

Oldham Local Development Framework

Annual Monitoring Report

Appendix 10

**Strategic Housing Land Availability
Assessment as at 1 April 2010**

December 2009

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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 based 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 assessment. And updated 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 were not identified at the time of the assessment. Likewise some constraints may no longer be applicable.
- The capacity and density identified on the site either relates to the number of dwellings granted through planning permission or are based on a indicative assessment using the existing density thresholds set out within the current planning policy framework or information contained within relevant masterplans / local knowledge. They are indicative 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 2009. In accordance with national guidance completions and clearance have, however, been forecasted for 2009/10, to provide a baseline for the housing land supply of 1 April 2010. 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 study will be updated on an annual basis to link into housing land monitoring and preparation of the councils Annual Monitoring Report (AMR).

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 your comments 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 document. If we receive supporting documents containing email addresses, 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 requirements set out in the Regional Spatial Strategy (RSS).
- 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 draft SHLAA was published in March 2009 for consultation. 17 representations were received and the comments have been fed into this review of the SHLAA, which now presents the position of the borough's housing land supply as at 1 April 2010. The SHLAA has been incorporated into the council's AMR for 2008/09.
- 2.5** The Housing Land Availability Database has a base date of 1 April 2009. In accordance with national guidance completions and clearance have, however, been forecasted for 2009/10, to provide a baseline for the housing land supply of 1 April 2010.
- 2.6** RSS sets Oldham's annual average rate of housing provision (net of clearance) at 289 dwellings.
- 2.7** Taking into account RSS, past performance and clearance the borough's annual housing requirement from 2010/11 to 2025/26 is 411, which totals 6,583 dwellings.
- 2.8** The SHLAA identifies a potential housing land supply of 10,937 dwellings.
- 2.9** The SHLAA, therefore, contains significantly more dwellings (10,937) compared to the level of housing provision required across the period 2009/10 to 2025/26 (6,583). This is about 1.6 times that required during the period.
- 2.10** It is assumed, however, 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 2010/11 equals a period of 21 years. Taking into account clearance (up to 2025/06), which is 1,846, and past under performance (from 2003/04 to 2009/10), which is 113 (1,910 – 2,023) the potential housing land supply therefore has the capacity to deliver **428 dwellings per annum (net)** during the period 2010/11 to 2030/31 (10,937 - 1,959 / 21).

Table 1 RSS requirement and draft SHLAA Potential Housing Land Supply (based on period 2010/11 to 2030/31)

RSS Housing Requirement		Draft SHLAA Potential Housing Land Supply	
	Annual		Annual
RSS requirement	289	SHLAA Potential Housing Land Supply	521

RSS Housing Requirement		Draft SHLAA Potential Housing Land Supply	
Requirement taking into account clearance and past performance	382	Supply minus clearance and past performance	428

- 2.11** The potential housing land supply identified in the SHLAA therefore allows the borough some degree of 'flexibility' should there be any changes in circumstances such as changes to RSS housing provision figures or to contribute towards the Greater Manchester New Growth Point.
- 2.12** Analysis of the potential housing land supply identified in the SHLAA shows that approximately 60% lies in West and East Oldham. This reflects that much of this area falls within the Oldham and Rochdale Housing Market Renewal Pathfinder (HMR) area and includes many of the borough's regeneration initiatives including Alt, Sholver, Werneth, Derker, and Hathershaw and Fitton Hill, as well as those in Oldham Town Centre.

3 Abbreviations

AMR - Annual Monitoring Report

AGMA - Association of Greater Manchester Authorities

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

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

4NW - North West Regional Assembly

GF - Greenfield (undeveloped land)

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 (and

PEZ - Primary Employment Zone

PEZS - Primary Employment Zone Survey

PP – Planning Permission

PPS3 - Planning Policy Statement 3 on Housing

RSS - Regional Spatial Strategy for the North West, September 2008

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

UDP – Oldham Metropolitan Borough Unitary Development Plan, July 2006

UPS - 2005 draft Urban Potential Study

UU – United Utilities

4 Introduction

- 4.1** 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).
- 4.2** 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.
- 4.3** The primary role of the SHLAA is to:
- Identify sites with potential for housing;
 - Assess their housing potential; and
 - Assess when they are likely to be developed.
- 4.4** The 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.
- 4.5** The SHLAA will:
- Identify land suitable for housing and inform the establishment of a 15 year housing land supply from the anticipated adoption of the Core Strategy (2010/11) to 2025/06 and beyond where appropriate;
 - Provide a robust evidence base to guide preparation of the Core Strategy and the Site Allocations Development Plan Document;
 - Provide more certainty to house builders by identifying a range of sites with potential for housing; and
 - 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.
- 4.6** The council has reviewed Oldham's draft SHLAA and this report provides a summary of Oldham's SHLAA as at 1 April 2010.
- 4.7** 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:
1. 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 2008/09;
 2. Take into account comments received on the draft SHLAA when published in March 2009;
 3. Consider any changes to the circumstances of sites identified as part of the draft SHLAA, such as phasing, capacity, density assumptions and whether they are still considered developable for residential development; and
 4. Add any new sites that the council may consider appropriate.

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- 4.8** In undertaking the review of the SHLAA the council has also considered the impact of the current 'slow down' of the housing market. This is clearly having an immediate impact on the delivery of new housing and the number of completions coming forward, however, given that the SHLAA looks over such a long time frame it is likely that this will cover a number of peaks and troughs in the state of the housing market. Therefore, in terms of assessing the viability of sites, this assessment has sought to consider more average market conditions in order to balance these out.
- 4.9** The SHLAA will also form part of the evidence base for identifying potential sites for Gypsy and Traveller Accommodation as part of the Site Allocations DPD.
- 4.10** 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.
- 4.11** 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** PPS3 requires local planning authorities to undertake SHLAA's to ensure that the local planning system is able to deliver a flexible and responsive supply of land to meet housing requirements. To support the preparation of SHLAA's, the Department for Communities and Local Government (CLG) have produced Practice Guidance. The use of the standard methodology contained within the CLG's Practice Guidance is strongly recommended as 'it will ensure the findings are robust and transparently prepared' ⁽¹⁾. The methodology for the assessment follows the CLG's Practice Guidance and is set out in Section 6 and Appendix B of this report.
- 5.2** A key objective of PPS3 is also that local planning authorities 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

- 5.3** The future housing requirements for Oldham are defined within Regional Spatial Strategy for North West (RSS). RSS sets Oldham's annual average rate of housing provision (net of clearance) at 289 dwellings. This equates to a total housing provision (net of clearance) for the period 2003 to 2021 of 5,200 dwellings.
- 5.4** RSS policy L4 requires local authorities to monitor and manage the availability of land to ensure that housing provision requirements are achieved. In doing so local authorities are expected to use the results of up to date SHLAA's to inform the allocation of, and development management decisions upon, specific sites.
- 5.5** RSS also sets out an indicative target of at least 80% of housing provision to be on brownfield land and buildings.

Sub-Regional Context

- 5.6** A Greater Manchester Strategic Housing Market Assessment (SHMA) has been prepared, led by the Association of Greater Manchester Authorities (AGMA, 2008). For the purposes of the SHMA Greater Manchester has been split into four housing market areas. Oldham is within the North East Housing Market Area (HMA) with Rochdale, Tameside and parts of Manchester. The SHMA looks at future housing need and demand, and along with the SHLAA will provide an important part of the evidence base for preparation of the LDF.

Local Context

- 5.7** There are a number of regeneration and master planning initiatives that have implications for land supply within the borough. These include:
- Development proposals within the Housing Market Renewal (HMR) area 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;

1 Paragraph 15, Strategic Housing Land Availability Assessment, Practice Guidance (CLG)

-
- Hathershaw and Fitton Hill New Deal for Communities (NDC) where there are a number of key sites identified for residential development, 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 local town centres - Shaw, Royton and Chadderton.

6 Key changes made since the draft Strategic Housing Land Availability Assessment

Consultation

- 6.1** The draft SHLAA was published in March 2009 providing an opportunity for stakeholders to comment on the assumptions and methodology, the potential housing land supply and the draft findings. 17 representations were received on the SHLAA providing a wide-ranging number of comments, relating to:
1. The identification of sites as part of the potential housing land supply and the density, capacity and phasing assumptions applied to them.
 2. Sites that were discounted.
 3. Submission of new sites for inclusion within the potential housing land supply.
 4. Future engagement with United Utilities.
 5. Inclusion of a criterion on Surface Coal Resource Data provided by the Coal Authority.
 6. The spatial distribution of sites identified as part of the potential housing land supply, particularly in relation to the focus on existing urban areas, including Oldham Town Centre, which are unlikely to attract a wide range of house types and sizes. It is felt that additional potential housing sites should be found outside town centre and inner areas of the borough to provide a wider range of choice.
 7. The need to adopt a realistic approach to the apartment market and density assumptions.
 8. Concerns regarding the deliverability and developability of sites identified as part of the potential housing land supply, including the five-year supply, which contains a large proportion of developments comprising flats.
 9. The need for greater stakeholder and commercial advisor involvement to obtain a more accurate view as to whether individual housing opportunity sites are deliverable and developable, particularly in relation to the desktop review and site survey.
 10. Concerns regarding assumptions used in the SHLAA, including the exclusion of sites as a consequence of existing development plan policies designed to constrain development.
 11. The need for further explanation and justification regarding the identification of broad locations in Alt and Sholver.
- 6.2** A detailed schedule of comments received on the draft SHLAA and the council's response can be found in Appendix C.

Apartments

- 6.3** It is clear, from anecdotal evidence, informal discussions and comments submitted as part of the SHLAA consultation, that there are issues regarding the deliverability of many of the apartment schemes that fall within the five-year supply. In order to be more realistic regarding the delivery of new housing over the next five-years the council has moved a number of the schemes involving significant numbers of unstarted apartments into the post five-year housing land supply. This includes the following schemes:
1. Anchor Mill, Daisy Street, Oldham
 2. 53-55 King Street, Oldham
 3. Oldham NHS Trust, Westhulme Avenue, Oldham
 4. North Bank, Failsworth District Centre, Oldham
 5. Thornham Mill, Oozewood Road, Royton

6. 169 Union Street, Oldham
7. Bank Mill, Huxley Street, Oldham
8. Land at Acorn Mill, Mellor Street/ Acorn Street
9. Hartford Mill / Land of Milne Street and Edward Street, Werneth

- 6.4** Removing these sites from the five-year supply has inevitably affected the supply of deliverable housing land in the borough. The council's housing land availability database identifies a future housing land supply of 5,158 dwellings, based on sites under-construction, with planning permission, minded to approve subject to the signing of a section 106, remaining phase 1 and phase 2 UDP housing allocations and 'others', such as those where planning permission has expired. Out of these, 3,212 dwellings are considered to form the deliverable five year housing land supply, representing a 5.9 years supply. The five-year supply is therefore less than that available in 2007/08, which was 3,866, however the overall supply identified within the council's housing land database remains largely the same.
- 6.5** The council's housing land availability database includes information on the type and size of around 3,700 dwellings that may fall within the five-year or post five-year supply and form part of the 5,158 dwellings referred to above. Just over half (1,901 or 50.7%) of the 3,700 dwellings are flats, comprised of primarily one and two bed properties. However, given that not all of these fall within the five year deliverable housing land supply, the council does not consider that this impinges on the deliverability of the five-year supply.

Spatial distribution and assumptions relating to density, capacity and phasing

- 6.6** A key consideration for the SHLAA review has been the need to ensure a continued focus on regeneration given the wide range of initiatives underway and planned within the borough over the next 15 years and beyond. Comments received on the draft SHLAA have criticised the spatial distribution of the potential housing land supply and the council's focus on existing urban areas, which are considered 'unlikely to attract a wide range of house types and sizes'. In response to the comments received the council has revisited its assumptions regarding the density, capacity and phasing of sites contained within the potential housing land supply where appropriate. However, the focus for new residential development remains maximising the re-use of the brownfield land, in line with national and regional planning guidance and the delivery of sites within regeneration areas, to support the borough's regeneration objectives and the residential hierarchy set out in the council's emerging Core Strategy.
- 6.7** Many of the sites identified in and around Oldham Town Centre have now been moved into the 11 to 15 year phase recognising that whilst residential development remains an aspiration for this area, it may, in some cases, be more long-term, particularly given the current market conditions. The density and capacity assumptions have also been amended, reflecting that the aspiration is to encourage a mix of high quality residential developments including accommodation suitable for families within Oldham Town Centre, not just high density apartments.
- 6.8** The density and capacity assumptions used within the SHLAA continue to be based on the council's density standards set out in the Unitary Development Plan (UDP). Unless, that is, there are particular circumstances that justify an alternative density / capacity assumption, including site constraints affecting the developable area or whether the residential element would form part of a mixed-use scheme. Nevertheless it should be noted that these are indicative density and capacity assumptions and may be subject to change. In particular there will be a need to ensure that any residential

development contributes to the creation of a housing market that is balanced and sustainable, through incorporating a mix of house types and sizes. Consideration will need to be given to local evidence on housing need and demand within the borough, including the Greater Manchester SHMA and Oldham's Housing Needs and Demands Study (HNDS). For example, evidence at present suggests there is an over-riding need for larger family accommodation comprising three and four plus bedroom properties, particularly within the regeneration areas.

Specific site changes

6.9 Comments were received on a number of sites already identified within the draft SHLAA as part of the potential housing land supply or within the list of discounted sites, as a result of which there have been a number of changes to the boundaries, capacity, density, phasing assumptions and developability relating to specific sites. One site, land off Craven Street (Coldhurst), has been moved from the discounted sites list to the potential housing land supply as a result of comments received to the draft SHLAA.

6.10 Of new sites put forward as part of the consultation:

- One new site has been identified as part of the potential housing land supply (Osbourne Mill in Coldhurst);
- One site (former Co-operative building at junction of Manchester Road and Friezland Lane, Greenfield) is already included in the potential housing land supply as part of the 'other' category; and
- Two sites have been discounted at this stage due to their location within the Green Belt.

6.11 Discussions with colleagues have also led to the identification of a number of new sites, as well as a number of sites previously identified within the potential housing land supply now being discounted and vice versa. These include:

- Chadderton Mill - previously discounted now identified in the potential housing land supply;
- Foxdenton Strategic Site - boundary amended to include OPOL 3, which was previously discounted, in line with the strategic site proposed in the emerging Core Strategy;
- Land at Hawthorn Road, Hollinwood - new site;
- New Barn Road, Fitton Hill - previously discounted now identified in the potential housing land supply;
- Land at Thorp Road, Royton - previously discounted now identified in the potential housing land supply;
- Southlink Business Park, Oldham - previously identified in the potential housing land supply now discounted;
- Land at Oldham Way, Mumps - previously identified in the potential housing land supply now discounted;
- Cardinal Suite Social Club, Bartlam Place; Oldham - previously identified in the potential housing land supply now discounted;
- Kickabout area at junction of Horsedge Street and Rock Street, Oldham - previously identified in the potential housing land supply now discounted;
- Social Services Training Centre, Rock Street, Oldham - previously identified in the potential housing land supply now discounted; and
- Land below residential properties on Wallshaw Street, Oldham - previously identified in the potential housing land supply now discounted.

Broad locations

- 6.12** The council still consider it appropriate and justified to identify two broad locations as part of the potential housing land supply at Alt and Sholver. Further information regarding these broad locations is provided in Section 9 of this report.

Oldham Strategic Flood Risk Assessment

- 6.13** Planning Policy Statement 25 (PPS25) on Flooding and its Practice Guidance requires local authority planners to demonstrate that a risk based, sequential approach has been applied in preparing development plans, achieved through undertaking the necessary Sequential and Exception Tests.
- 6.14** At the time of updating the draft SHLAA an Oldham Strategic Flood Risk Assessment (SFRA) was being prepared, linking in to work done across Greater Manchester (the Greater Manchester Level 1 SFRA) and also the Bury Rochdale and Oldham SFRA (BRO SFRA) (which includes the Beal Valley).
- 6.15** When allocating sites, including those for residential development, careful consideration will therefore need to be given to the findings of the Oldham SFRA and the completion of the Sequential and Exceptions Tests as appropriate.
- 6.16** Given the importance of flood risk in relation to the developability of sites the opportunity has, however, also been taken to review the draft findings of the Oldham SFRA and to consider their general implications for sites identified in the SHLAA and the potential housing land supply.
- 6.17** Residential dwellings are defined within PPS25 as being 'more vulnerable' whilst caravans and basement dwellings are defined as being 'highly vulnerable'. The 'flood risk vulnerability and flood risk compatibility' table in PPS25 shows that 'more vulnerable' uses are acceptable in flood zones 1 and 2 and in flood zone 3a where the Exception Test has been passed. Such uses are not permitted in flood zone 3b. 'Highly vulnerable' uses are acceptable in flood zone 1 and in flood zone 2 where the Exception Test has been passed. 'Highly vulnerable' uses are not permitted in flood zones 3a or 3b.
- 6.18** The draft SHLAA, updated to include changes to the five-year deliverable housing land supply as at 1 April 2010, was fed into the Oldham SFRA. This has resulted in 899 SHLAA sites being considered as part of the preparation of the Oldham SFRA and these are shown in the Sequential Test Site Schedule accompanying the Volume II report. This list of SHLAA sites included those within the planning system, new sites identified with potential for residential development and those sites that have been discounted.
- 6.19** The Sequential Test Site Schedule has been reviewed to identify those SHLAA sites assessed as part of the Oldham SFRA falling, either in or whole or part, within flood zones 3a and 3b. The vast majority of SHLAA sites fall within flood zones 1 and 2, however, 1.44% of the sites fall in flood zone 3a and 4.89% of sites fall in flood zone 3b. Many of the sites identified as falling within flood zones 3a and 3b are subject to existing planning permission for residential development or have been discounted at this stage. Tables 2 and 3 show the potential sites identified through the SHLAA that fall within flood zones 3a and 3b, and the implications of the Oldham SFRA on the developability of the site.

Table 3 Potential housing sites falling within flood zone 3a

SHLAA Ref No	Location	Implications
190	Site at corner of Chapel Land and Middleton Road	Retain at present subject to further investigation regarding flood risk.

Table 4 Potential housing sites falling within flood zone 3b

SHLAA Ref No	Location	Implications
1024	Land to the rear of Saddleworth Business Park (0.13% of site within Flood Zone 3b and 15.25% of site within Flood Zone 3a)	Site forms part of a mixed-use allocation within the UDP (M2). The site is therefore retained within the SHLAA however the area falling within Flood Zone 3b would need to be removed from the developable area as part of the overall layout. The Exception Test would also need to be passed as site fall within Flood Zone 3b.
89	Robert Fletcher, Chew Valley Road (0.29% of site within Flood Zone 3b and 0.44% of site within Flood Zone 3a)	Site is allocated a 'Major Developed Site in the Green Belt' within the UDP and residential element is a very small component in line with UDP policy. The site is therefore retained within the SHLAA however the area falling within Flood Zone 3b would need to be removed from the developable area as part of the overall layout. The Exception Test would also need to be passed as the site falls within Flood Zone 3b.
1005	P & S Commercials, Mosshey Street, Shaw (3.22% of site in Flood Zone 3b)	Retain at present subject to further investigation regarding flood risk.
1006	Sanderson Brothers Commercials, Mosshey Street, Shaw (1.13% of site in Flood Zone 3b and 0.58% of site within Flood Zone 3a)	Retain at present subject to further investigation regarding flood risk.
1014	Ivon Kershaw Land, Mosshey Street, Shaw (2.82% of site within Flood Zone 3b and 0.08% of site within Flood Zone 3a)	Retain at present subject to further investigation regarding flood risk.
880	Foxdenton Strategic Site, Chadderton (9.76% of site within Flood Zone 3b and 1.39% of site within Flood Zone 3a)	Proposed as a strategic site within the Core Strategy. Area at risk of flooding falls within that part of the site currently designated as OPOL3. The indicative capacity identified in the SHLAA is based on 15% of that part of the site currently designated as LRFD, reflecting the issues around the suitability of the OPOL3 for residential development. The site is therefore retained within the SHLAA. Exception Test would also need to be passed as site fall within Flood Zone 3b.

SHLAA Ref No	Location	Implications
196	Nether Hey Farm, Holden Fold Lane, Royton (2.40% of site within Flood Zone 3b and 19.42% of site within Flood Zone 3a).	Retain at present subject to further investigation regarding flood risk.

6.20 The draft findings of the Oldham SFRA indicate that the risk of fluvial flooding is relatively limited, however, there are issues with regards to other sources of flooding including surface water. The Oldham SFRA therefore looks at surface water flooding vulnerability and the findings of this are shown in the Sequential Test Site Schedule. A site falling within Flood Zones 1 and 2 may still be vulnerable to surface water flooding and may therefore require the need for the Exception Test to be passed.

6.21 Upon completion of the Oldham SFRA details regarding flood risk will be updated in the SHLAA database.

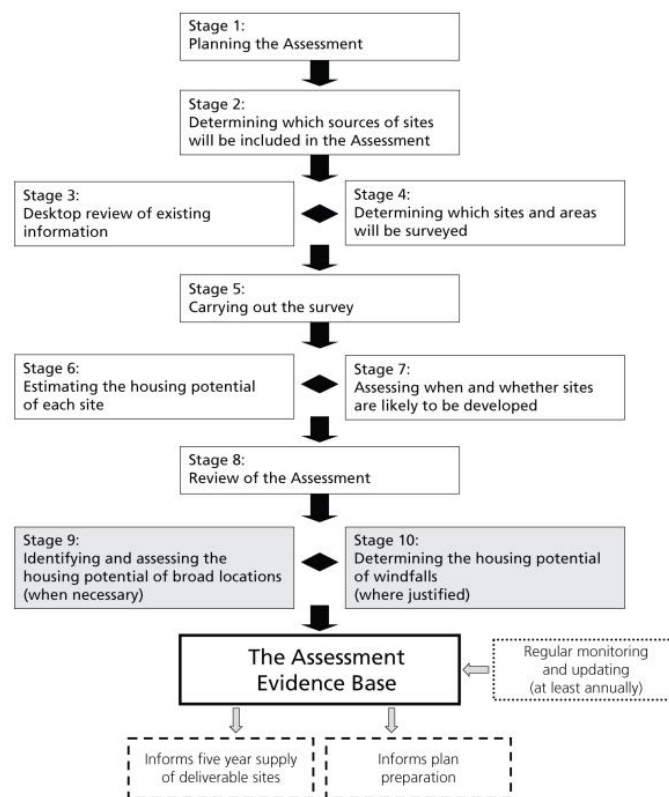
Surface Coal Resource Data

6.22 Following comments received on the draft SHLAA from the Coal Authority a criterion has been added to the SHLAA database regarding whether or not the site falls within a Surface Coal Resource Area. This information will be completed for all existing and future sites entered within the SHLAA database.

7 Methodology

- 7.1** The draft SHLAA has provided the baseline position for this review and it followed the methodology set out within the Practice Guidance which advocates a ten stage process (as shown in the diagram below). Full details of the methodology can be found in Appendix B.
- 7.2** 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 independent examination.

Figure 1 PPS3 Methodology



- 7.3** Appendix A shows how the core outputs and process checklist set out within the Practice Guidance have been met through this assessment.
- 7.4** Paragraph 9 of the SHLAA Practice Guidance emphasises that the assessment 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, this includes progress regarding sites under-construction and with planning permission, new planning applications submitted, progress regarding moving constraints on development, unforeseen constraints that may have emerged and how the windfall allowance (where justified) is coming forward.
- 7.6** In preparing the SHLAA as at 1 April 2010 the council has therefore updated the baseline position and reviewed through the potential housing land supply identified in the draft SHLAA through focusing on the following sources of information:

1. The Housing Land Availability Database, which has been assessed to identify new permissions, starts and completions that have taken place during 2008/09 so as to provide an up to date five-year deliverable housing land supply which has been incorporated into the SHLAA.
2. The National Land Use Database, which has been assessed to identify new sites that may have been added to the database during 2008/09 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 submitted as part of the draft SHLAA and Preferred Options for the Core Strategy consultation conducted in Spring 2009.
5. Sub-regional and local Strategic Flood Risk Assessments (SFRA). A Greater Manchester Level 1 SFRA has been produced on behalf of AGMA and a level two study for Bury, Rochdale and Oldham (BRO SFRA) is complete. The BRO SFRA looks at the Beal Valley in Oldham. The Oldham SFRA is being prepared and further details of this piece of work are provided in Section 7.
6. Transport Modelling Study. Across Greater Manchester a piece of work is currently being undertaken looking at the implications of development proposed by the ten authorities through their LDFs on transport within the sub-region. Upon completion of this work the findings will be fed into the SHLAA as appropriate.

7.7 Internal consultation with members of the SHLAA project group (including Housing Strategy, Development Control, 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 (for example, in relation to density, capacity, phasing and timescale assumptions).

8 Review of Assessment

8.1 The findings of the SHLAA as at 1 April 2010 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 lapsed 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 Government guidance requires local planning authorities to be forward looking and forecast completions during 2009/10 to produce a five-year supply as at 1 April 2010.

8.5 The information below is based on the council's housing land availability database as at 1 April 2009 but takes into account completions and clearance that are forecast to take place during 2009/10. It is projected that during 2009/10 there will be 362 completions and 104 properties lost as a result of clearance, providing 258 net additional dwellings. Those sites that form part of the completions forecast are still shown in the site schedules attached in the appendices however a null figure has been provided where it means the site will be complete or the future supply from a site has been adjusted accordingly. Where such adjustments have been made this is highlighted in the comments column in the site schedule. 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 supply as part of a future review.

8.6 With regards to sites within the planning system assumptions have been made on the deliverability and build-out rates to inform identification of the five-year deliverable housing land supply. Details of the methodology used to identify the five-year supply can be found in Appendix M. Details of the council's assumptions on build-out rates can be found in Appendix N.

Sites Under-Construction

8.7 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 5 Sites under construction

Availability	Site Area (hectares)	Dwellings Outstanding and Under-Construction	Number of Sites
< 5 years	28.02	682	96
6 to 10 years	0	0	0
11 to 15 years	0	0	0
16 + years	0	0	0
Total	28.02	682	96

8.8 Table 5 shows that there are 682 dwellings available on 96 sites under construction as at 1 April 2010. All of these sites are considered deliverable within the five-year supply. Whilst the number of sites is broadly the same the number of dwellings under-construction has fallen since the previous SHLAA, when there were 1,150 under-construction as at 1 April 2009.

8.9 Included within this figure are a number of sites where construction has currently stalled but which are still considered deliverable as part of the five-year housing land supply. These sites are listed below and account for 209 dwellings:

- 1 Conduit Street, Moorside;
- 37 & 39 Park Street, Royton;
- Land adjacent to 124 Oldham Road;
- Land at Birches, near Birches Parade, Holts, OL4 5PZ;
- Lumb Mill, Huddersfield Road, Delph;
- Site of Cardinal Street Motors, Cardinal Street, Oldham;
- The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham

8.10 The site schedule setting out sites under-construction can be found at Appendix E.

Sites with Planning Permission

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

Table 6 Sites with Planning Permission

Availability	Site Area (hectares)	Capacity	Number of Sites
< 5 years	38.73	1937	186 ⁽¹⁾
6 to 10 years	18.37	1007	14
11 to 15 years	0	0	0
16 + years	0	0	0
Total	57.10	2,944	200

8.12 Table 6 shows that there are 2,944 dwellings on 200 sites with outline or full planning permission as at 1 April 2010. 1,937 of these are considered deliverable as part of the five-year supply, whilst 1007 are identified within years 6 to 10. The 186 sites deliverable within the five-year housing land supply include two large sites that due to the assumptions around build-out rate are split between the five-year supply and the 6 to 10 years. Dwelling numbers have split accordingly however the site has been included in the five-year supply category. These sites are Boundary Park, Futherwood Road, Oldham and land bounded by St. Mary's Way, Egerton St., Horsedale St., Mackintosh Way.

8.13 The total number of dwellings available through sites with planning permission is similar to the previous SHLAA, however the actual proportion that falls within the five-year supply is considerably less. This is due to the fact that a number of sites have been removed from the five-year supply

1 This figure includes the Boundary Park planning application, however the build out rate assumptions applied means that the capacity is split with 200 dwellings to be delivered in the five-year supply and 150 dwellings to be delivered in the post-five year supply. This area of the site has been divided across the two period.

due to concerns around their deliverability. In addition to those where the capacity has been apportioned between the five-year supply and years 6 to 10 due to the council's build-out rate these include:

1. 53 - 55 King Street, Oldham;
2. Anchor Mill, Daisy Street, Oldham;
3. Oldham NHS Trust, Westhulme Avenue, Oldham;
4. North Bank, Failsworth District Centre, Oldham Road, Failsworth;
5. Thornham Mill, Oozewood Road, Royton;
6. Land at Acorn Mill, Mellor Street/ Acorn Street;
7. 169 Union Street, Oldham;
8. Bank Mill, Huxley Street, Oldham; and
9. Hartford Mill, Edward St.

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

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 7 Sites subject to a Section 106 Agreement

Availability	Site Area (ha)	Capacity	Number of Sites
< 5 years	6.14	275	8
6 to 10 years	1.21	35	4
11 to 15 years	0	0	0
16 + years	0	0	0
Total	7.35	310	12

8.16 Table 7 shows that there were 310 dwellings on 12 sites subject to the agreement of a Section 106, 88.7% of which are considered deliverable as part of the five-year housing land supply.

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

Others

8.18 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 that may be awaiting the findings of a legal challenge, for example.

Table 8 Others

Availability	Site Area (ha)	Capacity	Number of Sites
< 5 years	1.72	80	1
6 to 10 years	7.42	369	10

Availability	Site Area (ha)	Capacity	Number of Sites
11 to 15 years	3.11	87	22
16 + years	0	0	0
Total	12.25	536	33

8.19 Table 8 shows that there are 33 other sites providing 536 dwellings. Only one of the sites – the Derker Station Site, providing 80 dwellings – is considered deliverable as part of the five-year housing land supply. The majority (68.8%) of dwellings are considered developable within years 6 to 10. These include those that fall within the Derker HMR area and which have been subject to a CPO Inquiry. Whilst at this stage they remain part of post-five-year supply given recent events regarding the CPO it is likely that they will start to come forward and may form part of the five-year supply when prepared as part of the next SHLAA review.

8.20 The site schedule setting out other sites can be found at Appendix H.

Housing Allocations

8.21 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 9 Allocations

Availability	Site Area (hectares)	Capacity	Number of Sites
< 5 years	8.27	238	10
6 to 10 years	0	0	0
11 to 15 years	0	0	0
16 + years	12.95	448	8
Total	21.22	686	18

8.22 Table 9 shows that there are ten phase 1 housing allocations remaining providing a capacity of 238 dwellings that are considered deliverable as part of the five-year housing land supply. This is a slight increase on the draft SHLAA due to the fact that planning permission has expired for residential development on Springhey Mill. These also include sites where parts have been developed – Sandy Mill, Royton and Rose Mill, Coalshaw Green Road. Table 9 also shows that there are eight sites allocated for Phase 2 housing providing a capacity of 448 dwellings developable in the long term as part of potential housing land supply.

8.23 It is considered appropriate to continue to identify remaining UDP allocations as part of the potential housing land supply as 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.

8.24 The site schedule setting out remaining housing allocations can be found at Appendix I.

Potential Housing Sites

8.25 This section includes those sites have been identified through the SHLAA as having some potential for residential development in the future but do not have any current planning commitments. They have been identified through an assessment of the various datasets listed in Table 2, including the draft 2005 Urban Potential Study (UPS), National Land Use Database (NLUD), Derelict, Underused and Neglected Land Survey (DUN) and the draft Employment Land Review and as a result of consultation on the draft SHLAA.

Table 10 Potential Housing Sites

Availability	Site Area (ha)	Capacity	Number of Sites
< 5 years	0	0	0
6 to 10 years	131	3,078	91
11 to 15 years	52	1,547	45
16 + years	11	317	9
Total	194	4,942	145

8.26 Table 10 shows that there is significant housing potential for 4,942 dwellings on 145 sites. It is estimated that these sites will come forward at various stages during the lifetime of the LDF and beyond.

8.27 The number of dwellings has reduced since the previous SHLAA due to changes that have been made to capacity, density and phasing assumptions. As part of the review of the SHLAA a number of sites previously identified as having potential have also now been discounted at this stage. This include sites within the Oldham Town Centre, such as:

1. The Cardinal Suite Social Club, Bartlam Place, Oldham – now in use as a drug and alcohol centre;
2. Kickabout area at junction of Horsedge Street and Rock Street, Oldham -no longer available as to be linked to Lads and Girls club;
3. Social Services Training Centre, Rock Street, Oldham – no longer available for residential development and recently undergone improvement;
4. Land below residential properties on Wallshaw Street, Oldham – no longer considered suitable for residential development as forms part of amenity open space for existing residential area;
5. Library, Union Street, Oldham - no longer considered suitable for residential development; and
6. Land at Oldham Way Mumps and land at Southlink Business Park, Oldham – no longer considered suitable for residential development due to Metrolink proposals.

8.28 The site schedules setting out the potential housing sites by ward can be found at Appendix J and maps showing the site locations by ward are provided in Appendix K.

Discounted sites

8.29 Appendix L sets out sites that have been discounted at this stage as not being appropriate for residential development. An explanation is provided regarding why they are not considered appropriate. Sites have been discounted for various reasons including site constraints such as physical and policy limitations, local character, surrounding uses, developability, where they are more suited to other uses and location within the Green Belt.

8.30 It should be noted that just because a site appears within the Discounted Site List, at this stage, this 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

8.31 Table 11 provides a summary of the potential housing land supply. It shows that there is the potential to accommodate just over 10,000 dwellings on sites within the borough over the next 15 years and beyond.

Table 11 Summary of Potential Housing Land Supply

Source	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total
Sites under construction	682	0	0	0	682
Sites with planning permission	1937	1007	0	0	2944
Sites where committee is minded to approve an application, subject to S106 being signed	275	35	0	0	310
Phase 1 housing sites in UDP	238	0	0	0	238
Phase 2 housing sites in UDP	0	0		448	448
Other sites	80	369	87	0	536
Potential	0	3078	1547	317	4942
Total	3212	4489	1634	765	10100

8.32 Table 12 provides a ward by ward breakdown of the potential housing land supply shown above.

Table 12 Potential Housing Land Supply by Ward

Ward	Area (ha)	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total
Alexandra	13.38	34	152	40	49	275
Chadderton Central	70.37	236	299	305	40	880
Chadderton North	6.89	16	104	33	0	153
Chadderton South	3.05	93	74	0	0	167

Ward	Area (ha)	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total
Coldhurst	23.32	196	734	128	10	1068
Crompton	0.30	30	1	13	0	44
Failsworth East	8.95	42	226	0	78	346
Failsworth West	6.49	111	224	28	10	373
Hollinwood	11.04	46	143	114	78	381
Medlock Vale	27.97	409	462	145	18	1034
Royton North	9.66	48	102	15	39	204
Royton South	10.13	142	184	56	12	414
Saddleworth North	16.97	310	30	5	19	364
Saddleworth South	14.16	241	55	22	0	318
Saddleworth West & Lees	10.53	99	24	1	248	372
Shaw	7.99	45	119	124	18	306
St James	26.50	155	604	177	101	1037
St Marys	19.10	338	429	371	0	1138
Waterhead	12.44	185	188	0	45	418
Werneth	20.71	436	315	57	0	808
Total	319.95	3212	4489	1634	765	10100

8.33 The potential housing land supply identified above indicates that there is sufficient to meet the needs of the borough's housing requirements.

8.34 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 should be seen as able to come forward.

8.35 Despite the identification of sufficient potential housing land supply to meet the borough's housing requirements it has also been considered necessary to identify two broad locations of new housing development, further details of which are provided below.

Broad Locations

8.36 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.

8.37 Where broad locations are identified the Practice Guidance states that estimates of housing potential should be developed having regard to:

- Any evidence underpinning the Regional Spatial Strategy;
- The nature and scale of potential opportunities within the broad location; and
- Market conditions.

8.38 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 2010.

Alt Regeneration Area

8.39 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.

8.40 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 165 dwellings. In order to account for the remaining 385 dwellings that are proposed the wider draft masterplan area has been identified as a broad location (see Appendix J for plan).

Sholver Regeneration Area

8.41 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.

8.42 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 plan).

8.43 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.

8.44 Inclusion of the Alt and Sholver Regeneration Areas as broad locations increases the potential housing land supply as follows:

Table 13 Summary of Potential Housing Land Supply including Broad Locations

Source	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total
Sites under construction	682	0	0	0	682
Sites with planning permission	1937	1007	0	0	2944

Source	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total
Sites where committee is minded to approve an application, subject to S106 being signed	275	35	0	0	310
Phase 1 housing sites in UDP	238	0	0	0	238
Phase 2 housing sites in UDP	0	0	0	448	448
Other sites	80	369	87	0	536
Potential	0	3078	1547	317	4942
Potential Broad Locations (Alt and Sholver Regeneration Areas)	0	279	279	279	837
Total	3212	4768	1913	1044	10937

Windfalls

- 8.45** PPS3 clearly states that the supply of land for housing should be based upon specific sites, and where necessary, broad locations.
- 8.46** 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.
- 8.47** The council, however, recognise that windfall sites may come forward and propose to set out it's 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 housing requirement set out in RSS.
- 9.2** RSS sets Oldham's annual average rate of housing provision (net of clearance) at 289 dwellings. This equates to a total housing provision of 5,200 dwellings (net of clearance) for the RSS period, which is 2003-2021.
- 9.3** Local authorities are required to identify sufficient land supply to meet the housing provision set out within RSS over their plan period. The plan period for Oldham is 2010/11 to 2025/26. Based on the RSS requirement of 289 dwellings per annum there is therefore a requirement to provide for 4,624 dwellings (net of clearance) over the LDF period (2010/11 to 2025/26), which is a period of 16 years.
- 9.4** The RSS housing requirement start from 2003 however, so the LDF also needs to account of surplus or shortfall in completions between 2003/04 and 2010/11.
- 9.5** Table 14 sets out completions since 2003/04 together with number of dwellings forecasted for completion during 2009/10.

Table 14 Completions 2003/04-2009/10 (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 Forecast	258
Total	1,910
Average	273

- 9.6** Since 2003/04 there have been 1,910 dwellings completions across the borough, including the forecast for 2009/10. Against an RSS housing requirement of 2,023 for the same period this represents a shortfall of 113 dwellings.

Clearance

- 9.7** As a result of regeneration activity across the borough, in particular HMR, there is clearance proposed, which needs to be taken into account when assessing whether or not there is sufficient supply to meet the housing requirements set out in RSS, which is, of course, net of clearance replacement.

9.8 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 15 shows the updated clearance projections for the borough.

Table 15 Clearance Projections 2010/11 to 2025/26

Year	Clearance Proposed
2010/11	388
2011/12	320
2012/13	214
2013/14	157
2014/15	157
2015/16	70
2016/17	70
2017/18	60
2018/19	60
2019/20	50
2020/21	50
2021/22	50
2022/23	50
2023/24	50
2024/25	50
2025/26	50
Total	1,846

9.9 The clearance projections for the period 2010/11 to 2014/15 are based on 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. Post 2015/16 clearance is projected to be more limited hence the fall in the number of demolitions forecast year on year.

9.10 Clearance from 2010/11 to 2025/26 is therefore estimated at 1,846 dwellings, which equals 115 per annum.

9.11 As previously stated, however, 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.

Housing Supply

9.12 The borough's housing requirement from 2010/11 to 2025/26, taking into account the RSS housing requirement, past performance and clearance projection, is set out below:

RSS housing requirement (2010/11 to 2025/26)	4,624
Past performance (2003/04 to 2008/09)	113
Clearance projections (up to 2025/26)	1,846
Total housing requirement (2010/11 to 2025/26)	6,583
Annual housing requirement (gross)	411

9.13 The potential housing land supply identified through the SHLAA as at 1 April 2010 contains significantly more dwellings (10,947) compared to the level of housing provision required across the borough (6,583). Representing a potential housing land supply of 684 dwellings (gross) compared to a requirement of 411 dwellings (gross).

9.14 It is assumed 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 2010/11 equals a period of 21 years, therefore:

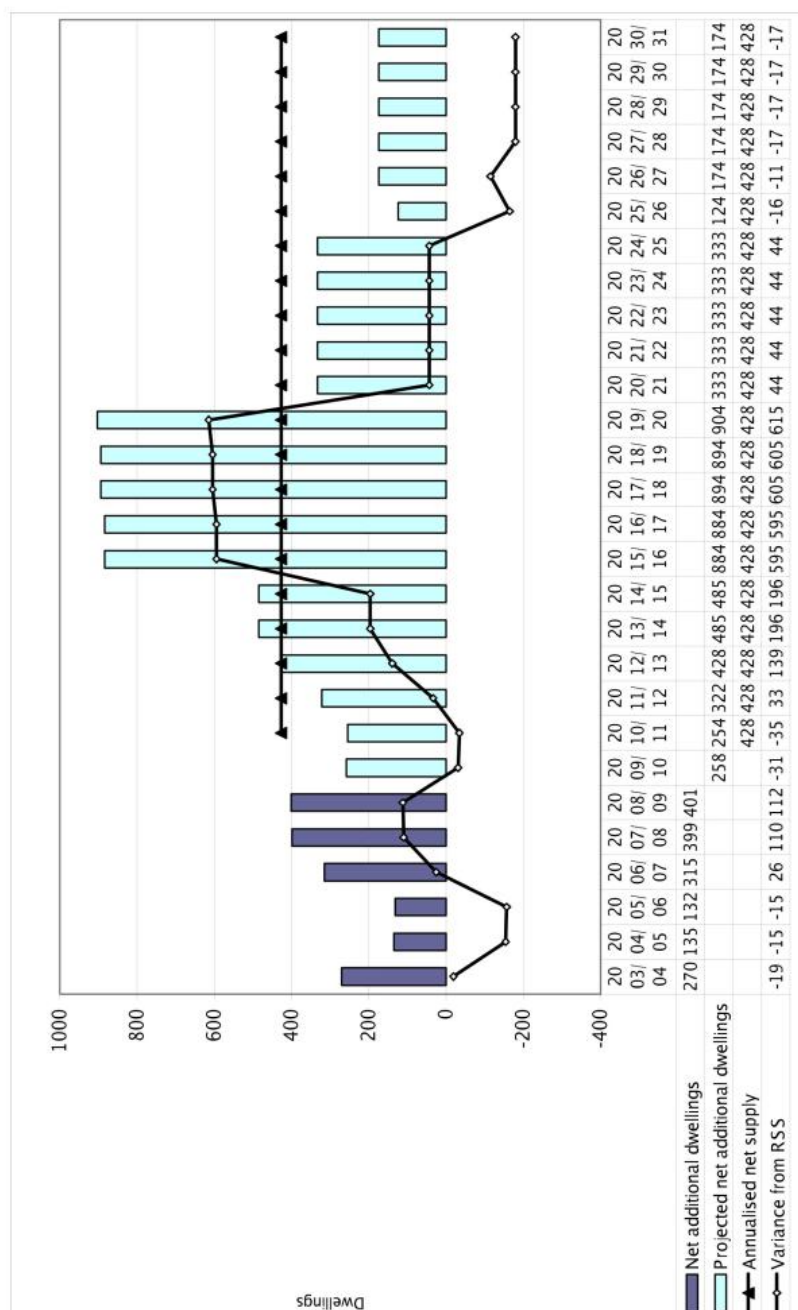
- taking into account clearance (up to 2025/26), which is 1,846; and
- past under performance (from 2003/04 to 2009/10), which is 113 (1,910-2,023)
- the potential housing land supply therefore has the capacity to deliver **428 dwellings per annum (net)** during the period 2010/11 to 2030/31 (10,937–1,959 / 21).

Housing Trajectory

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

- The level of development in the borough compared with the housing requirement set out in RSS;
- Potential house building over the period 2010/11 to 2030/31 based on the SHLAA as at 1 April 2010 and taking into account projected clearance levels (including the forecasted completions for 2009/10); and
- The variance between potential housing building and RSS housing requirements.

Figure 2 Housing Trajectory as at 1 April 2010



- 9.16** The trajectory shows that up to the end of the LDF plan period 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.
- 9.17** 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. Distribution through the period is however more even than in the draft SHLAA, given that a number of sites have been moved into the 11 to 15 year supply in light of adjustments around phasing assumptions. In reality it is likely that sites may come forward differently to phased either later or earlier than envisaged.

Five-year Supply

- 9.18** A key output of the SHLAA is to inform identification of a five-year deliverable rolling supply of housing land to meet housing requirements as set out in RSS.
- 9.19** 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).
- 9.20** The baseline is set at 1 April 2010 and takes into account a completions forecast for 2009/10. It is important to note that whilst completions and demolitions have been forecast for 2009/10 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 2010 is likely to be an under-estimation.
- 9.21** The five-year supply as at 1 April 2010 contains significantly more dwellings (3,212) compared to the level of housing provision required across the period (2,731). As of 1 April 2010, therefore, there is a 5.9 year supply of deliverable housing land in the borough.

Brownfield Land

- 9.22** RSS sets out an indicative target of at least 80% of housing provision to be on brownfield land and buildings. Table 16 shows the potential housing land supply as at 1 April 2010 by land type. The information shown in the table is based on the potential housing land supply excluding the broad locations as the type of land that dwellings identified through the broad locations will be built on is unknown at this stage.

Table 17 Potential Housing Land Supply by Land Type

Source	Brownfield		Greenfield		Mix		Total
	No	%	No	%	No	%	
Sites under construction	677	99.3	5	0.7	0	0.0	682
Sites with planning permission	2889	98.1	55	1.9	0	0.0	2944
Sites where committee is minded to approve an application, subject to S106 being signed	286	92.3	24	7.7	0	0.0	310

Source	Brownfield		Greenfield		Mix		Total
	No	%	No	%	No	%	
Phase 1 housing sites in UDP	220	92.4	18	7.6	0	0.0	238
Phase 2 housing sites in UDP	90	20.1	358	79.9	0	0.0	448
Other sites	535	99.8	1	0.2	0	0.0	536
Potential	4111	83.2	418	8.5	413	8.4	4942
Total	8808	87.2	879	8.7	413	4.1	10100

9.23 Table 16 shows that over 87% of the potential housing land supply (excluding the broad locations) as at 1 April 2010 is on brownfield land. There is a general presumption that the focus will be on development of brownfield land within the short to medium term, in particular to support the borough's initiatives, including achievement of HMR objectives. This is reflected in that 97.57% of the five-year supply is on brownfield 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 17 shows the percentage of potential housing land supply as at 1 April 2010 in each District Partnership within the borough.

Table 18 Potential Housing Land Supply by District Partnership

District Partnership	Area (ha)*	< 5 years	6 to 10 years	11 to 15 years	16 + years	Total	Total (%)
Chadderton	80.32	345	477	338	40	1200	10.97
Shaw, Crompton and Royton	28.08	265	426	208	69	968	8.85
Failsworth and Hollinwood	26.48	199	593	142	166	1100	10.06
West Oldham	85.37	1075	1791	498	205	3570	32.6
East Oldham	58.04	678	1371	699	297	3045	27.8
Saddleworth and Lees	41.66	650	109	28	267	1054	9.64
Total	319.95	3212	4767	1913	1044	10937	100

9.25 Over 60% of the potential housing land supply identified within the SHLAA, as at 1 April 2010, is in West and East Oldham. This reflects that much of this area falls within the HMR Pathfinder area and includes many of the regeneration initiatives including 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 out.

Issues

- 9.26** The SHLAA identifies significant potential for housing land within the urban area of the borough, reflecting the regeneration priorities of the borough and reinforcing the approach of not releasing land within the Green Belt. Notwithstanding this 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.
- 9.27** The SHLAA identifies sites that have potential for housing with the indicative capacity and densities based on assumptions in line with the current UDP policy where appropriate. 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 HNDS and other local research will therefore be critical to ensure that what is delivered meets Oldham's housing needs and demands.
- 9.28** In terms of geography, approximately 60% of the potential housing land supply are located within East and West Oldham which includes Werneth, Derker, Alt, Sholver, Hathershaw, Fitton Hill and Oldham Town Centre. The remaining areas of the borough account for similar proportions of potential housing sites (9% to 11%). This distribution should help support the regeneration initiatives, however it does not reflect the existing population patterns (for example around 40% of Oldham's current population live in East & West Oldham).
- 9.29** Employment sites (vacant or in use) represent approximately 33.8% of the potential housing land supply identified in the SHLAA. Employment sites identified within the potential housing land supply have been included in response to masterplans, local knowledge regarding potential change of use, a consultation submission or where a site would appear to be incompatible with surrounding uses. Of course whilst these sites are identified as having potential they may also come forward for other uses or be retained for employment. It will be important to consider the findings of the SHLAA alongside the council's emerging Employment Land Review.
- 9.30** If the employment sites outside the planning system (i.e. those without planning permission, not subject to a section 106 or allocated for housing in the UDP) failed to come forward the potential housing land supply would reduce to 8,799 dwellings, providing the capacity to deliver **326 dwellings per annum (net)** during the period 2010/11 to 2030/31. This would exceed the housing requirement set out in RSS, but offers reduced flexibility in terms of the ability to respond to change in circumstances.
- 9.31** The SHLAA has identified sufficient specific sites within the potential housing land supply to meet our RSS 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 will set out its approach to windfall developments within the emerging Core Strategy as part of the proposed policy direction on managing the release of housing land, having regard to national, regional and local policy and evidence.
- 9.32** 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 2010 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 preparation of the LDF, including the Core Strategy and Site Allocations DPD's.
- 10.2** The SHLAA has been carried out in accordance with the CLG Practice Guidance. The council has engaged with key stakeholders during the preparation of the SHLAA, in particular on the draft methodology, through the Call for Sites exercise where sites put forward as having potential for housing were fed into the SHLAA and engagement with ward councillors. Publication of the draft SHLAA in March 2009 for comment has provided a further opportunity for stakeholders to become involved in the assessment and comments received have been considered as part of this review (see Appendix C).
- 10.3** Sites contained within the SHLAA are derived from a number of sources including the council's Housing Land Availability Database, the draft 2005 Urban Potential Study and masterplans that have been prepared for particular areas within the Borough. In line with Practice Guidance and using officers professional and local knowledge assumptions have been applied to sites as appropriate, including the phasing of sites and when they are likely to come forward.
- 10.4** Details of all sites contained within the SHLAA together with site boundaries are contained within the council's SHLAA database and related GIS dataset.
- 10.5** 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 Annual Monitoring Report in future years.
- 10.6** 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.
- 10.7** The SHLAA, as at 1 April 2010, identifies sufficient potential housing land supply (10,937) to deliver **428 dwellings per annum (net)** during the period 2010/11 to 2030/31. Over 87% of the potential housing land supply identified within the SHLAA is on brownfield land.

11 Appendix A - Core Outputs and Process Checklist

Table 19 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.	The potential quantity of housing that could be delivered on each site has been identified based on the density requirements set out within the UDP and an assessment of site characteristics and local context where appropriate.
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 20 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.	Key stakeholders were invited to comments on the draft SHLAA methodology and also to put forward sites with potential for housing through the Call for Sites exercise. Workshops were held with ward councillors to discuss the sites identified and inform the findings of the draft SHLAA. Stakeholders were invited to comment on the draft SHLAA findings in March 2009 (see Appendix C) and these have been fed into a review of the SHLAA as at 1 April 2010. 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. 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 - Methodology

Stage 1 - Planning the Assessment

- 12.1** The SHLAA was carried out by council officers as it was considered that sufficient expertise existed within the council to identify potential housing sites through the use of existing databases and local knowledge.
- 12.2** A SHLAA Project Group was established to assist in the preparation and management of the assessment. The Project Group included representatives from relevant council directorates, including Strategic Planning and Information, Area Teams, Housing Strategy, Housing Implementation, Property Development and Investment, Environmental Health, Development Control and HMR.
- 12.3** The Project Group has informed:
- Preparation of the methodology;
 - Identification of sites for survey;
 - Process for, and the undertaking of, survey work;
 - Agreeing housing potential of sites;
 - Assessing the deliverability and developability of sites including any constraints; and
 - Reviewing the assessment.
- 12.4** The Practice Guidance states that assessments should preferably be carried out at sub-regional level, for separate housing market areas by housing market partnerships where established. The Practice Guidance does, however, recognise that there may be reasons why an assessment cannot be prepared for the whole housing market area. Where this is the case the assessment should be capable for aggregation up to housing market level at a later date.
- 12.5** Districts across Greater Manchester discussed the possibility of carrying out the SHLAA with other local authorities in both the Greater Manchester sub-region and those within the same HMA. However, it was felt that it would not be appropriate to do a Greater Manchester wide SHLAA as districts needed to respond to varying timescales regarding LDF preparation. It was therefore agreed that rather than conducting SHLAA's at a sub-regional level, AGMA would collate information from each district relating to methodologies, timescales, stakeholder involvement etc to ensure consistency across the districts.
- 12.6** Therefore, whilst Oldham's SHLAA is an assessment of potential sites within its own boundaries, the results can be shared to help determine the implications for the sub-region and the four housing market areas within it.
- 12.7** The Practice Guidance also states that key stakeholders should be involved at the outset of the assessment, so that they can help shape the approach to be taken. They should also be involved in updating the assessment from time to time. The council is keen to ensure that the SHLAA is carried out in partnership with a range of stakeholders, to help ensure that the direction and content of the SHLAA is robust. Accordingly a range of potential stakeholders were invited to comment on the draft brief. These included developers operating within the Borough, government departments (including GONW and NWRA (now 4NW)), key organisations (including HBF and English Partnerships (now Homes and Communities Agency)), neighbouring local authorities and also registered social landlords. A full list of those invited to comment on the draft SHLAA methodology can be found in Appendix B. In the absence of a housing market partnership the Oldham Local Housing Board was engaged and invited to comment on the draft SHLAA methodology.

- 12.8** The council received six responses on the draft methodology and details of the comments received can be found in Appendix C. The comments were considered by the SHLAA Project Group and the methodology was amended as appropriate.
- 12.9** In addition to commenting on the draft methodology, stakeholders were invited to identify potential housing sites as part of a Call for Sites exercise undertaken to inform preparation of the Site Allocations DPD. This exercise was carried out from March to April 2008. Letters were sent to all those on the LDF Mailing List, details were published on the council's website and made available at local libraries. A form was available for stakeholders, including members of the public, to provide relevant information needed to allow the council to assess sites being suggested. All sites that were suggested as having potential for housing, mixed-use and where they were not specific regarding the future use were assessed within the SHLAA. A total of 135 sites were put forward as having potential for housing and were fed into the SHLAA. As part of the Call for Sites consultation respondents were able to give their views on the availability and deliverability of sites being put forward and these have also been fed into the SHLAA process. A separate report detailing the Call for Sites consultation will be prepared and published on the council's website in due course.
- 12.10** All ward councillors also had the opportunity, through a series of workshops, to comment on the sites contained within the draft SHLAA.
- 12.11** Further consultation on the findings contained within this Report will help to scrutinise the assumptions and results of the SHLAA and help to get general consensus from appropriate stakeholders on these findings. This will help to ensure that the SHLAA is of sufficient quality to form an essential part of the evidence based for the LDF.

Stage 2 - Determining which sources of sites will be included in the assessment

- 12.12** In line with the Practice Guidance, the draft SHLAA includes an assessment of sites that have potential for housing currently in the planning process. These sites were derived from the following sources:
- Sites under-construction;
 - Sites with planning permission (full and outline);
 - Sites granted planning permission subject to an outstanding section 106 agreement;
 - Sites allocated for housing (phase 1 and phase 2) that do not benefit from extant planning consent;
 - Others (including sites that have benefited from planning permission previously but where the permission has lapsed);
 - Planning application refusals and withdrawals;
 - Sites and/or areas identified as having potential for residential development (wholly or as part of a mixed-use scheme) in approved development briefs and masterplans (approved and in preparation); and
 - Land allocated (or with permission) for employment or other land uses which may no longer be required.
- 12.13** In addition, the SHLAA includes an assessment of other sites that are not currently within the planning process but where there may be potential for residential development:
- Vacant and derelict land and buildings (excluding individual empty residential properties);
 - Surplus public sector land;
 - Land in non-residential use which may be suitable for residential development;
 - Additional housing opportunities in established residential areas;

- Large scale redevelopment and re-design of existing residential areas;
- Sites in rural settlements and rural exception sites; and
- Urban extensions.

12.14 The SHLAA has assessed the possibility of urban extensions through including land designated as Other Protected Open Land (OPOL) and Land Reserved for Future Development (LRFD) within the assessment. The assessment has not, however, considered new free-standing settlements within the borough, given the Green Belt boundary that exists and the particular geography associated with large parts of the borough.

12.15 The Practice Guidance states that particular types of land may be excluded from the assessment but that the scope of the assessment should not be narrowed down by existing policies designed to constrain development. This is so that the local planning authority is in the best position when it comes to decide its strategy for delivering its housing objectives. It was agreed by the SHLAA Project Group that the following types of sites should be excluded from the assessment:

- Land within the Green Belt – RSS states that a strategic review of the GM Green Belt should not take place until at least 2011 and after then there is a general presumption against change.
- Land subject to nature conservation designations (such as Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA's), Special Area of Conservation (SAC), Sites of Biological Importance (SBI) and Local Nature Reserves (LNR).

12.16 Nevertheless sites put forward through the Call for Sites consultation that fall within the Green Belt and/or subject to nature conservation designations have been fed into the SHLAA.

Stage 3 - Desktop review of existing information

12.17 The assessment has drawn upon a comprehensive range of sources that either already had been produced or are currently being undertaken to support preparation of the LDF. This included a range of databases and GIS datasets that contain important information that has helped to assess the deliverability and developability of sites.

12.18 A review of information held by the council has also been used to identify potential constraints to development. Such sources have included information held by Development Control (conservation areas, tree preservation orders, listed buildings etc), Environmental Health (contaminated land, noise, proximity to landfill sites etc) and Strategic Planning (public transport accessibility, access to local services, current UDP designations etc). Consultation on the draft findings will also provide an opportunity for key organisations (such as Environment Agency, United Utilities and Highways Agency) to provide information on constraints as appropriate.

12.19 Information collected as part of the desk-top review has been added to the SHLAA database.

12.20 Table 2 provides a description of the various sources used.

Table 21 Information Sources

Source	Description
Housing Land Availability Database	The database contains information relating to sites under-construction, with planning permission (full, outline and where they are subject to the agreement of a section 106) and remaining UDP housing allocations. It records details on starts

Source	Description
	and completions (data obtained from Building Control/NHBC), including information on the number of units under construction and how many units have yet to be commenced.
Acolaid Database	This is the database that the Council uses to retain the information relating to all planning applications. Most of the details regarding residential developments granted planning permission can be found in the Housing Land Availability Database.
Masterplans and site specific development briefs	There are a number of masterplans completed or currently being prepared that look to regenerate and redevelop particular areas within the Borough: <ul style="list-style-type: none"> • West End Masterplan (finalised) • Mumps Masterplan (finalised) • Hollinwood Junction Masterplan (finalised) • Chadderton Technology Park (finalised) • Hathershaw and Fitton Hill NDC Masterplan (finalised) • Werneth and Derker Phase 1 HMR Masterplans (finalised) • Alt and Sholver Masterplans (draft) • Local Town Centre Masterplans (in preparation)
Oldham Metropolitan Borough Unitary Development Plan (UDP), July 2006	Remaining allocations for development (i.e. Residential, employment (see Employment Land Review below), retail, open space (see Open Space Audit below) and education facilities) will be included in the SHLAA.
Employment Land Review	The Employment Land Review was assessed to identify whether there are any sites with potential for residential development that could be considered as part of the SHLAA.
PEZ Survey	The Primary Employment Zone Survey was assessed to identify whether there are any sites suitable for residential development that could be considered as part of the SHLAA.
Open Space, Sport and Recreation Audit and Needs Assessment	This is a comprehensive review of open space, sport and recreation provision within the Borough. This audit information has recently been reviewed and updated. The audit will help to identify open space, sport and recreation sites that are of poor quality and which could potentially be released, partially or wholly, for alternative uses. Those sites identified as being of very poor and poor quality have been considered as part of the SHLAA to identify whether there are any with potential for residential development.
Draft Urban Potential Study 2005	This was a comprehensive assessment of potential housing sites that was carried out in line with the North West Regional Assembly's methodology (2003). Information collected for this piece of work will form an important source of information for the SHLAA.

Source	Description
Empty Property Register	The council's Empty Property Register was assessed to identify vacant buildings that may have potential for residential development. The Register however includes details of individual vacant properties and the assessment does not include individual dwellings that may have been identified for demolition unless they form part of a wider programme therefore properties due for clearance have tended to be identified through the masterplans.
English House Condition Survey	The English House Condition Survey is managed by CLG and looks at living conditions, linking into the Decent Homes agenda. The survey was assessed to identify how this can inform preparation of the SHLAA.
National Land Use Database	The National Land Use Database provides an inventory of the national stock of vacant and/or derelict land and buildings and land and building in use either with planning consent/allocated or potential for redevelopment. It is held by HCA and local authorities are expected to update their information for NLUD on annual basis. Much of the information that is contained within the NLUD database derives from other datasets held by the Council, including the Housing Land Database and Employment Land Database. NLUD was assessed to identify whether there are any sites suitable for residential development that would be considered as part of the SHLAA. The SHLAA will also provide an opportunity to update NLUD.
Register of Surplus Public Sector Land	HCA maintains the Register of Surplus Public Sector Land on behalf of the CLG. It provides information on the available national supply of surplus land and helps to ensure that wider government objectives, including housing needs and regional economic and housing strategies, are factored into land disposal decisions. The register was assessed to identify land that may have potential for housing in the Borough.
Valuation Office database	The Valuation Office database was assessed to identify how this can inform preparation of the SHLAA.
Derelict, Underused and Neglected Land Survey (2005)	The Survey was assessed to identify whether there are any sites suitable for residential development that would be considered as part of the SHLAA.
Asset Management Information	This was used to identify whether there any Council assets (i.e. land and buildings) that are surplus to requirements and which may have potential for residential development.
Ordnance Survey maps	The council has access to ordnance survey maps of the Borough. An assessment was undertaken of ordnance survey maps by members of the SHLAA Project Group to identify any additional sites with potential for housing, based on local knowledge.

Source	Description
Aerial photography	The council has access to aerial photography of the Borough and this was used where appropriate to support the assessment of sites with potential for housing.
Call for Sites Survey	As part of the preparation of the Sites Allocations Development Plan Document the council undertook a 'Call for Sites' Survey during March and April 2008. This invited suggestions for sites for development (including housing) or sites for protection. Sites put forward for housing have been considered as part of the SHLAA.

12.21 In the first instance the following data sources were combined into the SHLAA database:

- Housing Land Availability Database (HLA)
- Derelict, Underused and Neglected Land Database (DUN);
- National Land Use Database (NLUD); and
- The 2005 draft Urban Potential Study (UPS).

12.22 From this baseline position an assessment of the other data sources listed in Table 2 was undertaken to identify additional potential sites for housing.

12.23 Details of all sites have been inputted into the SHLAA database and site boundaries have also been drawn in GIS and linked to the SHLAA database via a site referencing system.

12.24 The site survey was also used as an opportunity to identify additional sites with the potential for housing not already identified by the desktop review.

12.25 The considerable amount of information contained within these datasets has helped to ensure a comprehensive assessment of potential sites for residential development.

Stage 4 - Determining which sites and areas will be surveyed

12.26 The Practice Guidance states that, as a minimum, all sites identified by the desk-top review should be visited in order to get an up to date view on development progress and to identify constraints to development. The council has therefore visited all sites identified, aside from those sites where residential development is under-construction or where they are located within the Green Belt.

12.27 The SHLAA covered the following geographic areas:

- Land within the existing built-up area including Saddleworth Villages;
- Land identified in the UDP as Land Reserved for Future Development; and
- Land identified in the UDP as Other Protected Open Land.

12.28 These geographical areas reflect the spatial options set out within the Issues and Options report for the Core Strategy, which range from focussing on regeneration areas to looking at the potential release of safeguarded land for development.

12.29 Within this geographical coverage the following site thresholds were applied for the site survey:

- All sites identified were surveyed, irrespective of site area, within the HMR area, or in Local Town Centres or public transport corridors outside the HMR area; and
- Sites above 0.25ha were surveyed elsewhere in the Borough.

12.30 All sites currently identified through the HLA Database were included within the assessment irrespective of site threshold as these, in the most part, form the council's five-year deliverable housing land supply.

Stage 5 - Carrying out the survey

12.31 All those involved in the site surveys were briefed to ensure that they followed consistent practice in recording information and identifying new sites. A proforma to record site survey details was prepared and agreed upon by the SHLAA Project Group (see Appendix D for an example). A photographic record of every site was also taken.

12.32 The site survey work was undertaken using internal resources and was undertaken by members of the Strategic Planning and Information section with assistance from the Area Teams, Property Development and Investment, and Development Control. Survey work was quality checked by a representative from the SHLAA Project Group and this was also assessed against other evidence held by the council as well as local knowledge of the SHLAA Project Group members and ward councillors.

Stage 6 - Estimating the housing potential of each site

12.33 The estimation of housing potential for each site identified in the SHLAA was guided by the council's existing planning policy on housing densities, which is still felt to be applicable and in line with guidance set out in PPS3.

12.34 The density requirements applied were as follows:

- All developments will need to achieve between 30 and 50 dwellings per hectare as a minimum.
- In areas that have good accessibility ⁽¹⁾ to public transport and are within 400m of at least two basic services ⁽²⁾, the council's minimum net density standard for residential development is 40 dwellings per hectare.
- In areas that have very good accessibility to public transport options, are within 400m of at least two basic services, or are within Town and District Centres the Council's minimum net density standard for residential development is 50 dwellings per hectare.

12.35 Generally these density requirements have been applied however in some instances there may be particular circumstances that mean the specified minimum density should either be exceeded or not achieved. Where this is the case consideration has been given to the following factors, in accordance with UDP policy H1.4:

- The character of the surrounding area;
- The need to create mixed communities;
- The need to meet identified housing needs;
- The shape, topography and setting of the site;
- The existence of natural features and areas of nature conservation value;

1 See section paragraph 6.52 for information on levels of accessibility

2 See section paragraph 6.54 for information on access to services

- Likely traffic generation; and
- The location of the site in relation to public transport options and basic services.

12.36 Where the minimum density requirements set out above are not appropriate consideration has also been given to the density and capacity achieved in similar schemes and sites where planning permission for residential development has been granted (such as conversion or locations within Oldham Town Centre where particularly high densities may be suitable) and proposals contained within relevant masterplans.

Stage 7 - Assessing when and whether sites are likely to be developed

12.37 The SHLAA has assessed the suitability, availability and achievability of identified sites to determine if overall they can be considered deliverable, developable, or neither (therefore not currently developable).

12.38 The Practice Guidance defines deliverable and developable as being:

Table 22 Assessing deliverability and developability

Deliverable	A site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan.
Developable	A site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for housing and could be developed at a specific point in time.

12.39 The Practice Guidance states that where it is unknown when a site could be developed, which may be due to specific constraints to development, then it is regarded as not currently developed. A schedule of sites discounted through the SHLAA process can be found in Appendix L.

12.40 As part of the preparation of the SHLAA all ward councillors were invited to a series of workshops, through which information was gathered based on their local knowledge on the suitability, achievability and availability of sites. Through consultation with ward councillors new sites were also identified and these were assessed as part of the SHLAA.

12.41 Following on from consultation with ward councillors the sites were finally reviewed by members of the SHLAA project group to agree if they were deliverable or developable and therefore taken forward within the SHLAA or whether they should be discounted.

Stage 7a: Assessing suitability for housing

12.42 The Practice Guidance states that 'a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities'.

12.43 Sites currently allocated for housing or that have planning permission for housing have been considered suitable unless there have been any changes in circumstances that would affect their suitability.

12.44 In relation to potential housing sites consideration was given to the factors set out below in order to identify their suitability for residential development. Details have been recorded within the SHLAA database. At this stage it should be noted that the assessment of sites has been based on the

longer-term suitability of sites coming forward. So sites that may not be suitable under current policy (e.g. due to the restricted release of greenfield sites) may have been identified as being suitable over the longer period.

Policy restrictions

12.45 An assessment was made of existing UDP planning policy (such those relating to existing employment sites or recreational open space) and Acolaid to identify conservation areas, listed building status, tree preservation orders and nature designations.

Physical limitations

12.46 Through survey work and consultation with Transportation and Environmental Health where appropriate, an assessment was made of:

- Topographical constraints, ecological and landscape features;
- Highway and infrastructure;
- Flood risk; and
- Environmental Health issues (such as bad neighbour uses - hazardous risks, bad neighbour uses, noise pollution).

Potential impacts

12.47 Through survey work and local knowledge of officers and ward councillors an assessment was made of the potential effects on landscape features, conservation areas and local infrastructure, where appropriate.

Environmental conditions

12.48 Through survey work and consultation with Environmental Health consideration was given to the potential environmental conditions that would be experienced by prospective residents (such as proximity to main roads and industrial/commercial premises).

Public transport accessibility

12.49 The SHLAA has utilised the UDP classification shown in the figure below to assess the public transport accessibility of potential housing sites. This information is managed and updated by the Strategic Planning and Information Section.

Table 23 Accessibility definitions

Very good accessibility	Sites within 400m of a frequent bus route[1], including but not limited to Quality Bus Corridors, AND 800m of a rail station or future Metrolink stop, thus offering a choice of modes.
Good accessibility	Sites within 400m of a frequent bus route (as above) OR 800m of a rail station or future Metrolink stop.
Satisfactory accessibility	Sites within 400m of a bus route with a service, or a combination of services, running at a frequency of two per hour daytime Monday to Saturday.
Basic accessibility	Sites within 400m of a bus route with a service, or a combination of services, running daytime Monday to Saturday.

Access to Services

12.50 Basic services are defined in the UDP's glossary as primary/junior schools, post offices, food shops, supermarkets, GP's surgeries and pharmacies. The Strategic Planning and Information team however also hold information on GIS relating to key services which is used for monitoring purposes and regularly updated. It is this information that has been used to assess the accessibility of sites to services. Each site has therefore been assessed to identify whether or not they are within 400m of five key services – employment centre, primary school, secondary school, GP surgery/health centre, hospital and shopping centre.

12.51 Where information relating to issues identified above was provided through the Call for Sites consultation on sites with potential for housing this was added to the SHLAA database.

Stage 7b: Assessing availability for housing

12.52 In accordance with the Practice Guidance when assessing the availability of sites for housing, the council has assessed land ownership constraints that may be associated with bringing sites forward. This has included whether there are any obvious legal or ownership problems such as ransom strips, multiple ownership issues, tenancies or operational requirements. It should be noted that the council has not identified the ownership of every site within the SHLAA as this was considered too costly, particularly as such information can quickly become out of date, however existing information contained within the masterplans and local knowledge has been utilised.

12.53 Where sites have been put forward by or on behalf of the owners as part of the Call for Sites consultation these have been considered available.

Stage 7c: Assessing achievability for housing

12.54 In assessing achievability the Council has sought to identify whether there is a reasonable prospect that the site could be delivered within a certain time through assessing the factors below.

Market factors

12.55 In consultation with the Property Development and Investment team, where appropriate, consideration has been given to the economic viability of existing, proposed and alternative uses in order to provide a general view regarding the achievability of a site for housing. Through this process consideration has been given, where available, to land values, attractiveness of locality, level of potential market demand and projected rate of sales.

Cost factors

12.56 Information has been collected where available in relation to site preparation costs relating to physical constraints (such as access improvements that may be required), Section 106 requirements, funding and investment opportunities.

Delivery factors

12.57 Information has been collected where available on phasing arrangements and delivery rates.

12.58 Sites have not been assessed using a residual valuation model. Instead consultation has been undertaken with the Property Development and Investment team, where appropriate, relevant masterplans have been assessed and local knowledge utilised in order to determine whether or not residential development is achievable.

12.59 Where potential housing sites have been put forward as part of the Call for Sites consultation these have been considered achievable in line with the respondents comments.

12.60 Taking into account their suitability, availability and achievability sites have been categorised into the following timescales:

- Short term (0-5 years);
- Medium term (6 to 10 years);
- Medium to long term (11 to 15 years); and
- Long term (16 plus years).

12.61 There is a general presumption that the focus will be on brownfield land within the short to medium term, in particular to support the achievement of HMR objectives. Generally greenfield sites have therefore been categorised as coming forward in the medium to long term.

Stage 7d: Overcoming constraints

12.62 Where constraints such as access, environmental health or multiple ownerships have been identified through the assessment these are identified.

12.63 During the production of the SHLAA there has not been a shortage of sites considered deliverable and developable. As the SHLAA is reviewed any constraints may need to be dealt with and overcome if there appears to be insufficient sites identified in future assessments to meet the borough's housing requirements.

13 Appendix C - Comments received on SHLAA, as at 1 April 2009, and Council's Response

Table 24 General Comments

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
Report								
155984	Alan Chorlton	Chorlton Planning Ltd	7	General			The document is well set out and easy to understand. Scale of some of the maps makes it difficult to identify the sites.	Noted. The council will seek to improve the scale and legibility of the maps when undertaking SHLAA review.
6682	Mr David Hardman	Asset Protection, United Utilities	51	General			UU able to advise on capacity issues when manageable number of sites identified and further into process. Cannot allow buildings to be constructed over or near to our apparatus. For a small number of sites the presence of underground utility services could threaten development viability.	Noted.
155984	Alan Chorlton	Chorlton Planning Ltd	47	General			Unacceptable to expect the development needs for plan period to be accommodated within the existing urban areas. Unlikely to attract a wide range of house types and sizes and could lead to overcrowded, cramped development, with a high level of one and two bedroom apartments built to a high density. The current depression in the housing market has highlighted the problems with this type of policy. More suburban sites may be better suited for family accommodation and additional sites should be found.	The council has reviewed the potential housing land supply as part of the SHLAA review where appropriate, including within Oldham Town Centre. Sites within the Green Belt have been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
291696	Miss Rachael Bust	Deputy Head of Planning and Local Authority Liaison, The Coal Authority	48	General			Oldham has coal resources and there are a range of public safety issues which can arise from former mining activities. It would be prudent to include a criterion in the SHLAA which assessed the coal mining data.	A criterion to identify whether or not a site falls within a Surface Coal Mining Resource Area has been added to the SHLAA database and will be completed for all sites.
303711		Grasscroft Homes and Property Limited	149	General			The council should consider the changing housing marketplace resulting from the economic downturn and over reliance on apartments and high density schemes.	Density assumptions were based on current UDP policy which is line with national and regional planning guidance, unless there were specific circumstances justifying an alternative approach. The council has reviewed density and capacity assumptions as part of the SHLAA review where appropriate, including within Oldham Town Centre. It is important to note that density and capacity assumptions are indicative where they are not subject to planning permission.
155502	Simon Artiss	Bellway Homes Ltd	156	General			Core Strategy and the SHLAA needs to take a realistic approach to the apartment market and densities.	Density assumptions were based on current UDP policy which is line with national and regional planning guidance, unless there were specific circumstances justifying an alternative approach. The council has reviewed density and capacity assumptions as part of the SHLAA review where appropriate, including within Oldham Town Centre. It is important to note that density and capacity assumptions are indicative where they are not subject to planning permission.
168671	Len Harris	Oldham and Rochdale Housing Market Renewal Pathfinder	157	General			The analysis of the housing supply shows an apparently healthy position. However concerned about proportion of flatted developments and their deliverability.	The council has reviewed the five-year deliverable housing land supply as part of the SHLAA review and moved a number of schemes involving significant numbers of apartments into the post-five year housing land supply where appropriate.

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
164965	Andrew Brown	Brookhouse Group Ltd	54	Stage 2 - Housing Land Sources			The SHLAA should undertake a full and formal review of all sources of housing land supply identified within the planning process. It is considered that the sources will not provide the level of housing land supply projected by the SHLAA. The Guidance states opportunity sites should not be excluded as a consequence of existing development plan policies designed to constrain development. It is therefore inappropriate to disregard potential sites affected by non-statutory environmental designations.	The council has reviewed all sources of housing land supply identified in the SHLAA, including those that form part of the five-year supply, as part of this review. The borough contains a range of European, national and local nature conservation designations - SPA, SAC, SSSI, SBI's of various grades and a LNR and the council considered appropriate to discount these sites at this stage, in accordance with paragraph 21 of the Practice Guidance which states 'except for more clear-cut designation such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives.'
164965	Andrew Brown	Brookhouse Group Ltd	55	Stages 3 to 5 - Desktop Review, Site Survey and Housing Potential			Desktop review and survey should have involved greater stakeholder and commercial advisor involvement.	The council has sought to engage with stakeholders at various stages in the preparation of the SHLAA, including agreement of the brief. Call for Sites exercise conducted March 2008, extensive consultation with local councillors, consultation with the Local Housing Partnership and consultation on the published SHLAA in Spring 2009. The SHLAA will be reviewed on an annual basis and published on the council's website providing an opportunity for future comments to be submitted and considered as part of future reviews.
164965	Andrew Brown	Brookhouse Group Ltd	57	Stage 7 - Assessing when and whether sites are likely to be developed			It is considered that there are various sites within Appendix L that are deliverable and developable as prescribed by PPS3, including sites at Foxdenton Farm and Land off Broadway (ref 882/883/884 and 1016).	As part of the SHLAA Review the council has amended the boundary for land at Foxdenton to reflect the Foxdenton Strategic Site proposed through the Core Strategy. This includes land currently designated OPOL 3. Sites 882,884 and 1016 are OPOL 2, OPOL 4 and the former Radclyffe School site and remain discounted at this stage.
164965	Andrew Brown	Brookhouse Group Ltd	61	Stage 8 - Review of the Assessment - Sites in the Planning System			Doubt over the number of dwellings that will be delivered from the sites within the planning system.	The council has reviewed the five-year deliverable housing land supply as part of the SHLAA review. The council are not able to de-designate sites allocated for housing as these remain part of the statutory development plan for the borough.
164965	Andrew Brown	Brookhouse Group Ltd	116	Stage 8 - Review of the Assessment - Potential Housing Sites			It is considered that the review of potential housing sites undertaken for the draft SHLAA is unsound. There is significant doubt as to whether all potential housing sites identified will come forward during the forthcoming LDF period.	In preparing the SHLAA the council has followed national guidance and do not consider it to be unsound. The council has reviewed all sources of housing land supply identified in the SHLAA as appropriate, including those that form part of the five-year supply, as part of this review. Future reviews will allow the council to take account of changes in market circumstances to sites, assisting to ensure that the 'potential' sites identified within the SHLAA are realistic.
164965	Andrew Brown	Brookhouse Group Ltd	111	Stage 8 - Review of the Assessment - Discounted Sites			It is considered that viable and deliverable residential development sites have in fact been discounted (Appendix L), including sites 882 to 884 and 1016.	In preparing the SHLAA the council has followed national guidance and do not consider it to be unsound. The council has reviewed all sources of housing land supply identified in the SHLAA, including the discounted sites, as part of the review. The boundary for land at Foxdenton to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above).
164965	Andrew Brown	Brookhouse Group Ltd	63	Stages 9 and 10 - Identifying Broad Locations and Determining Windfalls			Further explanation into the methodology for the identification of housing in broad locations is required. Projections for the areas of Sholver and Alt are arbitrary and it is considered that the SHLAA has failed to identify sufficient deliverable and developable potential housing sites. It would be prudent to include a windfall projection at this time	In preparing the SHLAA the council has followed national guidance. The council continues to identify two broad locations reflecting the regeneration areas Alt and Sholver. The council has endeavoured to identify individual sites where appropriate, however, these only account for a portion of the planned residential development set out in the draft masterplan. The SHLAA continues to identify sufficient deliverable and developable housing land and does not propose a specific windfall allowance, in accordance with PPS3 which states not to include a windfall allowance unless exceptional and justifiable.

Table 25 Chadderton Central Ward

Person ID	Full Name	Organisation Details	Comment ID	Section/Para No	Site Ref No	Site Description	Comments	Council's Response
287430	Ms Jane Aspinall	Countryside Properties, Associate Planning Director	4	Appendix J - Table 23	880	Land at Foxdenton, Chadderton	Countryside Properties agree that land at Foxdenton, Chadderton (881) is suitable, genuinely available and deliverable for housing development in the short to medium term. Increase indicative capacity to 40% and amend to actual capacity being determined following a proper assessment of that required to 'enable' the proposed development. Adjust phasing to latter part of 5 years and certainly 6-10 years.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Capacity and density assumptions are indicative and subject to change as plans for the site progress. Nevertheless the SFRA indicates that the developable area may be constrained by flooding. Given the scale and nature of the site it is considered that approach to phasing remains appropriate.
155984	Alan Chorlton	Chorlton Planning Ltd	8	Appendix J - Table 23	880	Land at Foxdenton, Chadderton	Inclusion of housing as part of a mixed business/employment scheme is welcomed. Housing should be clustered around existing along Horse Shoe Lane.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). It is not considered appropriate to identify a specific location for the housing element at this stage as this would need to be considered as part of a masterplan for the site. The SFRA also indicates that the developable area may be constrained by flooding, which will impact upon the location of residential development.
164965	Andrew Brown	Brookhouse Group Ltd	56, 65, 66, 67, 68, 69	Stage 6 - Estimating Housing Potential	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	It is considered that site(s) 881 (and 880) (LRFD) are unsuitable for residential development due to proximity to active and allocated major industrial uses. Accompanying promotional document indicates that both LRFD and OPOL (ref 880 - 884 and 1016) should be considered as a mixed use development opportunity that would provide a sustainable mix of housing and employment.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). It is not considered appropriate to identify a specific location for the housing element at this stage as this would need to be considered as part of a masterplan for the site.
164965	Andrew Brown	Brookhouse Group Ltd	73, 74, 70, 71, 72	Stage 7 - Assessing when and whether sites are likely to be developed	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The SHLAA confirms that factors of deliverability and developability have been considered in the assessment of potential housing sites. However, there are various sites within Appendix L that are deliverable and developable as prescribed by PPS3, including sites at Foxdenton Farm and Land off Broadway (ref 882/883/884 and 1016).	The council has reviewed all sources of housing land supply identified in the SHLAA, including those that were discounted within the draft SHLAA. The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above).
164965	Andrew Brown	Brookhouse Group Ltd	83, 84, 58, 80, 81, 82	Stage 7a - Assessing the Suitability for Housing - Policy Restrictions	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The draft SHLAA states that an assessment was made against extant UDP policy. The CLG guidance advises existing development plan policy should not determine whether potential housing sites are discounted. Such sites should be reconsidered including sites at Foxdenton Lane (ref 882/883/884 and 1016).	The council considers that the methodology follows the Practice Guidance, including with paragraph 21 (see above). Sites falling within the Green Belt and designated nature consideration areas have been considered where they have been put forward as part of a consultation exercise. Other designated sites have been considered as part of the SHLAA, including LRFD, OPOL, employment sites and open space. The UDP policies, which are based on national guidance also remain valid planning considerations.
164965	Andrew Brown	Brookhouse Group Ltd	75, 85, 86, 87, 88, 89	Stage 7a - Assessing the Suitability for Housing - Physical Limitations	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The SHLAA states that sites should not be constrained by environmental and physical factors. The LRFD (ref 880/881), when considered in isolation, is significantly constrained by numerous factors, including access. When considered with 882/883 and 884 there is a clear access route from Broadway. Land at Foxdenton Lane (ref 882/883/884 and 1016) is also unconstrained by other environmental and physical factors. 880 to 884	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Development of the site will be subject to a masterplanning exercise and also more detailed research including the SFRA, HRA, consultation with Highways Agency and transport modelling work.

Person ID	Full Name	Organisation Details	Comment ID	Section /Para No	Site Ref No	Site Description	Comments	Council's Response
164965	Andrew Brown	Brookhouse Group Ltd	76, 90, 91, 92, 93, 94	Stage 7a - Assessing the Suitability for Housing - Potential Impacts	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	and 1016) together represent a deliverable and developable potential housing site. Development of the LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) would not have adverse affect on landscape, conservation and infrastructure.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Development of the site will be subject to a masterplanning exercise and also more detailed research including the SFRA, HRA, consultation with Highways Agency and transport modelling work.
164965	Andrew Brown	Brookhouse Group Ltd	77, 95, 96, 97, 98, 99	Stage 7a - Assessing the Suitability for Housing - Environmental Conditions	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	Development of the LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) would not give rise to adverse environmental conditions for prospective residents and offers a significant opportunity to enhance environmental quality of the local area.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Development of the site will be subject to a masterplanning exercise and also more detailed research including the SFRA, HRA, consultation with Highways Agency and transport modelling work.
164965	Andrew Brown	Brookhouse Group Ltd	78, 100, 101, 102, 103, 104	Stage 7a - Assessing the Suitability for Housing - Public Transport	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The accompanying Promotional Statement demonstrates that LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) are well related to existing public transport services. In addition there is the opportunity to provide further enhancement.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Development of the site will be subject to a masterplanning exercise and also more detailed research including the SFRA, HRA, consultation with Highways Agency and transport modelling work.
164965	Andrew Brown	Brookhouse Group Ltd	79, 105, 106, 107, 108, 109	Stage 7a - Assessing the Suitability for Housing - Access to Services	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The accompanying Promotional Statement illustrates that sites 880 to 884 and 1016 are sustainably related to a range of local services and facilities. In addition, development offers the opportunity to enhance local services further to improve local sustainability.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Development of the site will be subject to a masterplanning exercise and also more detailed research including the SFRA, HRA, consultation with Highways Agency and transport modelling work.
164965	Andrew Brown	Brookhouse Group Ltd	59, 110, 112, 113, 114, 115	Stage 7b - Assessing availability for housing	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) are deliverable development sites in terms of ownership.	Noted.
164965	Andrew Brown	Brookhouse Group Ltd	130, 137, 138, 139, 140, 141	Stage 7c - Assessing achievability of housing - Cost Factors	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	Costs in developing LRFD sites 880 and 881 in isolation are prohibitive due to constraints. It is considered that the development of LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) provide a more commercially sustainable and unconstrained development opportunity.	Noted. The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above).
164965	Andrew Brown	Brookhouse Group Ltd	131, 142, 143, 144, 145, 146	Stage 7c - Assessing achievability of housing - Delivery Factors	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	It is considered that sites 880 to 884 and 1016 are deliverable over a medium to long term (6 to 15 years).	Noted.
164965	Andrew Brown	Brookhouse Group Ltd	60, 132, 133, 134, 135, 136	Stage 7c - Assessing achievability of housing - Marketability	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	It is considered that sites 880 to 884 and 1016 are deliverable over a medium to long term (6 to 15 years).	Noted.
164965	Andrew Brown	Brookhouse Group Ltd	62	Stage 7d - Overcoming Constraints	880	Land at Foxdenton, Chadderton	All potential constraints perceived to affect the LRFD and land at Foxdenton Lane (ref 880 to 884 and 1016) can be overcome if the sites are considered as one mixed-use opportunity.	Noted. The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy.

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comments	Council's Response
164965	Andrew Brown	Brookhouse Group Ltd	118, 119, 120	Stage 8 - Review of the Assessment - Discounted Sites	880, 881, 882, 883, 884, 1016	Land at Foxdenton Lane - Foxdenton Farm, Chadderton	It is considered that viable and deliverable residential development sites have in fact been discounted (Appendix L). In particular it is considered that sites 882 to 884 and 1016 have not been fully considered.	The council has reviewed all sources of housing land supply identified in the SHLAA, including those that were discounted within the draft SHLAA. The boundary for land at Foxdenton to reflect the Foxdenton Strategic Site proposed through the Core Strategy.
164965	Andrew Brown	Brookhouse Group Ltd	64, 121, 122, 123, 124, 125	Analysis of Findings and Issues	880, 881, 882, 883, 884, 1016	Land at Foxdenton, Chadderton	The draft SHLAA indicates that a five year supply of housing in excess of RSS requirements can be provided. Overall there are fundamental flaws and significant doubts over the delivery of housing from identified sources of supply. The draft SHLAA significantly underestimates the development potential of sites 882 to 994 and 1016 (OPOL/land at Foxdenton Farm). It is therefore considered that the draft SHLAA is unsound.	In preparing the SHLAA the council has followed national guidance and do not consider it to be unsound. The council has reviewed all sources of housing land supply identified in the SHLAA, including the five-year deliverable supply. The boundary for land at Foxdenton to reflect the Foxdenton Strategic Site proposed through the Core Strategy. The council consider that the SHLAA has been prepared in accordance with the Practice Guidance and provides a deliverable and developable housing land supply.
155984	Alan Chorlton	Chorlton Planning Ltd	127	Appendix J - Table 23	880	Land at Foxdenton, Chadderton	Inclusion of housing as part of a mixed business employment scheme is welcomed. It is requested that part of the housing should be clustered around the existing housing development along Horse Shoe Lane.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). It is not considered appropriate to identify a specific location for the housing element at this stage as this would need to be considered as part of a masterplan for the site. The SFRA also indicates that the developable area may be constrained by flooding, which will impact upon the location of residential development.
287430	Ms Jane Aspinall	Countryside Properties, Associate Planning Director	126	Appendix J - Table 23	881	Land at Foxdenton, Chadderton	Countryside Properties agree that land at Foxdenton, Chadderton (881) is suitable, genuinely available and deliverable for housing development in the short to medium term. Indicative capacity should be increased and text amended to refer to the actual level of residential development to be determined following a proper of assessment of that required to 'enable' the development. Phasing should be latter part of 5 years) and certainly within 6-10 years.	The boundary for land at Foxdenton has been amended to reflect the Foxdenton Strategic Site proposed through the Core Strategy (see above). Capacity and density assumptions are indicative and subject to change as plans for the site progress. Nevertheless the SFRA indicates that the developable area may be constrained by flooding. Given the scale and nature of the site it is considered that approach to phasing remains appropriate.

Table 26 Chadderton South

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155644	Graham Hitchen		5	Appendix J - Table 25	817	Land at Wharf Street	Pleaded site identified as having potential for housing development. Possible for site to be brought forward within the next five years.	Noted.

Table 27 Coldhurst

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	9	Appendix J - Table 26		Coldhurst Ward	The desirability of redeveloping the sites or converting some of the buildings referred to, especially in the town centre is questionable. Some of these sites would be better used for commercial/leisure/community uses rather than residential.	The council has reviewed the potential housing land supply as part of the SHLAA review where appropriate, including within Oldham Town Centre.
291711	Mr Ken Gardner		52	Appendix L - Table 45	202	Land off Craven Street, Oldham	Land at Craven Street (see attached location plan) put forward for the SHLAA.	Noted.

Table 28 Crompton

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	21	Appendix L - Table 46	875	Cowlshaw	It is strongly recommended that this site, or at least part of this site be included for residential development. In particular the built up area around the abattoir. Whilst this is within the OPOL designation it is clearly not open land having been developed for many years.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Cowlshaw for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	128	Appendix L - Table 46	876	Cowlshaw	It is strongly recommended that this site, or at least part of this site be included for residential development. In particular the built up area around the abattoir. Whilst this is within the OPOL designation it is clearly not open land having been developed for many years.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Cowlshaw for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	129	Appendix L - Table 46	877	Cowlshaw	It is strongly recommended that this site, or at least part of this site be included for residential development. In particular the built up area around the abattoir. Whilst this is within the OPOL designation it is clearly not open land having been developed for many years.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Cowlshaw for potential residential development in the SHLAA.

Table 29 Failsworth East

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	10	Appendix J - Table 27	1227	Starr Inn, Church Street, Failsworth	Inclusion of this site is welcomed and, subject to planning permission, available immediately. It should be included in the first phase.	Re-phasing of the Starr Inn, Church Street, has been considered as part of the SHLAA review and is now identified to come forward in years 6 to 10, given that it has no planning permission for residential development. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.

Table 30 Failsworth West

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	11	Appendix J - Table 28	92	Failsworth Mill, Ashton Road West, Failsworth	The proposed use of residential purposes as part of a mixed use scheme is welcomed, as is the de-designation of the site as a PEZ in the Preferred Options report.	Noted.

Table 31 Medlock Vale

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
303732	B Stringer		150	Appendix L - Table 50	1247	Land at Ashton Road / Bardsley Vale Avenue, Oldham	Object to residential development on green belt land in the Medlock Valley. This is last area of greenery between Oldham and Tameside.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
303772	Susan Stewart	Medlock and Tame Valley Conservation Association	152	Appendix L - Table 50	1247	Land at Ashton Road / Bardsley Vale Avenue, Oldham	Object to residential development on land bounded by Ashton Road, Bardsley Vale Avenue and Park Bridge Road. Site within the green belt and it would be detrimental to the amenities of the Medlock Valley.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 32 Royton North

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155644	Graham Hitchen		6	Appendix L - Table 51	999	Long Clough	Exclusion of site should be reconsidered as not allocated for recreational use in the UDP and within private ownership with little prospect of being brought forward for use as public open space. The potential for recreational use can however be achieved by partial redevelopment of the site for residential use.	Long Clough has been re-considered as part of the SHLAA review however site is greenfield and part of a green corridor and link therefore at this stage it is not considered suitable for residential development. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
155984	Alan Chorlton	Chorlton Planning Ltd	22	Appendix L - Table 51	1204	Land off Thornham Old Road, Thornham	A small adjustment to the green belt boundary could allow appropriate residential development on part of this site.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 33 Royton South

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
169694	Money Controls Ltd	How Planning Ltd	153	Appendix J - Table 32	1015	Money Controls Ltd, New Coin Street, Royton	Support the inclusion of the Money Controls site as a potential housing site. Based on a minimum of 50 units per hectare, 127 residential dwellings should be forecast for the site as it extends to 2.54ha.	Site boundary and area has been amended to reflect that submitted as part of the Core Strategy Preferred Options comments. Indicative capacity increased to 102 dwellings, in line with SHLAA methodology. Since production of five-year supply site has been granted planning permission

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
169694	Money Controls Ltd	How Planning Ltd	154	Appendix L - Table 52	726	Land at New Coin Street, Royton	It is understood that site 726 relates to the small parcel of land allocated for Business and Industry adjacent to the Money Control's Mill and that as it forms part of a larger site already accepted by the Council as being a potential site for housing, an error has been made including it in the list of sites to be discounted. Clarification required.	for residential development. Details will be incorporated into a future SHLAA review. Site boundary and area has been amended to reflect that submitted as part of the Core Strategy Preferred Options comments. Record 726 which was B1.1.19 has therefore been removed from the SHLAA.
169694	Money Controls Ltd	How Planning Ltd	155	Appendix L - Table 52	738	Land at New Coin Street, Royton	Clarification is required regarding location of 'Land off New Coin Street, Royton', reference number 738.	Site boundary and area has been amended to reflect that submitted as part of the Core Strategy Preferred Options comments. Site 738 has been removed from SHLAA as no site plan available.

Table 34 Saddleworth North

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	13	Appendix J - Table 33	1024	Land to the rear of Saddleworth Business Park	Inclusion welcomed. Indicative capacity is rather low. Suggest that this is increased.	Indicative density and capacity applied in line with SHLAA methodology and it is not considered appropriate to amend at this stage. Nevertheless it should be noted these are indicative figures and may be subject to change.
155984	Alan Chorlton	Chorlton Planning Ltd	23	Appendix L - Table 53	861	Stoneswood, Delph	The site is surrounded by built development and the development of part of it would provide appropriate residential development close to Delph village centre and local bus services.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Stoneswood, Delph, for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	24	Appendix L - Table 53	863	Rumbles Lane, Delph	The development of part of this site would be a logical extension to the adjacent residential development site. The site is close to Delph village centre and a good bus service.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Rumbles Lane, Delph, for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	25	Appendix L - Table 53	1025	Land at Wall Hill, Dobcross	The site is presently underused and could accommodate additional residential development easily without any harm to bio-diversity.	It is not considered appropriate to include land at Wall Hill within the potential housing land supply due to its greenfield status and the sites physical limitations (including topographical constraints, and landscape and ecological features).
155984	Alan Chorlton	Chorlton Planning Ltd	26	Appendix L - Table 53	1031	Warth Mill, Diggle	Part of the site could be developed for residential purposes as part of a mixed-use scheme. Live/work units need to be considered.	Warth Mill, Diggle (1031) falls within a Primary Employment Zone (PEZ32) that is proposed for retention within the Core Strategy and as such is not considered suitable for residential development as part of the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	27	Appendix L - Table 53	1178	Land off Huddersfield Road, Denshaw	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	28	Appendix L - Table 53	1181	Land at Denshaw Vale, Denshaw	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	29	Appendix L - Table 53	1195	Land at New Barn, Delph	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	30	Appendix L - Table 53	1196	Land at Delph New Road, Dobcross	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	31	Appendix L - Table 53	1206	Land off Crib Lane, Dobcross	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 35 Saddleworth South

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	14	Appendix J - Table 34	1032	Land off Ashes Lane, Springhead	Inclusion of site welcomed. Subject to planning permission it would be available at an early date. Indicative capacity figure needs including in table.	Given that the is greenfield and part designated within the council's open space, it is considered appropriate, at this stage, to retain site in the 16+ year supply. Capacity figure has been included in table. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
155984	Alan Chorlton	Chorlton Planning Ltd	45	Appendix L - Table 54	865	Land at Ryefields Drive, Uppermill	The site is currently allocated as OPOL in the UDP. Whilst parts of it are well wooded and have open space value parts of the site could be developed for housing without detriment to the overall landscape character.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Ryefields Drive, Uppermill, for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	32	Appendix L - Table 54	1175	Higher Quick Farm, Quick, Lydgate	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	33	Appendix L - Table 54	1176	Land at Poplar Avenue, Quick	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	34	Appendix L - Table 54	1180	Land at Shaws and Redwood, Uppermill	Whilst site is in the green belt small adjustments to the green belt boundaries to allow the expansion of villages or more flexible approach to policy could allow residential development.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 36 Saddleworth West & Lees

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
291702	Lord Mowbray	c/o Smiths Gore	50	Appendix I - Table 21	291	Land at Knowles Lane	Land available for housing including delivery of extension. Concerned regarding the phasing. Site can provide choice and variety in the provision of housing sites in respect of locations and the house types being provided. Distribution should be re-examined. Objective of meeting the borough's housing needs cannot be met if the Core Strategy imposes a rigid requirement for all brownfield sites to be delivered in advance of greenfield sites. Lack of sites in the Saddleworth and Lees.	The re-phasing of Land at Knowles Lane has been considered as part of SHLAA review however all phase 2 housing allocations remain identified in the long term. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
155984	Alan Chorlton	Chorlton Planning Ltd	35	Appendix L - Table 55	74	Springhead Quarry, Cooper Street, Springhead	Quarry itself is suitable and available for high quality residential development. Planning application currently submitted.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	36	Appendix L - Table 55	887	Thornley Brook East	Small areas could be released for limited development without prejudicing strategic importance of the green belt.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	37	Appendix L - Table 55	1209	Woodbrook Farm, Woodbrook, Springhead	Dismantling yard would benefit from redesignation as residential use. Small alteration to green belt boundary required. Land not of strategic value.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	38	Appendix L - Table 55	1202	Land off Stonebreaks Road, Springhead	Site close to services in Grotton. Value of OPOL not high.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land at Stonebreaks Road, Springhead, for potential residential development in the SHLAA.
155984	Alan Chorlton	Chorlton Planning Ltd	44	Appendix L - Table 55	887	Land off Thornley Lane, Grotton (Thornley Brook East, Lees)	This is a small site between Thornless Brook Farm and Fern Cottage, Thornley Lane. The site has no strategic open space value and would satisfactorily accommodate a dwelling/dwellings between the two existing dwellings. It was submitted as a potential development site suiting the Call for Sites exercise. I enclose a plan marked 'B' indicating the land.	Due to its topographical, biodiversity and ecological attributes it is not considered appropriate to identify land off Thornley Road (Grotton), which falls within an OPOL, for potential residential development in the SHLAA.

Table 37 Shaw

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	15	Appendix J - Table 36	161	Site west of Grains Road, Shaw	Inclusion of site is welcomed. Could be available in the 0 to 5 year period.	Given that the site has no planning permission for residential development, it is considered appropriate, at this stage, to retain site in the 6 to 10 year supply. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	16	Appendix J - Table 36	1006	Sanderson Bros Commercial, Mosshey Street, Shaw	Inclusion of the site is welcomed.	Noted.
155984	Alan Chorlton	Chorlton Planning Ltd	17	Appendix J - Table 36	1019	P & D Northern Steels Ltd, Mosshey Street, Shaw	Inclusion of site is welcomed. Could be available earlier than listed.	At this stage it is considered appropriate to retain site in the 11 to 15 year supply. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.

Table 38 St James

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
55984	Alan Chorlton	Chorlton Planning Ltd	18	Appendix J - Table 37	866	Land at Haven Lane	Inclusion of site welcomed. Could be available earlier.	The focus for residential development within the borough is on brownfield land. It is therefore considered appropriate to retain site at this stage, within the 16+ years. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
303711		Grasscroft Homes and Property Limited	147	Appendix J - Table 37	866	Land at Haven Lane	Object to phasing. The site, whilst greenfield, is located in a highly sustainable location and has no development constraints which would prevent development in the short or medium term.	The focus for residential development within the borough is on brownfield land. It is therefore considered appropriate to retain site, at this stage, within the 16+ years. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
55984	Alan Chorlton	Chorlton Planning Ltd	39	Appendix L - Table 57	1203	Land at Alderney Farm, Ripponden Road, Moorside	A minor alteration to the green belt boundary in this area will allow a rounding off of existing development without any detriment to the openness of the landscape. The UDP Inspector recommended changes to the green belt boundary and the use of part of the land for residential development.	In response to the UDP Inspectors recommendation regarding 'land between Spimmers Way and Alderney Farm, Moorside and at Alderney Farm, Ripponden Road', the council concluded that significant changes to the green belt boundaries should be undertaken in a strategic review of the Green Belt at a future time. In line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy, therefore, the site has been discounted at this stage.

Table 39 St Marys

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	19	Appendix J - Table 38	N/A	St Marys Ward	A number of the town centre sites included will result in high density apartment development. Proposals could lead to over-development of the town centre with one and two bedroom flats.	The council has reviewed the potential housing land supply as part of the SHLAA review where appropriate, including within Oldham Town Centre. The focus for new development, however, remains within the borough's town centres and regeneration areas in line with the strategic objectives and spatial strategy set out in the emerging Core Strategy.

Table 40 Waterhead

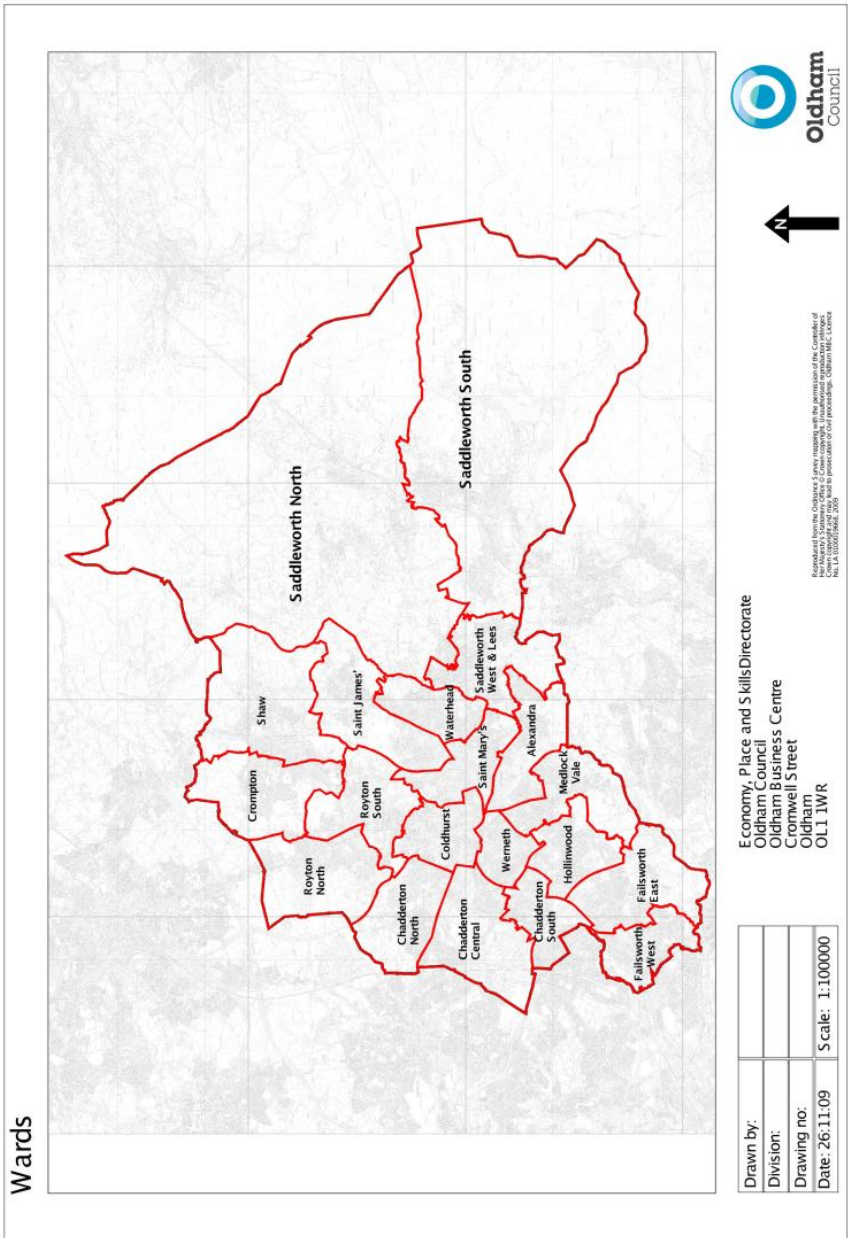
Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
303754	Andrew Barton	Quantum Services	151	Appendix I - Allocations - Table 21	556	Huddersfield Road / Dunkerley Street, Oldham	Approach supported. Opportunity to provide a greater capacity subject to detailed proposals. Phasing remains realistic and deliverable.	Indicative capacity and density assumptions remain as they are in the UDP, however, these can be re-assessed in future review upon submission of planning application.
288993	Roland Gaskell	Roland Gaskell Ltd, Chartered Surveyor	12	Appendix J - Table 39	867	Land at Haven Lane	This land should be allocated for residential development. Take account of i) proximity to HMR at Derker and ii) sustainable as in close proximity to shops, schools and health centre.	Site falls within an area of Land Reserved for Future Development, which is identified as part of the potential housing site in the SHLAA (record 867). Given it's greenfield status it is considered that residential development may be achievable in the long term (16+ years).
155984	Alan Chorlton	Chorlton Planning Ltd	20	Appendix J - Table 39	867	Land at Haven Lane	Inclusion of housing site is welcomed. Could be available earlier.	The focus for residential development within the borough is on brownfield land. It is therefore considered appropriate to retain site at this stage, within the 16+ years. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
303711		Grasscroft Homes and Property Limited	148	Appendix J - Table 39	867	Land at Haven Lane	Object to phasing. The site, whilst greenfield, is located in a highly sustainable location and have no development constraints which would prevent development in the short or medium term.	The focus for residential development within the borough is on brownfield land. It is therefore considered appropriate to retain site at this stage, within the 16+ years. Future SHLAA reviews will provide an opportunity for the council to take into account any changes in circumstances relating to sites.
155984	Alan Chorlton	Chorlton Planning Ltd	40	Appendix L - Table 59	117	Land at Paulden Farm, Waterhead	The site is close to existing services and a bus terminus at Waterhead. The development of the land as an extension to the Paulden Farm estate would provide a quality housing site with only minor loss of existing green belt land. Green belt is not of strategic importance at this point.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	41	Appendix L - Table 59	1200	Waterworks Road / Holgate Street, Waterhead	The site is close to existing services and a bus terminus at Waterhead. The development of the land would provide a quality housing site with only minor loss of existing green belt land. Green belt is not of strategic importance at this point.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
155984	Alan Chorlton	Chorlton Planning Ltd	42	Appendix L - Table 59	1201	Land between Spinners Way and Alderney Farm, Moorside.	Development of this land would form a logical extension to existing development with minimum loss of green belt. Green belt is not of strategic importance at this point. The UDP Inspector recommended changes to the Green Belt boundary and the use of part of the land for residential development.	In response to the UDP Inspectors recommendation regarding 'land between Spinners Way and Alderney Farm, Moorside and at Alderney Farm, Ripponden Road', the council concluded that significant changes to the green belt boundaries should be undertaken in a strategic review of the Green Belt at a future time. In line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy, therefore, the site has been discounted at this stage.

Table 41 New Sites

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	43	New Site	N/A	Former Co-Operative building at junction of	It is requested that this is released from the green belt. The land is not of strategic importance and is already	Site already identified in the SHLAA within the 'Other' category in light of it's expired planning permission. Site

Person ID	Full Name	Organisation Details	Comment ID	Section / Para No	Site Ref No	Site Description	Comment	Council's Response
155984	Alan Chorlton	Chorlton Planning Ltd	46	New Site	N/A	Manchester Road and Friezland Lane, Greenfield Land at Wham Lane, Denshaw	developed. I enclose a plan marked 'A' indicating the land. As part of a wider consideration of housing land release in Denshaw village part of land at Wham Lane would be available for residential development. I enclose a plan marked 'D' indicating the land.	identified as having potential in medium to long term therefore within the 11 to 15 year supply. The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
291513	Roland Brass	Colin Buchanan	53	New Site	N/A	Land at Oldham Road, Royton	The full extent of the site is attached - southern part is located in Oldham. Lies in Green Belt designation. Time frame for development is next 11-20 years. Preferred option for development is low-density housing comprising a mix of different size and type of units, including provision for affordable housing.	The site lies within the Green Belt and has been discounted at this stage from the SHLAA, as in line with the RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

14 Appendix D - Ward Map



15 Appendix E - Sites Under Construction

Table 42 Sites Under-Construction

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
344	Alexandra	Former Manor House, Manor Road, OL4 1RQ	BF	0.5	26	13	Y	Y	Y	Y	7	0	0	0	6 units forecast for completion in 2009/10 therefore future supply as at 1 April 2010 is 7 units. Deliverable within 5 years.
360	Alexandra	Land at Birches, near Birches Parade, Holts OL4 5PZ	BF	0.33	67	22	Y	Y	Y	Y	22	0	0	0	Large site under-construction. Development has stalled however still considered deliverable within 5 years.
651	Chadderton Central	Land at Hunt Lane (1), Chadderton	BF	1.8	34	61	N	Y	Y	Y	37	0	0	0	Large site under construction. 15 units forecast for completion in 2009/10 therefore future supply as at 1 April 2010 is 37.
652	Chadderton Central	Land at Hunt Lane (2), Chadderton	BF	2.1	30	64	N	Y	Y	Y	24	0	0	0	Large site under construction. 17 units forecast for completion in 2009/10 therefore future supply as at 1 April 2010 is 24.
667	Chadderton Central	Land between 17 and 19 and 21 and 23 Denton Lane, Chadderton, Oldham	BF	0.02	100	2	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
688	Chadderton Central	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	BF	2.33	52	120	N	Y	Y	Y	63	0	0	0	Large site under-construction. Construction appeared to have stalled however starts and completions now coming through. 37 units forecast for completion in 2009/10 therefore future supply as at 1 April 2010 is 63 units.
657	Chadderton North	Parkside Farm, Chadderton Park Road, Chadderton, OL9 0PE	GF	0.94	24	23	N	Y	Y	Y	0	0	0	0	Large site under-construction. Remaining 8 units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
273	Chadderton South	Land off Granby Street	BF	0.09	166	15	Y	Y	Y	Y	3	0	0	0	Small site under construction. Deliverable within 5 years.
936	Chadderton South	Land between 14 & 16 Granby Street, Chadderton, OL9 8EX	BF	0.02	100	2	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
944	Chadderton South	129/131 Turf Lane, Chadderton, Oldham, OL9 8HR.	CON	0.02	100	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1256	Chadderton South	2A Eaves Lane, Chadderton, OL9 8RG	COU	0.03	276	8	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
															therefore no contribution to future supply as at 1 April 2010.
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. 19 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 3. Deliverable within 5 years.
1257	Coldhurst	49 King Street, former Star Inn public house, Oldham, OL8 1DP	COU	0.02	460	7	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
271	Crompton	Plot 1, The Pentlands, High Crompton, Shaw, Oldham	GF	0.07	14	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
417	Crompton	Land adj. To 124 Oldham Rd	BF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
1292	Crompton	34 Fraser Street, Shaw, Oldham, OL2 7DA	CON	0.01	100	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
383	Failsworth East	Jericho Farm, Medlock Road, Failsworth, M35 9NR	CGF	0.08	12	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
433	Failsworth East	Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN	BF	0.19	42	8	N	Y	Y	Y	2	0	0	0	Small site under construction. Deliverable within 5 years.
528	Failsworth East	Garage site to rear of 27-35 Glenmore Drive	BF	0.15	7	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
945	Failsworth East	154 Medlock Road, Failsworth, M35 9WP	BF	0.04	100	4	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
386	Failsworth West	Land adj., 19 Albert Street West, Failsworth, M35 0JN	BF	0.01	244	2	Y	Y	Y	Y	2	0	0	0	Small site under construction. Deliverable within 5 years.
438	Failsworth West	56-58 Paddock Lane, Failsworth, Oldham	BF	0.09	44	4	N	Y	Y	Y	3	0	0	0	Small site under construction. Deliverable within 5 years.
447	Failsworth West	Land to the rear of 114 Lord Lane, Failsworth	BF	0.08	13	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
938	Failsworth West	52 Old Road, Failsworth, Manchester	CON	0.03	200	6	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
940	Failsworth West	Land side of 13 Greaves Avenue, Failsworth, Manchester M35 0MA	BF	0.03	33	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1258	Failsworth West	Former Brown Cow Inn, 295 Oldham Rd, Failsworth	COU	0.02	250	5	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
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	16	0	0	0	Large site under construction. 34 forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 16 units. Deliverable within 5 years.
369	Medlock Vale	14 Copster Hill Rd	COU	0.01	100	2	Y	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
949	Medlock Vale	2 Copster Hill Road and 326 Lee Street, Oldham, OL8 1QB	COU	0.08	40	3	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
224	Royton North	Land off Middleton Road, Streetbridge, Chadderton, Oldham	BF	0.03	40	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
439	Royton North	39 Tandle Hill Road, Royton, OL2 5UX	BF	0.05	19	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
488	Royton North	Land adj. Springfield Lane	BF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
608	Royton North	Land off Mendip Close	BF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
647	Royton North	Land at Parklands House (Plots 3 to 6), Parklands, Royton	BF	0.17	23.5	4	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1238	Royton North	Land at Parklands House (Plots 7 to 12), Royton	BF	0.2	30	6	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1279	Royton North	2 Roy House, Fir Bank Road, Royton, Oldham, OL2 6TU	CON	0.03	33	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
358	Royton South	37 & 39 Park Street, Royton	BF	0.02	200	4	N	Y	Y	Y	4	0	0	0	Small site under construction. Deliverable within 5 years.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
372	Royleton South	7-9 Low Crompton Road, Royleton, Oldham	BF	0.06	16.9	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
547	Royleton South	Sandy Mill, Schofield Street, Royleton	BF	1.56	47	74	N	Y	Y	Y	27	0	0	0	Large site under construction. 17 forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 27 units. Deliverable within 5 years.
570	Shaw	Lyon Mill, Crompton Way, Shaw	BF	0.36	67	24	N	Y	Y	Y	12	0	0	0	Large site under construction. Deliverable within 5 years.
582	Shaw	Land to the rear of Greenway Centre, Park Street, Shaw, Oldham	BF	0.12	200	24	N	Y	Y	Y	0	0	0	0	Large site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
600	Shaw	Land adj. 244 Buckstones Rd, Shaw OL2 8LS	BF	0.09	11	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1307	Shaw	Black Clough Stables, Off Hamerton Road, Shaw, Oldham, OL2 8JY	CGF	0.16	6.1	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
269	Saddleworth North	Roebuck Barn, Roebuck Lane, Strinesdale, Oldham	CGF	0.18	17	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
296	Saddleworth North	Lumb Mill, Huddersfield Road, Delph	BF	1.46	45	66	N	Y	Y	Y	66	0	0	0	Large site under construction. Construction stalled however considered deliverable within 5 years.
350	Saddleworth North	Long House, Long Lane, Dobcross OL3 5QH	COU	0.04	125	5	N	Y	Y	Y	4	0	0	0	Small site under construction. Deliverable within 5 years.
359	Saddleworth North	Land at Grove House (Plots 2 & 3), 26 Huddersfield Road, Delph OL3 5EG	BF	0.1	20	2	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
405	Saddleworth North	Land off Midgrove Lane, Delph	BF	0.05	18	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
418	Saddleworth North	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	35	45	N	Y	Y	Y	30	0	0	0	Large site under construction. Deliverable within 5 years.
516	Saddleworth North	Land at rear of 13 Midgrove Lane, Delph	BF	0.08	12	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
566	Saddleworth North	3 & 5 Delph New Rd, Dobcross	BF	0.12	17	2	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
620	Saddleworth North	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.1	20	3	N	Y	Y	Y	2	0	0	0	Small site under construction. Deliverable within 5 years.
626	Saddleworth North	Globe Farm, Huddersfield Road, Stanedge	COU	0.06	50	3	N	Y	Y	Y	3	0	0	0	Small site under construction. Deliverable within 5 years.
637	Saddleworth North	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
920	Saddleworth North	Burnedge Bent Farm, Burnedge Lane, Grasscroft, OL4 4EB	GF	0.04	25	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1269	Saddleworth North	Barn adjacent to Dale Farm, Dale Lane, Delph, Oldham, OL3 5HY	CGF	0.03	33	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1278	Saddleworth North	Millcroft Farm, Millcroft Lane, Delph, OL3 5UX	CGF	0.09	11	1	N	Y	Y	Y	0	0	0	0	Small site under construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
228	Saddleworth South	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	54	99	N	Y	Y	Y	85	0	0	0	Large site under construction. 9 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 85. Deliverable within 5 years.
259	Saddleworth South	Royal George Mills, Friezland	BF	1.05	63	66	N	Y	Y	Y	27	0	0	0	Large site under construction. 1 unit forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 27.
263	Saddleworth South	Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.78	44	34	N	Y	Y	Y	12	0	0	0	Large site under construction. Deliverable within 5 years.
316	Saddleworth South	Land off Friezland Lane (behind Oak View Mill), Greenfield	BF	0.4	50	20	N	Y	Y	Y	9	0	0	0	Large site under construction. 1 unit to be completed during 2009/10 therefore future supply as at 1 April 2010 is 9. Deliverable within 5 years.
367	Saddleworth South	Ladcastle Cottage, Ladcastle Rd	CON	0.04	25	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
535	Saddleworth South	Land at 9-15 Mossley Road, Grasscroft, Oldham	BF	0.11	18	2	N	Y	Y	Y	2	0	0	0	Small site under construction. Deliverable within 5 years.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
573	Saddleworth South	Wood Square, Greenfield	BF	0.29	86	25	N	Y	Y	Y	9	0	0	0	Large site under construction. 16 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 9. Deliverable within 5 years.
585	Saddleworth South	11 & 13 Strawberry Lane, Lydgate	CON	0.01	100	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
622	Saddleworth South	28 Carr Lane, Greenfield, OL3 7AX	BF	0.02	50	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
635	Saddleworth South	Springfield Farm, Friezland Lane, Greenfield	CON	0.05	38	2	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
223	Saddleworth West & Lees	6 & 8 Stonebreaks Road, Springhead, Oldham	CON	0.02	100	2	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
292	Saddleworth West & Lees	Land at Rhodes St/Owen Fold	BF	0.51	35	18	N	Y	Y	Y	3	0	0	0	Large site under construction. 2 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 3. Deliverable within 5 years.
307	Saddleworth West & Lees	Land off Coverhill Road, Grotton, Oldham	GF	0.58	17	10	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
337	Saddleworth West & Lees	Site of former Athens Mill, Brook Lane (Athens Way)	BF	0.61	39	24	N	Y	Y	Y	13	0	0	0	Large site under construction. 2 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 13. Deliverable within 5 years.
342	Saddleworth West & Lees	Land at Cooper Street Springhead	GF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
347	Saddleworth West & Lees	29 Thornley Lane, Grotton	BF	0.13	8	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
379	Saddleworth West & Lees	St Johns Mill, St. Johns Street	BF	0.25	56	14	N	Y	Y	Y	7	0	0	0	Large site under construction. Deliverable within 5 years.
461	Saddleworth West & Lees	R/o 737, Huddersfield Road	GF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
505	Saddleworth West & Lees	Land at rear of 33 Brookside Ave. adj to 12 Ashlea Grove, Grotton	BF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
538	Saddleworth West & Lees	Land off New Street, Lees	BF	0.09	102	9	N	Y	Y	Y	9	0	0	0	Small site under construction. Deliverable within 5 years.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
609	Saddleworth West & Lees	Land adj 1 Old Croft, Springhead, OL4 4RX	BF	0.04	50	2	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
669	Saddleworth West & Lees	1-3 Radcliffe Street, Springhead	BF	0.02	58.8	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
670	Saddleworth West & Lees	Land adj to 1-3 Radcliffe Street, Springhead	BF	0.02	50	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
699	Saddleworth West & Lees	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	78.1	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
1283	Saddleworth West & Lees	Land adj to 696 Huddersfield Road, Lees OL4 3PZ	BF	0.01	100	1	N	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
303	St James	Land rear of 433-463 Ripponden Road, Oldham	BF	0.12	50	6	Y	Y	Y	Y	6	0	0	0	Small 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. Deliverable within 5 years.
581	St James	Land at St Ambrose Road, Derker	BF	0.48	75	36	Y	Y	Y	Y	6	0	0	0	Large site under construction. 13 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 6. Deliverable within 5 years.
1305	St James	1 Acre Lane, Derker, Oldham, OL1 4EF	CON	0.05	180	4	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
325	St Marys	Land opp. Roundthorn Primary School, Roundthorn Road, Oldham	BF	0.11	54	6	Y	Y	Y	Y	0	0	0	0	Small site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
374	St Marys	Land at Roundthorn Rd/Aspull St	BF	0.4	35	14	Y	Y	Y	Y	8	0	0	0	Large site under construction. Deliverable within 5 years.
394	St Marys	Former Community Education Centre, Cardinal Street, Oldham (Astoria)	BF	0.14	343	48	Y	Y	Y	Y	0	0	0	0	Large site under-construction. Remaining units forecast for completion within 2009/10 therefore no contribution to future supply as at 1 April 2010.
530	St Marys	Land at 302/304 Lees Road, Oldham	COU	0.01	200	2	Y	Y	Y	Y	2	0	0	0	Small site under construction. Deliverable within 5 years.

SHLAA Reference	Ward	Location	Area (Ha)	Land Type	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
604	St Marys	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 that has stalled. Given stage of construction considered deliverable within 5 years.
701	St Marys	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 that has stalled, however still 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. Deliverable within 5 years.
248	Werneth	1 & 3 Ross Street	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
459	Werneth	R/o, 78 Windsor Rd	BF	0.07	14	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Deliverable within 5 years.
690	Werneth	Land at North Werneth Zone 1, Land bounded by Suthers Street, Alfred Street and Parsons Street, Werneth	BF	1.42	44	63	Y	Y	Y	Y	15	0	0	0	Large site under construction. 13 units forecast for completion during 2009/10 therefore future supply as at 1 April 2010 is 15. Deliverable within 5 years.

16 Appendix F - Sites with Planning Permission

Table 44 Sites with Planning Permission

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
1261	Alexandra	Land adj. 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.
395	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	BF	0.07	14	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
500	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	CGF	0.01	100	1	N	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	90	N	Y	Y	Y	90	0	0	0	In line with PFI development timescales 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	N	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	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1291	Chadderton Central	Land adj., 32 Laurel Avenue, Chadderton, Oldham, OL9 9NJ	GF	0.04	25	1	N	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	N	Y	Y	Y	1	0	0	0	Small scale scheme, deliverable within 5 years.
267	Chadderton North	Nodgate Farm, Cragg Road	CGF	0.04	75	3	N	Y	Y	Y	3	0	0	0	Small scale barn conversion. Revised scheme submitted in 07/08. Deliverable within 5 years.
380	Chadderton North	Healds Green Farm, Healds Green, Chadderton, OL1 2SP	CGF	0.05	19	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
446	Chadderton North	Hilltop Farm, Chadderton, Oldham	CGF	0.18	28	5	N	Y	Y	Y	5	0	0	0	Small conversion, deliverable within 5 years.
487	Chadderton North	25-31 Mill Brow, Chadderton	COU	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
933	Chadderton North	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.1	60	6	Y	Y	Y	Y	6	0	0	0	Small site, deliverable within 5 years.
391	Coldhurst	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	49	3	Y	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
435	Coldhurst	Oldham NHS Trust, Westhulme Avenue, Oldham, OL1 2PN	BF	2.45	43	105	Y	Y	Y	Y	0	105	0	0	Site has been taken off the market due to current conditions. Site not deliverable within five-years.
571	Coldhurst	Anchor Mill, Daisy Street, Oldham	BF	0.9	101	91	Y	Y	Y	Y	0	91	0	0	Uncertainty that planning permission will be implemented therefore not considered deliverable within 5 years.
686	Coldhurst	Land at 67 Godson Street (Apollo Day Nurseries Ltd), Oldham, OL1 2DB	BF	0.07	286	20	Y	Y	Y	Y	20	0	0	0	Large site, deliverable within 5 years.
719	Coldhurst	Boundary Park, Futherwood Road, Oldham	BF	7.8	44	350	Y	Y	Y	Y	160	190	0	0	Work on phase 1 not expected to end until start of 2009/10 season. Other phases can then commence (incl res) Scheme to be revised down to 350 units incl houses (Chron article 4 April). Dwellings apportioned between five-year supply and years 6 to 0 in line with build-out rate.
924	Coldhurst	53 - 55 King Street (formerly Riley Snooker Club and Megson and Ponsorby Solicitors), Oldham, OL8 1EU	BF	0.15	840	126	Y	Y	Y	Y	0	126	0	0	Due to market conditions alternative proposals are being investigated. Residential development may still come forward however some uncertainty. Site not considered deliverable within five years.
1235	Coldhurst	Land at Dunbar Street, Oldham	BF	0.1	80	8	Y	Y	Y	Y	8	0	0	0	Small site, deliverable within 5 years.
1304	Coldhurst	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD	BF	0.06	67	2	Y	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
496	Crompton	128 Oldham Rd, Shaw	COU	0.01	40	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
320	Crompton	Land at 223A, Rochdale Road	BF	0.08	12	1	N	Y	Y	Y	0	1	0	0	Renewed twice as unaltered scheme, therefore not deliverable within 5 years.
387	Crompton	Land adjacent to 124 Manchester Road, Shaw, Oldham, OL2 7DD	BF	0.03	118	4	N	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years
700	Crompton	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	40	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years
702	Crompton	Oak Works, Moor Street, Shaw, Oldham	CON	0.04	100	10	N	Y	Y	Y	10	0	0	0	Revised scheme approved 08/09. Small conversion, deliverable within 5 years.
1262	Crompton	Land at Blakelock Street, Shaw, Oldham	BF	0.07	56	4	N	Y	Y	Y	4	0	0	0	Small scale development, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
1280	Crompton	Hillcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	45	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1290	Crompton	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	56	1	N	Y	Y	Y	1	0	0	0	Small site deliverable within 5 years.
232	Failsworth East	Oak Hill Stables, Daisy Nook, Failsworth M35 9WJ (barn conversion)	CGF	0.04	25	1	N	Y	Y	Y	1	0	0	0	Small CON. deliverable within 5 years.
665	Failsworth East	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	BF	0.05	20	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
677	Failsworth East	20 Wellington Street, Failsworth, M35 9AQ	COU	0.04	200	8	Y	Y	Y	Y	8	0	0	0	Small COU, deliverable within 5 years.
689	Failsworth East	Land off Ashton Road East, Failsworth, Manchester (former Macedonia United Reform church)	BF	0.14	30	4	N	Y	Y	Y	4	0	0	0	Applicant owns site on Holt Lane for new community centre and S106 signed May 2008. Small site, deliverable within 5 years.
937	Failsworth East	Former farm house, Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN	BF	0.1	100	10	N	Y	Y	Y	10	0	0	0	Demolition works complete. Large site, deliverable within 5 years
1253	Failsworth East	11 Holt Lane, Failsworth, M35 9QG	BF	0.12	117	14	N	Y	Y	Y	14	0	0	0	Building materials on site. Large site, deliverable within 5 years.
1300	Failsworth East	201 Ashton Road East, Failsworth, M35 9PP	BF	0.02	83	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
560	Failsworth West	Land adj to 265 Oldham Road, Failsworth	BF	0.13	168	22	Y	Y	Y	Y	22	0	0	0	Large site, deliverable within five years.
575	Failsworth West	34-36 Miriam Street, Failsworth	BF	0.05	60	3	Y	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years.
599	Failsworth West	Former United Reform Church, Victoria St / Oldham Rd, Failsworth	BF	0.06	217	13	Y	Y	Y	Y	13	0	0	0	Small site, deliverable within 5 years.
718	Failsworth West	Land between 16 and 18 Propps Hall Drive, Failsworth	BF	0.07	28	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
935	Failsworth West	Land off Hale Lane/Hughes Close, Failsworth, Manchester	BF	0.42	90	38	N	Y	Y	Y	38	0	0	0	
954	Failsworth West	North Bank, Failsworth District Centre, Oldham Road, Failsworth	BF	0.71	211	150	Y	Y	Y	Y	0	150	0	0	Large site with some uncertainty, not considered deliverable within 5 years.
961	Failsworth West	Land at Casson Street, Failsworth, M35 0ED	BF	0.1	40	4	N	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
697	Failsworth West	Land off Hughes Close, Hale Lane, Failsworth	BF	0.05	80	4	Y	Y	Y	Y	4	0	0	0	Small infill site, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
1236	Failsworth West	Land adj to Station Mews and 8 Hardman Lane, Failsworth	BF	0.06	161	9	Y	Y	Y	Y	9	0	0	0	Applicant has just completed first phase on adjacent site. Small site, deliverable within 5 years.
1270	Failsworth West	Land adj., 48 Norfolk Crescent, Failsworth, Manchester	BF	0.03	40	1	N	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	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
388	Hollinwood	Land adjacent to 510 Chamber Road, Oldham	BF	0.02	46	1	Y	Y	Y	Y	1	0	0	0	Only 1 renewal, therefore still considered deliverable within 5 years.
393	Hollinwood	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	179	12	Y	Y	Y	Y	12	0	0	0	Large site, deliverable within 5 years
427	Hollinwood	609 Hollins Road	COU	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
491	Hollinwood	231 Hollins Road	COU	0.01	111	1	Y	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
704	Hollinwood	Prescott's Garage, Clowes Street, Hollinwood, Oldham	CON	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
341	Medlock Vale	Land off Tanners Fold, Fitton Hill, Oldham	BF	0.16	50	8	Y	Y	Y	Y	8	0	0	0	Small site, deliverable within 5 years
561	Medlock Vale	Land off Nicholas Road (Eastside), Oldham	BF	0.21	19	4	Y	Y	Y	Y	4	0	0	0	Small site, deliverable within five years.
567	Medlock Vale	Greenhurst Crescent, Fitton Hill	BF	0.6	47	28	Y	Y	Y	Y	32	0	0	0	New application submitted in 2008 and cleared site. Deliverable within 5 years
705	Medlock Vale	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	6.74	42	280	Y	Y	Y	Y	280	0	0	0	Large PFI4 scheme, deliverable within 5 years.
844	Medlock Vale	Land at Rosary Road, Oldham, OL8 2QE	BF	1.55	46	72	Y	Y	Y	Y	72	0	0	0	Large site, deliverable within 5 years.
922	Medlock Vale	Manor House Farm, Knott Lane, Oldham, OL8 3JA	GF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
1254	Medlock Vale	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.2	50	10	N	Y	Y	Y	10	0	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	Y	1	0	0	0	Small site, deliverable within 5 years.
280	Royton North	Land adjacent to Hamilton Avenue Royton Oldham	BF	0.14	21	3	N	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years.
313	Royton North	Land off Malvern Close, Royley, Royton	BF	0.05	80	4	N	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
319	Royton North	Barn 1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SU	CGF	0.02	50	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
385	Royton North	Land adj. Halfway House, 499 Rochdale Road, Royton, OL2 5RY	BF	0.07	30	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years

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392	Royton North	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	13	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
429	Royton North	Land adj. 323 Middleton Rd, Royton	BF	0.02	50	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
551	Royton North	Highlands Farm, Highlands, Royton	BF	0.08	12	1	N	Y	Y	Y	0	1	0	0	Repeated applications for dwelling on site dating back to 1994. Cannot consider as part of 5 year supply.
698	Royton North	Land off Royley, Royton (former garage court)	BF	0.29	97	28	N	Y	Y	Y	28	0	0	0	Large site, deliverable within 5 years.
943	Royton North	Land at Highthorne Green, Royton, Oldham	GF	0.07	29	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
1218	Royton North	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.4	177	71	N	Y	Y	Y	0	71	0	0	Demolition of existing building required and firms to be relocated. Long term telecomms agreements have been entered into for masts on building that cannot be terminated. Not considered deliverable within 5 years.
1268	Royton North	Land to the rear of 2 Holly Brook, Chadderton, Oldham	GF	0.3	7	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
1302	Royton North	High Gate Farm, High Gate Drive, Royton, OL2 5UP	GF	0.35	3	1	N	Y	Y	Y	1	0	0	0	Small site deliverable within 5 years.
428	Royton South	Land to the rear of Hebron Street, Heyside, Royton, Oldham	BF	0.1	10	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1266	Royton South	70-72 Heyside, Royton, OL2 6LS	BF	0.02	125	2	N	Y	Y	Y	2	0	0	0	Small scale conversion, deliverable within 5 years.
1295	Royton South	Cowgate Farm, Low Crompton Road, Royton, OL2 6YR	BF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site deliverable within 5 years.
384	Shaw	Land adj. 1 Shore Avenue, Shaw, Oldham, OL2 8DA	BF	0.02	44	1	N	Y	Y	Y	0	0	0	0	Small site forecast for completion during 2009/10 therefore no contribution towards five-year supply.
399	Shaw	Land at 30 Eastway, Shaw	CON	0.03	200	6	N	Y	Y	Y	0	6	0	0	Not considered deliverable within five-years.
715	Shaw	Burn Spring Farm, Grains Bar Road, Oldham	CGF	0.14	14	2	N	Y	Y	Y	2	0	0	0	Small CON, deliverable within 5 years.
929	Shaw	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	111	10	N	Y	Y	Y	10	0	0	0	Conversion involving limited external changes, deliverable within 5 years.
932	Shaw	5 Crompton Way, Shaw, OL2 8RD	COU	0.1	100	1	N	Y	Y	Y	1	0	0	0	COU deliverable within 5 years.

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1239	Shaw	Crompton Hall, Buckstones Road, Shaw, Oldham	BF	0.61	26	16	N	Y	Y	Y	16	0	0	0	Applicants made numerous attempts to get permission over several years, then pursued appeal and gained permission. Signed unilateral obligation. Deliverable within 5 years.
1264	Shaw	4 Collinge Street, Shaw, OL2 8AA	BF	0.01	290	2	N	Y	Y	Y	2	0	0	0	Small COU, deliverable within 5 years.
1267	Shaw	Park Farm, Milnrow Road, Shaw, OL2 8BL	GF	0.17	12	2	N	Y	Y	Y	2	0	0	0	Small scheme, deliverable within 5 years.
253	Saddleworth North	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham	CGF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small scale conversion, deliverable within 5 years.
381	Saddleworth North	Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	CGF	0.04	23	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
437	Saddleworth North	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	CON	0.76	4	2	N	Y	Y	Y	2	0	0	0	Small scale conversion, deliverable within 5 years
537	Saddleworth North	1-5 Ripponden Road, Denshaw	COU	0.06	83	5	N	Y	Y	Y	5	0	0	0	Small COU, deliverable within 5 years.
589	Saddleworth North	Land adj to 160 Huddersfield Road, Diggle, Oldham	BF	0.01	100	1	N	Y	Y	Y	0	0	0	0	Small site forecast for completion during 2009/10 therefore no contribution towards five-year supply.
614	Saddleworth North	24 The Square, Dobcross, OL3 5AA	COU	0.01	200	2	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years
621	Saddleworth North	1 Midgrove Lane, Delph	BF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
653	Saddleworth North	Ballybunion, Redwood Road, Uppermill, Oldham	BF	0.01	6	1	N	Y	Y	Y	1	0	0	0	Small scale conversion with little external work required, deliverable within 5 years.
921	Saddleworth North	Clough Bottom House, High Stile Lane, Uppermill, Oldham	CGF	0.1	10	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
927	Saddleworth North	Husteads Farm, Husteads Lane, Dobcross, OL3 5RA	GF	0.02	50	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1273	Saddleworth North	Freedchurch House, 9-11 Church Street, Delph, OL3 5DR	BF	0.04	45	1	N	Y	Y	Y	1	0	0	0	Small scale conversion, deliverable within 5 years.
1293	Saddleworth North	Barn at side of Green Leach Farm, Off Shiloh Lane, Strinesdale, Oldham	GF	0.15	7	1	N	Y	Y	Y	0	0	0	0	Small site forecast for completion during 2009/10 therefore no contribution towards five-year supply.

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1299	Saddleworth North	1 Nook Cottages, Thorne Lane, Austerlands, OL4 3QN	BF	0.05	40	1	N	Y	Y	Y	1	0	0	0	Small scale conversion deliverable within 5 years.
1303	Saddleworth North	Doyen House, 8 Buckley Drive, Denshaw, OL3 5RT	BF	0.06	17	1	N	Y	Y	Y	1	0	0	0	Small site deliverable within 5 years.

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370	Saddleworth North	Land adjacent to Higher Moordale, off Huddersfield Road, Diggle, Oldham	BF	0.08	13	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
398	Saddleworth North	Slackcote Mill, Slackcote Lane, Delph, Oldham	CON	0.3	47	14	N	Y	Y	Y	14	0	0	0	S106 now signed. Large site, deliverable within 5 years.
414	Saddleworth North	Nebo Farm, Whitegate Lane, Stinsdale	CGF	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
422	Saddleworth North	Land off Knowsley Avenue, Springhead, Oldham	BF	0.07	60	4	N	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years. Note this is the first resubmission.
434	Saddleworth North	Whitegate Cottage, Whitegates Lane, Stinsdale, OL4 3RF	BF	0.13	8	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
444	Saddleworth North	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
511	Saddleworth North	Land adjacent to 3 Midgrove Lane	BF	0.06	17	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
512	Saddleworth North	Land at Friarswood, Oldham Road	CON	0.3	13	4	N	Y	Y	Y	4	0	0	0	Small scale conversion, deliverable within 5 years.
534	Saddleworth North	Millcroft House, Millcroft Lane	COU	0.07	14	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
544	Saddleworth North	Rear of 91-95 Stockport Road, Lydgate (Lydgate Smithy)	COU	0.02	50	1	N	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
569	Saddleworth North	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.3	63	19	N	Y	Y	Y	19	0	0	0	Developer confirmed July 2009 that some works have been carried out, and that they believe scheme will be delivered within 5 years.
706	Saddleworth North	Ramsclough Farm, Oldham Road, Denshaw, OL3	CON	0.37	8	2	N	Y	Y	Y	2	0	0	0	Small conversion, deliverable within 5 years
709	Saddleworth North	Shaymere, Delph New Road, Delph, OL3 5BY	BF	0.4	2	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
714	Saddleworth North	Land opposite 7, 9 and 11 Delph Road, Denshaw, Oldham	BF	0.12	25	3	N	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years.
918	Saddleworth North	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	BF	1.7	36	33	N	Y	Y	Y	33	0	0	0	£1M DOH funding secured. Architect estimates 18-24 month build period. RM application now approved. S106 signed. Deliverable within 5 years.
923	Saddleworth North	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.12	17	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.

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925	Saddleworth North	Land adj., 842 Huddersfield Road, Austerlands, OL4 4BA	BF	0.08	25	1	N	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	N	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	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years. Plans now submitted to Building Control.
1272	Saddleworth North	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.08	13	1	N	Y	Y	Y	1	0	0	0	Small scale development, deliverable within 5 years.
254	Saddleworth South	Police Station, Buckley St, Uppermill	CON	0.12	83	10	N	Y	Y	Y	10	0	0	0	Police relocated to premises on High Street. Wiggitt website refers to development. Fencing around site Aug 07. S106 signed. Large site, deliverable within 5 years.
264	Saddleworth South	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.21	19	4	N	Y	Y	Y	4	0	0	0	Small site, deliverable within 5 years.
277	Saddleworth South	R/o Victoria House, High St, Uppermill	BF	0.03	67	2	N	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
302	Saddleworth South	Land at The Park, Grasscroft, Oldham, OL4 4ES.	BF	0.05	20	1	N	Y	Y	Y	0	1	0	0	OL permission all matters reserved renewed repeatedly since 1979. Cannot consider as part of 5 year supply.
371	Saddleworth South	11 Wharmon Rise, Grasscroft, OL4 4ET	BF	0.07	14	1	N	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	N	Y	Y	Y	41	0	0	0	Large site now cleared, deliverable within 5 years.
445	Saddleworth South	15 Manchester Road, Greenfield Oldham	COU	0.01	300	2	N	Y	Y	Y	2	0	0	0	Small COU, deliverable within 5 years.
468	Saddleworth South	Land at Grove Bank, Rush Hill Rd, Uppermill	BF	0.19	5	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
514	Saddleworth South	Land opposite 37 Manchester Rd, Greenfield	BF	0.1	10	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
540	Saddleworth South	Rear of 12 Dacres Drive	BF	0.07	14	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
562	Saddleworth South	70 Oldham Road, Grasscroft	BF	0.68	22	15	N	Y	Y	Y	15	0	0	0	Application received for development of 68 to 70 Oldham Rd (ie combines 2360 and 2228).

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															Large site, deliverable within 5 years.
666	Saddleworth South	Land at The Hollies, 2 Grove Road, Uppermill, Oldham, OL3 6JR	BF	0.1	10	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
668	Saddleworth South	118-120 High Street, Uppermill, Oldham OL3 6BT	CON	0.02	100	2	N	Y	Y	Y	2	0	0	0	Small conversion, deliverable within 5 years
671	Saddleworth South	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	CON	0.01	231	2	N	Y	Y	Y	2	0	0	0	Small conversion, deliverable within 5 years
672	Saddleworth South	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	CON	0.01	231	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
682	Saddleworth South	50A Springmeadow Lane, Uppermill, Oldham, OL3 6HH.	BF	0.13	7	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
710	Saddleworth South	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	64	3	N	Y	Y	Y	3	0	0	0	Demolition of existing building required. However, 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	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
227	Saddleworth West & Lees	3 Princess Street, Lees, OL4 5AG	COU	0.01	600	2	N	Y	Y	Y	2	0	0	0	Small COU, deliverable within 5 years.
442	Saddleworth West & Lees	3 Atherton Street, Springhead, OL4 5TF	COU	0.01	400	2	N	Y	Y	Y	2	0	0	0	Small COU, deliverable within 5 years.
655	Saddleworth West & Lees	113 Stamford Road, Lees, OL4 3NB	CON	0.01	100	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
674	Saddleworth West & Lees	189 Oldham Road, Springhead, OL4 4QJ	CON	0.01	87	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
684	Saddleworth West & Lees	80-82 High Street, Lees, Oldham	CON	0.03	40	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
930	Saddleworth West & Lees	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	5	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
934	Saddleworth West & Lees	694A Huddersfield Road, Lees, OL4 3PZ	BF	0.03	120	3	N	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years. Premises vacant.
1265	Saddleworth West & Lees	19 Stonebreaks Road, Springhead, OL4 4BZ	BF	0.08	38	2	N	Y	Y	Y	2	0	0	0	Small conversion, deliverable within 5 years.
1276	Saddleworth West & Lees	173 Oldham Road, Springhead, OL4 4QJ	BF	0.01	200	1	N	Y	Y	Y	1	0	0	0	Small scale conversion deliverable within 5 years.
1296	Saddleworth West & Lees	150 Oldham Road, Springhead, OL4 5SN	BF	0.03	70	1	N	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years.

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1298	Saddleworth West & Lees	9 Marsham Close, Grotton, OL4 5RB	BF	0.08	12	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1301	Saddleworth West & Lees	Land adj to 7 Nelson Street, Lees, Oldham	BF	0.02	50	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.

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300	Saddleworth West & Lees	Lane View, Coverhill Road, Grotton, OL4 5RF	BF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
364	Saddleworth West & Lees	Land off Albert Street, Lees	BF	0.06	17	1	N	Y	Y	Y	1	0	0	0	Small, cleared site, deliverable within 5 years.
390	Saddleworth West & Lees	Land at Hartshead Street, Lees, Oldham	BF	0.04	257	9	N	Y	Y	Y	9	0	0	0	Small site, deliverable within 5 years.
412	Saddleworth West & Lees	Owl Mill Site, Acom Street, Lees, Oldham	BF	0.55	44	24	N	Y	Y	Y	24	0	0	0	Large site, cleared and S106 signed, deliverable within 5 years.
504	Saddleworth West & Lees	Land adjacent to Highfield House, Cooper St	BF	0.13	8	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
527	Saddleworth West & Lees	Land at Acorn Mill, Mellor Street/ Acorn Street	BF	0.21	114	24	N	Y	Y	Y	0	24	0	0	Large site, not deliverable within 5 years.
939	Saddleworth West & Lees	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	33	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1260	Saddleworth West & Lees	Land to the rear of 694 Huddersfield Road, Lees, Oldham	BF	0.2	20	4	N	Y	Y	Y	4	0	0	0	Applicant pursued consent through refusals and appeal. Small site, deliverable within 5 years.
1281	Saddleworth West & Lees	Land adjacent to 10 Dellhild Close, Springhead, OL4 4PJ	BF	0.05	22	1	N	Y	Y	Y	1	0	0	0	Applicant pursued scheme through refusal. Small scheme, deliverable within 5 years.
1288	Saddleworth West & Lees	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	BF	0.02	43	1	N	Y	Y	Y	1	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	N	Y	Y	Y	1	0	0	0	Small site deliverable within 5 years.
1294	Saddleworth West & Lees	Land adj., Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	BF	0.04	25	1	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
7	St James	Land off Acre Lane, Oldham	BF	0.39	46	18	Y	Y	Y	Y	18	0	0	0	Large cleared site within HMR Intervention area, deliverable within 5 years.
234	St James	Land off Ripponden Road / Cornhill Street	BF	0.22	64	14	Y	Y	Y	Y	14	0	0	0	Large site, deliverable within 5 years. Revised scheme approved 08/09.
368	St Marys	116 Union St	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	COU deliverable within 5 years.
382	St James	Hodge Clough Farm, Wilkes Street, Oldham, OL1 4JW	CGF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small conversion, deliverable within 5 years
389	St James	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.25	44	11	Y	Y	Y	Y	11	0	0	0	Applicant pursued scheme through refusals and appeal. Large site, deliverable within 5 years.

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576	St James	Land at Flint Street, Oldham OL1 4EX	BF	0.23	61	14	Y	Y	Y	Y	14	0	0	0	Large site, deliverable within 5 years.
1263	St James	Land bounded by Wilkes Street and Hodge Road, Oldham, OL1 4JW	BF	0.06	33	2	Y	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years.
1271	St James	49 Ripponden Road, Oldham, OL1 4EW	BF	0	222	1	N	Y	Y	Y	1	0	0	0	Small scale change of use, deliverable within 5 years.
1286	St James	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	GF	0.03	14	1	N	Y	Y	Y	1	0	0	0	Small scale conversion, deliverable within 5 years.
295	St Marys	Land bounded by St. Mary's Way, Egerton St., Horsedale St., Mackintosh Way	BF	2.66	72	192	Y	Y	Y	Y	160	32	0	0	Longstanding project even before current application. Unity investigating remediation options to prepare site for development. Phase 1 housing site. Considered deliverable within 5 years supply. Assume capacity is 192, but would commence by end of 10/11 therefore a proportion in years 6 to 10 based on build out rate.
440	St Marys	169 Union Street, Oldham	BF	0.03	909	30	Y	Y	Y	Y	0	30	0	0	Agent confirmed that development unlikely due to market conditions and apartment situation. Stated that development would become likely when market improves and Metrolink arrives or is imminent. Applicant does not own site. Not regarded as deliverable within 5 years.
519	St Marys	2/4 Morris Street	COU	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
577	St Marys	Bank Mill, Huxley Street, Oldham OL4 5JX	CON	0.12	175	21	Y	Y	Y	Y	0	21	0	0	Over three years since permission was granted and S106 still not signed. Not considered deliverable within 5 years.
627	St Marys	Land adj 10 Cranbrook Street, Oldham	BF	0.09	22	2	Y	Y	Y	Y	2	0	0	0	Small site, deliverable within 5 years
673	St Marys	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	80	2	Y	Y	Y	Y	2	0	0	0	Small conversion, deliverable within 5 years
681	St Marys	43-47 Brompton Street, Glodwick, Oldham	BF	0.03	100	3	Y	Y	Y	Y	3	0	0	0	Small site, deliverable within 5 years.
716	St Marys	Land adj to Bowling Green, New Earth Street, Oldham	GF	0.08	88	7	Y	Y	Y	Y	7	0	0	0	Small site, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
1275	St Marys	Land adj., Bridge Inn PH, Becket Meadow Street, Oldham, OL4 1JE	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	Applicant pursued scheme through appeal. Small site, deliverable within 5 years.
1287	St Marys	183 Greengate Street, Glodwick, Oldham	BF	0.01	118	1	Y	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	N	Y	Y	Y	9	0	0	0	S106 signed in 08/09, and plans have been submitted and approved to BC. Small sit, deliverable within 5 years.
260	Waterhead	Land off Wellyhole Street, Oldham	BF	0.9	24	22	N	Y	Y	Y	22	0	0	0	Large site, deliverable within 5 years.
430	Waterhead	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	30	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years
448	Waterhead	Land at corner of Dudley Street and Abercorn Street, Oldham	BF	0.1	120	12	N	Y	Y	Y	8	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	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	N	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1274	Waterhead	380 Huddersfield Road, Oldham, OL4 2EX	BF	0.01	144	1	Y	Y	Y	Y	1	0	0	0	Small scale conversion, deliverable within 5 years.
226	Werneth	Warwick House, 1 Warwick Street, Oldham, OL9 7BA	COU	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
401	Werneth	80a Windsor Road	COU	0.16	19	1	Y	Y	Y	Y	1	0	0	0	Small COU, deliverable within 5 years.
557	Werneth	Land at South Werneth, bounded by Suffolk St, Union St, Spencer St and Mill Lane	BF	3.58	43	154	Y	Y	Y	Y	154	0	0	0	Large site falling within HMR Intervention Area, deliverable within 5 years.
590	Werneth	109-111 Windsor Road	BF	0.13	8	1	Y	Y	Y	Y	1	0	0	0	Change of use can be implemented within 5 years. No external alterations.
592	Werneth	Land adj to 155 Wellington Road, Oldham	BF	0.39	20	8	Y	Y	Y	Y	8	0	0	0	Small site, deliverable within 5 years.
691	Werneth	Land at North Werneth Zone 2, Land east of St Johns bounded by Alfred St, Featherstall Rd South and Porter St	BF	0.49	61	30	Y	Y	Y	Y	30	0	0	0	Large site falling within HMR Intervention Area, deliverable within 5 years.
692	Werneth	Land at North Werneth Zone 3, Land west of St Johns, south of Alfred St and north of Edward St, Werneth	BF	1.77	42	74	Y	Y	Y	Y	74	0	0	0	Large site falling within HMR Intervention Area, deliverable within 5 years.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
693	Werneth	Land at North Werneth Zone 4, Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.	BF	1	62	62	Y	Y	Y	Y	62	0	0	0	Large site falling within HMR Intervention Area, deliverable within 5 years.
694	Werneth	Land at North Werneth 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 Intervention Area, deliverable within 5 years.
695	Werneth	Land at North Werneth Zone 6 (Hartford Mill, Edward St)	BF	2.7	58	158	Y	Y	Y	Y	0	158	0	0	Large site falling within HMR Intervention Area, not considered deliverable within 5 years.
707	Werneth	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	40	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
941	Werneth	Land adj to 118 Coppice Street, Oldham	BF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
942	Werneth	Land adj to 101 Park Street, Oldham	BF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site, deliverable within 5 years.
1255	Werneth	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	Werneth	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	BF	0.07	75	5	Y	Y	Y	Y	5	0	0	0	Small site, deliverable within 5 years.

17 Appendix G - S106

Table 48 Sites Subject to a Section 106 Agreement

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 years	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
329	Alexandra	Land at Estate Street	BF	0.03	33	1	Y	Y	Y	?	0	1	0	0	Unlikely to come forward in next five years given S106 has not been signed in last 8 years, however considered developable in medium term.
365	Chadderton South	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	71	90	Y	Y	Y	Y	90	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	N	Y	Y	Y	6	0	0	0	S106 for POS being negotiated. Adjacent development well underway. Will be delivered within 5 years.
323	Medlock Vale	Land at Gainsborough Avenue	BF	0.25	20	5	Y	Y	Y	?	0	5	0	0	No S106 signed in 10 years. Unlikely to come forward in next 5 years unless ownership changes.
270	Royton South	Corner of Edge Lane Street/High Barn Street, Royton, Oldham	BF	0.8	78	63	N	Y	Y	Y	63	0	0	0	Large site, deliverable within 5 years.
568	Shaw	Birshaw Farm, Oldham Rd, Shaw	GF	0.6	8	5	N	Y	Y	?	0	5	0	0	More than two years since S106 was signed and no evidence of site coming forward. Not regarded as deliverable within 5 years.
471	St Marys	Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formerly Land adj. 308, Waterloo St)	BF	0.06	83	5	Y	Y	Y	Y	5	0	0	0	Site owned by applicant. Small site, deliverable within 5 years.
948	St Marys	Former Territorial Army Centre, Rifle Street, Oldham, OL1 3DN	BF	0.4	75	30	Y	Y	Y	Y	30	0	0	0	Large site, deliverable within 5 years
1251	Saddleworth North	Wallhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB	BF	3.1	13	40	N	Y	Y	Y	40	0	0	0	Site identified for relocation of existing business, regarded as deliverable within 5 years.
397	Saddleworth South	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham	GF	0.33	73	24	N	Y	Y	Y	0	24	0	0	Large site, not regarded as deliverable within 5 years.
915	Saddleworth South	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.08	75	6	N	Y	Y	Y	6	0	0	0	Site vacant and S106 signed in April 09. Small site, deliverable within 5 years.
1252	Waterhead	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.37	95	35	N	Y	Y	Y	35	0	0	0	In negotiation to sign S106. Site has been cleared. Will be delivered within 5 years.

18 Appendix H - Others

Table 49 Other sites

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
240	Alexandra	Estate St/Panmure St	BF	0.06	83.30	5	Y	Yes	Yes	?	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. Millard Hse, Millard St	BF	0.04	25.00	1	N	No	No	No	0	0	1	0	Site not regarded as deliverable within 5 years.
285	Coldhurst	Grovesvenor Hall, Ward Street	BF	0.48	12.50	9	Yes	No	No	No	0	0	6	0	Granted permission in 1995. Partly built out many years back. No evidence of remaining plots coming forward. Site not regarded as deliverable within 5 years.
509	Coldhurst	Land off Dew Way, Oldham	BF	1.05	40	38.00	Yes	No	No	No	0	40	0	0	Permission expired so moved out of 5 year supply. New application submitted then withdrawn in 2008.
601	Coldhurst	Land off Booth Hill Lane	BF	0.42	17	40.50	Yes	No	No	No	0	17	0	0	Industrial site, still in use. Site not regarded as deliverable within 5 years.
1241	Coldhurst	Land at Ruskin Street	BF	0.09	33.33	3	Yes	No	No	No	0	3	0	0	Site not regarded as deliverable within 5 years.
373	Crompton	New Barn Junior School, Kings Rd, Shaw	BF	0.43	13	30.00	No	No	No	No	0	0	13	0	Permission expired so moved out of 5 year supply.
321	Failsworth West	Land off Hale Lane/Stanhope Way	BF	0.04	4	100.00	Yes	No	No	No	0	0	4	0	Permission expired so moved out of 5 year supply.
510	Failsworth West	Land at rear of 15 Bethel Ave (Land at Booth Street), Failsworth	BF	0.06	2	33.00	Yes	No	No	No	0	2	0	0	Permission expired so moved out of 5 year supply.
241	Hollinwood	Land to rear of 31 Oak Rd, Hollinwood	BF	0.08	3	37.50	Yes	No	No	No	0	0	3	0	Permission expired so moved out of 5 year supply.
322	Medlock Vale	Land at Wilson Street	BF	0.23	3	13.04	Yes	No	No	No	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 Avenueue (Clydesdale Works)	CON	0.15	8	53.00	Yes	No	No	No	0	0	8	0	Permission expired so moved out of 5 year supply.
610	Medlock Vale	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Yes	No	No	No	0	0	2	0	Permission expired so moved out of 5 year supply.
309	Royton North	1-9 Dogford Rd	BF	0.05	4	80.00	No	No	No	No	0	0	4	0	Permission expired so moved out of 5 year supply.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
375	Royton North	389-395 Middleton Rd, Royton (Lorne Avenue)	BF	0.11	3	30.00	No	No	No	No	0	0	3	0	Permission expired so moved out of 5 year supply. New application submitted and withdrawn in 2007/08.
607	Royton North	Land adj 51 Dogford Road, Royton	BF	0.05	1	20.00	No	No	No	No	0	0	1	0	Permission expired so moved out of 5 year supply.
251	Royton South	Brownlow Farm, Hebron Street, Royton	BF	0.11	3	27.30	No	No	No	No	0	0	3	0	Buildings cleared from site. Building Regs approval in 06/07, conditions being discharged. Small site deliverable in 5 years. Permission expired. Post 5 year supply
595	Royton South	Treetops, 2 Sunfield Cres, Royton	BF	0.04	1	25.00	No	No	No	No	0	0	1	0	Permission expired so moved out of 5 year supply. More recent scheme refused.
256	Saddleworth North	Edge Hill farm, Dark Lane, Delph	CGF	0.01	1	100.00	No	No	No	No	0	0	1	0	No permission. Post 5 year supply
490	Saddleworth North	Land at rear of 32 Thorpe Lane	BF	0.06	1	17.00	No	No	No	No	0	0	1	0	Planning permission expired therefore post five year supply.
297	Saddleworth North	Land at Saint Annes Sq	BF	0.07	2	28.57	No	No	No	No	0	0	2	0	Permission expired so moved out of 5 year supply.
462	Saddleworth North	Springmeadow, 6, Ladcastle Rd, Dobcross	BF	0.06	1	17.00	No	No	No	No	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	1	17.00	No	No	No	No	0	0	1	0	Planning permission expired therefore post five year supply.
326	Saddleworth South	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	1	8.00	No	No	No	No	0	0	1	0	S106 signed. Permission does not appear to have been implemented.
351	Saddleworth South	Former Greenfield Co-op, Manchester Road, Greenfield	CON	0.04	2	50.00	No	No	No	No	0	0	2	0	Permission expired so moved out of 5 year supply. Desirable location. Likely to come forward in longer term
361	Saddleworth South	62, Oldham Rd, Grasscroft	BF	0.83	19	23.00	No	No	No	No	0	0	19	0	Delay to date due to revised scheme being submitted, refused and dismissed on appeal in Jan 07. Site now owned by developer. Permission expired. Site not regarded as deliverable within 5 years.
460	Saddleworth West & Lees	Land adj. 36 Stamford Rd, Lees (Old Vicarage)	BF	0.06	1	17.00	No	No	No	No	0	0	1	0	Permission expired so moved out of 5 year supply.
330	St James	Land at Flint Street Derker	BF	0.07	4	57.00	Yes	No	No	No	0	4	0	0	Unlikely to come forward in short term. Site being used for HMR offices for next three years. Site not regarded as deliverable within 5 years.
453	St James	797-799 Ripponden Rd	BF	0.04	1	25.00	Yes	No	No	No	0	1	0	0	Planning permission expired therefore post five year supply.

SHLAA Reference	Ward	Location	Land Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10 years	11 to 15 years	16+ years	Deliverability Comments
663	St James	Land at Derker (London Rd Site), bounded by Acre Lane, Crabtree Road, Derker Street, Afghan Street, Stoneleigh Street, Westminster Street, rear of 1-19 Ramsay Street and rear of 3 - 73 (formerly) London Road, Derker, Oldham	BF	4.24	233	55.00	Yes	No	No	No	0	233	0	0	Uncertainty around timescales for development means it is in post 5-year supply.
664	St James	Land at Derker (Derker Station Site), bounded by Yates Street, Acre Lane, Acton Street and Oldham/Rochdale railway line	BF	1.72	80	46.50	Yes	Yes	Yes	Yes	80	0	0	0	Uncertainty around timescales for development means it is in post 5-year supply.
696	St James	Land at Derker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Derker, Oldham	BF	1.18	65	55.00	Yes	No	No	No	0	65	0	0	Uncertainty around timescales for development means it is in post 5-year supply.
310	St Marys	Land at Preston Street	BF	0.18	5	27.78	Yes	No	No	No	0	0	5	0	Site not regarded as deliverable within 5 years.
456	Werneth	R/o 152/160, Chamber Rd	BF	0.04	1	25.00	Yes	No	No	No	0	1	0	0	Site not regarded as deliverable within 5 years.

19 Appendix I - Allocations

Table 50 Phase 1 UDP Housing Allocations

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	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	Adjacent site has planning permission. Considerable deliverable within 5 years.
266	Failsworth West	Land at Oldham Road/Hardman Street, Failsworth	BF	1.56	6.4	10	Y	Y	Y	Y	10	0	0	0	Phase 1 allocation considered deliverable within 5 years.
554	Hollinwood	Pretoria Road, Oldham	BF	0.46	30	14	Y	Y	Y	Y	14	0	0	0	Phase 1 allocation considered deliverable within 5 years.
548	Royton South	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	40	22	N	Y	Y	Y	22	0	0	0	Phase 1 allocation considered deliverable within 5 years.
549	Royton South	Land off Mellor Street. Royton. North of Sandy Mill	BF	0.1	30	3	N	Y	Y	Y	3	0	0	0	Phase 1 allocation considered deliverable within 5 years.
659	Royton South	Blackshaw Lane, Royton	GF	0.6	30	18	N	Y	Y	Y	18	0	0	0	Phase 1 allocation considered deliverable within 5 years.
261	Saddleworth North	Bailey Mill, Delph	CON	0.86	58.1	50	N	Y	Y	Y	50	0	0	0	Phase 1 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 allocation considered deliverable within 5 years.
556	Waterhead	Huddersfield Road/Dunkerley Street, Oldham	BF	2.61	19	50	Y	Y	Y	Y	50	0	0	0	Phase 1 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 allocation considered deliverable within 5 years.

Table 51 Phase 2 UDP Housing Allocations

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10	11 to 15	16+	Deliverability Comments
229	Failsworth East	Medlock Road, Woodhouses	GF	0.66	30	20	N	Y	Y	Y	0	0	0	20	Existing Phase 2 UDP allocation. Considered developable in long term.
287	Failsworth East	Ashton Rd, Woodhouses	GF	1.71	30	51	N	Y	Y	Y	0	0	0	51	Existing Phase 2 UDP allocation. Considered developable in long term.
293	Hollinwood	Land at Lower Lime Road	BF	2.59	30	78	Y	Y	Y	Y	0	0	0	78	Existing Phase 2 UDP allocation. Considered developable in long term.

SHLAA Reference	Ward	Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Available	Suitable	Achievable	5 year	6 to 10	11 to 15	16+	Deliverability Comments
658	Medlock Vale	Danisher Lane	GF	0.46	40	18	N	Y	Y	Y	0	0	0	18	Existing Phase 2 UDP allocation. Considered developable in long term.
199	Royton South	Holden Fold Lane, Royton	BF	0.51	24	12	N	Y	Y	Y	0	0	0	12	Existing Phase 2 UDP allocation. Considered developable in long term.
290	Saddleworth North	Land at Ripponden Rd	GF	0.63	30	19	N	Y	Y	Y	0	0	0	19	Existing Phase 2 UDP allocation. Considered developable in long term.
291	Saddleworth West & Lees	Land at Knowles Lane	GF	5.8	40	232	N	Y	Y	Y	0	0	0	232	Existing Phase 2 UDP allocation. Considered developable in long term. GM SFRA shows that part of site in Flood Zone 3b. A site specific FRA is required to accompany any planning application.
230	Shaw	Lilac View Close, Crompton	GF	0.59	30	18	N	Y	Y	Y	0	0	0	18	Existing Phase 2 UDP allocation. Considered developable in long term.

20 Appendix J - Potential housing sites

Table 52 Alexandra 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
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. Residential development may be achievable medium term.	0	34	0	0
98	Land off Skipton Street, Oldham	UPS/	BF /GF	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 part GF. Identified in open space audit (poor quality rating). The site was submitted as part of CFS. Residential development may be achievable medium to long term.	0	0	26	0
893	Warren Lane, Oldham	UDP	GF	1.8	30	50		Y	Y	Y	Site may be suitable - good accessibility. It is GF and LRFD. There are access constraints that may affect deliverability. No known ownership issues. Residential development may be achievable long term.	0	0	0	50
895	Land between Cherry Avenue and Furness Avenue (Site F of Alt Masterplan)	MP	GF	4.7	30	35 (25% of site)	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. Reduced site capacity assumed (25%) as proposal includes as part of masterplan.	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
897	Land between Cherry Avenue, Apple Close and Furness Avenue known as The Orchard(Area A in Alt Masterplan)	MP	MIX	0.61	30	9 (50% of site)	Y	Y	?	Y	Site may be suitable – mix of land types, good accessibility and within 400m of 1 local service. Possible ownership constraints although residential development may be achievable medium term as part of the creation of a new attractive centre as proposed in draft Alt masterplan. Reduced site capacity assumed (50%).	0	0	9	0
898	Alt Primary School, Alt Lane (Site C in Alt Masterplan)	MP	BF	0.83	30	25	Y	Y	Y	Y	Site may be suitable – BF (site does not include school playing fields), good accessibility and within 400m of 1 local	0	25	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
992	Land below Villa Road, Oldham	MP	BF	1.5	40	15 (25% of site)	Y	Y	Y	Y	service. Availability and achievability dependent upon relocation of school as part of the draft masterplan proposals for Alt. 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 therefore assumed). Site considered available and achievable as part of the NDC Masterplan.	0	15	0	0

Table 53 Chadderton Central 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
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. Capacity based on 50% of site.	0	38	0	0
111	Land off Millard Street and Hunt Lane, Millard Street Chadderton	UPS	GF	2.67	30	40 (50% of site)	N	Y	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 medium to long-term.	0	0	0	40
734	Land at Watts Street, Chadderton, Oldham	NLUD	BF	0.29	50	14	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 term.	0	0	14	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	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
											is an existing employment site. Deliverability would be in line with Chadderton Technology Park Masterplan. No known ownership issues. Residential development may be achievable medium term.				
820	Nile Mill and associated land of Fields New Road and Cotswold Avenue	DUN	BF	2.65	50	132	N	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. Existing employment site located within PEZ 9. Residential development has taken place adjacent and is considered achievable medium term.	0	80	52	0
880	Foxderton Strategic Site	UDP/ LDF	MIX	47.73	30	126	N	Y	Y	Y	Site may be suitable - large GF and LRFD site. Submitted for development as part of CFS. Proposed as a Strategic Site in LDF. Residential development may be achievable short to medium term as part of an employment led mixed-use scheme. Capacity based on 15% of LRFD elements.	0	81	45	0
912	Stockfield Mill, Stockfield Road, Chadderton	MP	BF	0.68	50	34	N	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 medium term 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	131	N	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 medium term as part of the Chadderton Technology Park Masterplan.	0	0	131	0
914	Stretch of land to east of and fronting Stock Lane, Chadderton, Oldham	MP	BF	0.36	50	18	N	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 medium term as part of the Chadderton Technology Park Masterplan.	0	0	18	0
1138	Raven Mill and neighbouring land, Field New Road, Chadderton	PEZS	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. Existing employment site located within PEZ 9. No known ownership issues. Residential	0	100	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
											development has taken place adjacent and may be achievable medium term.				

Table 54 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	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. 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	40	20	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. Site vacant and available, no physical limitations to development however it is within a conservation area.	0	20	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 Local Town Centre. Deliverability linked to Health & Well-being Centre and masterplan that is to be prepared.	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 Local Town Centre. Deliverability linked to Health & Well-being Centre and masterplan that is to be prepared.	0	3	0	0
952	Police Station, Chadderton Local Town Centre	MP	BF	0.09	50	5	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 Chadderton Local Town Centre. Deliverability linked to Health & Well-being Centre and masterplan that is to be prepared.	0	5	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
984	Fernhurst Mill, Fernhurst Street, Chadderton	PEZS	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. Existing employment site in PEZ. Site put forward as part of CFS. Residential development may be achievable medium term, as part of a mixed-use development (therefore reduced site capacity assumed (50%).	0	68	0	0

Table 55 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 Corner Broadway and Whitegate Avenue, Chadderton	UPS	BF	0.47	50	24	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. available and residential development may be achievable medium term.	0	24	0	0
817	Land at Wharf Street, Oldham	DUN	BF	0.76	50	38	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m to 2 local services. No physical limitations although it is an existing employment site. Site put forward as part of CFS. May be achievable medium term.	0	38	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 56 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	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 ownership issues. Residential development may be achievable medium term. Site capacity reduced to 50 units as any residential development would be part of a mixed use scheme.	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	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	32	0
202	Land off Craven Street, Craven Street, Oldham	CFS	GF	0.34	30	10	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	10
203	Land between Godson St and Rochdale Road, Oldham	UPS	BF	1.03	40	41	Y	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	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	8	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.	0	27	0	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	12	0
1073	Prudential Building, Union Street, Oldham	MP	BF	0.09	200	18	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 as part of a mixed-use scheme. Deliverability dependant on regeneration of wider area and Oldham Town Centre	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
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
1077	Typing College, Greaves Street, Oldham	MP	BF	0.05	200	10	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical or policy limitations. No known ownership issues. Residential development achievable as part of a mixed use scheme. Deliverability dependant on regeneration of wider area and Oldham Town Centre.	0	0	10	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 employment. 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. 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	62	0	0

Table 57 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	78	0	0
133	Failsworth Secondary School, Partington Street, Failsworth	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.	0	56	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
											Site does not include playing fields. It is available and residential development may be achievable medium term.				
1027	Land bounded by Medlock Road and Atherton Close, Woodhouses, Fallsworth	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 medium to long term.	0	0	0	7
1029	Kaskenmoor School, Roman Road, Fallsworth	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 would 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 Cheetham Street, Fallsworth	CW	BF	0.22	50	11	Y	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, Fallsworth	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, Fallsworth	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	16	0	0

Table 58 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 / GF	0.35	50	18	Y	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	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	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. Site available and 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. Existing employment site in PEZ 2. 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
955	Town Hall and Library, Oldham Road, Failsworth	MP	BF	0.05	50	3	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Failsworth Local Town Centre. No physical limitations. In Failsworth Pole Conservation Area and has heritage value. Achievable however needs to take account of findings of heritage study completed on building.	0	3	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 59 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. Residential development may be achievable medium term.	0	64	0	0
134	White Bank Road, Limehurst, Oldham	UPS	BF	1.62	40	65	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. Residential development may be achievable medium term. Capacity assumes that 25% is retained as open land.	0	65	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, 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	5	0	0
1312	Land at Hawthorn Road, Hollinwood	HS	BF	0.21	24	5	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	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. No known ownership issues. Residential development may be achievable medium term.	0	0	51	0
1037	Land to the rear of The Greengate PH off Acacia Road, Limeside, Oldham	OSA	BF / GF	0.51	40	21	Y	Y	Y	Y	Site may be suitable – mixed land type, good accessibility and within 400m of 2 local services. 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	21	0
1039	Site above Royd Mill, Heron Street, Hollinwood	PEZS	BF	0.77	50	39	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. No known ownership issues. Residential development may be achievable medium term.	0	0	39	0
1246	Library on Elm Road, Hollinwood	OSR	BF			4	Y	Y	Y	Y	Site may be suitable - PDL, good accessibility and within 400m of 2 local services. There	0	4	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
											are no physical limitations. Site forms part of the 'Limehurst Village' scheme. Residential development may be achievable medium term.				

Table 60 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
131	Medlock Valley Infants School, South Croft, Fitton Hill, Oldham	UPS / MP	BF	1.47	30	44	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 1 local services. No physical or policy limitations. Cleared former school site. Identified for Residential development in the NDC masterplan.	0	44	0	0
132	Fitton Hill Junior School, Keswick Avenue, Oldham	UPS / MP	BF	2.51	30	75	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 1 local service. No physical or policy limitations. Cleared former school site. Identified for residential development in NDC Masterplan.	0	75	0	0
147	'Borough Mill Triangle', Copster Hill Road / Ashton Road, Oldham. Includes records 147, 142, 144, 117, 20, 19, 991	UPS / MP	BF	6.63	32	215	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 is PEZ. Identified for residential led mixed-use in NDC Masterplan.	0	215	0	0
845	Hill Farm Close off Fir Tree Avenue	DUN / MP	BF	5.17	40	200	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing sites. Identified for residential development in NDC Masterplan. Capacity assumes 25% to be retained as open land.	0	100	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 sites. 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. In use. May become available and residential may be achievable.	0	0	35	0

Table 61 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 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	10	0	0
190	Site at corner of Chapel Lane & Middleton Road, Royton	UPS	BF	0.17	40	7	N	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	7	0
196	Nether Hey Farm, Holden Fold Lane, Royton	UPS	GF	1.3	30	39	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	0	39
1115	Land at Thorp Road, Royton	HS	BF	0.57	35	20	N	Y	Y	Y	Site may be suitable - BF and former clearance site identified as potential for residential development by Oldham Housing Strategy.	0	20	0	0

Table 62 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 Local Town Centre Masterplan to be prepared.	0	4	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
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 Local Town Centre Masterplan to be prepared.	0	0	13	0
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	0
1015	Money Controls Ltd, New Coin Street, Royton, Oldham, OL2 6JZ	CFS	BF	2.54	40	102	N	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 5 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable medium term.	0	102	0	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	0
1079	Byron Street School, Byron Street, Royton	OSR	BF	0.41	40	16	N	Y	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 Town Centre Masterplan to be prepared.	0	16	0	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	0

Table 63 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. 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. May be achievable medium term.	0	8	0	0

Table 64 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	16 + 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 policy requirements. May be achievable medium term.	0	10	0	0
1162	Saddleworth School, Uppermill	OSR	BF	1.32	30	20	N	Y	?	Y	Site may be suitable – BF (school buildings and hardstanding only), good accessibility and within 400m of 1 local services. Site would become available upon relocation of school through BSF. May be achievable medium term.	0	20	0	0

Table 65 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	16 + 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. May be achievable long term.	0	0	0	16

Table 66 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. 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. May be achievable medium to long term.	0	0	6	0
168	Matthais Pilling House & adjacent land, Siddall 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. Open space element to be retained - reduced capacity assumed. Currently occupied could become available in future. May be achievable 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. May be achievable medium term.	0	10	0	0
170	Greensway Shopping Centre & Car Park, Off Beal Lane, Shaw	UPS	BF	0.22	50	11	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Shops on Beal Lane / Market Street fall within the primary shopping frontage. No known ownership issues. May be achievable medium term.	0	0	11	0
173	Site east of Milnrow Road, Shaw	UPS	BF	0.52	30	16	N	Y	?	Y	Site may be suitable – BF, very good accessibility. Metrolink route runs along eastern boundary. No known ownership issues. May be achievable medium term.	0	16	0	0
1005	P & S Commercial, 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. Existing employment site. Put forward as part of CFS. May be achievable medium term.	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	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. May be achievable medium term.	0	14	0	0
1014	Ivon Kershaw Land, Mosshey Street /Wild 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. It is an existing employment site. Site put forward as part of CFS. May be achievable medium term.	0	24	0	0
1019	P & D Northern Steel Ltd, Mosshey Street, Shaw, Oldham, OL2 8QL	CFS	BF / GF	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. It is an existing employment site. Site put forward as part of CFS. May be achievable medium to long term.	0	0	107	0

Table 67 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, Derker, Oldham	UPS	BF	0.4	40	16	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical limitations. In education use purposes. May be achievable medium to long term.	0	0	16	0
78	Land off Cornhill 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 as part of CFS. May be achievable medium term.	0	6	0	0
79	Broadbent Road, Oldham	UPS	BF	1.26	40	50	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. May be achievable medium to long term.	0	0	50	0
130	Hill Top School, Amcliffe Rise, Oldham	UPS	BF	0.68	30	20	N	Y	Y	Y	Site may be suitable – BF and basic accessibility. Conversion lies within Green Belt. Site available. May be achievable medium term.	0	20	0	0
821	Sholver Housing Estate	DUN / MP	BF	0.89	30	27	Y	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. May be achievable medium term.	0	27	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
866	Haven Lane North, Oldham	UDP	GF	1	30	30	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 3 local services. Site GF and LR7. Residential development may be achievable long term.	0	0	0	30
869	London Road, Derker (Part of CPO2)	MP	BF	1.76	40	70	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 CPO2 masterplan for Derker. May be achievable medium term.	0	70	0	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 CPO2 within masterplan for Derker. May be achievable medium term.	0	32	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 CPO2 within the masterplan for Derker. May be achievable medium term.	0	6	0	0
902	Land at Marble Street (Derker CPO 2)	MP	BF	0.6	50	30	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 CPO2 within masterplan for Derker. May be achievable medium term.	0	30	0	0
904	Cricket ground on Broadbent Road, Derker	MP	GF	1.89	40	71	Y	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. May be achievable long term.	0	0	0	71
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 1 local service. Site GF with physical and policy limitations. Ownership constraints. Identified for residential in draft masterplan. May be achievable medium to long term.	0	0	42	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
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 masterplan. May be achievable medium to long term.	0	0	29	0
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 masterplan. May be achievable medium term.	0	84	0	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 masterplan. May be achievable medium to long term.	0	0	40	0
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	0	26	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
											services. No physical limitations. Includes cleared former housing site, supported accommodation and open land. Identified for residential in draft masterplan. May be achievable medium term.				

Table 68 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
17	Bell Street, Oldham Town Centre, Bell Street, Oldham	UPS	BF	0.53	50	26	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. 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	26	0
18	Land at corner of Bell and Lemnos Street, Oldham Town Centre, Oldham	UPS	BF	0.10	40	4	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. 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	4	0	0
21	Mumps Warehouse, Roscoe Street, Oldham	UPS	BF	0.8	63	50	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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	50	0
22	Coliseum Theatre, Oldham, Fairbottom Street, Oldham	UPS	BF	0.18	200	36	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	36	0
54	Corner of Wallshaw Street and Partington Street, Oldham	UPS	BF	1.77	28	50	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Includes various employment uses. Multiple ownership. In	0	50	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
											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.				
1064	Building at corner of Wallshaw Place, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 54.	0		0	0
61	Site corner of Beaver & Yorkshire Streets, Oldham Oldham	UPS	BF	0.98	30	30	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Includes a variety of employment uses. 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	30	0
88	Park Road Warehouse, Corner of Park Road and Woodstock Street, Oldham	UPS	BF	0.63	51	32	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	32	0	0
94	Site corner Rhodes Bank and Roscoe Street, Oldham	UPS	BF	0.41	42	24	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 8 of Mumps Masterplan where approximately 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	24	0
136	Land bounded by Regent, Beech, Wallshaw & Partington Sts, Oldham	UPS	BF	0.31	48	15	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Includes a variety of employment uses. 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	15	0
137	Land at corner of Regent Street and Mumps, Oldham	UPS	BF	0.25	52	13	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Variety of employment uses. Multiple ownership. In development	0	0	13	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
											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.				
139	Land at corner of Rhodes and Wright Streets, Oldham	UPS	BF	0.15	107	16	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 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	16	0	0
843	Prince of Wales Pub, Brown Street, Oldham	DUN	BF	0.09	40	4	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. 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	4	0
1010	Parking area behind Oldham Colliseum, Oldham Town Centre	CFS	BF	0.41	50	20	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	20	0
1051	Alexandra Suite, Horsedgate Mill, Rock Street, Oldham	MP	BF	0.26	200	52	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	52	0
1057	Brighton Mill, Spencer Street, Oldham	MP	BF	2.25	25	66	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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	66	66	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
1056	Depot on Bell Street between Brown and Willow Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0	0	66	0
1055	New Willow Mills, Bell Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0		0	0
1058	Alliance Mill, Willow Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0		0	0
1059	Britannia Mill, Willow Street / Britannia Street, Oldham	MP	BF				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. 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. Shown on plan under 1057.	0		0	0
1060	Factory Reconstruction Co (The Palletts), Bell Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0		0	0
1061	57 to 61 Bell Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0		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
											services. No physical limitations. Existing employment site. Multiple ownership. Identified for residential in Mumps Masterplan. In development area 3 of Mumps Masterplan where a total of approx 220 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre. Shown on plan under 1057.				
1062	63 Bell Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Multiple ownership. In development area 3 of Mumps Masterplan where approx 220 are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre. Shown on plan under 1057.	0		0	0
1063	Mumps Mews Warehouse, Garden Street, Oldham	MP	BF				Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. 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. Shown on plan under 1057.	0		0	0
1065	Probation Centre, Bridge Street, Oldham	MP	BF	0.04	600	24	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 approximately 50 residential units are proposed as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	24	0	0
1066	Land between Prince Street, Rhodes Bank and Union Street, Oldham	MP	BF	0.12	250	30	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site uses. No known ownership issues. In development area 8 of the Mumps Masterplan where approx 50 residential units as part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	30	0
1067	Land at Roscoe Street, Oldham	MP	BF	0.23	104	24	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 Mumps Masterplan	0	24	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
											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.				
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	12	0	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 part of a mix of uses. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	9	0	0
1070	Players, Bridge Street, Oldham	MP	BF	0.04	300	12	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 Oldham Town Centre. No known ownership issues. In development area 8 of 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	12	0	0
1128	Bridge House, Lees Road	CFS / MP	BF	0.1	50	5	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Part identified in Mumps Masterplan and achievable medium term. Deliverability dependent on regeneration of wider area.	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.	0	70	0	0

Table 69 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	30	22	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	22	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 Wellhole 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	0	45
1101	Counthill School, Counthill Road, Higher Barrowhsaw	BSF	BF	1.7	30	51	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	51	0	0

Table 70 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
23	Marian Walker House and adjacent land, Frederick Street Oldham	UPS	BF	1.14	30	34	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 4 local services. Physical limitations (topography, landscape and ecological features). Surplus to requirements. Residential development may be achievable medium term.	0	34	0	0
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

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
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, Featherstall 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 Featherstall Road South, Oldham	MP	BF	0.57	30	17	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations. Includes existing retail, employment and residential uses. Multiple ownerships. Identified for mixed-use in the Chadderton Technology Park Masterplan.	0	0	17	0
1041	Land at corner of Milne and Tamworth Street, Werneth	OSR	BF	0.29	30	9	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Surplus to requirements. Residential development may be achievable medium term.	0	9	0	0
1047	St Augustines School, Chamber Road, Werneth	BSF	BF	1.6	30	48	Y	Y	Y	Y	Site may be suitable – BF, satisfactory accessibility and within 400m of 3 local services. No physical 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	48	0	0

22 Appendix L - Discounted sites

Table 71 Alexandra ward

Reference	Location	Source	Reason
24	43-45 Nether Hey Street, Oldham	UPS	Site no longer available as properties have been recently improved and extended.
45	Land adjacent to Kings Road, Alexandra Park, Oldham	UPS	Recreational open space forming part of a recreational route and green corridor providing links to the Green Belt.
847	Land in the Belgrave Mills site next to Groby Street	DUN	More suited for employment as surrounded by employment uses and located within PEZ 15.
990	Land at Montreal Street, Oldham	MP	Properties have undergone external refurbishment as part of the NDC masterplan.
993	Land east of Ashton Road, Oldham	MP	Properties have undergone external refurbishment as part of the NDC masterplan.
1009	Strawberry Gardens, Warren Lane, Oldham OL8 2HZ	CFS	Majority falls within the Green Belt. Remainder falls below site thresholds.
1151	Land at Cherry Avenue	OSA	Small area of open space forming part of the housing estate design. Falls within Alt broad location.
1152	Land at Ashton Road	OSA	Site no longer available as doctors currently being developed and dentist proposed on remaining section.
1153	Land off Birch Hall Close	OSA	Greenfield site identified within the Council's Open Space audit and not linked to a masterplan.
1154	Land at Cherry Avenue (b)	OSA	Small area of amenity open space forming part of the housing estate design. Falls within Alt broad location.
1155	Land at Furness Avenue	OSA	Small area of amenity open space forming part of the housing estate design. Falls within Alt broad location.
1156	Land at Carnation Road	OSA	Small piece of amenity open space surrounded by residential properties. Forms part of the housing estate design.
1157	Land at Lavender Road, Holts	OSA	Small piece of amenity open space surrounded by residential properties. Forms part of the housing estate design.

Reference	Location	Source	Reason
1158	Land off Nether Hey Street and Tate Street, Glodwick	OSA	Greenfield site identified within the Council's Open Space audit. not linked to masterplan.

Table 72 Chadderton Central ward

Reference	Location	Source	Reason
33	Site adjacent to Mills Hill County Primary School, Off Laurel Avenue, Chadderton	UPS / OSA	Access issues and open space.
34	Land adjacent to Rochdale Canal, Mills Hill Road, Chadderton	UPS	More suited to employment as located adjacent to existing employment and there are potential amenity issues given surrounding issues.
108	Land west of Hunt Lane, Chadderton	UPS	Existing employment site.
121	Nursing Home off Middlewood Court, Chadderton	UPS	Site is not considered developable as it is in use as a nursing home.
721	Land At Junction Mill, Foxdenton Lane, Chadderton, Oldham	NLUD	Developed for business and industry.
722	Land at Causeway North, Chadderton, Oldham	NLUD	Developed for business and industry.
723	Land at Gateway Crescent, Chadderton, Oldham	NLUD	More suited to employment as it is located within PEZ 8 and allocated for business and industry.
724	Oldham Broadway Business Park, Oldham Broadway, Chadderton, Oldham	NLUD	Developed for business and industry.
725	Ram Mill, Gordon Street, Chadderton, Oldham	NLUD	More suited to employment as it is located within PEZ 8 and allocated for business and industry.
740	Land at White Moss View, Greengate, Chadderton	NLUD	Developed for business and industry.
741	Land at Greenside Way, Chadderton, Oldham	NLUD	More suited to employment as it is located within PEZ 8 and allocated for business and industry.
742	Land at Greengate, Chadderton, Oldham	NLUD	More suited to employment as it is located within PEZ 8 and allocated for business and industry.

Reference	Location	Source	Reason
744	Land at Moston Road, Chadderton, Oldham	NLUD	Developed for business and industry.
754	Land at Broadway Business Park, Chadderton, Oldham	NLUD	More suited to employment.
819	Land between industrial buildings on Cobden Street	DUN	More suited to employment as it is located between existing employment sites and within PEZ 10.
882	Ferney Field Road, Chadderton	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
884	Foxdenton Farm, Chadderton	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
885	Cowhill, Chadderton	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
1016	Land of Broadway, including Radclyffe School and open space.	CFS/ BSF	Identified for a new school as part of the BSF programme.
1131	Land at B and Q, Chadderton Way, Oldham	NLUD	Site falls within site of B and Q and not considered developable for residential.
1140	Land at Partridge Way	OSA	Access issues and open space.
1141	Area of open space off Middleton Road, Chadderton	OSA	Small area of amenity open space surrounded by residential properties.
1316	Land at Greengate, Chadderton	NLUD	More suited to employment given surrounding uses.
1325	Land at Ashdene Close, Burnley Lane, Chadderton	HS	Under site threshold.

Table 73 Chadderton North ward

Reference	Location	Source	Reason
11	Depot on corner of Andrew St and Burnley St, Chadderton	UPS	Identified as the location for Chadderton Health & Well-Being centre.
12	Cyprus Avenue, Chadderton, Cyprus Avenue, Chadderton	UPS	Existing residential area.
14	Corner of Victoria Street and Eustace Street, Chadderton	UPS	More suited to employment.

Reference	Location	Source	Reason
25	Parkside Lodge and adjacent garage, Middleton Road, Chadderton	UPS	Not available for residential development.
813	Land adjoining Chadderton Football Club, Andrew St, Chadderton	DUN	Designated recreational open space and green corridor and link.
853	235 - 243 Burnley Lane, Chadderton	SITE	Under site thresholds applied.
982	North Chadderton School, Broadway, Chadderton	OSR	To be retained for educational use.
983	Land next to Fire Station, Broadway, Chadderton	OSA	Designated as recreational open space and forms part of a green corridor and link.
985	Open space at corner of roundabout on Broadway, Chadderton	OSA	Designated recreational open space and located at a very busy gateway junction into Oldham.
987	Lower Bare Trees Estate, Cedar Crescent, Chadderton	OSA	Small area of amenity open space surrounded by residential properties.
988	Burnley Lane, Chadderton	OSA	Under site thresholds applied.
989	Unused cemetery land above Chadderton Cemetery, Chadderton	OSR	Designated recreational open space and forms part of a larger green corridor and link.
1164	Cragg Road / Heights Lane area, Chadderton	I & O	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1174	Land fronting Heights Lane, Healds Green, Chadderton, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1199	Land at Cragg Road, Chadderton	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1210	Hill Top Farm, Chadderton, OL1 2SB	CSF	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1211	Nodgate Farm, Cragg Road, Chadderton	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1213	Hill Top Farm, Chadderton, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1327	Land at Park Estate, Chadderton	HS	Land locked piece of land not suitable for residential development.

Table 74 Chadderton South ward

Reference	Location	Source	Reason
143	Raymond Avenue, Oldham	UPS	Existing employment site not linked to Call for Sites submission or masterplan.
739	Land at Sellers Way, Chadderton, Oldham	NLUD	More suited to employment as it is located within PEZ 5 and allocated for business and industry.
814	Land and garages wedged between houses.	DUN	Access constraints.
815	Land to the rear of Kingston Avenue	DUN	Greenfield site with constrained access.
816	Warehouse and car park off Drury Lane.	DUN	More suited to employment as located in PEZ 5 at junction with Manchester Road.
965	Derby Street (a), Chadderton	OSA	Physical limitations (irregular shape and proximity to residential properties) and Council's open space audit.
966	Derby Street (b), Chadderton	OSA	Small site not considered suitable for residential development..
967	Land at Butler Green (a), Chadderton	OSR	Small site not considered suitable for residential development.
968	Land at Butler Green (b), Chadderton	OSR	Greenfield site
971	Land to the rear of Sycamore Avenue, Chadderton	OSR	Physical limitations and the site is designated as recreational open space.
972	Houseley Avenue, Chadderton	OSA	Small site surrounded by residential properties not considered suitable for residential development.
973	Land at Granby Street, Chadderton	OSR	More suited to employment as it is an existing employment site within an established PEZ.
975	Granby Street Playing Fields, Chadderton	OSA	Designated recreational open space and is undergoing improvement.
976	South Chadderton School, Butterworth Lane, Chadderton	BSF	Not developable for residential development.

Reference	Location	Source	Reason
977	Land adjacent to 43 Long Lane, Chadderton	SPS	Small site not considered suitable for residential development..
978	Land at Cartmel Crescent, Chadderton	OSR	Small site adjacent to borough boundary identified in Council's open space audit.
979	Richmond Hill Estate, Raymond Avenue, Chadderton	OSA	Small irregular shaped site providing buffer between residential properties and the railway line.
1315	Manchester Cabins, Tweedale Way, Chadderton	NLUD	More suited to employment given surrounding uses.

Table 75 Coldhurst ward

Reference	Location	Source	Reason
53	Corner of Foundry Street and John Street, Oldham	UPS	Identified for science centre as part of West End Masterplan and development of educational quarter.
62	Coldhurst Street, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
63	Dame Street, Coldhurst, Oldham	UPS	More suited to employment as located in prime location within PEZ fronting Oldham Way.
119	Stansfield Street, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
145	Land between Harold St and Daisy St, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
201	Site corner of Featherstall Rd North and Westhulme St, Oldham	UPS	Existing employment site not linked to 'Call for Sites' exercise or masterplan.
205	Land at corner of Bradford Street & Magdala Street, Oldham	UPS	Mixed land type not linked to 'Call for Sites' exercise or masterplan.
207	Garage at corner of Featherstall Road & Rochdale Road, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
208	Site at corner of Coldhurst St & Mold St, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
753	Arkwright Street, Chadderton, Oldham	NLUD	Designated W1.2.1 and located within PEZ 10.

Reference	Location	Source	Reason
849	Charlie Browns Autocentre on Manchester Road	DUN	Commercial development under-construction.
850	Land on the corner of Atkinson Street and Ellen Street	DUN	More suited to employment as located in prime location within PEZ 11 at junction with Oldham Way/Featherstall Road North.
851	Land to the rear of houses on Belmont Street (numbers 52-98)	DUN	Greenfield site that falls within record 1088.
855	179 Henshaw Street, Coldhurst	SITE	Existing employment site (a former public house) led to 'Call for Sites' submission or masterplan.
856	10 Haworth Street, Coldhurst, Oldham	SITE	Proposals for site to be developed as supported accommodation.
1011	Parking area between Sainsburys and Gallery Oldham, Oldham Town Centre	CFS	Site to be retained for car parking.
1086	Open space at Martha Street, Oldham	OSA	Greenfield site identified within the council's open space audit and not linked to 'Call for Sites' submission or masterplan.
1087	Ward Street, Oldham	OSA	Greenfield site identified within the council's open space audit and not linked to 'Call for Sites' submission or masterplan.
1088	Land at Coldhurst Street, Oldham	OSA	Greenfield site identified within the council's open space audit and not linked to 'Call for Sites' submission or masterplan.
1089	Crompton Street War Memorial, Crompton Street, Oldham	OSA	Small area of open space identified within the Council's audit in church grounds.
1091	Crompton Street Park, Crompton	OSA	Identified in council's open space audit and recently undergone improvement.
1092	Westhulme Park and Garden, Westhulme Street, Oldham	OSA	Park within a dense residential area designated recreational open space.
1142	Land at Westwood Drive	OSA	Small area of amenity open space surrounded by residential properties.
1144	Land at junction of Middleton Road and Featherstall Road	OSA	Small area of amenity open space surrounded by residential properties.
1145	Land at Harold Street	OSA	Small area of amenity open space surrounded by residential properties.

Reference	Location	Source	Reason
1313	Clegg Street Bus Station and Town Hall, Oldham Town Centre	NLUD	More suited to commercial/retail/leisure development given location within Oldham Town Centre
1314	Mecca Bingo Block, Corner of Union Street and King Street	NLUD	Development opportunity identified in West End Masterplan however not for residential.
1319	Outdoor Section of Tommyfield Market, Albion Street, Oldham	NLUD	More suited to commercial/retail/leisure development given surrounding uses and location within Oldham Town Centre.
1321	Former warehouse, Larch Street, Oldham	NLUD	More suited to employment given location and surrounding uses.

Table 76 Crompton ward

Reference	Location	Source	Reason
155	Land adjoining Shaw Cemetery, Fraser Street, Shaw	UPS	Site not developable as along boundary of Shaw Cemetery and within a green corridor and link.
175	Site north of Cowlshaw Lane and Manchester Road, Corner Manchester Road and Cowlshaw Lane (north of), Shaw	UPS	Existing community facility not linked to 'Call for Sites' submission or masterplan.
176	Site south of Cowlshaw Lane and Manchester Road, Corner Manchester Road and Cowlshaw Lane (south of), Shaw	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
180	Angel Inn at corner of Fitton St and Shaw Road, Royton	UPS	Falls below site thresholds applied.
875	Cowlshaw, Shaw (south)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
876	Cowlshaw, Shaw (north)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
877	Cowlshaw, Shaw	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
1179	Crompton Wastewater Treatment Works, Bentgate, Newhey, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1208	Lower and middle Greenhill Farms, off Mossagate Lane, High Crompton	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1245	Land off the Crescent, Crompton	CW	Greenfield site not linked to CFS submission or masterplan therefore not considered suitable for residential development.

Table 77 Failsworth East ward

Reference	Location	Source	Reason
733	Land at Mersey Road North, Failsworth, Oldham	NLUD	More suited to employment in line with approach set out in Cabinet report for the Hollinwood Business District masterplan.
750	Land at Albert Street, Failsworth, Oldham	NLUD	More suited to employment in line with approach set out in Cabinet report for the Hollinwood Business District masterplan.
755	Roxy Cinema, Manchester Road, Oldham	NLUD	More suited to employment as key gateway location into Oldham and the Hollinwood Business District area.
806	Land between Rochdale canal and Railway Line.	DUN	Not developable due to access constraints.
807	Land between Manchester Road and Railway line	DUN	Office development and remaining part of land identified for park and ride facility.
1030	Crown Street/Wrigley Head.	PEZ	Existing employment site not linked to 'Call for Sites' submission or masterplan.
1228	Sorting Office on Ashton Road East, Failsworth	CW	Not developable as it is an existing sorting office in operation.
1165	Land bounded by Failsworth Road, M60 and Cutler Hill Road	I&O	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1166	Empire Works, Oldham Road, Failsworth	GP	Currently being redeveloped and site considered more suitable for employment.
1169	Ashton Road, Woodhouses, Nr Failsworth	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1170	Land on south side of 'Belgrano', Medlock Road, Woodhouses, Failsworth	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1171	10 Crime View, Oldham, OL3 3NZ	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1172	Rear of Brickhall Farm and Marston Close (running parallel with Medlock Road)	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1229	Land off Partington Street adjacent to vacant Failsworth School, Failsworth	CW	Forms a linear buffer strip between existing residential properties and sport pitches to the rear.

Table 78 Failsworth West ward

Reference	Location	Source	Reason
50	Springfield Industrial Estate, Samuel Street, Failsworth	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
808	Mill between Morton Street & Mill Lane	DUN	More suited to employment.
809	Land between Mill Street and railway line	DUN	Small area of amenity open space surrounded by residential properties.
810	Land between Brookdale Street and Oldham Road	DUN	More suited to employment.
811	Land between Green Lane and Rose Hey Lane	DUN	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
812	Land between Millstream Land and River Medlock.	DUN	More suited to employment and located within an area of floodrisk.
888	LR5 Moston Brook, Failsworth	UDP	Site put forward as part of 'Call for Sites' exercise however preference is for retention and enhancement of open space use.
891	OPOL 6 Moston Brook and Hole Bottom Clough, Failsworth (area east of Broadway)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development. Site also forms part of the Moston Brook Masterplan.

Reference	Location	Source	Reason
892	OPOL 6 Moston Brook and Hole Bottom Clough , Failsworth (area west of Broadway)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development. Site also forms part of the Moston Brook Masterplan.
956	Saltons, Oldham Road, Failsworth	PEZ	More suited to employment.
957	Hubron, Albion Street, Failsworth	PEZ	More suited to employment.
958	Land of Marlborough Drive, Failsworth	OSA	Currently being developed as a community garden
962	Somerset Road Landscaped Area, Failsworth	OSA	Physical and policy (designated recreational open space) limitations.
963	Land at Brooks Drive, Failsworth	OSA	Small area of amenity open space surrounded by residential properties.
964	Land to the rear of Ely Crescent, Failsworth	OSA	Physical (topographical/access constraints) and policy (recreational open space/green belt) limitations.
1022	Land at Failsworth Wastewater Treatment Works, Green Lane, Clayton Bridge, Failsworth	CFS	Majority of site falls within the Green Belt and that which does not is surrounded by industrial uses.
1078	Lord Lane Playing Fields, Lord Lane, Failsworth	OSA	Physical and policy limitations (designated recreational open space).
1220	Former Weavers Arms, Oldham Road	SV	Existing employment site with amenity issues due to location on Oldham Road. Not put forward as part of 'Call for Sites' submission or related to masterplan.
1221	Former Black Horse Public House at junction of Oldham Rd and Ashton Rd West	SV	Existing employment site with amenity issues due to location on Oldham Road. Not put forward as part of 'Call for Sites' submission or related to masterplan.
1222	Land south of Failsworth Cemetery, Durham Crescent, Failsworth	CW	Greenfield site allocated on Proposals Map and identified in the Council's open space audit.
1223	Land adjacent to Guido Public House, Oldham Road, Failsworth	CW	Existing employment site with amenity issues due to location on Oldham Road. Not put forward as part of 'Call for Sites' submission or related to masterplan.
1226	Vacant DSS building on Oldham Road	CW	More suited to employment.

Reference	Location	Source	Reason
1243	Land off Ashton Road West, Failsworth	CW	Small site that forms part of car parking and landscaping arrangements not considered suitable for residential development.
1244	St James Church, junction of Manchester Road and Byron Street.	CW	Site not considered suitable for residential development.
1320	Holy Trinity Church, Oldham Road	NLUD	Not considered developable for residential.
1326	Land at Dean Street, Failsworth	HS	Open space surrounded by residential properties not considered suitable.

Table 79 Hollinwood ward

Reference	Location	Source	Reason
38	Devon Mill, Devon Way, Hollinwood	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
93	Site corner of Baxter Street and Manchester Road (A62), Hollinwood.	UPS	More suited to employment. Site does not fall within the Hollinwood Business District masterplan however it does lie adjacent and any development would need to taken account of the masterplan.
736	Land at Bowling Street, Hollinwood, Oldham	NLUD	Developed for business and industry.
746	Land at Sefton Street, Hollinwood, Oldham	NLUD	More suited to employment as forms part of Hollinwood Junction Masterplan.
805	Land west of Vale Mill	DUN	More suited to employment.
1033	Higher Lime Recreation Ground, Limeside, Oldham	OSA	Physical and policy limitations (recreational open space).
1034	Small area of open space on Lower Lime Road, Limeside, Oldham	OSA	Small area of amenity open space surrounded by residential properties.
1035	Land on Whitebank Road, Limeside, Oldham	OSA	Small area of amenity open space surrounded by residential properties.
1036	Land at Stag Pasture Road, Limeside, Oldham	OSA	Small area of amenity open space surrounded by residential properties.
1038	Limeside Recreation Ground, First Avenue, Limeside, Oldham	OSA	Physical and policy limitations (recreational open space).

Reference	Location	Source	Reason
1040	Oak Colliery, Hollins Road, Hollinwood	BSF	Physical and policy limitations (recreational open space).
1317	EDM, Manchester Road, Oldham	NLUD	More suited to employment given surrounding uses.
1318	Brook Mill, Mill Gate, Hollinwood	BSF	Identified for new secondary school as part of BSF programme.

Table 80 Medlock Vale ward

Reference	Location	Source	Reason
42	Wilson Street, Copster Hill, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
75	Land off Danisher Lane, Oldham	UPS	Greenfield site in part duplicated by phase 2 allocation.
76	Land west of Ashton Road / south of Bell Mill, Oldham	UPS	Greenfield site not linked to 'Call for Sites' submission or masterplan.
77	Bell Mill and adjacent works, Claremont Street, Oldham	UPS	More suited to employment.
107	Wildbrook Avenue, Fitton Hill, Oldham	UPS	Physical and policy limitations as it is an area of well-used open space including allotments.
112	Site at corner off Knott Lane and Ashton Road, Oldham	UPS	More suited to employment.
113	Land off Hadfield Street, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
116	Letham Street, Hathershaw, Oldham	UPS	Physical and policy limitations.
140	Garage east of Chamber Road, Copster Hill, Chamber Road, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
846	Junction of Fircroft Road and New Barn Road	DUN	Identified for new neighbourhood centre.
857	Land north of 1-15 Lorne St, Oldham	SITE	Access constraints.
871	Simkin Way, Bardsley	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.

Reference	Location	Source	Reason
994	Land north of Hathershaw Lane, Oldham	MP	External refurbishment of existing residential properties undertaken as part of NDC Programme.
1149	Land including Earl, Maple, Park Cakes and Bellgrave Mills	PEZ	More suited to employment.
1159	Land at Woodpark Close	OSA	Greenfield site, identified within the council's open space audit, not linked to 'Call for Sites' submission or masterplan.
1160	Hadfield Street Play Area	OSA	Recreational open space
1161	The Spur	OSA	Small area of amenity open space surrounded by residential properties.
1247	Land at Ashton Road / Bardsley Vale Avenue, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1324	Land at Middlefield Road, Bardsley	HS	Large area of amenity open space surrounded by residential properties and providing gateway to Green Belt.

Table 81 Royton North ward

Reference	Location	Source	Reason
32	Former Birchinlee Mill and adjacent land, off Cotswold Drive, Royton.	UPS	Site is not developable for residential as majority lies within an area designated as OPOL and that which is not lies between the POL and waster treatment facility so is not accessible.
191	Garage, between Oldham Rd and Shepherd St, Royton	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
192	Works (The Old Mill), Shepherd St, Royton	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
193	Land adjacent to Thornham Mill, Corner of Oozewood Rd & Rochdale Road, Royton	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
198	Former Blue Bell Pub & Squash Club, Broadway, Royton	UPS	Greenfield site allocated as open space on UDP Proposals Map and identified in council's open space audit.
727	Land at High Barn Street/Edge Lane Street, Royton, Oldham	UDP	Existing business and industry allocation not linked to CFS submission. Suggested for retention in ELR.

Reference	Location	Source	Reason
869	Land at Royley Clough, Royton (Site A)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
870	Land at Royley Clough, Royton (Site B)	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
878	Cotswold Drive / Cavendish Way	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
980	Hanging Chadder Lane Football Ground, Royton	OSR	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
999	Long Clough, off Broadway, Oldham	CFS	Recreational open space not considered suitable for residential development.
1083	Youth Centre, Royton	OSR	Occupied by youth centre.
1084	Royton Health Centre, Royton	OSR	Occupied by health centre.
1115	Land off Thorp Road, opposite OPOL 1	SV	Under site threshold
1190	Land off Rochdale Road, Royton, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1191	Land off Castleton Road, Royton, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1192	11 Thorp, Royton, Oldham, OL2 5TH	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1204	Land off Thornham Old Road, Thornham, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1207	Hanging Chadder Farm, OL2 6XR	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1250	Land at Oldham Road, Royton	SHLAA	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1322	Land at Birchinlee Housing Estate, Royton	HS	Under site threshold
1323	Land at Fir Street, Royton	HS	Under site threshold

Table 82 Royton South ward

Reference	Location	Source	Reason
26	Oldham Road (opp Jones Street), Royton	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
46	Land north of Monarch Mill, off St Anne's Avenue, Royton	UPS	Greenfield site designated on UDP proposals map and identified in the Council's open space audit.
179	Pub at corner of Water Street and Heyside, Royton	UPS	Under site thresholds.
181	Council yard, Bleasdale Street, Bleasdale Street, Royton	UPS	Falls within the boundaries of Royton Park for which a masterplan is currently being prepared.
184	Park Lane / Berkeley Street / Schofield Street, Royton, Royton	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
186	Park St Car Park, Royton	UPS	Retain for use as car park.
188	Town's Yard, Corner Macauley Street & Park Street, Royton	UPS	Identified for health and well-being centre.
194	Turf Lane, Royton	UPS	More suited to employment as surrounded by employment and located within PEZ.
197	Land south of Salmon Fields, Salmon Fields, Royton	UPS	Physical and policy limitations (recreational open space).
209	Land south of Monarch Mill, off Broadway, Royton	UPS	Green Corridor and Link not considered suitable for residential development.
728	British Gas, Higginshaw Lane, Royton, Oldham	NLUD	More suited to employment as surrounded by employment and centrally located within PEZ.

Reference	Location	Source	Reason
729	Land At Meek Street, Meek Street, Royton,	NLUD	More suited to employment as surrounded by employment and centrally located within PEZ.
730	Royton Moss, Moss Lane, Royton, Oldham	NLUD	More suited to employment as surrounded by employment and located within PEZ.
731	Land at Clarence Street, Royton, Oldham	NLUD	More suited to employment as surrounded by employment, irregularly shaped and located within PEZ.
873	Bullcote Lane, Royton	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
868	Bullcote Lane, Oldham	UDP	Greenfield site designated LRFD that falls within PEZ 16.
981	Irk Valley, Rochdale Road, Royton	OSR	Policy and physical constraints (recreational open space)
1012	Old Edge Lane, Royton, Oldham	CFS	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
1080	Our Lady's RC High School, Roman Road, Royton	BSF	Identified for new school as part of the BSF programme.
1081	Broadway Park, Oldham Road, Royton	OSA	Policy limitations (recreational open space).
1082	Salmon Fields open space, Salmon Fields, Royton	OSA	Physical and policy constraints (recreational open space).

Table 83 Saddleworth North

Reference	Location	Source	Reason
29	Land off Wall Hill Road, Dobcross, Wall Hill Road, Saddleworth	UPS	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
81	Works adjacent to Huddersfield Rd and Davids Lane, Huddersfield Road, Austerlands	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
148	Strine Dale Industrial Area, Holgate Street, Saddleworth	UPS	Identified for new school as part of the BSF programme.
861	Stoneswood, Delph	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.

Reference	Location	Source	Reason
862	Ainley Wood, Delph	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
863	Rumbles Lane, Delph	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
864	Wall Hill, Dobcross	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
879	Land adjacent to Huddersfield Road, Diggle	ELR	More suited to employment as an existing employment site within a PEZ.
1007	Land at Huddersfield Road, Diggle, Oldham	CFS	More suited to employment as an existing employment site within a PEZ.
1025	Land off Wallhill Road, Dobcross	CFS	Physical limitations and impact on existing infrastructure, amenity and biodiversity.
1031	Saddleworth Business Centre (Warth Mill), Diggle	CFS	More suited to employment as an existing employment site within a PEZ.
	Saddleworth Business Centre (Ellis Mill), Diggle	CFS	More suited to employment as an existing employment site within a PEZ.
1111	Junction of Hill End Road and King Street, Delph	CFS	Under site thresholds.
1112	Delph Church and Cemetery, Hill End Road, Delph	OSA	Physical or policy limitations.
1114	Land at Harrop Green Lane, Diggle	CFS	Physical limitations (topographical constraints).
1178	Land off Huddersfield Road, Denshaw	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1181	Land at Denshaw Vale, Denshaw	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1183	Scouthead Service Station, Huddersfield Road	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1184	Land off Crib Lane / Long Lane, Dobcross, Saddleworth, Oldham (A)	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1185	Land off Crib Lane / Long Lane, Dobcross, Saddleworth, Oldham (B)	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1186	Land off Crib Lane / Long Lane, Dobcross, Saddleworth, Oldham ©	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1187	Land off Crib Land, Dobcross, Saddleworth, Oldham (A)	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1188	Land off Crib Land, Dobcross, Saddleworth, Oldham (B)	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1189	Land off Harrop Edge Lane, Dobcross, Saddleworth	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1193	38 Dobcross New Road, Dobcross	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1195	Land at New Barn, Delph	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1196	Land at Delph New Road, Dobcross, Oldham	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1197	Land at Ambrose, Standedge Road, Diggle, Saddleworth	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1206	Land off Crib Land and Sandy Lane, Dobcross	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1216	Land adjacent to Bailey Mills, Oldham Road, Deplh	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1217	Harrop Court Mill, Harrop Court Road, Diggle	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1249	Land at Wham Lane	SHLAA	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 84 Saddleworth South ward

Reference	Location	Source	Reason
30	Heathfield House & The Cottages, Heathfields Road, Saddleworth	UPS	Physical limitations including potential impact on local amenity, biodiversity, flooding and drainage.
31	Hawthorpe and Fernthorpe Halls, Hawthorpe Drive, Saddleworth	UPS	Physical limitations including potential impact on local amenity, biodiversity, flooding and drainage.
102	Land off Oak View Road, Greenfield, Saddleworth	UPS	More suited to employment as an existing employment site within a PEZ.
103	Shaw Hall Bank Road and adjacent land, Grasscroft, Saddleworth	UPS	Greenfield site with biodiversity issues not suited for residential development.
125	Land west of Huddersfield Narrow Canal, Uppermill, Off Moorgate St & Den Lane, Saddleworth	UPS	Physical (landscape and biodiversity) and policy (impact on Uppermill Conservation Area) limitations.
126	Site off Whitebrook Lane and Springmeadow Lane, Saddleworth	UPS	Physical limitations including potential impact on local amenity, biodiversity, flooding and drainage.
149	Corner Platting Road and Burnedge Lane, Lydgate, Saddleworth	UPS	Designated for school playing fields.

Reference	Location	Source	Reason
154	Land off Pickhill Lane, Uppermill, Saddleworth (remainder of UPS site)	UPS	Physical (topographical and biodiversity) and policy (recreational open space) limitations.
858	Dacres Hall, Manchester Rd, Greenfield	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
859	Land south of Oaklands Rd, Grasscroft	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
860	Land at Summershades Lane, Grasscroft	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
865	Ryefields Drive, Uppermill	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
879	Land adjacent to Huddersfield Road, Diggle	ELR	More suited to employment as allocated for business and industry and an existing employment site within a PEZ.
1001	Waterside Mills, Greenfield, Oldham, OL3 7NH	CFS	More suited to employment as an existing employment site within a PEZ.
1017	Land adjacent to Chew Valley Road, Greenfield, Oldham	CFS	More suited to employment as an existing employment site within a PEZ.
1023	Saddleworth Wastewater Treatment Works, Wharmton View, Greenfield, Oldham	CFS	Physical limitations and neighbouring uses.
1175	Higher Quick Farm, Quick, Lydgate	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1176	Land at Poplar Avenue, Quick	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1180	Land at Shaws and Redwood Road, Uppermill	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1182	Ryefields, Uppermill, Oldham, OL3 6BY	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1194	Yard to the south of 1 Springfield Farm, Greenfield	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1198	Site off Steadway and Park Lane, Greenfield	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 85 Saddleworth West & Lees

Reference	Location	Source	Reason
57	Turner Street Industrial Area, Turner Street, Lees	UPS	More suited to employment.
66	Woodend Mills Industrial Estate, South Hill, Lees	UPS	More suited to employment.
69	Site off Athens Way, Lees (adjacent to site ref 337)	UPS	Under site thresholds.
70	Land off John Street, (off Shaw St), Lees	UPS	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
72	Milking Green Industrial Estate, Hartshead Street, Lees	UPS	More suited to employment.
74	Springhead Quarry, Cooper Street, Lees	UPS	Physical (topography) and policy (green corridor and link) limitations.
82	County End Industrial Estate, Lees Road, Lees	UPS	More suited to employment and lies adjacent to Lees Conservation Area.
84	Land off Station Road, Grotton, Station Road, Lees	UPS	Used by Grotton Residents Community Centre.
85	Site adjacent to Knowsley County Junior School, Cooper Street, Lees	UPS	Policy limitations (recreational open space).
886	Stonebreaks, Springhead	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
887	Thornley Brook East, Lees	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.

Reference	Location	Source	Reason
1003	Orme Mill, Majestic Mill, Cairo Mill, Greenacres Road, Lees, Oldham, OL4 3JA	CFS	Requires further investigation through the LDF process.
1094	Land at Huddersfield Road, Oldham	OSA	Physical (topography) and policy (recreational open space) limitations.
1095	Stoneleigh Quarry, Woodleigh Road	OSA	Physical (topography) and policy (recreational open space) constraints.
1096	Lees Park, Dowry Road, Lees	OSA	Physical and policy (recreational open space) limitations. Improvements are also planned for the site.
1097	St Johns Churchyard, St Johns Street, Lees	OSA	Physical and policy (recreational open space) limitations.
1098	Linear open space at St Johns Street, Lees	OSA	Physical and policy limitations (open space, recreational route).
1100	Land off Crowley Lane, Near Barrowshaw	OSA	Policy limitations (recreational open space).
1108	Manor Farm, Knowls Lane, Lees	CFS	Existing residential complex adjacent to phase 2 housing allocation.
1173	Land east of Coverhill Road, Grotton	I&O	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1202	Land off Stonebreaks Road, Springhead	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1209	Woodbrook Farm, Woodbrook, Springhead	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 86 Shaw ward

Reference	Location	Source	Reason
16	Refuge Street, Shaw, Off Refuge Street, Shaw	UPS	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
156	Site north of Buckstones Road, Buckstones Road, Shaw	UPS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
157	Shaw Marketplace, Westway, Shaw	UPS	Integral to delivery of Shaw Local Town Centre Masterplan.
158	Crompton Baths / Ashworth Court, Westway, Shaw	UPS	Identified for a health and well-being centre as part of the Shaw Local Town Centre Masterplan.
159	Site between Crompton Way and Church Road, Shaw	UPS	Existing employment site with physical limitations linked to 'Call for Sites' submission or masterplan.
160	Land off Moorlands Street, Shaw	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
163	Victoria Gardens, Victoria Street, Shaw	UPS	Existing residential area.
166	Land north of Linney Lane, Linney Lane, Shaw	UPS	Waste recycling depot.
171	Corner of Rochdale Road and Glebe Street, Shaw	UPS	More suited to employment.
172	Kershaw St Car Park, Kershaw Street, Shaw	UPS	Well-used car park providing an important junction within the local town centre.
174	Duchess Street Industrial Area, Duchess Street, Shaw	UPS	More suited to employment.
177	Land off Fenton Street, Shaw	UPS	Greenfield site with constrained access, not linked to 'Call for Sites' submission or masterplan.
178	Land east of Oldham Road, Shaw	UPS	Site is not developable due to topographical constraints.
732	Land at Beal Lane, Shaw, Oldham	NLUD	More suited to employment as it is an existing employment allocation surrounded by employment and located centrally within PEZ22.
874	Shawside, Shaw	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
905	Duke Mill, Refuge Street, Shaw	MP	Existing employment site not linked to 'Call for Sites' submission or masterplan.
1205	Land to rear of Clough Road, Shaw	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Reference	Location	Source	Reason
1214	Land at Laneside Avenue, Shaw, Oldham, OL2 8HH	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1215	Land adjacent to Oldham Road and Bullcote Lane, OL2 8SS	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1310	Land at Bowler Street, Shaw	HS	Under site thresholds applied therefore disocunted.

Table 87 St James ward

Reference	Location	Source	Reason
58	Garages, Ripponden Road, Sholver	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
822	16 - 18 Derker Street	DUN	More suited to employment as surrounded by existing employment and falling within PEZ 16.
823	S & S Pallet Yard	DUN	More suited to employment as surrounded by existing employment and falling within PEZ 16.
824	Yard/Mill off Gould Street	DUN	More suited to employment as surrounded by existing employment and falling within PEZ 16.
825	Depot Site, Gould Street, Stampstone Street	DUN	More suited to employment as surrounded by existing employment and falling within PEZ 16.
826	Opposite St James Church	DUN	More suited to employment as surrounded by existing employment and falling within PEZ 16.
827	Garages on Wales Street	DUN	Garages to be retained.
903	Stoneleigh School, Derker	MP	Primary schools in Derker identified in Derker Developer Plan. All sites subject to further investigation and consultation with stakeholders.
1000	Car Sales, Land at junction of Derker and Shaw Street	CFS	More suited to employment as surrounded by existing employment and falling within PEZ 16.
1121	Land at Belvedere Rise, Sholver	OSA	Small area of amenity open space surrounded by residential properties.
1122	Land off Wilkes Street, Sholver	OSA	Greenfield site designation recreational open space in UDP and identified in Council's open space audit.

Reference	Location	Source	Reason
1124	Land to the rear of Sholver Lane and Wilkes Street, Sholver	OSA	Physical (biodiversity and landscape features) and policy (recreational open space, green corridor and link) limitations.
1125	Land at Sholver Hey Lane, Sholver	OSA	Physical (topography, biodiversity and landscape features) and policy (recreational open space, green corridor and link) limitations.
1126	Land off Higher Fullwood, Sholver	OSA	Small area of amenity open space surrounded by residential properties.
1127	Land to rear of properties on Higher Fulwood, Sholver	OSA	Small plots of land between existing residential properties and the Green Belt.
1146	Mayfield Primary School, Mayfield Road, Oldham	MP	Primary schools in Derker identified in Derker Developer Plan. All sites subject to further investigation and consultation with stakeholders.
1147	Watersheddings Primary School, Broadbent Road, Oldham	MP	Primary schools in Derker identified in Derker Developer Plan. All sites subject to further investigation and consultation with stakeholders.
1148	Sacred Heart RC Primary School, Whetstone Hill Road, Oldham	MP	Primary schools in Derker identified in Derker Developer Plan. All sites subject to further investigation and consultation with stakeholders.
1203	Land at Alderney Farm, Ripponden Road, Moorside	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 88 St Marys ward

Reference	Location	Source	Reason
37	Alexandra Retail Park, Park Road, Oldham	UPS	Existing retail site not linked to 'Call for Sites' submission or masterplan.
68	Depot off Salisbury Road, Oldham	UPS	More suited to employment as small site and adjacent to employment uses.
99	Land corner Moorhey St and Lees Rd, Oldham	UPS	More suited to employment as small site and adjacent to employment uses.
100	Glodwick Road, between Pitt St East & Roundthorn Road, Oldham	UPS	More suited to employment as small site and adjacent to employment uses.
106	Site corner Park Rd & Wellington St, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.

Reference	Location	Source	Reason
124	Frome Street Depot, Frome Street, Oldham	UPS	More suited to employment as small site and adjacent to employment uses.
128	Shaw Street, Oldham Edge, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
720	Former Bus Depot, Roundthorn Road, , Oldham	NLUD	More suited to employment as small site and adjacent to employment uses.
735	Land at Terrace Street, Greenacres, Oldham	NLUD	Small site with no site plan therefore deleted.
745	Southlink Business Park, Oldham	MP	More suited to employment given surrounding uses.
748	Land at Oldham Way, Mumps, Oldham	MP	More suited to employment/commercial given surrounding uses.
828	Dunkerley Steel Yard	DUN	More suited to employment.
829	Land surrounded by Bower & Hope Street	DUN	More suited to employment as small site and surrounded by employment uses.
830	Land surrounded by Bower & Hope Street	DUN	More suited to employment as small site and surrounded by employment uses.
834	Park Hotel Pub	DUN	Existing employment site not linked to 'Call for Sites' submission or masterplan.
835	Scrap yard at side of Glodwick Lows	DUN	Physical limitations.
836	Medina Building, parking etc	DUN	Small site comprising parking and highway.
837	Nugget Street	DUN	More suited to employment as small site and adjacent to employment uses.
838	Opposite Sorting Office, Hamilton Street	DUN	More suited to employment.
839	Gladstone Street	DUN	Under-construction for business and industry.
840	Vineyard Street	DUN	More suited to employment.
841	Dickinson Street	DUN	More suited to employment as small site and surrounded by employment uses.
872	Oldham Edge	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
889	OPOL11 (a) Greenacres	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.

Reference	Location	Source	Reason
890	OPOL11 (b) Greenacres	UDP	Due to its OPOL attributes it is not considered appropriate to identify land for potential residential development.
1021	Land to the rear of Abbey Hills Road, Oldham	CFS	Physical (narrow linear site to rear of residential properties and access) and policy (part OPOL/LNR) limitations.
1050	Cardinal Suite Social Club, Bartlam Place, Oldham	MP	Site now in use as a drug and alcohol centre therefore discounted.
1052	Kickabout area at junction of Horsedge Street and Rock Street, Oldham	MP	Identified for alternative use.
1053	Social Services Training Centre, Rock Street, Oldham	MP	No longer considered developable for residential.
1054	Land below residential properties on Wallshaw Street, Oldham	MP	Open space for surrounding residential properties with topographical constraints, no longer considered developable.
1071	Greaves Arms Hotel, Yorkshire Street, Oldham	MP	Not suitable for residential development given surrounding uses.
1075	Lyceum, Union Street	MP	Proposals to consolidate existing and other Council uses.
1130	Land at Whitehouse Avenue	OSA	Under site threshold.
1131	Area of open space near to Chief Street and Bobbin Walk	OSA	Small area of amenity open space surrounded by residential properties.
1132	Land to the rear of Greengate Street next to Bobbin Walk	OSA	Small area of amenity open space surrounded by residential properties.
1133	Land between Cranbrook Street and Brewerton Road	OSA	Greenfield site identified within the Council's open space audit.
1134	Beckett Meadows	OSA	Physical and policy limitations (recreational open space).
1135	Land at Mortimer Street off Shaw Road	OSA	Greenfield site designated recreational open space on UDP proposals map and identified within the Council's open space audit.
1136	Land at Shaw Road Estate off Mortimer Street	OSA	Greenfield site designated recreational open space on UDP proposals map and identified within the Council's open space audit.
1137	Land off Pitt Street	OSA	Small greenfield site identified within the Council's open space audit.

Reference	Location	Source	Reason
1219	Land adjacent to Pike View Close	FCHO	Small area of amenity open space surrounded by residential properties.
1242	Land between Waterloo Street and Sickle Street, Oldham	CW	Greenfield site identified within the Council's open space audit.

Table 89 Waterhead Ward

Reference	Location	Source	Reason
48	Pernham Street, Oldham	UPS	Tesco development
67	Land off Haven Lane, Sholver, Oldham	UPS	Existing community use not linked to 'Call for Sites' submission or masterplan.
80	Former Orb Mill site, Holgate and Culvert Streets, Oldham	UPS	Identified as part of the BSF proposals.
101	Huddersfield Road Supermarket and Car Park, Huddersfield Road and Percy St, Oldham	UPS	Tesco development.
115	Star Iron Works, off Ryeburn Street, Oldham	UPS	Existing employment site not linked to 'Call for Sites' submission or masterplan.
219	Corner of Percy Street & Dunkerley Street, Oldham	UPS	Linked to Tesco development.
831	Opposite Warrens Pipelines	DUN	Physical (topography) limitations.
832	Plane Street	DUN	Tesco development
832	Plane Street	DUN	Tesco development
833	Hague & Halewood Street	DUN	More suited to employment as it is an existing employment site located within a PEZ.
1093	Land adjacent to Heywood Street, Oldham	OSA	Greenfield site identified within the council's open space audit.
1099	Railway recreation route off Wellyhole Street, Salem	OSA	Physical and policy (recreational route) limitations.
1102	Land between Ripponden Road and Saffron Drive	OSA	Physical (topography) and policy (open space) limitations.
1103	Building at corner of Greenwood Street	OSR	In residential use as supported accommodation.
1104	Land at Ash Square, Waterhead	OSA	Well used open space that has been recently improved.

Reference	Location	Source	Reason
1105	Cutler Bridge (land between Huddersfield Road and Dunham Street)	OSA	Physical (topography, landscape and ecological features) and policy (identified in the council's open space audit) constraints.
1107	School on Clarksfield Road	OSR	Existing education site.
1177	Land at Poulden Farm, Waterhead	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1200	Waterworks Road / Holgate Street, Waterhead	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.
1201	Land between Spinners Way and Alderney Farm, Moorside	CFS	Site lies within Green Belt and in line with RSS the council is not proposing to make any changes to the Green Belt boundary through the Core Strategy.

Table 90 Werneth Ward

Reference	Location	Source	Reason
138	Werneth Station and adjoining land, Railway Road, Oldham	UPS	More suited to employment.
141	High Point Hotel, Napier Street East, Oldham	UPS	Existing hotel use.
747	Land at Union Street West, Oldham Way, Oldham	NLUD	More suited to employment.
749	Land at Crossbank Street, Oldham	NLUD	More suited to employment.
910	Land at Manchester Street and Railway Road, Oldham	MP	More suited to employment.
1042	Land on Lincoln Street, Werneth	OSR	Small area of amenity open space surrounded by residential properties.
1044	Werneth Gardens, Cambridge Street, Werneth	OSA	Policy constraints (recreational open space).
1043	Land at junction of Cornwall Street and Ely Street, Werneth	OSA	Under threshold
1045	Land off Cambridge Street, Werneth	OSA	Small area of amenity open space surrounded by residential properties.

Reference	Location	Source	Reason
1046	Land to the rear of Carlisle and Durham Street, Werneth	OSA	Small area of amenity open space surrounded by residential properties.
1048	St Thomas's Church, St Thomas Street, Werneth	OSA	Forms an area of open space surrounding the church building.

23 Appendix M - Method used to identify five-year supply of land for housing

23.1 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.

23.2 This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2010 to 31 March 2015. More detailed information on each of the steps is set out below.

1. Level of housing provision between 1 April 2010 and 31 March 2015

23.3 The North West of England Plan RSS sets the level of housing provision for Oldham between 2003 and 2021. The requirement set out in RSS supersedes that in the UDP adopted in 2006.

23.4 The RSS requirement needs to be adjusted for historic performance and clearance in order to work out how many houses need to be delivered over the five-year period from April 2010. These factors will be dealt with separately below.

RSS Housing Provision

23.5 The North West of England Plan RSS sets the total housing provision for Oldham between 2003 and 2021 as 5,200 dwellings net of clearance. This equates to an annual average of 289 dwellings per year net of clearance.

23.6 To meet this target over a five year-period, the net increase in the number of dwellings would be 1,445 (5 x 289).

Adjustment for historic performance

23.7 The RSS requirement runs from 2003. This means that a proportion of the 5,200 dwellings will have already been built. Between 2003/04 and 2008/09, 1,652 net additional dwellings were provided. In addition, further dwellings will be completed in the 2009/10 year. As this year is not yet complete, an estimate has to be made for 2009/10.

23.8 For the 2009/10 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 same period. An estimate of clearance for 2009/10 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 2009/10 of 258.

1 http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm

23.9 This means that in the 11 year period between 2010 and 2021, 3,290 net additional dwellings remain to be delivered. This equates to an annual average of 299 dwellings per year net of clearance. Over the five years from 2010, therefore, the required increase in the number of dwellings (net of clearance) is 1,495 (5 x 299).

23.10 Note that the fact that the annual average of 299 is higher than the annual average of 289 dwellings per year in RSS reflects the fact that dwellings were delivered at a slightly lower level than 289 per year between 2003/04 and 2009/10. However, it is recognised in RSS that lower levels of provision might occur during the early years of the plan, especially where housing renewal is underway.

Adjustment for clearance

23.11 No estimates of clearance levels are included in RSS. 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.

23.12 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. In total, the projections show 493 dwellings being cleared between 2009/10 and 2011/12. There are no projections as yet for the post-2012 period. The HMR Pathfinder has provided revised projections for clearance that have been used in this calculation. In total, the projections show 1,236 dwellings being cleared from 2010/11 to 2014/15. This equates to an annual average of 247 dwellings.

23.13 Taking into account clearance, therefore, the number of dwellings that need to be delivered is 546 per annum (299 + 247.20). Over the five-year period from 2010/11 to 2014/15, Oldham needs to provide 2,731 (5 x 546.2) dwellings).

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

23.14 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.
- Sites that have been granted permission, but this permission has now expired.

23.15 Note that unallocated, brownfield sites with potential to make a significant contribution to housing provision can also be included. However, these sites are being assessed through the SHLAA.

3. Assessing the deliverability of the sites

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

- **Available:** ie the site is available now;
- **Suitable:** ie offer 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.

23.17 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.

23.18 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.

23.19 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.

23.20 For sites where this information was not available, assumptions were applied based on the status of the site. These assumptions were informed by an analysis of historic data that examined how sites progressed through the planning pipeline. The assumptions are summarised below, and the analysis summarised in Appendix 4.

23.21 In relation to large sites developers and agents have been contacted where 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.

23.22 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.

23.23 One particular site that has been treated based on individual circumstances (Boundary Park) 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

- All sites form part of 5-year supply, subject to delivery rate.
- All dwellings on such sites fell within the five-year supply as at 1 April 2009. 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 44 dwellings per year.

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

- 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 Outline Planning Permission

- 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 outline permission being granted and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years.

Sites with Full Planning Permission

- 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

- All sites in this category were assume to be deliverable within 5 years.

UDP Phase 2 Housing Allocations

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

Other Sites

- 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.

24 Appendix N - Assumptions about build-out rates

1. Actual durations & delivery rates

The following rates / durations have been used to inform estimated delivery of houses on sites, and to assist in determining 'achievability', ie how many dwellings will be completed within five years. 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): = 44

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

24.1 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:

Type of approval	Number of dwellings
Full Planning Permission Granted	207
Outline Permission Granted	180
Minded To Approve (subject to S106), Full Permission	180
Minded To Approve (subject to S106), Outline Permission	154

24.2 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 31 dwellings completed (0.7×44 dwellings)

In years two to five, there will be 176 dwellings completed (4×44 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 4 dwellings completed (0.1 *44 dwellings)

In years two to five, there will be 176 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 4 dwellings completed (0.1 *44 dwellings)

In years two to five, there will be 176 dwellings completed (4*44 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 22 dwellings completed (0.5 *44 dwellings)

In years three to five, there will be 132 dwellings completed (3*44 dwellings)

3. Background on the sites

24.3 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

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
283	Land bounded by Ripponden Road, Northgate Lane & Glebe St	78
0034 (1)	Land off Underhill Road	117

Ref	Site	Dwellings
288	Copthorne Park, Hollins Road	179

24.4 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.).

25 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.