

**OLDHAM METROPOLITAN
BOROUGH COUNCIL**

**UNITARY DEVELOPMENT PLAN
MONITORING**

**TECHNICAL REPORT - HOUSING
LAND AVAILABILTY**

2006/07

Dated November 2007

Prepared by Strategic Planning and Information

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1.0 INTRODUCTION

1.1 The purpose of this Technical Report is to provide detailed information on levels of house building, housing clearance and housing land supply in the Borough for the period 1st April 2006 to 31st March 2007.

1.2 The report also provides an opportunity to examine the Borough's housing land supply against the objectives of the Oldham Metropolitan Borough Unitary Development Plan (UDP), targets set by the adopted and draft Regional Spatial Strategy for the North West (RSS) and the requirements set out in national planning guidance.

1.3 The UDP sets out 9 housing-related policy objectives, which are:

- a. to encourage the development of new housing stock in locations that meet the need to encourage more sustainable living patterns;
- b. to ensure that efficient use is made of land identified for housing development;
- c. to make it a priority to re-use previously developed land;
- d. to provide for a spread of housing sites across the Borough;
- e. to contribute towards the urban regeneration of the Borough and Greater Manchester as a whole;
- f. to make the best use of existing building stock;
- g. to encourage the development of a variety of house types and sizes, including affordable housing and upper market housing, that reflect housing needs and demands in the Borough and in a manner consistent with delivering the Plan's sustainability objectives;
- h. to work with private sector developers and registered social landlords to maximise opportunities to develop affordable housing for those who cannot afford to rent or buy market priced housing, and housing that is suitable for people with special needs; and
- i. to support objectives set by the Housing Market Renewal Fund Pathfinder.

1.4 These objectives are given force within the UDP through policies covering:

- Housing requirement and supply;
- Non-allocated sites;

- Density;
- Housing choice and diversity; and
- Affordable Housing

2.0 CHANGES IN NATIONAL PLANNING POLICY

2.1 Planning Policy Statement 3 on Housing (PPS3) was published in November 2006. The principle of PPS3 is to “underpin the Government’s response to the *Barker Review of Housing Supply* and the necessary step-change in housing delivery, through a new, more responsive approach to land supply at the local level.”

2.2 PPS3 requires local planning authorities to assess and demonstrate the extent to which existing plans identify and maintain a rolling five-year supply of deliverable land for housing. The Borough’s five-year supply of deliverable land for housing is set out in section 5 of this Report.

2.3 PPS3 also provides guidance on:

- Achieving high quality housing through good design of places, streets and spaces;
- Achieving a mix of housing, including market and affordable housing, providing different types, size and tenures;
- Providing an appropriate level of housing to meet the needs of the Borough;
- Ensuring that new housing is provided in sustainable and accessible locations, through the effective and efficient use of land; and
- Managing the delivery and implementation of housing development within the Borough.

2.4 The new requirements set out within PPS3 will be considered as part of the preparation of the Council’s Local Development Framework.

3.0 CHANGES IN REGIONAL PLANNING POLICY

3.1 A review of the North West Regional Spatial Strategy (RSS) is currently underway. The Examination in Public took place during October 2006 to February 2007. The Panel Report was published May 2007. Government Office for the North West (GONW) is expected to publish their recommendations Autumn 2007 and adoption of the RSS is anticipated Spring 2008.

3.2 The draft RSS sets out a figure of 7,200 for the total maximum housing provision (net of clearance replacement) to be delivered in the Borough during the period 2003-2021. This equates to an annual average of 400 dwellings net of clearance replacement.

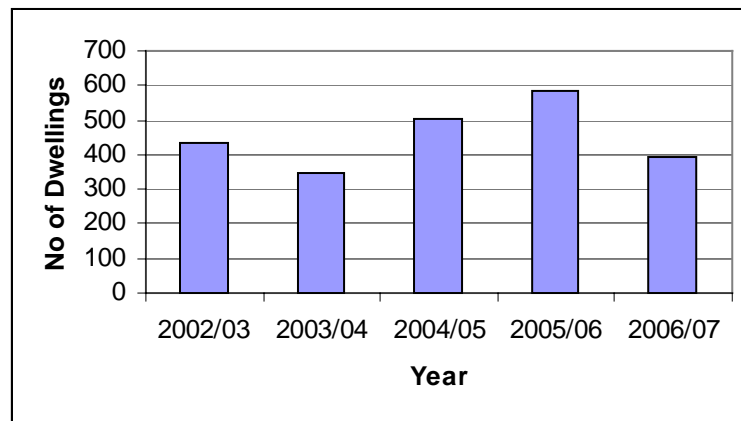
- 3.3 Following the Examination in Public and representations made by the Association of Greater Manchester Authorities (AGMA) on behalf of the ten districts the Panel Report recommended a lower figure of 5,200 for the total maximum housing provision (net of clearance replacement) to be delivered within the Borough during the period 2003-2021. This equates to an annual average of 289 dwellings net of clearance replacement.
- 3.4 An indicative target of 80% of residential development on previously developed land remains. This is the same as in current UDP and RSS.

4.0 NEW HOUSING DEVELOPMENT AND CLEARANCE

4.1 STARTS

- 4.1.1 Over the last 12 months, construction started on 393 dwellings. As shown in Chart 1 this is a decrease on the figures for 2005/06 and 2004/05, which saw construction starting on 584 dwellings and 520 dwellings respectively. It is however higher than the 346 starts for 2003/04 and 370 starts for 2001/02.

Chart 1: Starts, 2002/03-2006/07



- 4.1.2 The decline in starts during 2006/07 may be due to an increase in the number of large and complex developments coming forward, for example more than double the amount of developments within the five-year supply are subject to section 106 planning obligations than in 2005/06 (see section 5). Furthermore the number of new “large” sites coming forward has increased significantly (see table A20 in Appendix 1).
- 4.1.3 The vast majority of starts (378 dwellings) were in the private sector. Housing Association starts totalled 15 dwellings. This is considerably less than the number of Housing Association starts achieved during 2005/06 and 2004/05, which was 44 dwellings and 49 dwellings respectively.

4.2 TOTAL COMPLETIONS AND CLEARANCE

4.2.1 A total of 577 new dwellings were completed over the period 1st April 2006 to 31st March 2007. Table 1 below shows that this is significantly above the total built in 2004/05 and 2005/06 and the highest number of dwellings built over a 12 month period in the last 5 years.

Table 1 – Completions and Clearance 2002 – 2007 (number of dwellings)

Year	Total Built	Total Cleared	Net Gain
2002-2003	370	47	323
2003-2004 (c)	497	227	270
2004-2005	285	150	135
2005-2006	386	254	132
2006-2007	577	262	315
Total	2,115	940	1,175
Average	423	188	235

4.2.2 During 2006/07 a total of 262 dwellings have been lost due to clearance, which is a slight increase upon the number of properties cleared during 2005/06 (254 dwellings). This represents the highest number of dwellings cleared over a 12 month period in the last five years. The number of properties cleared during 2006/07 is just slightly below the annual average for clearance set out within the UDP of 267 dwellings.

4.2.3 The number of properties cleared means that the net gain within the Borough for the period 2006/07 totals 315 dwellings. This exceeds the UDP requirement of 270 additional dwellings per annum (net of clearance) and is also significantly higher than what has been achieved over the previous two years, reversing the downward trend.

4.2.4 The majority of dwellings cleared during the last 12 months were located within the HMR Pathfinder (84%). Of these, 80% were local authority owned dwellings. Not all of the clearance within the Pathfinder area was the direct result of a HMR scheme. For example, a block of 62 flats on the Primrose Bank estate was demolished in advance of a PFI4 scheme, and 23 dwellings were cleared in Glodwick as part of a Housing Association scheme.

4.2.5 Outside of the Pathfinder area, clearance involved local authority owned sheltered housing (Lees House) to make way for a PFI funded replacement facility, and small numbers of private dwellings cleared to make way for residential and retail development.

4.2.6 A similar level of clearance is expected in 2007/08, with demolition mainly focused in the HMR intervention areas of Werneth and Derker.

4.3 DEVELOPER TYPE

4.3.1 The majority (539 dwellings) of completions were in the private sector (93%) whereas only 7% (38 dwellings) of completions were by a Housing Association (see Table A2 in Appendix 1).

4.3.2 The number of Housing Association dwellings completed has fallen compared to 2005/06, during which time there were 66 dwellings completed. The number of Housing Association completions has varied over the last six years.

4.3.3 The number of Housing Association starts and completions remains very low when compared with the significant levels of need that exist in the Borough. The continuing low level of new Housing Association development is a matter of concern when compared with the levels of need and the requirement to replace cleared stock. The type of affordable housing being provided is also important (such as size and type).

4.4 HOUSE TYPES

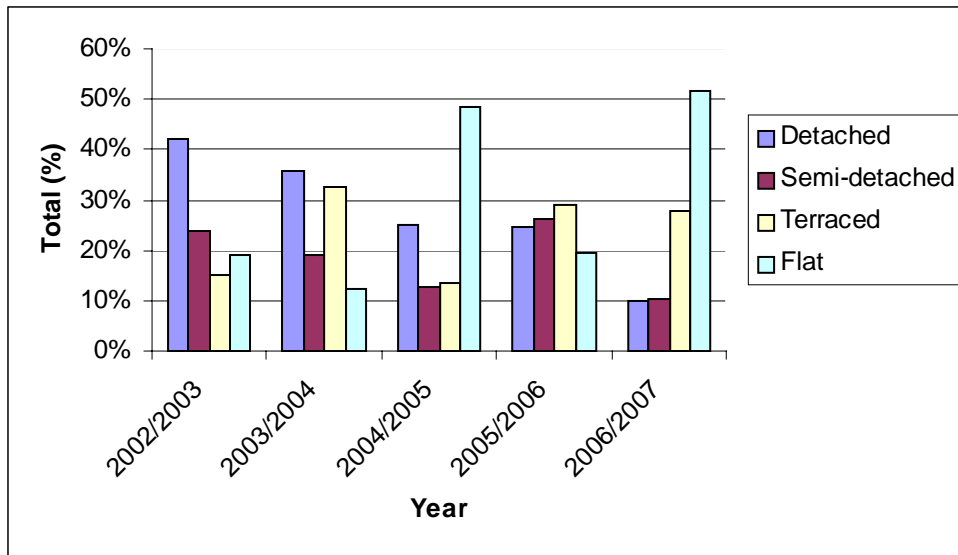
4.4.1 Since 2002 there has been a clear decline in the proportion of completions consisting of detached dwellings, falling from 42% in 2002/03 to about 10% in 2006/07. In contrast to this the number of flats has increased significantly throughout the period 2002/03 to 2006/07, with flats representing over a half of all dwellings completed during 2006/07 (51%).

4.4.2 As Chart 2 below shows the number of semi-detached dwellings completed has also fallen during the period 2002/03 to 2006/07.

4.4.3 The number of terraced properties completed over the last couple of years has remained constant, representing 29.2% and 27.9% of all dwellings completed in 2005/06 and 2006/07 respectively.

4.4.4 To summarise detached and semi-detached dwellings make up less than a quarter of the dwellings completed during 2006/07.

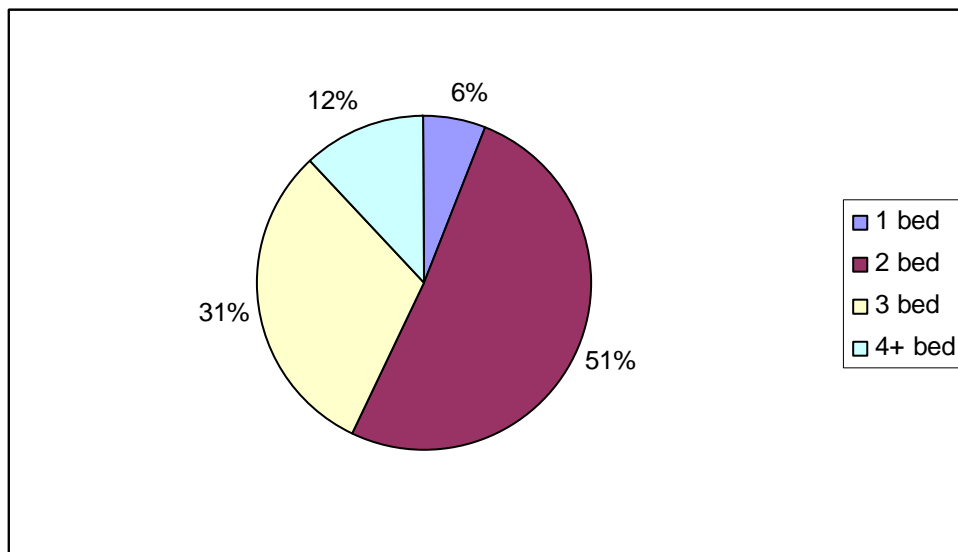
Chart 2 - Percentage of Completions by House Type, 2002-2007



4.4.5 It is important to note that the type of dwellings coming forward in any one year is dependent on the type of developments being completed. Nevertheless the number of flat developments completed during 2006/07 is a matter of concern and does not lend itself to the creation of mixed communities and the objectives of the UDP, in particular policy H1.5 (see section 8).

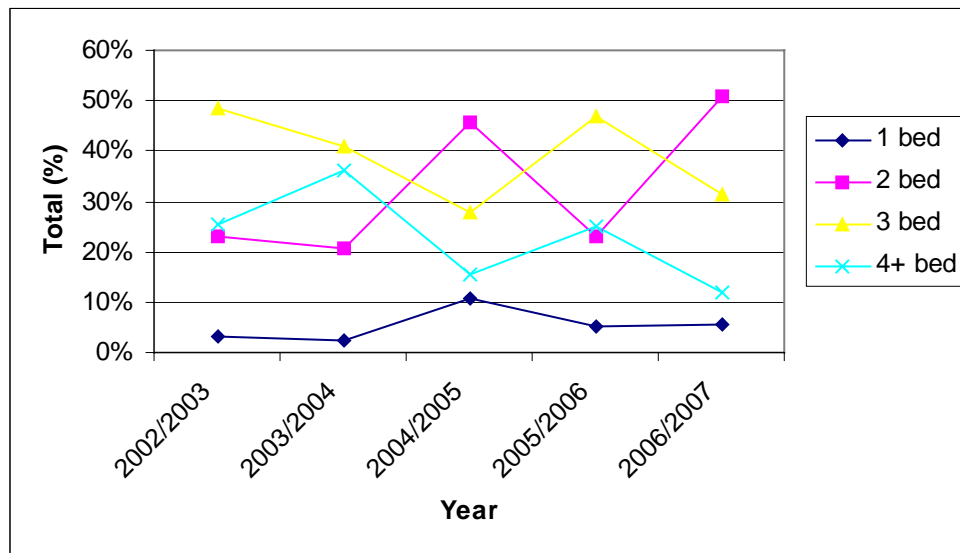
4.4.6 Chart 3 below shows that just over half (51%) of those developments completed during 2006/07 were two bed. Slightly below half (43%) of developments completed were three and four+ bed. Broken down this was 31% three bed and 12% four+ bed. The smallest contribution came from one bed developments, which represented only 6% of all those completed during 2006/07.

Chart 3 - Completions by Number of Beds, 2006/07



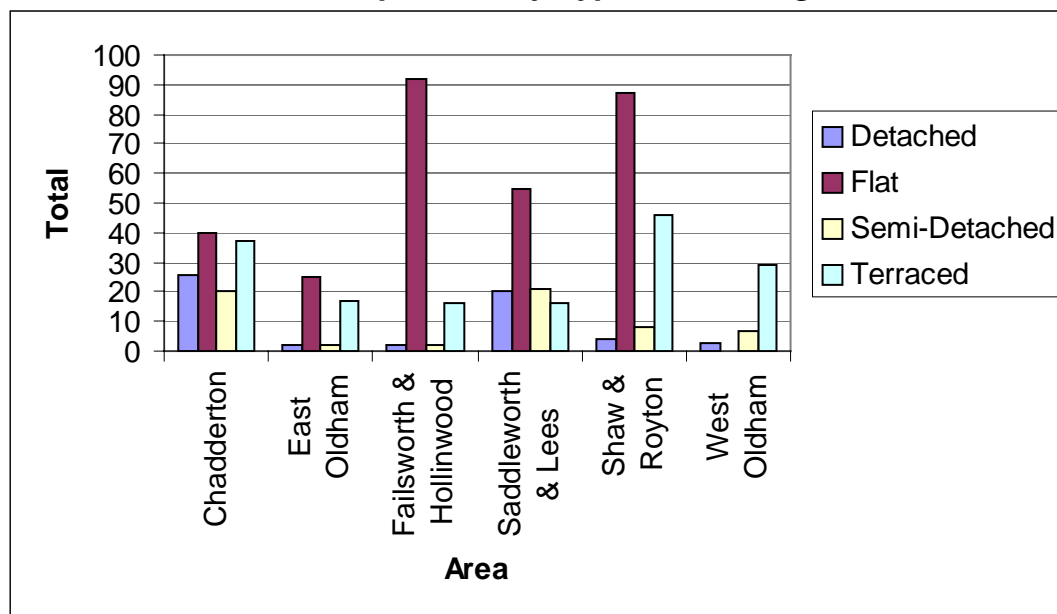
4.4.7 Chart 4 below shows that the number of three bed dwellings completed has fluctuated over the last number years, whereas the number of four+ bed dwellings has dropped significantly. The number of two bed properties has also fluctuated dramatically during the period 2003/04 to 2006/07. The number of one bed properties has remained fairly constant throughout the last five years.

Chart 4 - Percentage of Completions by Size of Dwelling, 2002/03-2006/07



4.4.8 There is clearly a need for some consistency in the mix of housing being delivered, particularly with regards to the number of semi-detached, detached, three and four+ bed properties. This is critical if we are to achieve a greater mix of house types, size and tenure in order to create more sustainable communities and stock diversity.

Chart 5 - Number of Completions by Type of Dwelling and Area, 2006/07



4.4.9 Chart 5 above shows that the largest proportions of flats were completed in Failsworth & Hollinwood and Shaw & Royton (92 dwellings and 87 dwellings respectively). The largest numbers of detached and semi-detached dwellings completed were in Chadderton and Saddleworth & Lees.

4.5 LOCATION

4.5.1 Table 2 below shows that the largest proportion (25.1%) of completions over the period 2006/07 took place in Shaw & Royton. This is very similar to 2005/06 where the largest proportion of development (26%) also took place in Shaw and Royton. Development in Chadderton, Failsworth & Hollinwood and Saddleworth & Lees was relatively evenly spread equating to 21.3%, 19.4% and 19.4% respectively.

4.5.2 The lowest proportion of dwellings completed was in East Oldham and West Oldham. This is perhaps reflective of the delay in sites coming forward subject to clearance and also the large and complex nature of many sites within the HMR Pathfinder area.

Table 2 - Completions by Location (Dwellings)

Area	Total	%
Chadderton	123	21.3
East Oldham	46	8
Failsworth & Hollinwood	112	19.4
Saddleworth & Lees	112	19.4
Shaw & Royton	145	25.1
West Oldham	39	6.8
Total	577	100

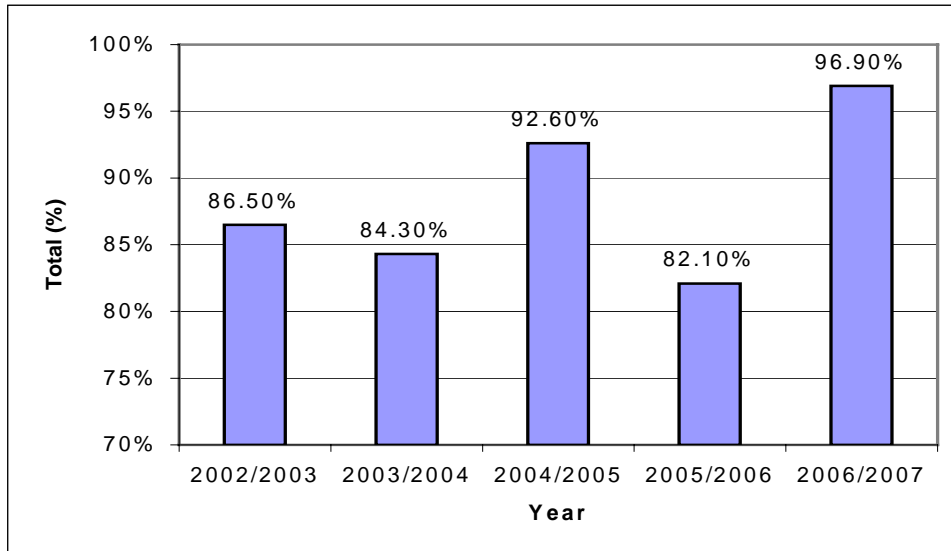
4.6 DEVELOPMENT ON PREVIOUSLY DEVELOPED LAND

4.6.1 RSS states that on average at least 80% of housing developed in the Borough should take place on previously developed land. Draft RSS suggests the same target up until 2021. The Council has also adopted the RSS target as a best value indicator (BVPI106).

4.6.2 Previous monitoring reports have shown that the Borough consistently achieves high levels of development on previously developed land and 2006/07 was no exception. Indeed 2006/07 has seen the largest number of completions on previously developed land over the last five years – achieving 96.9% (see Chart 6 below).

4.6.3 Overall, since 2002, 88.8% of all completions have been on previously developed land. Oldham Metropolitan Borough Council continues to exceed its RSS “brownfield” target.

Chart 6 - Percentage of Completions on Previously Developed Land, 2002-07



4.6.4 This continuing high level of development on previously developed land has been achieved, at least in part, through the Councils policy of resisting planning applications for residential development on greenfield sites, which has been in place since 2000.

5.0 HOUSING LAND SUPPLY

5.0.1 A principle aim of PPS3 is the delivery of a flexible supply of land for housing.

“At the local level, Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy.”

Paragraph 53 of PPS3

5.0.2 To achieve this local planning authorities are expected to demonstrate that they have a five-year supply of deliverable housing land.

5.0.3 To be considered deliverable PPS3 states that sites should be:

- **Available** – the site is available now;
- **Suitable** – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities; and
- **Achievable** – there is a reasonable prospect that housing will be delivered on the site within 5 years.

- 5.0.4 Local planning authorities are also expected to identify a further supply of specific, developable sites for years 6-10 and, where possible, for years 11-15. To be considered developable PPS3 states that sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available for, and could be developed at the point envisaged.
- 5.0.5 Once identified PPS3 states that supply of land should be managed in a way that ensures that a continuous five-year supply of deliverable sites is maintained. Monitoring should be linked to the Annual Monitoring Report process.
- 5.0.6 Guidance on the preparation of Strategic Housing Land Availability Assessments (SHLAA), which needs to be completed to meet the requirements set out above, has now been published. It is envisaged that the assessment will be completed over the coming months, which will form part of the evidence base for the Council's Local Development Framework.

5.1 FIVE YEAR SUPPLY OF DELIVERABLE HOUSING LAND

- 5.1.1 Analysis within this section of the report is based upon the five-year supply of deliverable housing land.
- 5.1.2 The guidance referred to above on the preparation of SHLAA's was not published until August 2007 therefore guidance in PPS3 and that published by the Planning Inspectorate has been used to inform the Borough's five-year supply of deliverable housing land. The five-year supply has been based around various assumptions, which are detailed in Appendix 3 and 4. The method used to identify the five-year supply may be revisited when the Council undertakes its SHLAA.
- 5.1.4 As of 31st March 2007 the Borough contained sufficient housing land to accommodate 5,111 dwellings. This has been split into five-year supply and post-five year supply (see Table 3 below). The five-year supply contains sufficient land to accommodate 4,017 dwellings, representing 78.6% of the total supply.
- 5.1.5 As of 31st March 2006 there was sufficient housing land within the Borough to accommodate 3,582 dwellings (including Phase 1 UDP allocations). The current five-year supply shows an increase of 435 dwellings on the supply available as of 31st March 2006. The level of supply therefore continues to be substantially higher than anytime since 2001.

Table 3 - Total Land Supply as at 31st March 2007

	Dwellings	% Dwellings
Five year supply	4,017	78.6%
Post five year supply	1,094 ¹	21.4%
Total	5,111	100.0%

5.1.6 At present the post five-year supply is incomplete and is comprised only of the proportion of dwellings that currently have planning permission but which fall outside the five year period (for example an annual build rate of 44 dwellings per annum has been assumed, which may mean that not all dwellings proposed can be completed within the five period). The SHLAA when completed will inform the post five-year supply.

5.2 CURRENT HOUSING REQUIREMENTS

5.2.1 This section looks at the Council's current housing requirement and identifies whether or not sufficient land has been identified within the five-year supply of deliverable housing land.

5.2.2 The need to identify a five-year supply of deliverable housing land is particularly important as where local planning authorities cannot demonstrate an up-to-date five-year supply they are expected to consider favourably planning applications for housing.

5.2.3 For the purposes of this report we have considered the current requirement of 270 dwellings per annum net of clearance replacement as identified in the Council's UDP and current RSS, as well as those identified in the emerging draft RSS and subsequent Panel Report. Table 4 below summarises the three requirements and Appendix 5 contains the full calculations.

¹ The post five-year supply is incomplete and dependent upon the completion of a Strategic Housing Land Availability Assessment

Table 4 - Current Housing Requirement

Source of Requirement	Net figures (ie not taking into account past performance and clearance)		Gross Figures (taking into account clearance and past performance)	
	Number of dwellings to be delivered per year	Total number of dwellings to be delivered over five year period	Number of dwellings to be delivered per year	Total number of dwellings to be delivered over five year period
Current UDP requirement (July 2006)	270	1,350	572	2,860
Draft RSS requirement (January 2006)	400	2,000	817	4,083
Expected RSS requirement (Panel Report) (May 2007)	289	1,445	617	3,084

5.2.4 The current five-year supply of deliverable housing land contains 4,017 dwellings. The requirements set out within the current UDP and the Panel Report into the Examination of RSS can therefore both be comfortably met within the identified five-year supply of deliverable housing land. This includes clearance replacement and past performance where the requirement has not previously been met.

5.2.5 When taking into account clearance replacement and past performance the current five-year supply of deliverable housing land falls just short of that which would be required to meet the requirement set out within draft RSS. If RSS is approved with the figure of 400 dwellings per annum (net of clearance) there may be a need to revisit the recommendations set out within this Housing Land Report, following adoption of RSS.

5.3 STRUCTURE

5.3.1 Table 5 below shows that the number of dwellings with planning permission and those with an outstanding s106 agreement have increased significantly since the last monitoring period (2005/06). The number of dwellings with planning permission has risen from 1,727 to 2,358, an increase of 631 dwellings. The number of dwellings with an outstanding s106 agreement has increased from 165 to 370, a difference of 205 dwellings. This increase is even more significant given that the way of calculating supply has now changed (see above) and as such not all those identified within the supply in 2006 will be included now.

Table 5 - Structure of the Five Year Housing Land Supply, as at 31st March 2007

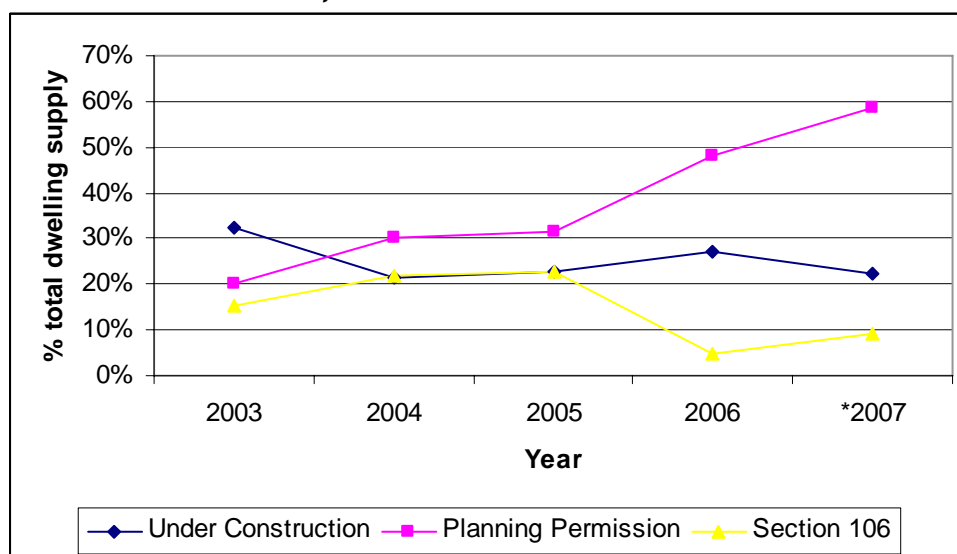
Site status	Dwellings	%
Sites under construction	900	22.4%
Sites with planning permission	2,358	58.7%
Sites where committee is minded to approve an application, subject to S106 being signed	370	9.2%
Sites allocated as phase 1 housing sites in UDP	289	7.2%
Other sites	100	2.5%
Total	4,017	100.0%

5.3.2 Sites under construction represent 22.4% (900 dwellings) of the five-year supply and is much the same as reported in the 2005/06 Housing Land Report, where 27% (969 dwellings) of the supply comprised of sites under construction.

5.3.4 The number of dwellings on sites allocated as Phase 1 Housing sites in the UDP has dropped from 625 to 289, a difference of 336 dwellings. This is reflective of the number of housing allocations now coming forward for development.

5.3.5 Chart 7 below shows that the number of dwellings on sites with planning permission has increased significantly over the last two or three years, representing an increasingly larger proportion of the housing land supply. The number of dwellings under construction and with outstanding s106 agreements has remained fairly constant, with the difference fluctuating between around 5 and 10%.

Chart 7 – Proportion of Supply – Under Construction, Planning Permission and S106, 2003/07

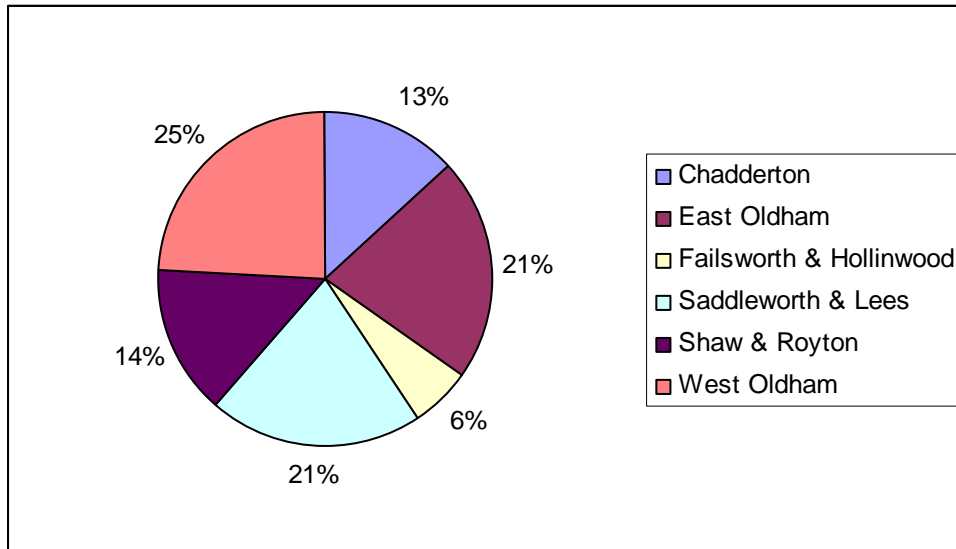


*Please note Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with figures for previous years

5.4 LOCATION

5.4.1 Chart 8 below shows that the greatest proportion of the five-year supply is within West Oldham which accounts for 24%, whilst East Oldham and Saddleworth & Lees both account for 21% each.

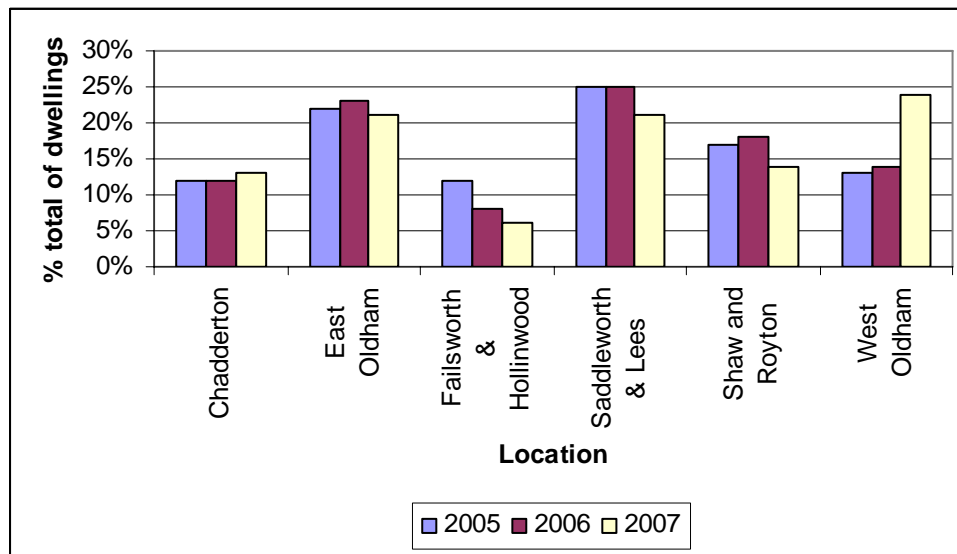
Chart 8 - Five Year Housing Land Supply by Location, as at 31st March 2007



5.4.2 Chart 9 below shows that supply within East Oldham has been around 20% of the total supply for the last three years, however there has been a significant increase in the proportion within West Oldham, reflecting the fact that development activity is increasing within the Housing Market Renewal area. It should be noted that the figures above do not include the sites within Derker quashed at High Court, which have not been included within the five-year supply. Were these sites included within the five-year this would boost the figure for East Oldham by 262 dwellings.

5.4.3 The lowest proportion of supply continues to be within Failsworth & Hollinwood, followed by Chadderton and Shaw & Royton.

Chart 9 - Housing Land Supply by Location, 2005 to 2007



*Note: Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with earlier figures.

Prior to 2005, land supply was recorded on a different geographic basis.

5.5 PREVIOUSLY DEVELOPED LAND

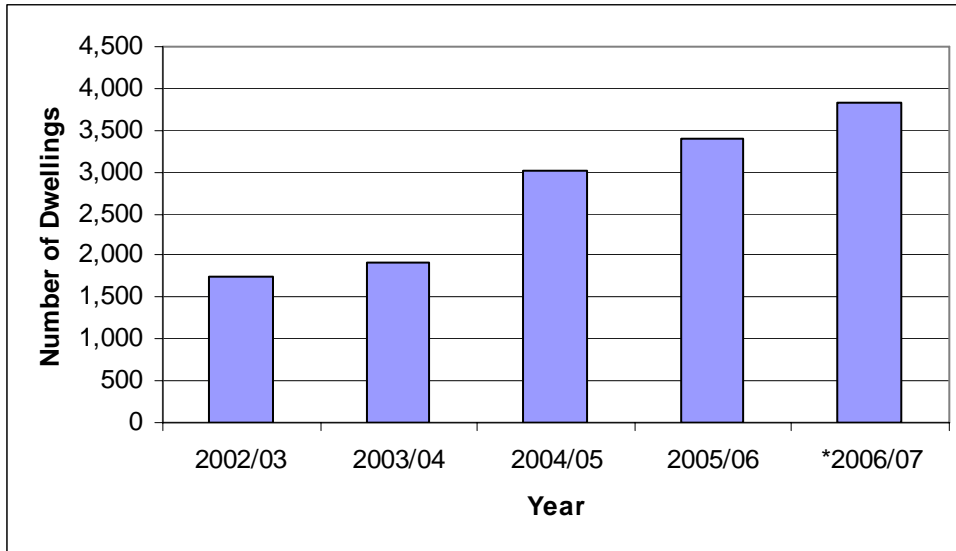
5.5.1 Maintaining high rate of development on previously developed land remains central to the Government's sustainable communities agenda. PPS3 states that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings.

5.5.2 In support of this policy, since 2000 the Council has restricted the release of greenfield land for housing development. This, plus the proactive allocation of previously developed land within the UDP, has resulted in an increase in the number of previously developed sites coming forward for housing development.

5.5.3 Latest figures show that as of 31st March 2007 3,826 dwellings from the five-year housing land supply are on previously developed land (including change of use and conversion), representing 95.2% of the identified supply (see Table A14 in Appendix 1). This is well above the 80% required by UDP and RSS.

5.5.4 Chart 10 below shows that over the last four years there has been a steady increase in supply of dwellings on previously developed land. Furthermore, during this time the supply of dwellings on previously developed land has not fallen below 90%.

Chart 10 - Supply of Dwellings on Previously Developed Land, 2002/03-2006/07



*Note: Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with earlier figures.

5.6 HOUSE TYPES AND TENURE

5.6.1 Out of a five-year housing land supply of 4,017 dwellings, the planned house types of around 3,300 dwellings are known. Of these the emphasis is greatly towards flats, as shown in Table 6 below, which make up 51% of the supply, comprising primarily of one and two beds. Indeed one and two bed dwellings make up 55% of the five-year housing land supply, with almost all of these being in the form of flats.

Table 6 - House Types and House Sizes within the Housing Land Supply, as at 31st March 2007 (% dwellings).

HouseType	Number of bedrooms				Total
	1	2	3	4	
Detached	0%	1%	2%	6%	9%
Flat	13%	36%	2%	0%	51%
Semi-Detached	0%	1%	5%	2%	8%
Terraced	0%	4%	17%	11%	32%
Total	13%	42%	26%	19%	100%

Note: Details on house types and numbers of bedrooms are only known for around 3,300 dwellings within the land supply

Table will include some post 5 year supply dwellings (some sites are split between 5 year and post 5 year supply. We do not know which plots on these sites will fall in which category. All have been included here.)

5.6.2 45% of the five-year supply is made of three and four bed dwellings. The majority of these take the form of terraced properties. Detached and Semi-detached properties represent only 17% of the total five-year housing land supply.

5.6.3 The significant proportion of flats and lack of larger properties are matters of concern and raise the question as to whether or not an appropriate mix of dwellings is being achieved as part of developments.

6.0 NEW SITES

6.1 New sites comprise of:

- small sites – those with less than 0.4ha of land or 10 dwellings; and
- windfall sites of 0.4ha of land or 10 dwellings and above.

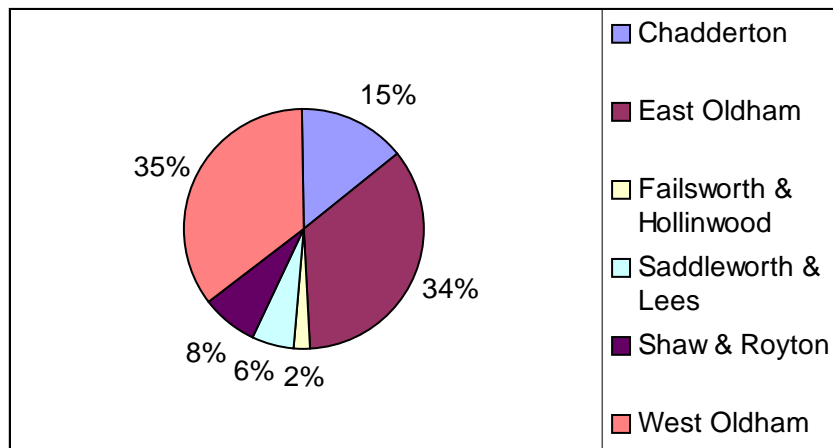
They are those sites that have come forward for development in the last 12 months and which have not received planning permission previously.

6.2 The figures below include all new sites that have come forward during 2006/07 irrespective of whether or not they are identified within the five-year supply of deliverable housing land.

6.3 A total of 86 new sites with a capacity of 1,490 dwellings have come forward for development over the last year (including sites where permission is subject to the signing of a s.106 agreement) (see Table A20 in Appendix 1). This is a significant increase upon the number that came forward during 2005/06 which was 438. This increase is due to large sites within the HMR area coming forward (see section 7 below).

6.4 Chart 11 below shows that the largest number dwellings to come forward on new sites within 2006/07 have been within West Oldham and East Oldham, representing 35% (535 dwellings) and 34% (509 dwellings) respectively. This is a significant increase on previous years. During 2004/05 63 dwellings came forward on new sites in East Oldham and 54 dwellings in West Oldham. During 2005/06 120 dwellings came forward on new sites in East Oldham and 130 dwellings in West Oldham. This increase is due to the number of large sites that have come forward within the HMR area during 2006/07 (see section 7).

Chart 11 - Percentage of Dwellings on New Sites by Location, 2006/07



6.5 Table 7 below shows that flats represent the largest category of known property planned on new sites – making up 57.4%. Typically, the flats are 2 bed units – this property type accounting for 293 of the known types.

6.6 Terraced properties represent 33.2% of known property planned on new sites, whereas semi-detached and detached only represent 4.5% and 4.6% respectively.

Table 7 - New Sites 2006/07: Number of dwellings planned by house type and number of bedrooms

HouseType	Number of bedrooms				Total
	1	2	3	4	
Detached	1	3	20	11	35
Flat	123	293	12		428
Semi-Detached	1	4	15	14	34
Terraced	1	12	115	120	248
Total	126	312	162	145	745

*Total will not match that in previous tables as house type & bedrooms are not known for all proposed dwellings.
 Figures include all new sites coming forward in 2006/07 (ie not just those forming 5-year supply)

7.0 THE HOUSING MARKET RENEWAL FUND PATHFINDER

7.0.1 This section provides monitoring information on housing completions and supply for the Oldham Metropolitan Borough element of the Pathfinder. Hence where reference is made to the Pathfinder it relates to Oldham Metropolitan Borough only.

7.0.2 The stated aim of the Partnership is:

“To deliver a transformation in the housing markets in our area that will create sustainable communities and lead to greater community cohesion”

(Transformation and Cohesion, the Housing Market Renewal Prospectus for the Oldham and Rochdale Pathfinder, December 2003).

7.0.3 In order to achieve this overall aim, the Pathfinder has agreed six strategic objectives, including:

- Create a step change in housing diversity and choice by providing and facilitating new housing and securing a radically better mix of housing sizes and types; and
- Promote and provide a range of affordable housing options.
(Transformation and Cohesion, HMR Scheme Update, August 2005)

7.1 COMPLETIONS AND CLEARANCES

7.1.1 There were 197 dwellings completed within the boundary of the Pathfinder during 2006/07. This represents 34% of total Boroughwide completions.

7.1.2 Large developments contributing to these completion figures included Claremont Street in Failsworth, the former Granville Mill site in Derker (Stoneleigh development), and the former Byron St club in Hollinwood. These developments contributed 120 dwellings towards the completion total.

7.1.3 Clearance for 2006/07 within the Pathfinder area totalled 221 dwellings. Within the Pathfinder, 59% of clearances were located within the Werneth intervention area. A further 28% of cleared dwellings were located on the Primrose Bank estate (clearance associated with a PFI4 scheme). Of the 221 cleared dwellings, 177 were local authority owned.

7.1.4 Within the Pathfinder, the level of clearance exceeded the level of new build in 2006/07, resulting in a net decline in stock of -24 dwellings. It is expected that this net loss will be replaced by a net gain as the clearance associated with HMR schemes tails off, and the new build gathers pace, in the coming years.

7.2 SUPPLY

7.2.1 As of 31st March 2007 there were 2,105 dwellings within the Pathfinder identified in the five-year supply of deliverable housing land (see Table 8 below). This represents 52.4% of the 4,017 dwellings available in the Borough as a whole, which is just slightly above last years figure.

Table 8 - Total Land Supply within the HMR Pathfinder area as at 31st March 2007

	Dwellings	% Dwellings
Five year supply	2105	77%
Post five year supply	636	23%
Total	2741	100.0%

7.3.1 Table 9 below shows that almost three quarters of the supply exists on sites with planning permission, providing a capacity of 1,582 dwellings. This is a significant increase upon last years where there was capacity for 782 dwellings, demonstrating that developer activity and interest is beginning to increase within the Pathfinder.

Table 9 - Structure of the Five Year Housing Land Supply within the HMR Pathfinder area, as at 31st March 2007

Site status	Dwellings	%
Sites under construction	315	15.0%
Sites with planning permission	1528	72.6%
Sites where committee is minded to approve an application, subject to S106 being signed	62	2.9%
Sites allocated as phase 1 housing sites in UDP	100	4.8%
Other sites	100	4.8%
Total	2105	100%

7.3 HOUSE TYPES

7.3.1 The planned house types of almost 1,700 dwellings are known out of 2,105 dwellings identified in the five-year supply. Table 10 below shows that flats are the dominant house type, accounting for 53% of the known supply. Terraced dwellings form the other house type that accounts for a significant proportion of the supply. In terms of house size, 2 bed dwellings dominate the supply (45%).

Table 10 - House Types and House Sizes within the Housing Land Supply in the HMR Pathfinder area, as at 31st March 2007 (% dwellings).

House Type	Number of bedrooms				Total
	1	2	3	4	
Detached	0%	0%	1%	1%	2%
Flat	11%	40%	2%	0%	53%
Semi-Detached	0%	0%	2%	2%	4%
Terraced	0%	4%	18%	19%	40%
All types	11%	45%	23%	22%	100%

7.4 NEW SITES

- 7.4.1 Over the last year, 34 new sites with a capacity of 1063 dwellings have come forward for development within the Pathfinder. This number of dwellings is almost four times higher than that recorded in 2005/06. Most of this increase is attributable to HMR schemes gaining planning approval in Werneth and Derker, and also a PFI4 scheme for the Primrose Bank estate gaining consent.
- 7.4.2 The 34 sites account for 71% of the Borough-wide supply of dwellings on new sites. This finding contrasts sharply with the fact that only a minority of completions in 2006/07 were located within the Pathfinder area. Supporting the finding that developer interest within the Borough would now appear to be focusing on the Pathfinder area.
- 7.4.3 Those sites that have come forward tended to be large in scale. The main sites include the Primrose Bank estate, North Werneth zones 1 to 4, London Road site (Derker), Derker Station site and the Abbotsford Rd site (Derker). Note that these last three Derker sites, which provide 362 dwellings, initially gained planning consent, but consent was later quashed in the High Court. These sites are still counted as new sites here, as they did come forward and will be the subject of new planning applications. However, they have been excluded from the five-year land supply referred to elsewhere in this document.
- 7.4.4 Only one of the sites, with a capacity of one dwelling, was not on previously developed land (including change of use and conversions). This particular site was a farm, and the proposal was to convert outbuildings into a dwelling.

7.5 MEETING PATHFINDER OBJECTIVES

- 7.5.1 The Pathfinder is still at a relatively early stage of development and as such it is perhaps no surprise that the level of completions is still relatively low. There have however been significant increases in the number of dwellings with planning permission and the number of new sites coming forward for development. Demonstrating that there continues to be a good supply of land for housing development within the Pathfinder, the early development of which will be a key priority. As these sites come forward for development they will contribute to a change in the geography of housing completions in the Borough with a greater emphasis on the development of inner Oldham.
- 7.5.2 Analysis of the five-year supply of deliverable housing land within the Pathfinder shows that the split between the property types is very similar to the Boroughwide figures. The trend towards smaller house type is continuing, with one and two bed properties (primarily in the form of flats) representing 56% of the total known property types. Three and four bed properties represented 45% of the total known property types with the majority taking the form of terraced properties.

An objective of the Pathfinder is to actually diversify the stock of an area, which already contains a substantial number of smaller dwellings. Although modern smaller houses can meet a demand within the Pathfinder, greater attention needs to be given to the proposed mix of house types, encouraging more semi-detached and detached properties, within the Pathfinder area and whether or not a proposed mix on a potential development site meets Pathfinder objectives.

8.0 MONITORING UDP POLICIES

8.1 POLICY H1 – HOUSING LAND REQUIREMENT AND SUPPLY

8.1.1 RSS establishes the Borough's housing requirement at 270 dwellings per annum (net of clearance). This net requirement has been incorporated into Policy H1.

8.1.2 In allocating land to meet the requirement of 270 dwellings per annum the Council is obliged to take account of the need to replace cleared dwellings. Policy H1 clarifies the Council's position on this issue, stating that some 4,000 dwellings are expected to be cleared over 15 years (2004-2019) within the Borough, averaging 267 dwellings per annum. For the purposes of this Report the clearance figure within the UDP has been used however it needs to be recognised that the actual delivery of clearance will depend on a number of factors, including:

- Future funding levels;
- The result of community consultations and of working with local communities to develop proposals;
- The residential character of areas subject to clearance proposals; and
- Changes in the housing market.

8.1.3 Over the period 2006/07, a total of 577 new dwellings were built, whilst 262 dwellings were cleared. Net house building was therefore 315 dwellings – above the RSS requirement of 270 dwellings per annum.

8.1.4 Since mid-2002 (effectively the starting date for monitoring RSS) a total of 2,115 dwellings have been constructed in the Borough, whilst 940 dwellings have been cleared. Net new build is therefore 1,175 dwellings, or 235 dwellings per annum. The average over the period mid-2002 to mid-2004 was 296.5 dwellings per annum. The lower level of net house building that took place between mid 2004 and mid 2006 (135 and 132 respectively) has had the effect of reducing the annual average below the RSS requirement. During 2006/07 the number of completions is higher than the RSS requirement, whilst clearance is also higher than it has been in recent years, showing an increase in building activity in the Borough.

8.1.5 The Annual Monitoring Report prepared by the Council requires the completion of a Housing Trajectory, which provides an indication of the level of development in the Borough compared with the housing requirement set out in the Regional Spatial Strategy and potential house building over the period 2007/08 to 2016/17. A copy of the housing trajectory can be found in the Appendix 1 (Chart A23) to this Report.

8.2 POLICY H1.1 – HOUSING LAND RELEASE (PHASE 1)

8.2.1 The UDP identifies a number of different sources of land supply from which it is expected that the housing requirement will be met.

Allocations

8.2.2 The Phase 1 Housing allocations identified within the UDP are shown in Appendix 1 (Table A24).

8.2.3 There were 21 sites allocated for Phase 1 Housing in the UDP, four of which form part of mixed-use allocations. These sites provide a total capacity of 1310 dwellings. The current status, as of 31st March 2007, of these allocations is as follows:

- There are nine allocations remaining;
- Five allocations with outline planning consent;
- Three allocations with full planning consent;
- Three allocations currently under construction; and
- One allocation complete.

8.2.4 As of 31st March 2007 three out of the nine allocations remaining are the subject of planning applications.

8.2.5 During 2006/07 there were 112 dwellings completed on sites allocated within the UDP (76 dwellings at land off Fields New Road and 36 dwellings at Vulcan Street) (see Table A10 in Appendix 1).

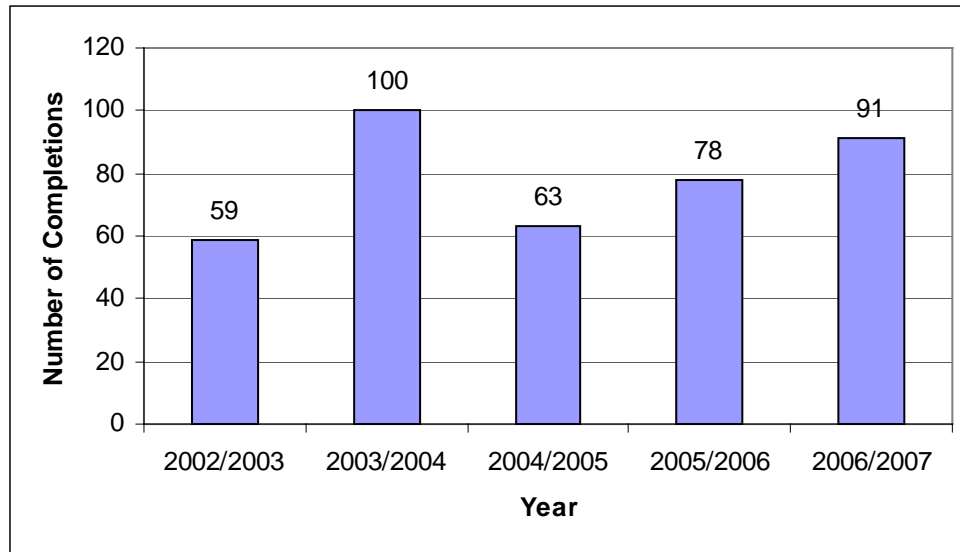
Small Sites Allowance

8.2.6 The UDP only allocates sites above 0.4 hectares/10 dwellings therefore an allowance has been made for the potential supply of houses on smaller sites over the Plan period. This allowance is based on an assumed housing completion rate. In the UDP this rate is set at 55 dwellings per annum. Since the Plan strategy is to concentrate on previously developed land, this figure only applies to completions on previously developed small sites.

8.2.7 Over the period 2006/07 there were 91 completions on previously developed small sites – above the target of 55 dwellings set within the UDP (see Table A9 in Appendix 1).

8.2.8 Chart 12 below shows that since 2002/03 there have been 391 completions on previously developed small sites at an average of 78 dwellings per annum. The Council is therefore comfortably meeting its allowance for the development of small previously developed sites.

Chart 12 - Small Site Completions on Previously Developed Land, 2002-2007



Large Windfall Sites (0.4 hectares/10 dwellings and above)

8.2.9 The UDP also makes an allowance for the level of completions on large windfall sites, which it is assumed, will come forward over the period of the development plan and therefore assist in meeting the annual housing requirement. This allowance is set at 100 dwelling completions per annum beginning from mid-2006.

8.2.10 Table A10 in Appendix 1 shows that there were 348 dwellings completed on large windfall sites during 2006/07. 97.1% of these completions are on previously developed land. This a significant increase upon last year.

8.2.11 During 2005/06 one large windfall site was been was completed providing 15 dwellings. During this time 8 large windfall sites with a capacity for 319 dwellings came forward for development and there were 11 large windfall sites under construction, with a capacity of 229 dwellings.

Clearance Requirement

8.2.12 The UDP assumes that the majority of residential clearance will take place within the boundary of the Pathfinder and that these sites will be

developed for new residential use. The UDP therefore sets an allowance for the redevelopment of dwellings on cleared residential sites. This allowance is set at 160 dwelling completions per annum from mid-2007 and only applies to residential sites cleared and redeveloped from mid-2004 onwards. This allowance is separate from the windfall allowance detailed above.

8.2.13 There are 19 sites currently identified within the five-year supply of deliverable housing land that involve clearance and replacement, the status of which are as follows:

- 16 sites have planning permission, which includes Crossley and Primrose Bank Estates and Land at North Werneth Zones 1 to 6, providing a total of 1,155 dwellings following the clearance of 817 dwellings;
- Two are under-construction, providing a total of 23 dwellings following the clearance of 25; and
- One is subject to a s.106 agreement, which will provide five dwellings following the clearance of one.

8.2.14 During 2006/07 one site was completed (site bounded by Chelmsford Street, Lee Street and Selwyn Street) which provided 18 dwellings following the clearance of 46 (see Table A10 in Appendix 1).

8.2.15 There are also those within the Derker area quashed in the High Court, which involve the clearance of 300 dwellings.

8.3 POLICY H1.4 – HOUSING DENSITY

8.3.1 Policy H1.4 of the UDP states that the Council will normally only permit proposals for residential development that as a minimum achieve a net density of 30 dwellings per hectare. The policy then goes on to set higher densities depending on the location of the development proposed.

8.3.2 The density of proposed housing development on new sites gaining planning permission is an important indicator of the extent to which the Council is meeting the Government's aim of making the best use of land. Planning Policy Statement 3 continues to apply an indicative minimum density of 30 dwellings per hectare (net).

8.3.3 Of the 1,490 dwelling capacity on new sites (see Section 6) that came forward over the last year, almost all (98%) should be developed at a density above the minimum of 30 dwellings per hectare. Efficiency in terms of use of land is reflected by the average number of dwellings per hectare across all the new sites being 54.5 dwellings per hectare.

8.3.4 Table 11 below that follows indicates that 22% of new sites included proposed schemes below the minimum density. However, in terms of dwellings these sites account for only 2% of the capacity of the new

sites. This is a result of almost all these low density schemes involving only one or two dwellings.

Table 11 - Housing Density on New Sites, 2006-2007

Density (Dwellings per hectare)	Sites		Dwellings	
	No.	%	No.	%
<30 dph	19	22.1%	33	2.2%
30-50 dph	19	22.1%	484	32.5%
>50 dph	48	55.8%	973	65.3%
Total	86	100.0%	1,490	100.0%

8.3.5 The Council is also obliged to monitor the density of housing completions on an annual basis for the North West Regional Assembly. This applies to schemes of 5 dwellings or more, and therefore filters out smaller schemes where the density may be lower. The results for the last 12 months show that there were 515 completions on sites meeting the 5 dwelling threshold. The density of these schemes is shown in Table 12 below.

Table 12 - Completions and Density, 2006-2007 (sites with a capacity of 5 dwellings or more)

Density Indicator	Dwellings	%
Gross completions on sites at density of less than 30 dwellings per hectare (net)	6	1.2%
Gross completions at a density of between 30 – 50 dwellings per hectare (net)	192	37.3%
Gross completions at a density above 50 dwellings per hectare (net)	317	61.6%
Total completions	515	100.0%

8.3.6 This indicator also demonstrates the efficient use of land, with only 1% of completions on sites below the minimum threshold of 30 dwellings per hectare. Indeed, almost two thirds of completions were on sites with a density above 50 dwellings per hectare.

8.4 POLICY H1.5 – HOUSING CHOICE AND DIVERSITY

8.4.1 UDP policy H1.5 relates to all developments of 25 dwellings or more and seeks to create mixed communities and the development of new housing that provides all sectors of the community (for example single people, small and large households, the elderly, the disabled, people with a range of incomes) with as much choice of types, sizes and locations as possible. As a matter of principle, planning permission will not be granted for uniform, homogenous housing developments consisting of insufficiently diverse house types and sizes.

8.4.2 Throughout this Report it has been demonstrated that the Borough is continuing to witness a trend towards the development of small

property types, typically flats. Over half of the completions during 2006/07 are for flats 51.8% and 56.7% of all completions were one and two bed properties. In contrast, just under 10% of completions were detached dwellings and 10.4% were semi-detached.

- 8.4.3 In addition flats make up just above 50% of the known property types within the identified five-year housing land supply, whereas detached and semi-detached properties represent only 17%. 45% of the known property types are three and four+ bed properties.
- 8.4.4 Although the development of flats appears to be meeting a demand, the low level of schemes within the housing land supply consisting of family sized dwellings must be cause for concern, particularly as the Borough as a whole has a household size exceeding the averages for Greater Manchester, the North West and England.
- 8.4.5 Furthermore within the Pathfinder the regeneration of housing markets is closely related to the need to create a greater mix of house types. This concept must also apply to the Borough as a whole to allow households the maximum opportunity for movement around the Borough. Greater consideration therefore needs to be given to ensuring a mix of house types within developments.
- 8.4.6 It is important to note that this analysis is dependent on known planned house types, and it may be that a significant proportion of house types is unknown due to the fact that they only have outline planning permission or are UDP allocations.

8.5 POLICY H2.1 – PROVIDING AFFORDABLE HOUSING

- 8.5.1 The UDP includes a policy that encourages the development of affordable housing as part of private developments through either housing association development or resale covenant schemes. The threshold has been superseded by PPS3 and the policy now applies to all developments of 15 dwellings and above.
- 8.5.2 Through policy H2.1 the Council attempts to secure affordable housing on all appropriate sites. In the past, discounted housing for sale (e.g. via resale covenant) has been sought, however, due to continued increases in house prices, such homes are becoming increasingly unaffordable and the Council is now negotiating with developers to provide social rented accommodation in partnership with appropriate housing associations.
- 8.5.3 An Interim Affordable Housing Strategy has been approved by Cabinet recently. The Strategy aims to ensure that the Oldham economy has a mixed level of housing provision to aid its growth and that local people are not leaving the Borough because of affordability problems and to promote community cohesion through preventing segregation on economic grounds. The increasing affordability gap between

household incomes and housing costs has exacerbated the chronic shortage of affordable homes to rent or buy in Oldham.

8.5.4 Seven sites were fully completed in 2006/07 that included affordable housing. These sites, shown in Table 13 below, provided a total of 85 affordable dwellings. Affordable units resulting from S106 agreements were in the form of dwellings provided for discounted sale, with a covenant securing the discount for any future resale. The lack of social rented accommodation reflects the fact that these agreements were typically made more than 12 months ago.

8.5.5 Affordable homes for rent were provided through Housing Association developments. Indeed, 42% of all affordable dwellings shown in the table are attributable to housing association schemes (as opposed to being secured from private developers through S106 agreements)

Table 13: Affordable housing provided on sites completed in 2006/07

Site	Total Capacity	Affordable Units	% affordable	Comments
Blue Bell PH/Maple Squash Club, Broadway	57	4	7.0%	Dwellings provided for discounted sale
Land at Block Lane	81	16	19.8%	Dwellings provided for discounted sale
Land off Fields New Rd / Ramsey St, Chadderton (former Mona Mill)	133	20	15.0%	Dwellings provided for discounted sale
Land at corner of Hunt Lane/Moreton Street	12	12	100.0%	Housing Association development: 12 self contained flats for people with learning disabilities
Park Mill, Bleasdale Street, Royton	47	9	19.1%	Dwellings provided for discounted sale
2-20 Malton Street	10	10	100.0%	Housing Association development providing 10 houses
Site bounded by Chelmsford Street/ Lee Street/ Selwyn Street	18	14	77.8%	10 dwellings provided for rent, 4 for shared ownership
Total	358	85	23.7%	

8.5.6 Looking forward, Table 14 below shows sites that were under construction at 31st March 2007 and shows affordable units that are likely to be made available in the near future. In total, 100 affordable units should be delivered from sites that were under construction at the end of 2006/07. In addition, commuted sums totalling almost £1 million should be secured.

Table 14: Affordable housing expected on sites under construction as at 31 March 2007

Location	Total Capacity	Affordable Units	% affordable	Commuted sum	Comments
Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham	34		na	£275,000	Commuted sum accepted.
Royal George Mills, Friezland	66		na		In negotiation.
Vulcan Street (Former Granville Mill, now Stoneleigh development), Derker	73	27	37.0%		Affordable units to comprise of 9 for rent and 18 shared ownership.
Devon Street/Suffolk Street/Norfolk Street	22	17	77.3%		Affordable units to comprise 14 for rent and 3 shared ownership
Monarch Mill, Jones Street, Royton OL2 5AH	69	13	18.8%		Dwellings provided for discounted sale
Former Cape Mill, Refuge Street	67	11	16.4%		Dwellings provided for discounted sale
Highbarn Road/Shaw Road, Royton	59	10	16.9%		Dwellings provided for discounted sale
Land at Greenacres Lodge, Greenacres Road / Lynwood Drive, OL4 3EY	10	10	100.0%		Housing Association development providing 10 flats for rent.
Land off Claremont Street, Failsworth	63	8	12.7%		Dwellings provided for discounted sale
Land at Oldham Road, Hirons Lane, Springhead	29	3	10.3%		Dwellings provided for discounted sale

157-161 Furness Avenue, Alt Estate	1	1	100.0%		Conversion of housing office to home by Housing Association
Totals	493	100	20.3%	£976,000	

9.0 CONCLUSIONS

Housing Choice and Diversity

9.1 A key issue identified through this Report is the continuing trend toward small properties, in particular flats and one and two bed dwellings. If the development of a variety of house types and sizes that reflect the needs and demands in the Borough is to be encouraged the Council needs to ensure a mix of dwelling types and sizes within new developments.

Previously Developed Land

9.2 A key aim of this report is to consider the Council's performance with regard to the amount of housing on previously developed land and to make recommendations, which would influence the Council's performance against the indicator.

9.3 This report has shown that the Council is currently meeting its 80% "brownfield" target as set by RSS, and has done so consistently over the last five years. Furthermore, the report demonstrates that there is sufficient land within the five-year housing supply to meet the current housing requirements, with 95% being on previously developed land.

9.4 In recent years the annual housing land monitoring reports have suggested that planning permission for housing development on greenfield sites should only be granted in limited circumstances. The alternative is for the Council to allow greenfield development to come forward, either in an unfettered manner or via a controlling mechanism which allows for a greater range of greenfield opportunities to come forward than is currently the case.

9.5 It is considered that a restricted approach towards housing development on greenfield land should continue, as:

- The Council has made significant progress in meeting, and continuing to meet, the Government's objectives in relation to the development of previously developed land. The release of greenfield land could undermine this achievement; and
- There is sufficient land within the five-year supply to meet current housing requirement, with just over 95% is previously developed land. It is therefore considered that the release of greenfield land

for development could prejudice the development of these sites and harm the objectives for the HMR Pathfinder.

Release of Phase 2 Housing

- 9.6 UDP policy H1.2 states that Phase 2 Housing Allocations should only be brought forward if monitoring activity shows a potential shortfall in supply in relation to the required building rate of 270 dwellings (net) per annum.
- 9.7 As previously stated, this report shows that there is sufficient land within the five-year housing supply to meet the current housing requirements set out in the UDP and the Panel Report for the draft RSS. It is therefore not considered appropriate to release Phase 2 Housing Allocations at present. If GONW recommends the original draft RSS figure of 400 dwellings per annum (net of clearance) this may need to be revisited. If this is the case then the recommendations set out within this Report will be reviewed and fed into the Local Development Framework.
- 9.8 In light of the above it is recommended that the Supplementary Planning Document (SPD) on the Release of Phase 2 Housing Allocations, identified within the Council's Local Development Scheme, be rolled forward 12 months. The release of Phase 2 Housing Allocations will also be considered as part of the Local Development Framework.

10.0 RECOMMENDATIONS

- 10.1 In light of the findings of this Report the following recommendations are put forward:
- i. Members note the findings within the attached Technical Report for the monitoring period 2006/07.
 - ii. Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites (whether on new or where the renewal of planning permission is sought) continue to be resisted;
 - iii. Planning applications for the conversion and change of use of agricultural buildings to residential use, and which are technically classified as greenfield developments, (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits; and
 - iv. That Phase 2 Housing Allocations are not brought forward and released for development; and

- v. That preparation of the SPD on the release of UDP Phase 2 housing allocations is rolled forward 12 months, with it's preparation subject to the conclusions of the next housing land availability monitoring report assessing the period 2007/08.
- vi. Further consideration is given to understanding the impact of the continuing trend towards the development of smaller properties within the Borough on UDP and Pathfinder objectives.

HOUSING COMPLETION TABLES

Table A1: Housing Completions and Clearance 1st July 1992 to 31st March 2007.

Year	Gross Completions	Clearance	Net Change
1992/93	620	435	185
1993/94	*655	266	389
1994/95	453	166	287
1995/96	756	83	673
1996/97	736	135	601
1997/98 & 1998/99	1,163	533	630
1999/2000	426	102	324
2000/2001 (a)	258	228	30
2001-2002 (b)	368	95	273
2002-2003	370	47	323
2003-2004 (c)	497	227	270
2004-2005	285	150	135
2005-2006	386	254	132
2006-2007	577	262	315

Notes:

- *Includes 77 unrecorded units cleared between 1990 and 1993.
- (a) Covers period July 2000 – March 2001.
- (b) First year of new system of monitoring measuring April-March.
- (c) Includes 36 completions which are accountable to the previous two years.

Table A2 – Completions by Developer Type

Year	Housing Association		Private		Total
	Number	%	Number	%	Number
1992/93	200	32%	420	68%	620
1993/94	190	29%	465	71%	655
1994/95	52	11%	401	89%	453
1995/96	81	11%	675	89%	756
1996/97	89	12%	647	88%	736
1997/98 & 1998/99	130	11%	1,033	89%	1,163
1999/2000	54	13%	372	87%	426
2000/2001	59	23%	199	77%	258
2001/2002	121	33%	247	67%	368

2002/2003	0	0%	370	100%	370
2003/2004	49	10%	448	90%	497
2004/2005	10	4%	275	96%	285
2005/2006	66	17%	320	83%	386
2006/2007	38	7%	539	93%	577

Table A3 – Total Completions in 2006/07 by House Type

House Type	Number of bedrooms				Total	Proportion by house type
	1	2	3	4		
Detached	0	1	28	28	57	10%
Flat	33	263	1	2	299	52%
Semi-Detached	0	8	42	10	60	10%
Terraced	0	22	109	30	161	28%
Total	33	294	180	70	577	100%
Proportion by number of beds	6%	51%	31%	12%	100%	

Table A4 – Total Completions by House Types, 2002/03 to 2006/07

Year	Total Completions	House Type			
		Detached	Semi-Detached	Terraced	Flat
2002/2003	370	42%	24%	15%	19%
2003/2004	497	35.8%	19.2%	32.7%	12.3%
2004/2005	285	25.0%	12.7%	13.7%	48.6%
2005/2006	*383	24.8%	26.4%	29.2%	19.6%
2006/2007	577	9.9%	10.4%	27.9%	51.8%

*Note – 383 of house types known out of 386 completions

Table A5 – Total Completions by Size of Dwelling (Number of beds) 2002/03 to 2006/07

Year	Total Completions	Number of beds			
		1	2	3	4 or more
2002/2003	370	3%	23%	48.4%	25.6%
2003/2004	497	2.5%	20.6%	40.9%	36%
2004/2005	285	10.9%	45.8%	27.8%	15.5%
2005/2006	*383	5%	23%	47%	25%
2006/2007	577	5.7%	51.0%	31.2%	12.1%

*Note – 383 of house types known out of 386 completions

Table A6 – Number of Completions in 2006/07 by House Type and Area

Area	House Type				Total
	Detached	Flat	Semi-Detached	Terraced	
Chadderton	26	40	20	37	123
East Oldham	2	25	2	17	46
Failsworth & Hollinwood	2	92	2	16	112
Saddleworth & Lees	20	55	21	16	112
Shaw & Royton	4	87	8	46	145
West Oldham	3	0	7	29	39
Total	57	299	60	161	577

Table A7 – Number of Completions in 2006/07 by Size (number of beds) and Area

Area	Number of bedrooms				Total
	1	2	3	4 or more	
Chadderton	21	24	67	11	123
East Oldham	0	32	13	1	46
Failsworth & Hollinwood	8	92	12	0	112
Saddleworth & Lees	4	58	23	27	112
Shaw & Royton	0	87	57	1	145
West Oldham	0	1	8	30	39
Total	33	294	180	70	577

Table A8 – Percentage of Completions on Previously Developed Land, 2002/03 to 2006/07

Year	All completions	Completions on Previously Developed Land	% of completions on Previously Developed Land
2002/2003	370	320	86.5%
2003/2004	497	419	84.3%
2004/2005	285	264	92.6%
2005/2006	386	317	82.1%
2006/2007	577	559	96.9%
Five year total	2115	1879	88.8%

Table A9 – Completions on Small Sites, 2002/03 to 2006/07

Year	Completions on small sites	No on Previously Developed Land	% on Previously Developed Land	No on Greenfield sites	% on Greenfield land
2002/2003	79	59	75%	20	25%
2003/2004	122	100	82%	22	18%
2004/2005	64	63	98%	1	2%
2005/2006	84	78	93%	6	7%
2006/2007	99	91	92%	8	8%
5-year total	448	391	87%	57	13%
Average	90	78	87%	11	13%
UDP Target		55			

Note: A small site is defined as per the UDP, ie a site having an area of less than 0.4 hectares, or containing less than 10 dwellings.

Table A10 – Monitoring of allowances in UDP: Completions by type of site 2006/07

Type of site	Total	No on previously developed land	% on previously developed land	No on greenfield sites	% on greenfield sites
Small sites (<04 hectares / 10 dwellings)	99	91	91.9%	8	8.1%
Large windfall sites (0.4 hectares / 10 dwellings and above)	348	338	97.1%	10	2.9%
Build back on clearance sites	18	18	100.0%	0	0.0%
Allocated sites	112	112	100.0%	0	0.0%
Total	577	559	96.9%	18	3.1%

UDP contains allowances as follows:

- Small sites (previously developed land): 55 dwellings per year
- Large sites (previously developed land): 100 dwellings per year
- Clearance build-back: 160 dwellings per year from 2007/08

HOUSING LAND SUPPLY TABLES

Table A11 – Total Land Supply as at 31 March 2007

	Dwellings	% Dwellings
Five year supply	4,017	78.6%
Post five year supply	1,094	21.4%
Total	5,111	100.0%

The post five year supply shown here represents dwellings on sites already in the housing land availability database that have been assessed as not being deliverable within 5 years. The total post 5-year supply will only be known when a strategic housing land availability assessment has been undertaken.

Table A12 – Five Year Housing Land Supply by Location, as at 31 March 2007

Area	Dwellings	%
Chadderton	531	13.2%
East Oldham	859	21.4%
Failsworth & Hollinwood	236	5.9%
Saddleworth & Lees	843	21.0%
Shaw & Royton	570	14.2%
West Oldham	978	24.3%
Total	4,017	100.0%

Table A13 – Housing Land Supply by Location, 2005 to 2007

Area	Number of dwellings			% of dwellings		
	2005	2006	*2007	2005	2006	*2007
Chadderton	407	421	531	12%	12%	13%
East Oldham	701	836	859	22%	23%	21%
Failsworth & Hollinwood	377	281	236	12%	8%	6%
Saddleworth & Lees	800	903	843	25%	25%	21%
Shaw & Royton	551	630	570	17%	18%	14%
West Oldham	422	511	978	13%	14%	24%
Total	3,258	3,582	4,017	100%	100%	100%

*Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with figures for 2005 & 2006.

No pre-2005 figures are shown as land supply was calculated using a different geography.

Table A14 – Five Year Housing Land Supply: Dwellings on brownfield and greenfield sites, as at 31 March 2007

Type of land	Dwellings	%
Previously Developed Land	3,826	95.2%
Greenfield	191	4.8%
Total	4,017	100.0%

Table A15 – Supply of Dwellings on Previously Developed Land and Greenfield Sites, 1999-2006

Year	Previously Developed Land		Greenfield		Total Dwellings
	Dwellings	%	Dwellings	%	
1999	1,792	75%	601	25%	2,393
2000	2,176	78%	596	22%	2,772
2001	1,713	74%	609	26%	2,322
2002	1,891	85%	323	15%	2,214
2003	1,756	88%	233	12%	1,989
2004	1,913	91%	182	9%	2,095
2005	3,020	93%	238	7%	3,258
2006	3,398	95%	184	5%	3,582
*2007	3,826	95%	191	5%	4,017

* Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with figures for previous years

Table A16 – Five Year Housing Land Supply by Size of Site, as at 31 March 2007

Area	Large Sites (0.4 hectares / 10 dwellings and above)		Small Sites (less than 0.4 hectares / 10 dwellings)		Total	
	Dwellings	%	Dwellings	%	Dwellings	%
Chadderton	503	95%	28	5%	531	100%
East Oldham	802	93%	57	7%	859	100%
Failsworth & Hollinwood	177	75%	59	25%	236	100%
Saddleworth & Lees	669	79%	174	21%	843	100%
Shaw & Royton	459	81%	111	19%	570	100%
West Oldham	922	94%	56	6%	978	100%
Total	3,532	88%	485	12%	4,017	100%

Table A17 – Structure of the Five Year Housing Land Supply, as at 31 March 2007

Site status	Dwellings	%
Sites under construction	900	22.4%
Sites with planning permission	2,358	58.7%
Sites where committee is minded to approve an application, subject to S106 being signed	370	9.2%
Sites allocated as phase 1 housing sites in UDP	289	7.2%
Other sites	100	2.5%
Total	4,017	100.0%

Table A18 – Structure of the Housing Land Supply 2002 to 2007 (% dwellings).

Site status	2003	2004	2005	2006	*2007
Sites under construction	32.2%	21.5%	22.9%	27%	22.4%
Sites with planning permission	20.2%	30.0%	31.7%	48%	58.7%
Sites where committee is minded to approve an application, subject to S106 being signed	15.4%	21.8%	22.6%	5%	9.2%
Sites allocated as phase 1 housing sites in UDP	NA	NA	NA	NA	7.2%
Other sites	NA	NA	NA	NA	2.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

* Figures for 2007 represent a 5-year supply (as per PPS3) and are not strictly comparable with figures for previous years

Table A19 – House Types and House Sizes within the Housing Land Supply, as at 31 March 2007 (% dwellings).

HouseType	Number of bedrooms				Total
	1	2	3	4	
Detached	0%	1%	2%	5%	8%
Flat	13%	37%	2%	0%	52%
Semi-Detached	0%	1%	5%	2%	8%
Terraced	0%	4%	16%	11%	31%
Total	13%	43%	25%	19%	100%

Note: Details on house types and numbers of bedrooms are only known for around 3,300 dwellings within the land supply

Table A20 – New Sites by Size, 2002/03 to 2006/07

Year	Large		Small		Total	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings
2002/03	8	163	49	120	57	283
2003/04	14	264	65	136	79	400
2004/05	23	690	95	176	118	866
2005/06	8	319	61	119	69	438
*2006/07	20	1370	66	120	86	1490

*Figures represent all new sites coming forward in 2006/07 (ie not just those forming part of 5-year supply)
Definitions of large and small sites are as per UDP (ie large site is 0.4 hectares / 10 dwellings and above)

Table A21 – New Sites by Location, 2004/05 to 2006/07

Area	Sites			Dwellings		
	2004/05	2005/06	2006/07	2004/05	2005/06	2006/07
Chadderton	9	4	10	178	6	220
East Oldham	14	7	15	63	120	509
Failsworth & Hollinwood	15	5	9	208	15	32
Saddleworth & Lees	48	26	28	216	90	82
Shaw & Royton	23	14	13	147	77	112
West Oldham	9	13	11	54	130	535
Total	118	69	86	866	438	1490

*Figures represent all new sites coming forward in 2006/07 (ie not just those forming part of 5-year supply)

Table A22 - New Sites 2006/07: Number of dwellings planned by house type and number of bedrooms

HouseType	Number of bedrooms				Total
	1	2	3	4	
Detached	1	3	20	11	35
Flat	123	293	12		428
Semi-Detached	1	4	15	14	34
Terraced	1	12	115	120	248
Total	126	312	162	145	745

Total will not match that in previous tables as house type & bedrooms are not known for all proposed dwellings.

Figures include all new sites coming forward in 2006/07 (ie not just those forming 5-year supply)

Table / Chart A23 – Housing Trajectory

The Housing Trajectory provides an indication of the level of development in the Borough compared with the housing requirement set out in the Regional Spatial Strategy, potential house building over the period 2006 to 2016 and also the level of development since 2002.

Actual net build is shown against the current RSS target of 270 dwellings net of clearance per year. Projected net build comprises of two elements. The first five years of projected net build is based on the five-year land supply. Assumptions have been made about when dwellings on each site within the supply will be completed to produce figures for each year. The actual post 5 year supply will result from a Strategic Housing Land Availability study that is yet to be completed. As this information is not available, projected net build for the final five years of the trajectory assumes that the requirement recommended in the Panel report of the draft RSS will be met.

Calculation of the annualised net supply includes the five-year land supply and also sites in the Housing Land database falling in the post five-year supply. UDP assumptions about windfalls and build back on clearance sites have also been included for the years 6 to 10. The combined total has been divided by the number of years to give an annualised supply.

The housing trajectory also shows variation of the projected net build from the housing requirement set out in the current RSS. Ideally, variation would also be shown from the requirement in the draft RSS, and also the requirement recommended in the Panel report. However, inclusion of these additional requirements would make the chart too cluttered and confusing.

Housing Trajectory Option 2a (comparison with current RSS)

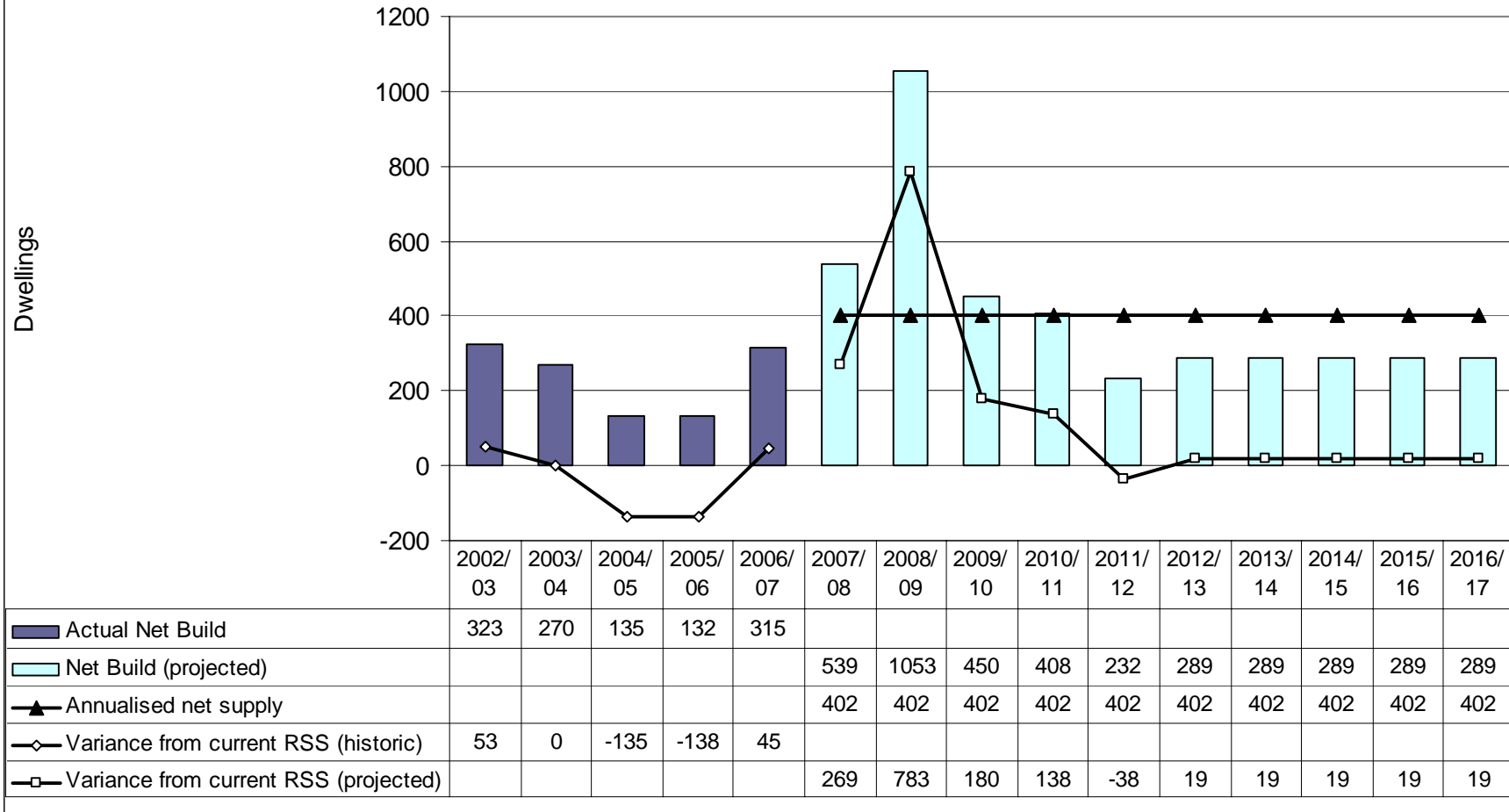


Table A24 – Status of Phase 1 Housing Allocations in Oldham UDP, as at 31 March 2007

Ref	Site	Type	Size (ha)	Indicative Capacity	Current Status
H1.1.2	Land off Fields New Rd/Ramsey St, Chadderton	PDL	3.41	136	All dwellings on this site have been completed. 133 dwellings were provided on the site.
M3*	Land at Oldham Rd/Hardman St, Failsworth	PDL	1.56	10	Allocation
H1.1.6	St. Mary's Way, Oldham	PDL	2.56	180	Reserved Matters approved in 06/07. 192 dwellings to be provided. Commencement on site expected in 07/08.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Under construction. Planning permission for 24 dwellings.
M2*	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Planning permission granted for 66 dwellings. Construction expected to start in 07/08.
H1.1.15	Bailey Mill, Oldham Rd, Saddleworth	PDL	0.86	50	Allocation. Planning application registered in 06/07 to provide access road to site.
M1*	Frenches Wharf/Wellington Rd, Greenfield, Saddleworth	PDL	4.76	99	Outline planning permission as at 31/03/07.
H1.1.19	Andrew Mill, Manchester Rd/Chew Valley Rd, Greenfield, Saddleworth	PDL	1.34	30	Main part of allocated site under construction, and has permission for 34 dwellings. Permission also granted to convert former stable building on allocated site to 3 dwellings.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Outline planning permission.
H1.1.21	Springhey Mill, Huddersfield Rd, Oldham	PDL	0.39	15	Outline planning permission granted subject to the signing of a s.106 Agreement. Full planning permission refused, and appeal dismissed, as scheme was considered contrary to affordable housing and public open space policies.
H1.1.22	Vulcan Street, Derker, Oldham	PDL	1.23	61	Under construction. Permission for 73 dwellings.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Majority of allocated site has planning permission for 70 dwellings. Two small sections of the allocated site are not covered by the application.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation
M4*	Huddersfield Rd/Dunkerley St,	PDL	2.61	50	Allocation

Ref	Site	Type	Size (ha)	Indicative Capacity	Current Status
H1.1.26	Oldham Spencer Street, Werneth, Oldham	PDL	3	150	Outline planning permission for HMR scheme (land at South Werneth) includes the allocated site.
H1.1.27	Hartford Mill/land off Milne St, Oldham	PDL	2.84	160	Outline planning permission. Planning applications for HMR schemes covering Zone 6 and Zone 5 in North Werneth include the allocated site.
H1.1.28	Parkside Farm, off Chadderton Park Rd, Chadderton	GF	0.94	38	Allocation as at 31/03/07. Planning application registered in 06/07, though, with decision expected in April 07.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	Allocation
H1.1.30	Greenfield Bowling Club, Greenfield, Saddleworth	PDL	0.5	15	Allocation. Planning application registered, but no decision as at 31/03/07.
H1.1.31	Tamewater Mill, Delph, Saddleworth	PDL	0.51	39	Allocation. Planning application registered, but no decision as at 31/03/07.
	Total			1310	

Notes:

PDL: Previously Developed Land.

GF: Greenfield Land

*: Mixed use allocations which have a housing element.

Indicative capacity: Estimated capacities set out in UDP. The actual number of dwellings on these sites may differ from the indicative capacity.

TECHNICAL REPORT APPENDIX 2

The sub-borough level of geography used in this report is that of the former area committees. Continued use of this geography means that the 2007 data can be compared with that for previous years. The sub-borough areas are defined below in terms of electoral wards.

Chadderton, consisting of the following wards:

- Chadderton Central
- Chadderton North
- Chadderton South

East Oldham, consisting of the following wards:

- St. James'
- St. Mary's
- Waterhead

Failsworth and Hollinwood, consisting of the following wards:

- Failsworth East
- Failsworth West
- Hollinwood

Saddleworth and Lees, consisting of the following wards:

- Saddleworth North
- Saddleworth South
- Saddleworth West & Lees

Shaw and Royton, consisting of the following wards:

- Crompton
- Royton North
- Royton South
- Shaw

West Oldham, consisting of the following wards:

- Alexandra
- Coldhurst
- Medlock Vale
- Werneth

Assumptions about 5-year supply

General approach

If information was available on expected start dates and delivery rates for sites, then this information was used to determine how many dwellings on the 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.

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.

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 individual circumstances.

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 31 March 2007. 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 three HMR sites that were granted planning permission, but those permissions were quashed in the High Court. Planning permission has expired on the remainder of sites in this category.

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 dwellings

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

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

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

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 seven sites met this criteria:

Completed sites included in the analysis

Ref	Site	Dwellings
0012	Land at Block Lane	81
2080	Land off Fields New Rd / Ramsey St, Chadderton (former Mona Mill)	133
2158	Blue Bell PH/Maple Squash Club, Broadway	57
0022	Land off Claremont Street, Failsworth	63
283	Land bounded by Ripponden Road, Northgate Lane & Glebe St	78
0034(1)	Land off Underhill Road	117
288	Copthorne Park, Hollins Road	179

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.).

Housing Requirement: 2007/08 to 2011/12

1. Requirement based on the UDP (July 2006)

The UDP sets out the net increase in the number of dwellings required each year. This requirement forms the starting point of working out how many houses need to be delivered over the five-year period from April 2007. As this figure is net of housing clearance, the number of dwellings to be demolished over the coming five years also needs to be taken into account. In addition, as the requirement is an ongoing target, account must also be taken of any over or under performance against the target since it was introduced. These factors are dealt with separately below.

1.1 UDP requirement

The Oldham Metropolitan Borough UDP (adopted July 2006) sets the housing requirement for the Borough as 270 dwellings per annum, net of housing clearance, over the period 2004-2011. However, the housing requirement for the Borough was originally set out in the Regional Spatial Strategy for the North West (published March 2003). This requirement became operative from April 2002.

Over a five-year period, the net increase in the number of houses to be delivered in Oldham would be 1350 (5 x 270). This figure is net of housing clearance over the period.

1.2 Adjustment for historic performance

Any oversupply / shortfall from the start of the plan period also needs to be taken into account. Between 2002/03 and 2006/07, the requirement was to deliver a net increase of 1350 dwellings (5 x 270). In reality, there was a shortfall of 175 against this total over the period. It is assumed that this shortfall will need to be recovered within the 5-year period from April 2007. The annualised residual equates to 35 dwellings per annum.

The net annual increase in the number of dwellings required over the coming 5 years is therefore 305 (270 + 35). This equates to a net increase of 1525 dwellings over the full five years (305 x 5).

1.3 Clearance adjustment

The UDP sets out an assumed average annual clearance level of 267 dwellings per annum (based largely on assumptions about Housing Market Renewal initiatives). Therefore, over a five-year period, 1335 dwellings (5 x 267) have to be delivered to offset the dwellings demolished.

1.4 Gross number of dwellings required

The total (gross) number of dwellings required over the five year period is therefore the net requirement, plus the shortfall against the requirement between 2002/03 and 2006/07, plus the amount needed to offset clearance. This equates to **2860** (1350 + 175 + 1335) dwellings over the five-year period.

Turning this in to an annual rate, a total of **572** dwellings need to be delivered each year in the period.

2. Requirement based on the Draft RSS (January 2006)

The draft RSS sets out the net increase in the number of dwellings required each year. This figure 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 2007. These factors will be dealt with separately below.

2.1 Requirement

The draft RSS recommends that the net increase in the number of houses to be delivered in Oldham over the plan period is 7,200. This equates to 400 dwellings per annum, net of housing clearance, over the period 2003 to 2021.

Over a five year-period, the net increase in the number of dwellings would be 2000 (5 x 400).

2.2 Adjustment for historic performance

The draft RSS states that the plan period starts from 2003. Between 2003/04 and 2006/07, the requirement was to deliver a net change of 1600 dwellings (4 x 400). In reality, there was a shortfall of 748 against this target. It is assumed that this shortfall will need to be recovered within the 5-year period from April 2007. This means that an extra 150 dwellings per annum (748 / 5) will need to be delivered on top of the 400 set out in the draft RSS.

The annual increase, net of clearance, in the number of dwellings required over the coming 5 years is therefore 550 (400 + 150). This equates to an increase of 2,750 dwellings net of clearance over the full five years.

2.3 Adjustment for clearance

No estimates of clearance levels are included in either the draft RSS. Consequently, the assumed level of clearance is that set out in the UDP (ie 267 dwellings per annum). Therefore, over a five-year period 1,335 dwellings (5 x 267) have to be delivered to offset the dwellings demolished.

The total (gross) number of dwellings required over the five year period is therefore the net requirement, plus the shortfall against the requirement between 2003/04 and 2006/07, plus the amount needed to offset clearance. This equates to **4083** (2000 + 748 + 1335).

Turning this in to an annual rate, a total of 817 dwellings need to be delivered each year in the period.

3. Requirement based on the Panel report (May 2007)

The Panel report sets out the net increase in the number of dwellings required each year. This figure 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 2007. These factors will be dealt with separately below.

3.1 Panel report requirement

The Panel report recommends that the net increase in the number of houses to be delivered in the Borough over the plan period is 5,200. This equates to a 289 dwellings per annum, net of housing clearance, over the period 2003 to 2021.

Over a five year-period, the net increase in the number of dwellings would be 1445 (5 x 289).

3.2 Adjustment for historic performance

The Panel report states that the plan period starts from 2003. Between 2003/04 and 2006/07, the requirement was to deliver a net change of 1156 dwellings (4 x 289). In reality, there was a shortfall of 304 against this target. It is assumed that this shortfall will need to be recovered within the 5-year period from April 2007. This means that an extra 61 dwellings per annum (304 / 5) will need to be delivered on top of the 289 set out in the Panel report.

The annual increase, net of clearance, in the number of dwellings required over the coming 5 years is therefore 350 (289 + 61). This equates to a increase of 1,750 dwellings net of clearance over the full five years.

3.3 Adjustment for clearance

No estimates of clearance levels are included in either the draft RSS or the Panel report. Consequently, the assumed level of clearance is that set out in the UDP (ie 267 dwellings per annum). Therefore, over a five-year period 1,335 dwellings (5 x 267) have to be delivered to offset the dwellings demolished.

The total (gross) number of dwellings required over the five year period is therefore the net requirement, plus the shortfall against the requirement between 2003/04 and 2006/07, plus the amount needed to offset clearance. This equates to **3084** (1445 + 304 + 1335).

Turning this in to an annual rate, a total of **617** dwellings need to be delivered each year in the period.

The figures discussed above are summarised in the table below.

Source of Requirement	Net figures (ie not taking into account past performance and clearance)		Gross Figures (taking into account clearance and past performance)	
	Number of dwellings to be delivered per year	Total number of dwellings to be delivered over five year period	Number of dwellings to be delivered per year	Total number of dwellings to be delivered over five year period
Current UDP requirement (July 2006)	270	1,350	572	2,860
Draft RSS requirement (January 2006)	400	2,000	817	4,083
Expected RSS requirement (Panel Report) (May 2007)	289	1,445	617	3,084