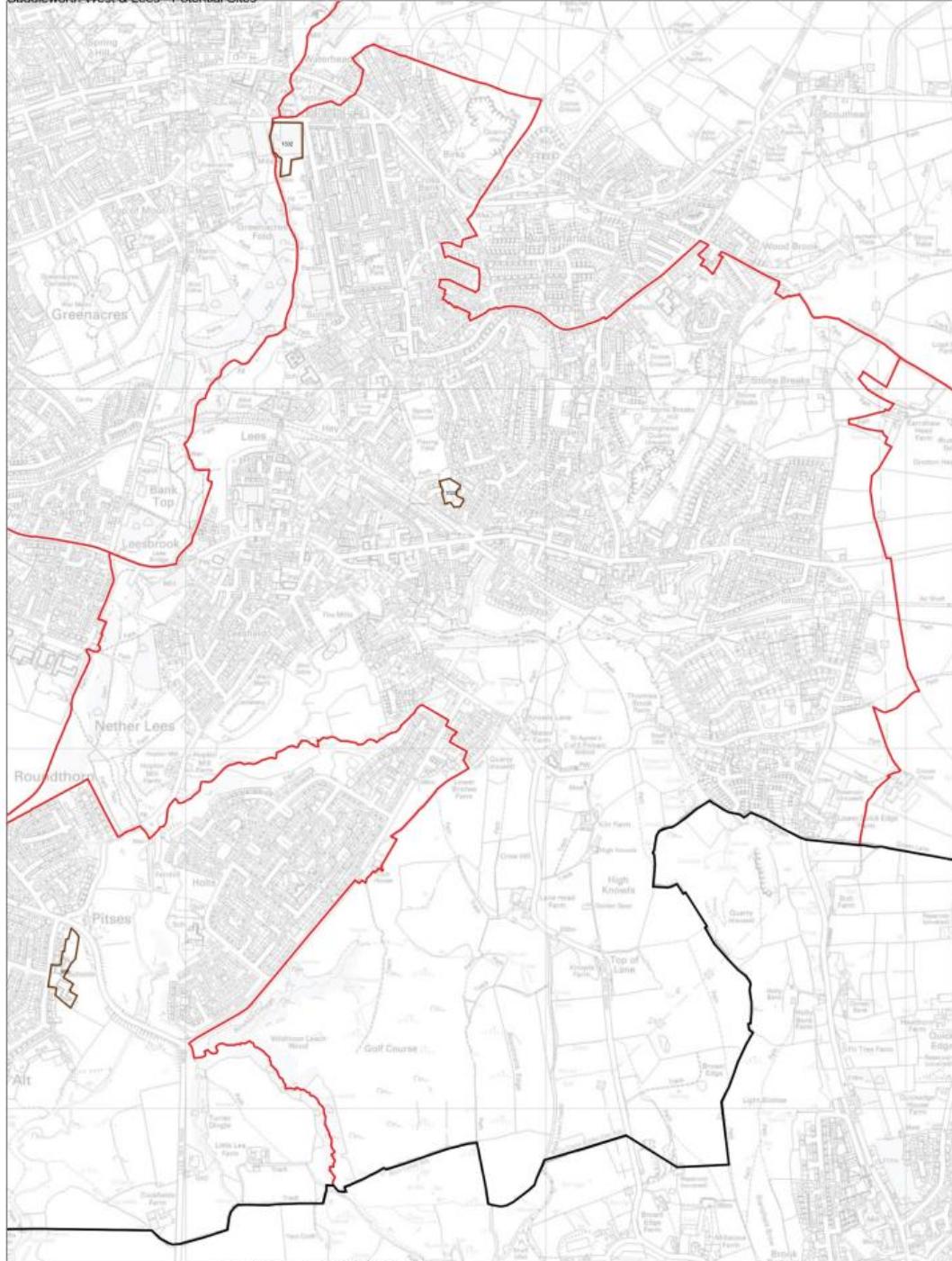
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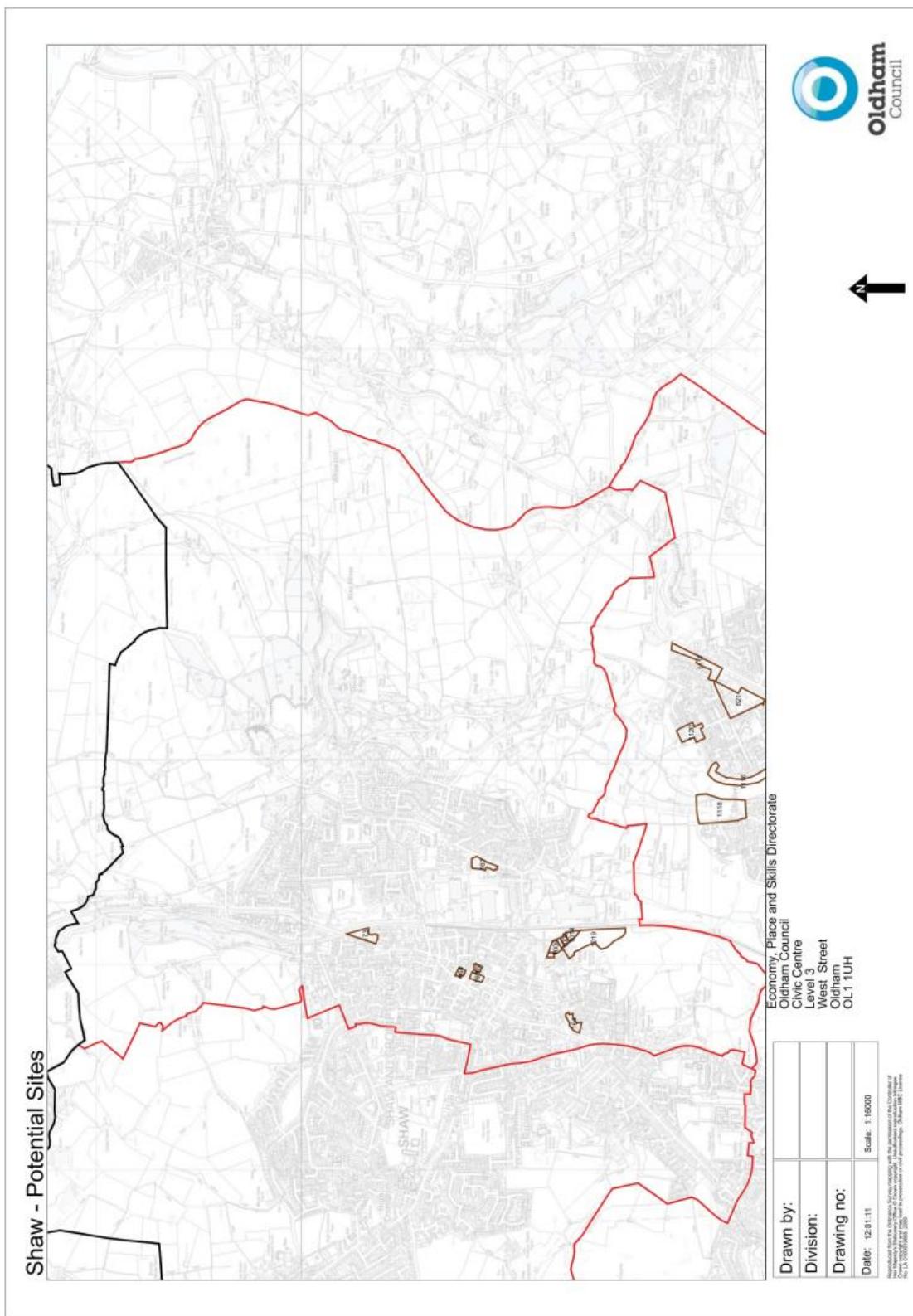
Saddleworth West & Lees - Potential Sites



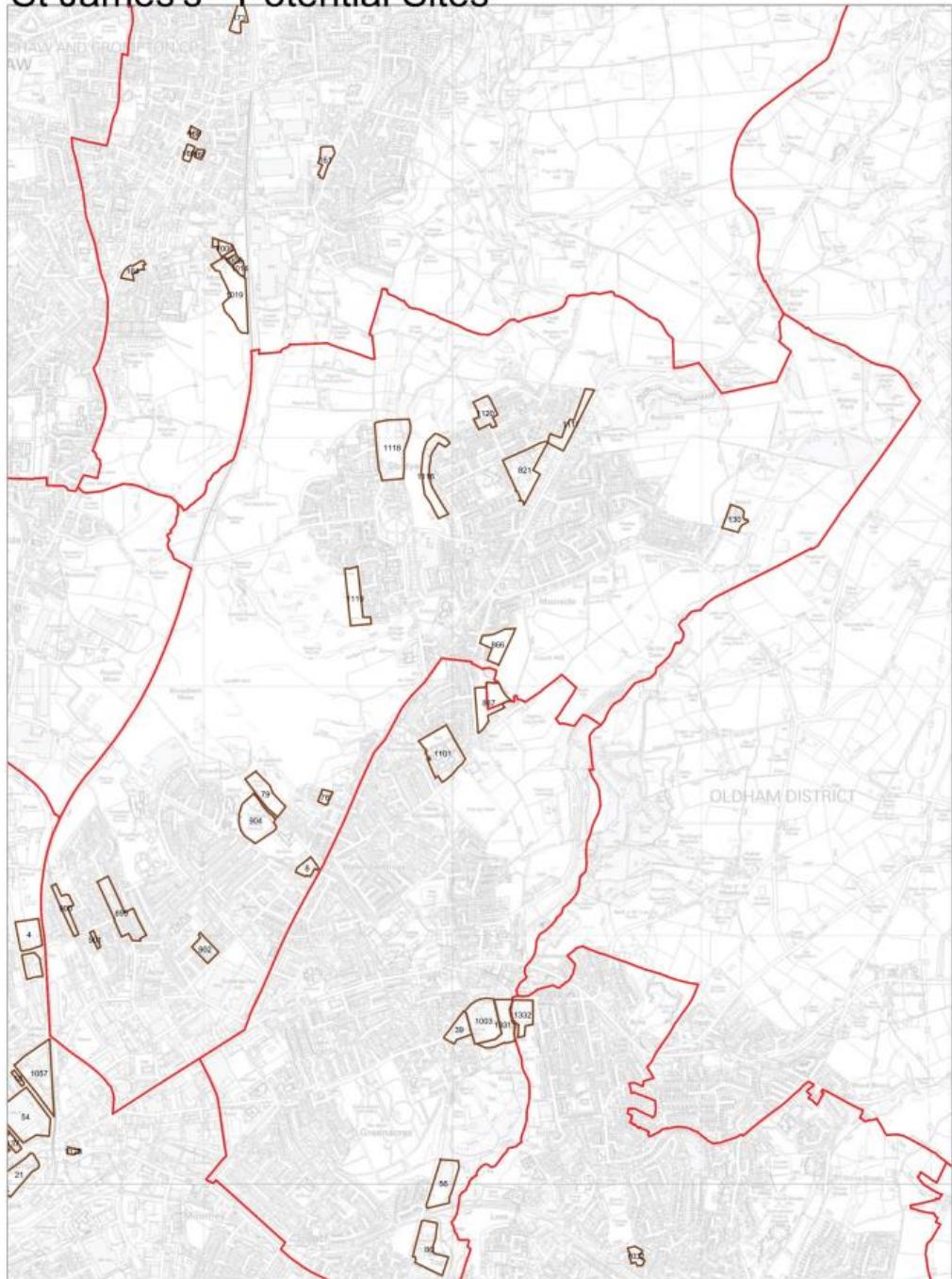
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St James's - Potential Sites



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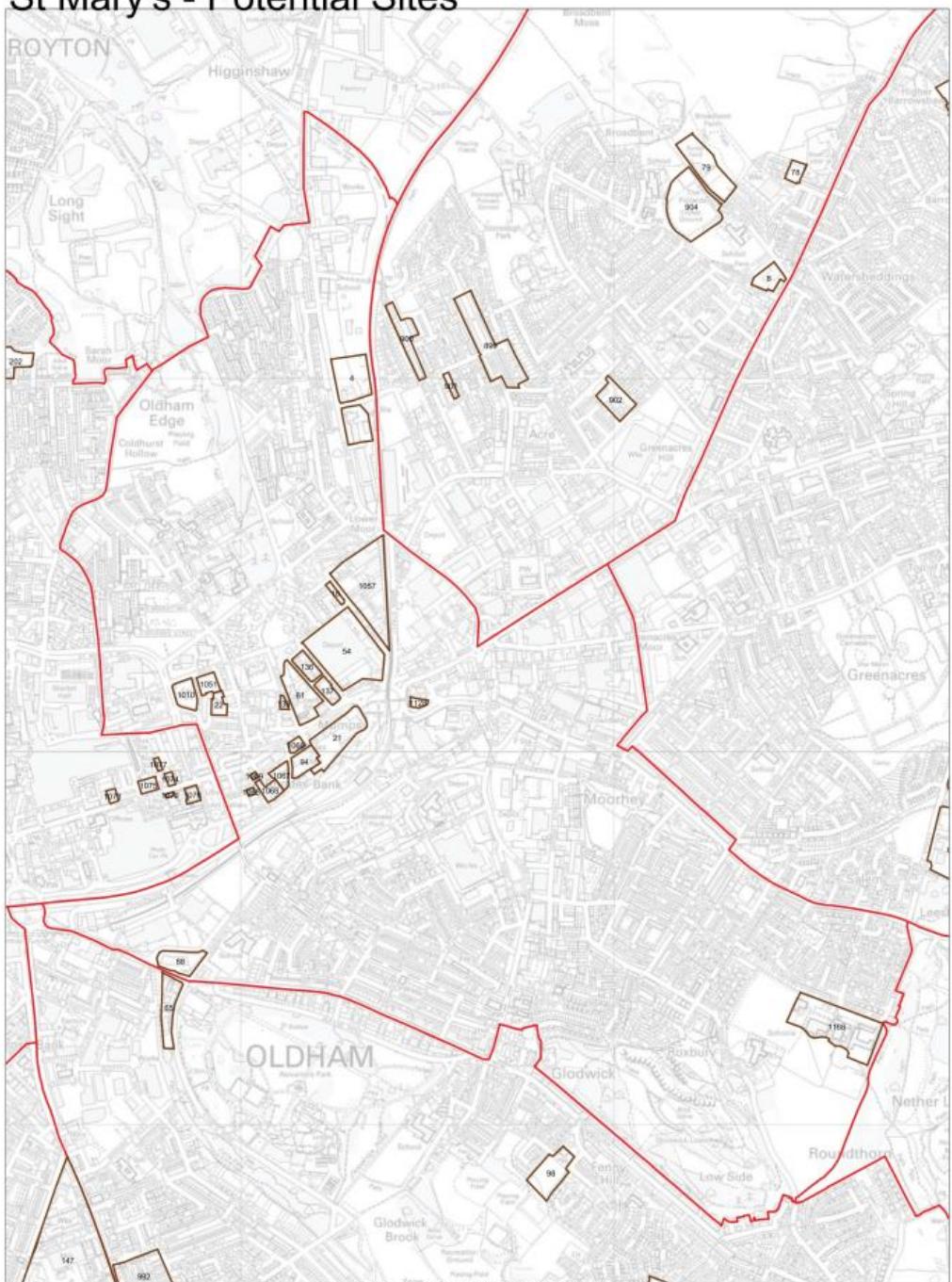
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St Mary's - Potential Sites



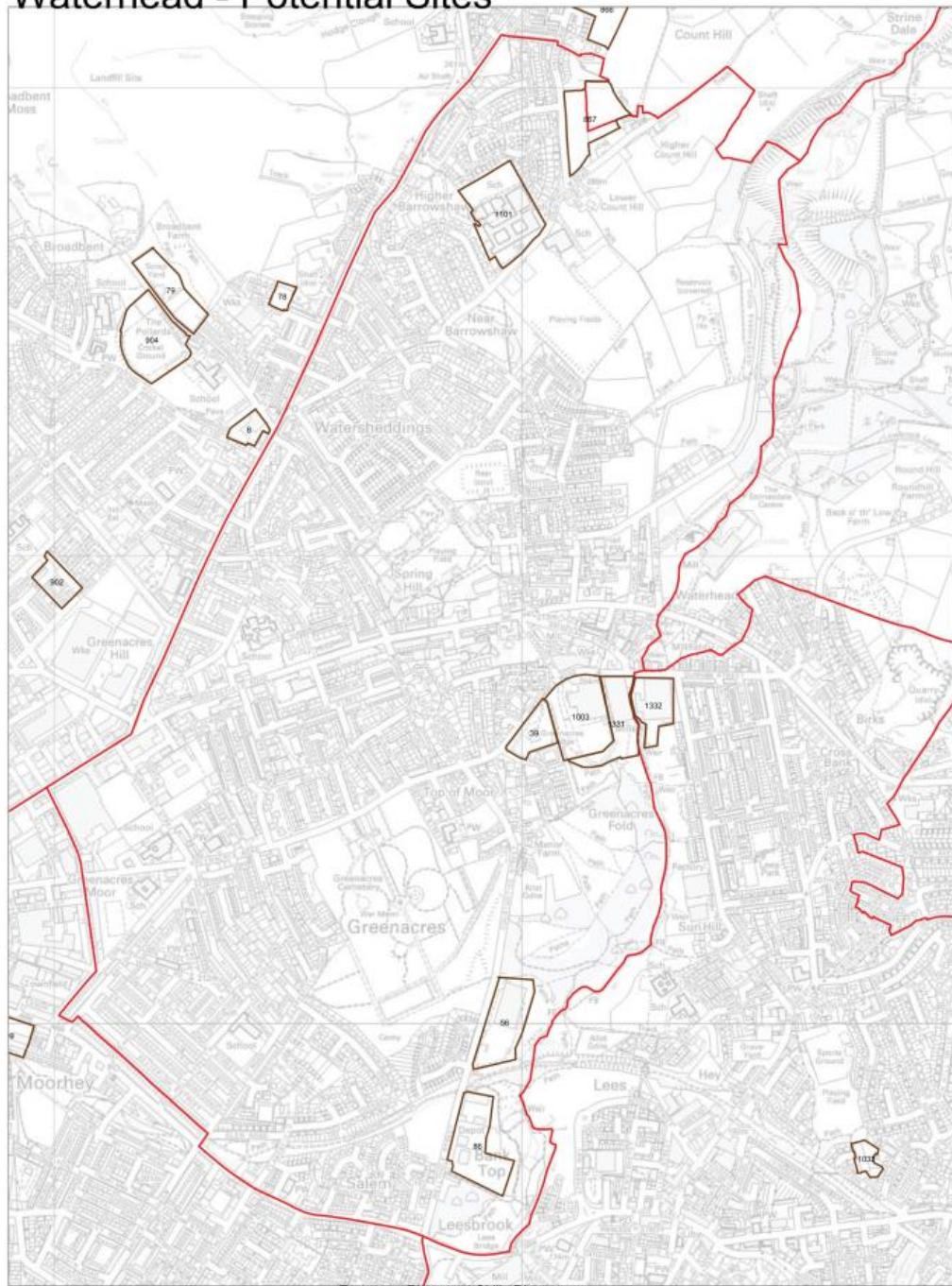
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Waterhead - Potential Sites



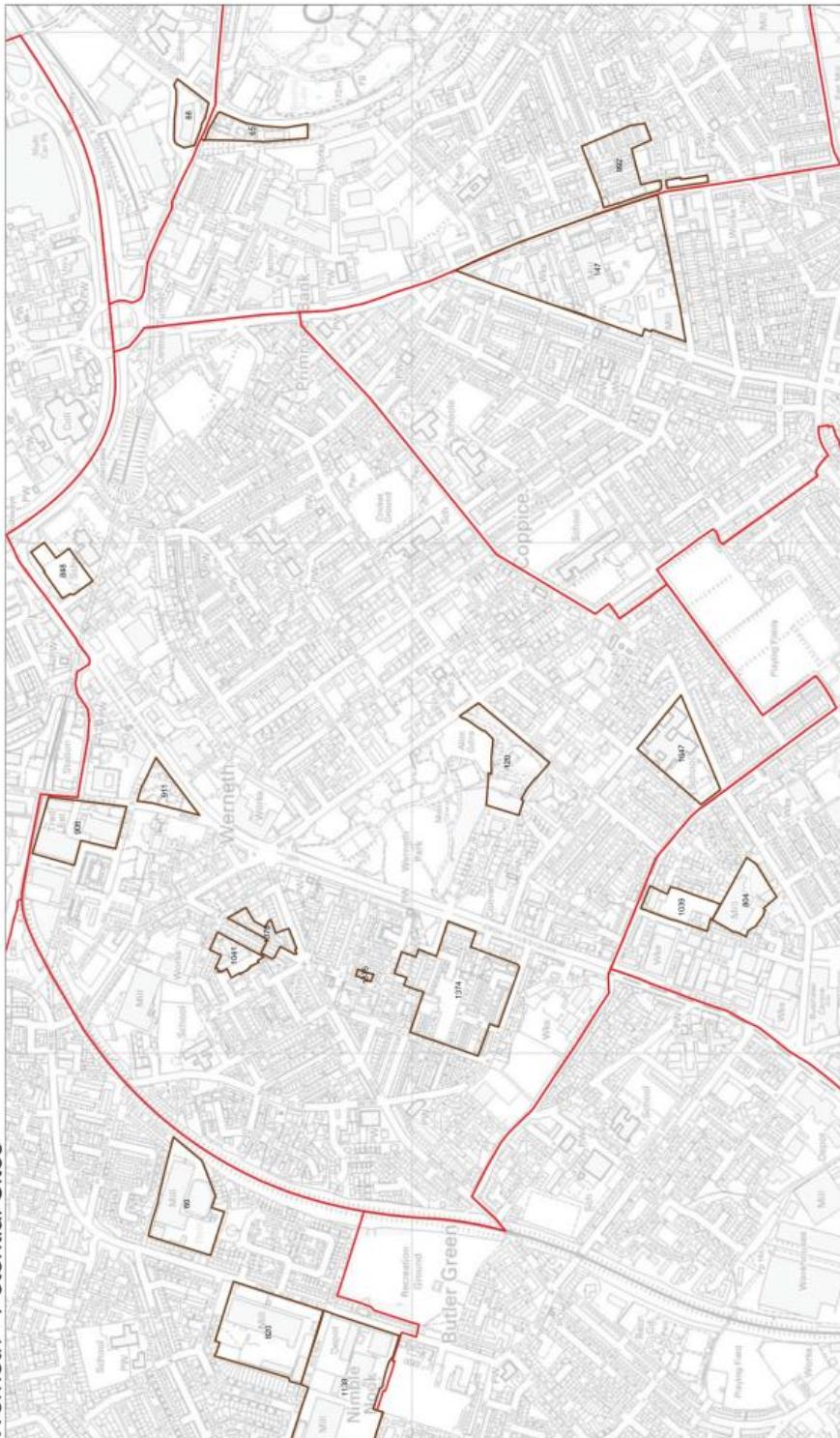
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Werneth - Potential Sites

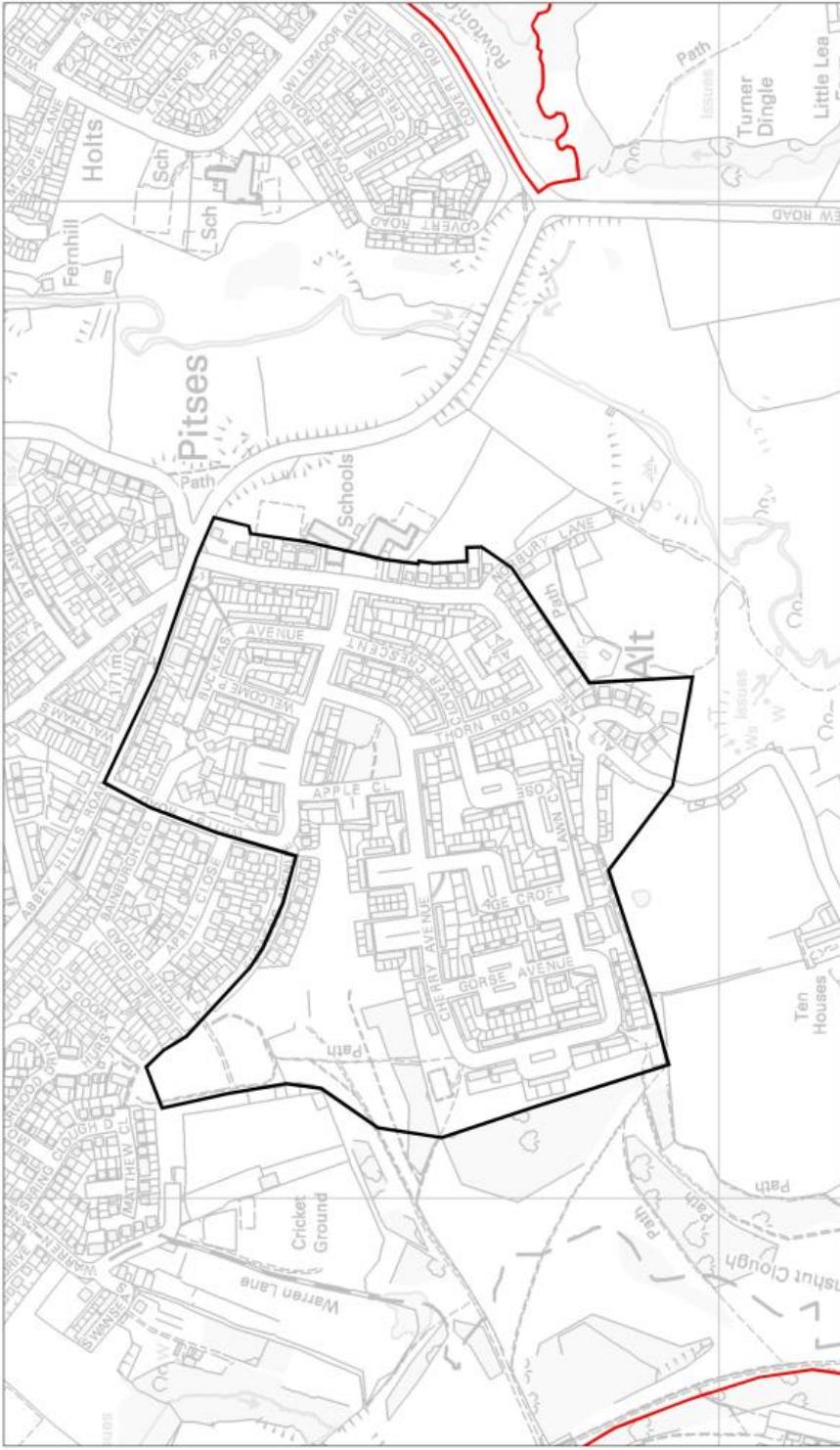


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Alt Broad Location



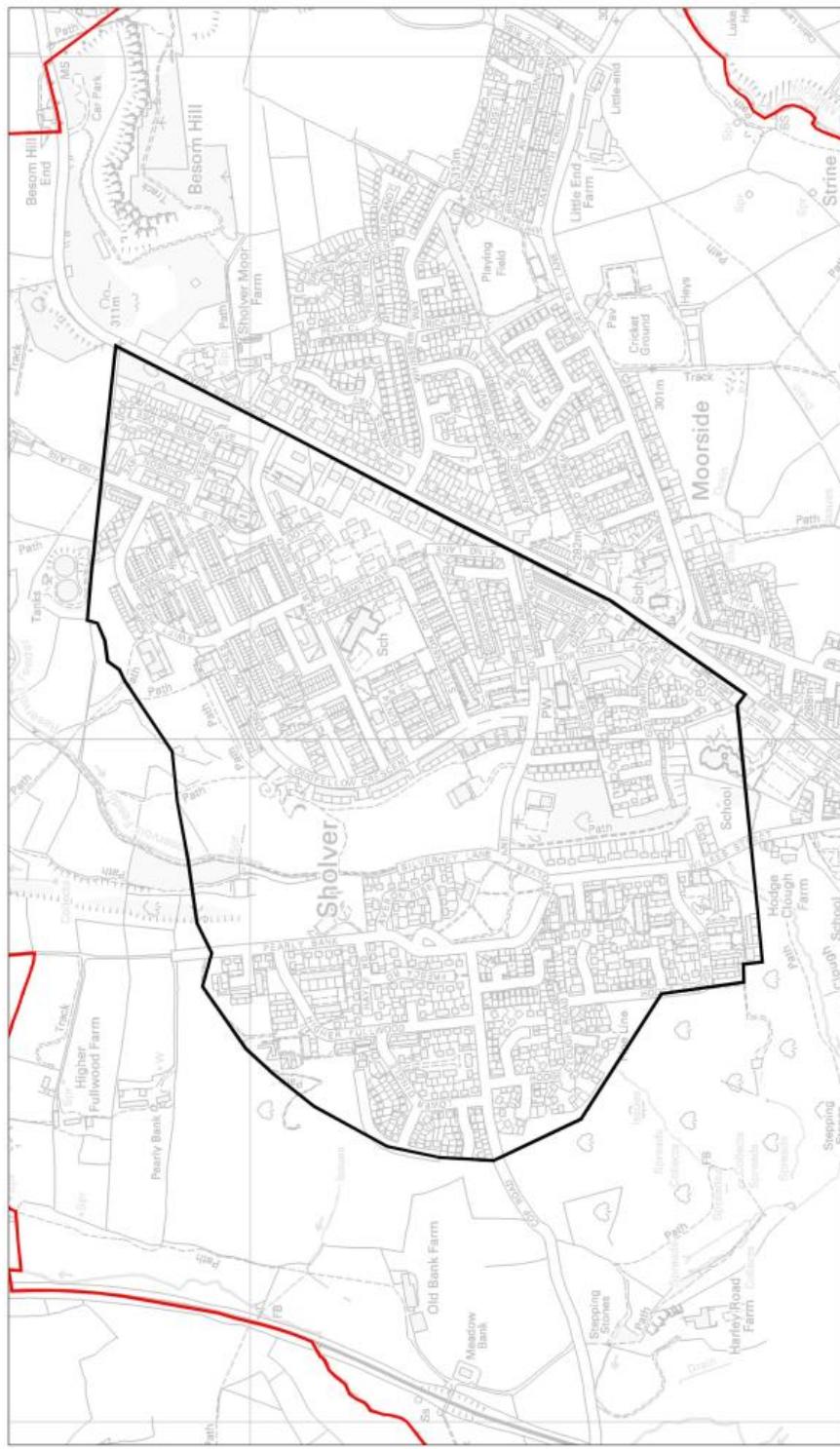
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Sholver Broad Location



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21 Appendix K - Discounted sites

Table 42 Discounted Sites

SHLAA Reference	Ward	Location	Source	Reason
344	Alexandra	Former Manor House, Manor Road, OL4 1RQ	HLA	Residential development completed during 2009/10.
897	Alexandra	Land between Cherry Avenue, Apple Close and Furness Avenue known as The Orchard (Area A in Alt Masterplan)		Residential development no longer considered deliverable. Site to be retained as focal point.
898	Alexandra	Alt Primary School, Alt Lane (Site C in Alt Masterplan)		Residential development no longer considered deliverable as school is now to be refurbished with residential development focused on sites 893, 895 and 896.
667	Chadderton Central	Land between 17 & 19 and 21 & 23 Denton Lane, Chadderton, Oldham	HLA	Residential development completed during 2009/10.
425	Chadderton North	157, Burnley Lane	HLA	Application determined in 2009 for extension which shows the creation of flats has never taken place therefore record deleted to remove from supply.
657	Chadderton North	Parkside Farm, Chadderton Park Road, Chadderton, OL9 0PE	HLA	Residential development completed during 2009/10.
817	Chadderton South	Land at Wharf Street, Oldham	SHLAA	Discounted as whilst put forward as part of CFS site is proposed for inclusion as part of PEZ in LDF through boundary amendment. In addition to which there are access issues.
936	Chadderton South	Land between 14 & 16 Granby Street, Chadderton, OL9 8EX	HLA	Residential development completed during 2009/10.
470	Coldhurst	Magdala Street	HLA	Planning permission expired 2008 and no further activity. Deleted to remove from supply.
571	Coldhurst	Anchor Mill, Daisy Street, Oldham	HLA	Site developed for commercial use in line with recent planning

SHLAA Reference	Ward	Location	Source	Reason
				permissions. Deleted to removed from supply and residential planning permission no longer applicable.
1073	Coldhurst	Prudential Building, Union Street	MP	Residential development is no longer considered deliverable.
1077	Coldhurst	Typing College, Greaves Street, Oldham	MP	Boxing club now have 5 year lease and residential development is no longer considered deliverable.
1292	Crompton	34 Fraser Street, Shaw, Oldham, OL2 7DA	HLA	Residential development completed during 2009/10.
383	Failsworth East	Jericho Farm, Medlock Road, Failsworth, M35 9NR	HLA	Residential development completed during 2009/10.
433	Failsworth East	Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN	HLA	Residential development completed during 2009/10.
438	Failsworth West	56-58 Paddock Lane, Failsworth, Oldham	HLA	Residential development completed during 2009/10.
954	Failsworth West	Failsworth District Centre, Oldham Road, Failsworth	HLA	Site has planning permission for retail which will be implemented and is therefore no longer available for residential development.
955	Failsworth West	Town Hall and Library, Oldham Road, Failsworth	HLA	No longer available for residential development as currently being refurbished and extended as a new library and lifelong learning centre.
1258	Failsworth West	Former Brown Cow Inn, 295 Oldham Road, Failsworth	HLA	Residential development completed during 2009/10.
1246	Hollinwood	Library on Elm Road	HLA	Discounted as site being marketed for retail and no longer available for residential development.
588	Medlock Vale	793, Ashton Road	HLA	Planning permission expired. Record deleted in HLA as now occupied by Factory Outlet car sales and is unlikely to come forward for housing.

SHLAA Reference	Ward	Location	Source	Reason
949	Medlock Vale	2 Copster Hill Road and 326 Lee Street, Oldham, OL8 1QB	HLA	Residential development completed during 2009/10.
1330	Medlock Vale	414 Ashton Road, Oldham, OL8 3HF	HLA	Residential development completed during 2009/10.
439	Royton North	39 Tandle Hill Road, Royton, OL2 5UX	HLA	Residential development completed during 2009/10.
551	Royton North	Highlands Farm, Highlands, Royton	HLA	Residential development completed during 2009/10.
608	Royton North	Land off Mendip Close	HLA	Residential development completed during 2009/10.
647	Royton North	Land at Parklands House (Plots 3 to 6), Royton	HLA	Residential development completed during 2009/10.
1238	Royton North	Land at Parklands House (Plots 7 to 12), Royton	HLA	Residential development completed during 2009/10.
269	Saddleworth North	Roebuck Barn, Roebuck Lane, Strinesdale, Oldham	HLA	Residential development completed during 2009/10.
566	Saddleworth North	3 & 5 Delph New Road, Dobcross	HLA	Residential development completed during 2009/10.
920	Saddleworth North	Burnedge Bent Farm, Burnedge Lane, Grasscroft, OL4 4EB	HLA	Residential development completed during 2009/10.
263	Saddleworth South	Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham	HLA	Residential development completed during 2009/10.
361	Saddleworth South	62, Oldham Rd, Grasscroft	HLA	Planning permission expired however new application received for development of 62 to 70 Oldham Road.
585	Saddleworth South	11 & 13 Strawberry Lane, Lydgate	HLA	Residential development completed during 2009/10.
1162	Saddleworth South	Saddleworth School, Uppermill	BSF	Site no longer available for residential development.
1328	Saddleworth South	10 Gibbs Close (Former engineers workshop), Royal George Mills, Greenfield, Oldham, OL3 7PN	HLA	Residential development completed during 2009/10.

SHLAA Reference	Ward	Location	Source	Reason
1329	Saddleworth South	18 Burnedge Lane, Grasscroft, OL4 4DX	HLA	Residential development completed during 2009/10.
1370	Saddleworth South	Bus turnaround at Uppermill.	SHLAA	No longer available as linked to potential relocation/redevelopment of Saddleworth School as part of BSF.
2460	Saddleworth South	Springfield Farm, Friezland Lane, Greenfield.	HLA	Residential development completed during 2009/10.
239	Saddleworth West & Lees	92, Lane Head Rd	HLA	Planning permission expired some time ago therefore deliverable from housing land supply.
669	Saddleworth West & Lees	1-3 Radcliffe Street, Springhead	HLA	Residential development completed during 2009/10.
1283	Saddleworth West & Lees	Land adjacent to 696 Huddersfield Road, Lees, OL4 3PZ	HLA	Residential development completed during 2009/10.
478	Saint James'	695, Ripponden Rd	HLA	Different permission implemented that extended store, added pitched roof but did not incl flat, therefore removed from housing land supply.
374	Saint Marys	Land at Roundthorn Rd / Aspull Street	HLA	Residential development completed during 2009/10.
170	Shaw	Greensway Shopping Centre & Car Park, Off Beal Lane, Shaw	HLA	Majority of site under construction (SHLAA record 582) therefore remaining discounted as relates to retail units fronting Beal Lane.
473	Werneth	42, Suffolk St	HLA	Planning permission expired and a recent permission granted to demolish and rebuild as shop and flat. Record deleted from HLA as this would involve no net gain.
591	Werneth	155 Wellington Road, Oldham	HLA	Planning permission expired and record deleted as cannot

SHLAA Reference	Ward	Location	Source	Reason
				say if change of use will occur in future.
690	Werneth	Land at North Werneth Zone 1, Land bounded by Suthers Street, Alfred Street and Parsons Street, Werneth	HLA	Residential development completed during 2009/10.

22 Appendix L - Method used to identify five-year supply of land for housing

22.1 Planning Policy Statement 3 requires Local Planning Authorities to identify and maintain a rolling five-year supply of 'deliverable' sites for housing. Advice produced by the Department for Communities and Local Government for Government Offices and the Planning Inspectorate (1) sets out a three step process to demonstrate a 5-year supply of land for housing. In brief, the process involves:

1. Identifying the level of housing provision to be delivered over the five year period.
2. Identifying sites that have the potential to deliver housing within the 5 year period.
3. Assessing the deliverability of the sites.

22.2 This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2011 to 31 March 2016. More detailed information on each of the steps is set out below.

Level of housing provision between 1 April 2011 and 31 March 2016

22.3 The total housing provision for Oldham is 5,200 dwellings (net of clearance) to be delivered between 2003 and 2021. This equates to an annual average of 289 dwellings per year net of clearance. To meet this target over a five year-period, the net increase in the number of dwellings would be 1,445 (5×289).

Adjustment for historic performance

22.4 Since 2003/04 1,572 net additional dwellings have been provided. In addition, further dwellings will be completed in the 2010/11 year. As this year is not yet complete, an estimate has to be made for 2010/11. For the 2010/11 year, an estimate of completions was made based on the actual number of completions in the first quarter of the year and the number of dwellings that construction had started on in the last 24 months. An estimate of clearance for 2010/11 was made based upon actual demolitions for the first quarter of the year in combination with knowledge of demolitions that had commenced. These two estimates provided an estimated number of net additional dwellings for 2010/11 of 363.

22.5 This means that in the 10 year period between 2011 and 2021, 3,265 net additional dwellings remain to be delivered. This equates to an annual average of 327 dwellings per year net of clearance. Over the five years from 2011, therefore, the required increase in the number of dwellings (net of clearance) is 1,635 (5×327).

Adjustment for clearance

22.6 In terms of estimated clearance, the UDP assumed an average rate of 267 dwellings per annum over the lifespan of the Housing Market Renewal Pathfinder (up to 2019). However, the HMR Pathfinder has now moved away from the high levels of clearance reflected within the UDP.

22.7 The HMR Pathfinder has produced projections up to 2011/12. These clearance projections include planned HMR, Private Finance Initiative and New Deal for Communities schemes, and have been used here. The HMR Pathfinder has provided revised projections for clearance that have been used in this calculation. In total, the projections show 829 dwellings being cleared from 2011/12 to 2015/16.

22.8 This equates to an annual average of 166 dwellings cleared per annum.

22.9 Over the five-year period from 2011/12 to 2015/16 and taking into account clearance Oldham needs to provide 2,465 dwellings.

Identifying sites that have the potential to deliver housing within the 5 year period.

22.10 The Housing Land Availability database was used to identify sites with the potential to deliver housing within the next five years. This database contains sites that have either been the subject of a planning application or have been allocated in the UDP. Sites with the following status were regarded as having potential to deliver housing in the next five years:

- Sites that have been granted planning permission for residential development and are under construction.
- Sites that have been granted planning permission but development has not yet commenced.
- Sites where planning committee is minded to approve an application subject to a S106 being signed.
- Sites that have been allocated for housing in the UDP.
- 'Other' sites, for example where planning permission has been granted, but this permission has now expired.

Assessing the deliverability of the sites

22.11 PPS3 states that to be considered deliverable, a site should be:

- Available: ie the site is available now;
- Suitable: ie offers a suitable location for development now and contribute to the creation of sustainable mixed communities; and
- Achievable: there is a reasonable prospect that housing will be delivered on the site within five years.

22.12 Each of the sites identified in section 2. (above) has been assessed against this criteria to determine deliverability. Generally speaking, sites with planning permission have been regarded as available (unless site specific information suggests otherwise), as have phase 1 housing allocations. Phase 2 housing allocations have not been regarded as available, though, as the intention is that they will only be brought forward when there is a shortfall in supply.

22.13 In terms of suitability, sites with planning permission and sites that have been allocated in the UDP have been regarded as suitable given that their suitability has been formally assessed through the planning system.

22.14 Turning to achievability, when available, information on expected start dates, delivery rates and completion dates for sites was used to determine how many dwellings on individual sites would form part of the five-year supply. Such information was taken from a wide range of sources, including information supporting planning applications, developer's websites, press releases, advertisements and project timetables for regeneration schemes.

22.15 For sites where this information was not available, a build out rate of 30 dwellings per annum has been used. Previously a build-out rate of 44 dwellings per annum has been used based on assessment of historic data. However, due to current market conditions a lower build-out rate of 30 dwellings per annum has been applied. The assumptions are summarised below, and the analysis summarised in Appendix M.

22.16 In relation to large sites developers and agents have been contacted where considered appropriate to obtain information regarding the deliverability of sites. This has been fed into the decision-making process for determining whether or not a site falls within the five-year supply. A number of schemes involving significant numbers of apartments have also been moved into the post five-year supply.

22.17 Note that in all cases, sites to be included or excluded from the 5-year supply on the basis of assumptions were assessed individually to determine if the assumptions were reasonable in light of specific circumstances. One particular site that has been treated based on individual circumstances (BoundaryPark) deserves special mention due to the scale of the proposed development. The scheme has approval for 693 dwellings, but the applicant has since publicly declared an intention to actually deliver a scheme involving around 350 dwellings. The residential element is part of a wider, phased development that is already underway. For the purposes of housing land supply, it has been assumed that the scheme will deliver 350 dwellings as opposed to the approved 693.

Sites Under Construction

22.18 All sites form part of the 5-year supply, subject to delivery rate. All dwellings on such sites fell within the five-year supply as at 1 April 2011. That is down to the fact that no site in this category included a number of dwellings that could not be built within five years, assuming a build out rate of 30 dwellings per year.

Sites where Planning Committee is Minded To Approve, subject to a S106

22.19 Sites that were the subject of repeat applications were excluded (sites with more than two applications involving unaltered schemes). Sites where committee was minded to approve an application subject to a S106, but the S106 had not been signed within 2 years were excluded from the 5-year supply. The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between committee being minded to approve such applications and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years.

Sites with Full Planning Permission

22.20 Sites that were the subject of repeat applications were excluded (sites with more than two applications relating to unaltered schemes). The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between full permission being granted and building commencing. This comparison determined

how many dwellings on a given site would be delivered within 5 years. Unless site specific information suggested otherwise, sites with less than 10 dwellings were assumed to be deliverable within 5 years.

UDP Phase 1 Housing Allocations

22.21 All sites in this category were assumed to be deliverable within 5 years.

UDP Phase 2 Housing Allocations

22.22 All sites in this category were excluded from the 5-year supply.

Other Sites

22.23 Sites with a status of 'Other' were excluded from the 5-year supply. The majority of dwellings in this category were on HMR sites that were granted planning permission, but subsequently had permissions quashed in the High Court. Planning permission has expired on the remainder of sites in this category.

23 Appendix M - Assumptions about build-out rates

Assumptions around Build-Out Rates

23.1 The assumptions on build out rates used to inform deliverability of housing sites in the five-year supply have been revised to take account of the reduced build-out rate of 30 dwellings per hectare.

1. Actual durations & delivery rates

23.2 The following rates / durations have been used to inform estimated delivery of houses on sites, and to assist in determining 'achievability' along with local knowledge regarding the circumstances of individual sites where appropriate. The assumed built-out rate may therefore vary depending on the specific circumstances of the site. All figures have been calculated from an analysis of all housing sites that comprised of 50 or more dwellings, and were completed between 01/04/2004 and 30/04/2007.

Average number of dwellings built per year (once construction has started): = 30

Proportion of houses on large sites that were delivered within 5 years of planning permission being granted: = 100%

Average number of days between committee being minded to approve application and a S106 obligation being signed: = 206 days

Average number of days between outline permission being granted and dwellings being commenced: = 334 days

Average number of days between full permission being granted and dwellings being commenced: = 110 days

2. Assumed build out rates for sites with 50 or more dwellings

23.3 Using the figures above, the maximum number of houses that can be delivered on large sites (50 or more houses) within 5 years can be assumed to be:

Table 43

Type of approval	Number of dwellings
Full Planning Permission Granted	141
Outline Permission Granted	123
Minded To Approve (subject to S106), Full Permission	123
Minded To Approve (subject to S106), Outline Permission	105

23.4 This level of delivery has been calculated as follows:

Full Planning Permission Granted:

- No plots will be commenced in first 110 days (0.3 of a year)
- In remainder of first year, there will be 21 dwellings completed (0.7 *30 dwellings)
- In years two to five, there will be 120 dwellings completed (4*30 dwellings)

Outline Planning Permission Granted:

- No plots will be commenced in first 334 days (0.9 of a year)
- In remainder of first year, there will be 3 dwellings completed (0.1 *44 dwellings)
- In years two to five, there will be 120 dwellings completed (4*44 dwellings)

Minded To Approve (subject to S106), Full Permission:

- No plots commenced in first 206 days (0.6 of a year) whilst S106 is signed
- No plots commenced in subsequent 110 days (0.3 of a year) following decision notice
- In remainder of first year, there will be 3 dwellings completed (0.1 *30 dwellings)
- In years two to five, there will be 120 dwellings completed (4*30 dwellings)

Minded To Approve (subject to S106), Outline Permission

- No plots commenced in first 206 days (0.6 of a year) whilst S106 is signed
- No plots commenced in subsequent 334 days (0.9 of a year) following decision notice
- In remainder of second year, there will be 15 dwellings completed (0.5 *30 dwellings)
- In years three to five, there will be 90 dwellings completed (3*30 dwellings)

3. Background on the sites

23.5 All housing sites that comprised of 50 or more dwellings, and were completed between 01/04/2004 and 30/04/2007 were included in the analysis. Only even sites met this criteria:

Completed sites included in the analysis

Table 44

Ref	Site	Dwellings
12	Land at Block Lane 81	81
2080	Land off Fields New Rd / Ramsey St, Chadderton (former Mona Mill)	133
2158	Blue Bell PH/Maple Squash Club, Broadway	57
22	Land off Claremont Street, Failsworth	63

Ref	Site	Dwellings
283	Land bounded by Ripponden Road, Northgate Lane & Glebe St	78
0034 (1)	Land off Underhill Road	117
288	Copthorne Park, Hollins Road	179

23.6 These sites all required Section 106 agreements to be signed; most were the subject of more than one planning application, and also required pre-development work to be carried out (eg remedial measures to tackle contamination, regrading of sites, demolition of buildings etc.).

24 Glossary

Brownfield Land (or Previously Developed Land)

'Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

'The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

'There is no presumption that land that is previously-developed is necessarily suitable for housing development not that the whole of the curtilage should be developed.'⁽¹⁾

Greenfield Land

Land that has not been previously developed (see above).

Net Dwelling Density

'Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.'⁽²⁾

Net of Clearance

The housing requirement set out in RSS and the UDP represents the net level of building - i.e it represents the required increase in housing stock after allowing for the replacement of cleared dwellings.

Past Performance

Whilst RSS has only been published recently the housing requirement figure is effective from 2003. There is therefore a need to take account of past performance since 2003 to ensure that the overall housing requirement is delivered.

1 Annex B: Definitions, Planning Policy Statement 3 on Housing, CLG, 2006.

2 Annex B: Definitions, Planning Policy Statement 3 on Housing, CLG, 2006.