

REPORT TO CABINET
19th December 2005

**UNITARY DEVELOPMENT PLAN MONITORING REPORT - HOUSING LAND
AVAILABILITY**

REPORT OF THE ASSISTANT CHIEF EXECUTIVE, SPECIAL PROJECTS

1.0 PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide Members with detailed monitoring information on levels of house building, housing clearance and housing land supply in the Borough for the period 1st April 2004 to 31st March 2005. It represents a further opportunity to examine the Borough's housing land supply against the policies of the Revised Deposit Draft Replacement Unitary Development Plan and Regional Spatial Strategy for the North West (RSS).

2.0 EXECUTIVE SUMMARY

- 2.1 Key findings from the attached report can be summarised as follows:

House Building and Clearance

- 2.2 Housing completions totalled 285 dwellings over the period 1st April 2004 to 31st March 2005 (including gains from conversions and changes of use to residential). Clearances totalled 150 dwellings, 148 of which were within the HMRF Pathfinder. Most cleared dwellings were either Council or Housing Association owned.
- 2.3 Net house building in 2004/2005 therefore totalled 135 dwellings. This was exactly half of the target of 270 dwellings set out in the RSS. This low level of completions has contributed to a position whereby average completions since 2001 are also below the RSS requirement at 250 dwellings p.a. The development of housing association properties continued to run at a very low level with only 10 completions as part of a specialist scheme. There were no completions of family or non-specialist housing association property.
- 2.4 However, the situation now appears much more encouraging. The number of dwellings under construction has risen sharply during 2005 (see paragraph 6.4) and, looking further ahead, there is an increased amount of land, particularly in or near the HMR area, allocated for development (see paragraphs 6.17, 7.9 and 7.14).

Previously Developed Land

- 2.5 The development of previously developed land continues to be a national and regional priority. PPG3 – Housing, states that local authorities should maximise the amount of development on previously developed land, whilst RSS requires that a minimum average of 80% of Oldham’s housing completions take place on previously developed land. This target has also been taken as a Best Value Performance Indicator by the Council (BVPI106).
- 2.6 I am pleased to report that whilst the level of house building has fallen over the last 12 months, the vast majority of development that currently takes place in the Borough involves the re-use of previously-developed land and buildings. Of the 285 housing completions that took place over the last year, 92.6% (264 dwellings) took place on previously-developed land or involved the conversion of existing buildings and dwellings. The Council is therefore currently meeting its “brownfield” target. Overall, the level of completions on previously developed land since 2001 stands at 84.4% - again above the target. Members should be aware, however, that maintaining a high PDL target over time is arguably more difficult than achieving the target in the first place. Some greenfield sites with planning permission remain in the development pipeline and are expected to come forward over the next 12-months.

Housing Land Supply

- 2.7 As of 31st March 2005 sufficient land and conversion opportunities have been identified to allow the development of an estimated 3,258 dwellings on 327 sites. This level of supply represents a significant increase of 1,163 dwellings and 72 sites over the supply as of mid-2004. This increase is partly a result of additional draft RUDP Phase 1 allocations and a significant increase in the supply of new sites gaining planning permission.
- 2.8 This report shows that the area of Saddleworth and Lees remains popular as a place to locate housing development and as such the area contains a significant amount of land either under construction or with a planning permission for residential development. The number of new permissions in Saddleworth and Lees is the highest for 4 years.
- 2.9 However, completions within this area have remained remarkably constant – around 130 dwellings p.a. for three out of the last four years.
- 2.10 It has also been shown that whilst the supply of land for residential development in Saddleworth and Lees is increasing, proportionally, the number of new permissions compared with the Borough as a whole is actually in decline. Further, in terms of overall supply, the Saddleworth and Lees area contributes less in percentage terms than it did in 2004. This is a result of increased draft RUDP allocations within inner Oldham and a general increase in new permissions in areas of the Borough outside of Saddleworth and Lees. It is worth pointing out that aside from a

small number of barn conversions, all approvals on new sites in Saddleworth and Lees over the last 12-months have involved the reuse of previously-developed land and buildings. As more sites come forward through the HMR initiative it is expected that more housing development will take place outside Saddleworth and Lees than is currently the case and as such the balance of supply and development will begin to alter.

- 2.11 The Council currently have in place a Borough-wide policy of limiting the approval of residential development on greenfield land. This policy is proving successful in that the Council has been able to meet its "brownfield" target. Further, year-on-year figures show that the amount of previously developed land potentially available for development is gradually increasing as a proportion of the total housing land supply. As of mid-2005, 93.4% (3,044 dwellings) of the dwelling supply was on previously developed land, up from 91% at mid-2004. As noted above, although some greenfield sites have an outstanding planning permission, these figures indicate that the Council should continue to meet its "brownfield" target for the foreseeable future.

House Types and Tenure

- 2.12 A key trend that Members should be aware of is the continuing increase in the proportion of completions and new planning permission that consist of smaller house types, particularly flats and terraced dwellings. A significant proportion of flat completions over the last 12 months were in Saddleworth and Lees. Since 2001 the proportion of completions in the form of detached and semi-detached dwellings has been in decline, whilst the development of flats, in particular, has shown a dramatic increase.
- 2.13 The number of bedrooms planned in future developments follows the trend towards smaller house types.
- 2.14 Although these smaller house types appear to be meeting a demand and help to meet objectives aimed at the efficient use of land, it is questionable whether or not this is sustainable in the longer term given the fact that the Oldham is a Borough with an average household size above the national and regional average. Further, a key aim of the HMRF Pathfinder is to promote a greater degree of stock diversity, particularly through the development of larger dwellings. Although development in the Pathfinder over the last 12-months has included larger house types, new permissions over the last 12 months have followed the Borough-wide trend towards smaller properties. Within the Pathfinder particularly, there is a need to ensure that schemes contain a genuine mix of property types and sizes.
- 2.15 Most proposed residential developments are for the provision of private housing. However there are 113 dwellings proposed on housing association developments. Of these, 51 are on sites currently under construction. There are also 69 resale covenant dwellings being made available on private sites currently under construction. It is therefore expected that the development of housing association dwellings and other affordable properties will increase over the next 12-months.

Making Efficient Use of Land

2.16 The Government remains keen to encourage housing developments at densities that make more efficient use of land (typically between 30 and 50 dwellings per hectare (dph). Of the 118 new sites that came forward over the last year, 72 (61%) achieved at least the minimum density. The vast majority of those sites that fell below the density were for single dwellings. An analysis of completions (sites of at least 5 dwellings capacity) over the past 12-months shows that 91% were on sites that were being developed at a minimum of 30 dwellings per hectare. In fact half of these completions were at a density of more than 50 dwelling per hectare. Clearly, the fact that the more flatted developments are coming forward contributes to this higher figure.

HMRF Pathfinder

2.17 This year's housing land monitoring report is the first to directly monitor housing land supply within the Oldham element of the Pathfinder. The attached report shows that there have been relatively few completions within the Pathfinder over the last 12 months. To some extent this is to be expected as the Pathfinder programme is at an early stage of implementation. In fact when clearance is taken into account there has been a net decline stock. Further, it is noticeable that the Pathfinder contains almost all of the draft RUDP Phase 1 allocations that have yet to receive a planning permission. However, work is continuing on bringing these sites forward for development and it is expected that significant progress will be made on these over the next 12 months.

2.18 As stated above, planning permissions within the Pathfinder, for the last 12 months at least, have followed the Boroughwide trend towards smaller house types, although this is not to say that no larger houses are being built - the proposed 18 large dwellings at Selwyn Close are proof that larger house types are being developed. However, a stated objective of the Pathfinder is to 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 should be given to the proposed mix of house types within the Pathfinder area and whether or not a proposed mix on a potential development site meets Pathfinder objectives. Officers are currently drafting a guide to inform decisions about housing mix within the Werneth and Freehold Wave 1 project area.

Dealing with Reduced Levels of Housebuilding

2.19 As noted above, house building over the last 12-months has been at a level that is half of that required by RSS. However set against this is the fact that there is a significant amount of potential development land available in the Borough. This report shows that:

- There has been a noticeable increase in the number of annual dwelling starts over the last two years;
- There is a substantial amount of potential on sites that are either under construction or have an outstanding planning permission;
- The number of new sites coming forward through the grant of planning permission has increased significantly over the last two years; and
- There are a number of larger sites now under construction throughout the Borough.

2.20 Whilst releasing some greenfield sites could assist in completions coming forward, the reality is that:

a) 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;

b) Although completions may have fallen, and may continue to operate at a level lower than the RSS requirement for the next 12 months, there is a healthy supply of land available to meet the requirement and the number of dwelling starts is on the increase. Most of this supply consists of previously developed land; and

c) The release of greenfield land for development could prejudice the development of existing "brownfield" sites and in particular harm the objectives of the HMRF Pathfinder which itself is at a relatively early stage of development.

2.21 Given these facts, then, the preferred option is for the Council to continue to restrict the number of planning permissions on greenfield land in order to support urban regeneration and to ensure that the Council puts itself in the best possible position to continue to meet Government objectives relating to the development of previously developed land. This approach supports the stance the Council is taking in negotiations on the new Regional Spatial Strategy (see Cabinet report of 26th September 2005).

3.0 LEGAL SERVICES' COMMENTS

3.1 No comments.

4.0 TREASURER'S COMMENTS

4.1 No comments.

5. RECOMMENDATIONS

5.1 It is recommended that:

- (a) Members note the housing land availability figures as of 31st March 2005;
- (b) Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites (whether on new sites or where the renewal of planning permission is sought) continue to be resisted;
- (c) 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
- (d) Officers undertake a review of unimplemented planning permissions and outstanding S106 agreements to determine future development timescales.

UNITARY DEVELOPMENT PLAN MONITORING REPORT - HOUSING LAND AVAILABILITY

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6.0 INTRODUCTION

- 6.1 The purpose of this report is to provide Members with information on levels of house building, housing clearance and housing land supply in the Borough for the period 1st April 2004 to 31st March 2005. It represents a further opportunity to examine the Borough's housing land supply against the objectives of the Revised Deposit Draft Replacement Unitary Development Plan and targets set by the Regional Planning Guidance for the North West (RPG).
- 6.2 The Draft RUDP Housing chapter sets out 9 policy objectives. In summary, these 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; and
 - h. to support objectives set by the Housing Market Renewal Fund Pathfinder.
- 6.3 These objectives are given force through policies covering:
- Housing requirement and supply;
 - "Windfall" sites
 - Density
 - Housing choice and diversity; and
 - Affordable Housing.
- 6.4 This report was prepared before the Inspector's report was received following the closure of the Inquiry into objections to the RUDP on 18th October 2005. Prior to the start of the Inquiry, the Council published a number of Pre-Inquiry Changes of relevance to the housing chapter. Although the Council has not yet received the Inspector's report into objections to the housing policies of the RUDP, the Revised Deposit RUDP and Pre-Inquiry Changes represent the latest expression of the

6.5 In considering this report Members should note that the housing land database has been reorganised to provide monitoring information consistent with Area Committee boundaries. There have also been changes to ward boundaries since the last monitoring report in 2004. Therefore the direct comparison of locational data with previous years should be treated with a degree of caution.

7.0 NEW HOUSING DEVELOPMENT AND CLEARANCE (see Tables A1 to A7, Appendix 1)

Starts

7.1 Over the last 12 months, construction started on 520 dwellings. This is significantly higher than the 346 starts for 2003-2004 and 370 starts for 2001-02. The vast majority of starts were in the private sector. Housing association starts totalled 49 dwellings, which is high compared to 9 starts in 2003-2004, but is still very low compared with the significant levels of need that exist in the Borough.

Total Completions and Clearance

7.2 A total of 285 new dwellings were completed over the period 1st April 2004 to 31st March 2005. This is a low level of total house building compared with previous years (Table 1).

Table 1 - Completions and Clearance 2001 to 2005 (number of dwellings)

Year	Total Built	Total Cleared	Net Gain
2001-2002	368	95	273
2002-2003	370	47	323
2003-2004	497	227	270
2004-2005	285	150	135
Total	1,520	519	1,001
Average	380	130	250

7.3 In 2004/05, 150 dwellings were cleared within the Borough compared with 227 dwellings in 2003/04 and 47 in 2002/03. This level of clearance is below annual average assumed for the draft RUDP (267 dwellings p.a.).

7.4 Apart from 2 dwellings, all of this clearance was located within the boundary of the Housing Market Renewal Pathfinder. Current HMRP related clearance up to March 2005 is focussed on the Council's own housing stock, and this is reflected by the fact that of the 150 dwellings cleared, 97 were Council owned dwellings. The remainder are made up of 48 housing association dwellings and 5 private dwellings, 2 of which were in Saddleworth.

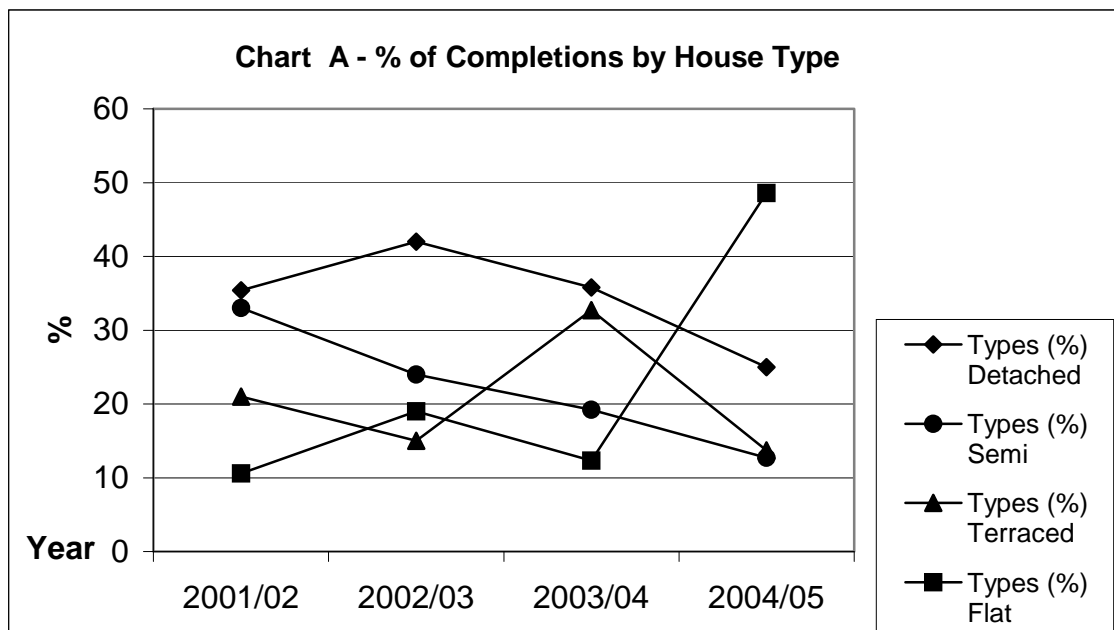
- 7.5 Almost all of the cleared dwellings were flats (145 dwellings), and the majority of these were in Council ownership.
- 7.6 It is anticipated that clearance over the the 12-month period to 31st March 2006 will be in the order of 300 properties.
- 7.7 Net housing development over the period 2004 to 2005 was 135 dwellings – exactly half that required by RSS (270 dwellings p.a.).

Developer Type

7.8 Most completions were in the private sector. There were only 10 completions by a housing association, falling from last year's total of 49. These 10 completions were part of a single scheme providing long-term accommodation for the homeless. There were no completions of family sized dwellings in 2004-2005. The continuing low level of new Housing Association development must be a serious matter of concern when compared with increasing levels of need.

House Types

7.9 Over the past four years there has been a clear decline in the proportion of completions consisting of detached and semi-detached dwellings. Whilst the proportion of completions of terraced dwellings has been more variable, the proportion of completions of flats has risen dramatically over the last 12-months, accounting for almost half of all completions (48.6%). This compares with only 12.3% for the period 2003/04. Over the current monitoring period 106 2-bed flats have been built – more than any other single house type (Chart A).



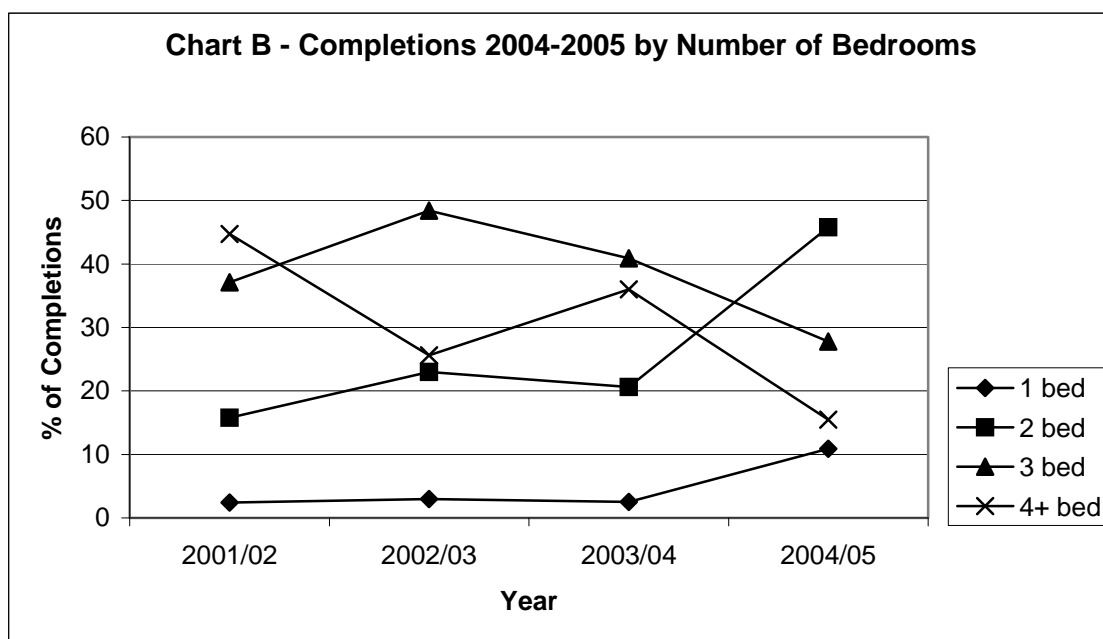
7.10 Flatted developments occur throughout the Borough, however over the last 12 months the majority - 106 of the 138 flats built overall (76.8%) - are in Saddleworth and Lees. Flatted developments in this area have taken the form of both conversion schemes (for example Acorn Mill, Lees and Buckley Mill, Uppermill) and new build (for example Hartshead Street, Lees).

7.11 Schemes such as these are well located in terms of access to local facilities and public transport. They utilise previously developed land and existing buildings and achieve high levels of density.

7.12 It is also worth noting that the 2001 census shows that Saddleworth (as defined by the old East and West wards) has a very low level of flats compared with the rest of the Borough.

7.13 In some cases the development of flats can arguably change the character of a locality and utilise existing buildings formerly of non-residential use. In many ways, however, this increase in flatted development in Saddleworth & Lees meets important Government objectives concerned with the efficient use of previously developed land, the creation of mixed and balanced communities and the protection of open land from development. Flats also arguably provide a more affordable option for first-time buyers.

7.14 In terms of the number of bedrooms available in new properties, larger or family sized dwellings - 3 & 4+ bed houses – made up only 43% of completions in 2004/05 compared with 77% in the previous year. Instead, over the last 12-months there has been a noticeable increase in 1 and 2 bed properties (Chart B).



7.15 In interpreting the above information, a note of caution should be sounded - the character of completions in any one-year is obviously very much dependent on the character of the schemes under construction. However, the above charts do appear to show a clear decline in the proportion of completions consisting of larger house types (detached and semi-detached/3 and 4 bed properties) over the last four years and an increase in completions of smaller property types (terraced and flats/1 and 2 beds).

7.16 This situation is possibly reflective of the drive towards higher densities to meet Government policy aspirations relating to the efficient use of land and national trends towards smaller households. However, over the Borough as a whole there is already a predominance of smaller stock types with terraced dwellings forming over 43% of the total stock (English average – 26.86%). Interestingly flats only form 13% of the stock compared with an average for England of 20% (source - 2001 Census).

Location

7.17 A significant proportion of completions over the period 2004-2005 (46%) took place within Saddleworth and Lees (Table 2).

Table 2 – Completions by Location (Dwellings)

Location	No.	%
Chadderton	2	0.7
Failsworth & Hollinwood	14	4.9
East Oldham	34	11.9
West Oldham	59	20.7
Saddleworth & Lees	131	46%
Shaw & Royton	45	15.8
Total	285	

7.18 For comparison, Table 3 shows the number and percentage of completions in Saddleworth and Lees since 2000.

Table 3 – Housing Completions in Saddleworth & Lees 2000-2005

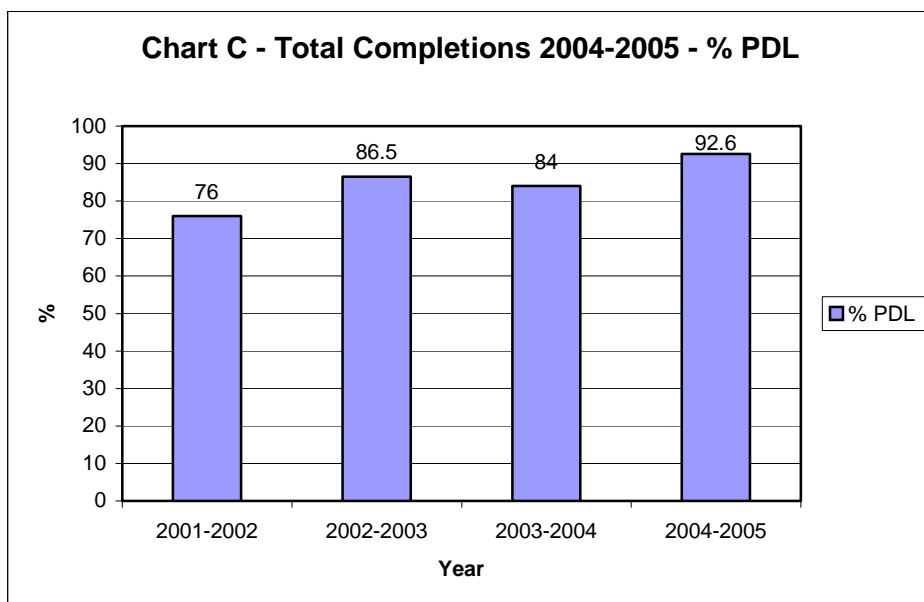
Year	Borough Total	Saddleworth Lees*	%
2000/01	250	130	52
2001/02	368	127	34.5
2002/03	370	174	47.0
2003/04	497	124	24.9
2004/05	285	131	46.0
Total	1,770	686	38.8

* NOTE - For the purposes of Housing Land Availability monitoring, prior to 2004, Saddleworth and Lees were considered as separate areas. Figures pre and post 2004 are not strictly comparable, but do provide a general indication of trends.

7.19 As can be seen, although the proportion of annual completions in this area is variable, and can reach significant levels, the actual number of annual completions in Saddleworth and Lees has remained stable at around 130 dwellings p.a., excepting the 174 dwellings in 2002/03. This possibly reflects a more stable housing market in this part of the Borough. However, there are a significant number of outstanding residential planning permissions in the Saddleworth and Lees area. This is discussed in detail below. Research is currently ongoing with the Primary Care Trust to look at the level of housing development and potential impact on demand for medical services in Saddleworth. It is intended to undertake similar work in other areas of the Borough.

Development on Previously Developed Land

7.20 The Regional Spatial Strategy for the North West (RSS) states that on average at least 80% of housing development in Oldham should take place on previously developed land. Initial drafts of the new Regional Spatial Strategy (RSS) suggest the same target for the next 15 years. The Council has adopted the RSS target as a best value indicator (BVPI106). Previous monitoring reports have shown that Oldham consistently achieves high levels of development on previously developed land and the last year was no exception: 92.6% of total completions were on previously developed land or involved the conversion of existing buildings (not including barns, which are classified as “greenfield”). This is an increase on the 2004-2003 figure of 84%. Overall, since 2001 84.4% of completions have been on previously developed land. Oldham is therefore currently meeting its RSS “brownfield” target (Chart C).

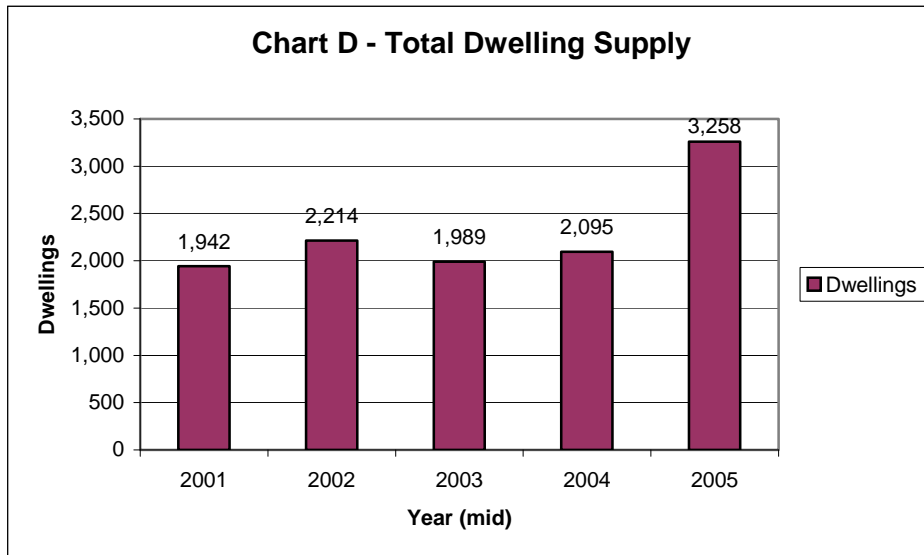


7.21 This continuing high level of development on previously developed land has been achieved, at least in part, through a policy of resisting planning applications for residential development on greenfield sites. This policy has been in place since 2000.

8.0 HOUSING LAND SUPPLY (see Tables A8 to A17, Appendix 1)

Total Supply 31st March 2005

8.1 As of 31st March 2005 the Borough contained sufficient housing land to accommodate 3,258 dwellings (including RUDP Phase 1 allocations, some of which are subject to objections). This is an increase of 1,163 dwellings over the 2,095 dwellings available in 2004 and is substantially higher than at any time since 2001 (Chart D).



8.2 This increase in supply is reflective of:

- New draft RUDP Phase 1 allocations that have been made throughout the continuing review. These allocations have been made to support both the Housing Market Renewal Fund and the Council's "brownfield" target. These new Phase 1 allocations are:
 - Pretoria Road, Oldham
 - Jowett Street, Oldham
 - Huddersfield Road/Dunkerly Street, Oldham
 - Spencer Street, Oldham
 - Hartford Mill, Oldham
 - Sandy Mill, Royton
- A higher level of permissions on new sites; and
- A build-up of permissions as sites take time to progress through to completion.

8.3 The 2005 supply consists of sites at different stages of the development process, as outlined below in Table 4:

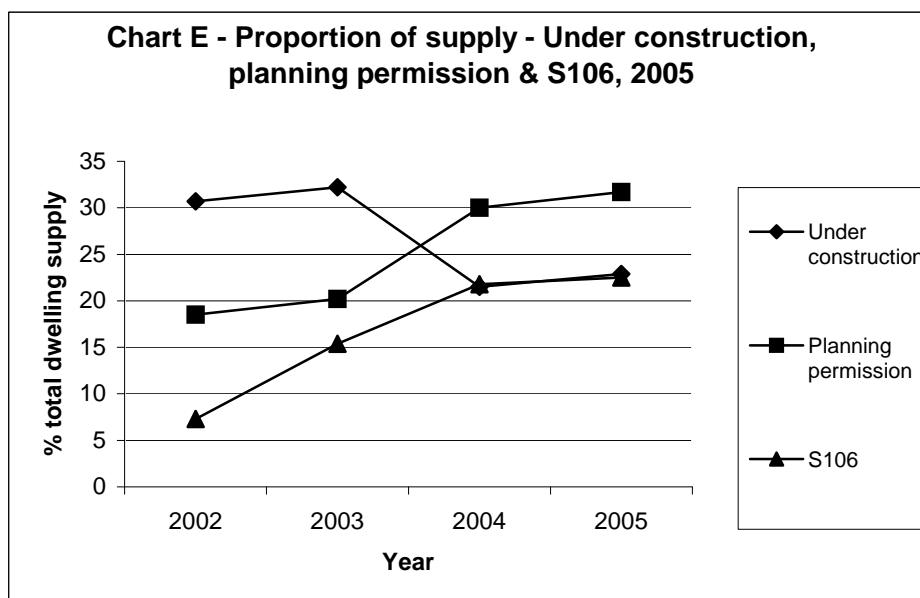
Table 4 – Housing Land Supply 2005, by Planning Status

Category	Sites	Dwellings
Sites under construction (dwellings remaining)	79	746
Sites with planning permission	187	1,034
Sites with an outstanding S106 agreement*	31	735
Replacement UDP Phase 1 Sites	10	644
Other sites (mostly expired planning permissions on brownfield land)	20	99
Total	327	3,258

Note – these figures do not include RUDP phase 2 allocations. * The figure for supply on sites with an outstanding S106 agreement includes three sites “Called-In” by the Secretary of State.

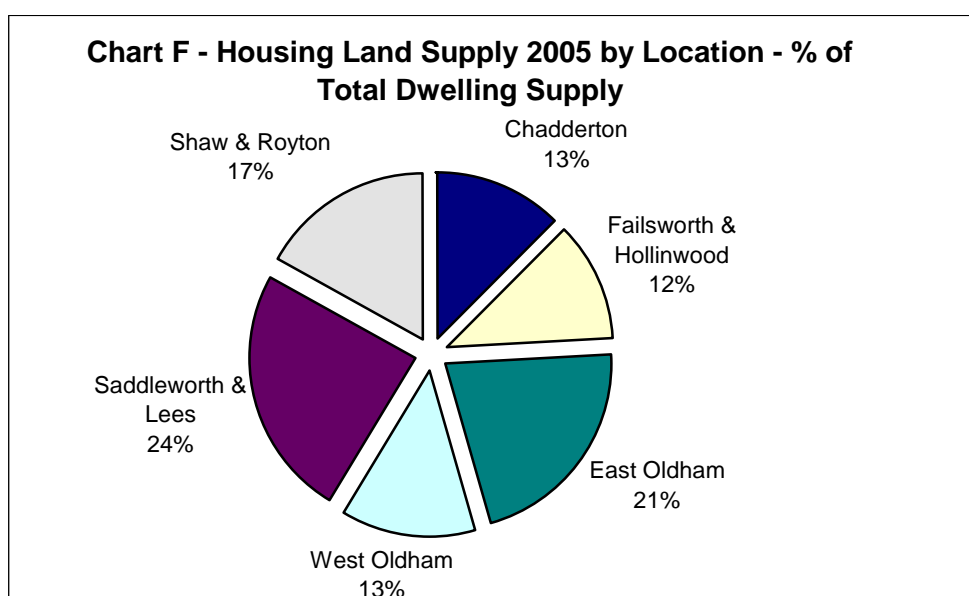
8.4 Given the relatively low level of housing completions for 2004/05, it is encouraging to see that there is a substantial increase in the number, and capacity, of sites under construction compared with mid-2004 (55 sites and 450 dwellings).

8.5 However this masks the fact that in percentage terms the proportion of the dwelling supply available on sites under construction has fallen since 2002 (with a slight recovery between 2004 and 2005) whilst the proportion on sites with an outstanding planning permission and awaiting the signing of a S106 agreement has significantly increased (Chart E).



Location

- 8.6 As explained above, owing to amendments to ward boundaries and the decision to monitor housing land statistics on the basis of Area Committee boundaries, the direct comparison of locational trends with previous years should be treated with some caution. Nevertheless, it is still possible to come to some broad conclusions about trends in the location of the housing land supply.
- 8.7 Previous monitoring reports have shown that a significant element of the housing land supply is located in Oldham and Saddleworth. This remains true for 2005 (Chart F).



- 8.8 Out of the six areas it is Saddleworth and Lees that contributes the most supply with 121 sites supplying 800 dwellings. This compares with 99 sites and 745 dwellings for the separate areas of Saddleworth and Lees in 2004. However, there are indications of the beginnings of a re-balancing of supply away from Saddleworth & Lees to the rest of the Borough.
- 8.9 As of mid-2005, the East & West Oldham wards combined have sufficient land for an estimated 1,123 dwellings. This is significantly higher than the old 2004 Oldham sub-district supply of 684 dwellings.
- 8.10 Further, the *proportion* of supply in Saddleworth and Lees has fallen significantly since 2003/04 when these two areas combined accounted for 35.6% of the total housing land supply in the Borough. This has fallen to 24.5% in 2004/05.
- 8.11 The largest percentage *increase*, on the other hand, has been in the Failsworth and Hollinwood sub-district. In mid-2004 Failsworth only contributed 4.1% of the dwelling supply. As of mid-2005, Failsworth, combined with Hollinwood, contributed 11.6% of the supply. This increase is very much connected with progress on two key large sites in this area –

8.12 To conclude, although Saddleworth and Lees continue to contain significant levels of housing land, the period 2004 to 2005 has seen a re-balancing of the supply with a more even spread throughout the Borough than was the case in 2004. This has been achieved at least in part by the allocation of additional land in the two Oldham sub-districts through the review of the Draft RUDP.

Previously Developed Land

8.13 Maintaining high rates of development on previously-developed land remains central to the Government's sustainable communities agenda.

8.14 In support of this policy, since 2000 the Council has strictly limited the release of greenfield land for housing development. This, plus the proactive allocation of brownfield sites through the RUDP Review, has resulted in an increase in the number of previously developed sites available for housing development. Latest figures show that as of 31st March 2005, 3,020 dwellings were available on previously developed land, representing 93% of the identified dwelling supply. This compares favourably with 91 % (1,913 dwellings) as of March 2004 and 88% (1,756 dwellings) as of March 2003.

House Types and Tenure

8.15 Out of a total land supply of 3,258 dwellings, the planned house types of 2,069 are known. Of these there is a clear split between smaller house types (terraced and flats) which make up 66.4% of the supply and larger types (semi-detached and detached) which make up the remaining 33.6%. Flats make up the single largest house type (35.0%), whilst semi-detached properties make up the smallest (15.9%). This split echoes recent trends in completions (Table 5).

Table 5 - Total Land Supply, by Dwelling Types (where known), 2005

Beds	House Types				Total	% of beds
	Detached	Semi	Terraced	Flat		
1	0	2	4	123	129	6.2
2	16	60	101	584	761	36.8
3	110	210	413	14	747	36.1
4+	231	56	120	4	432	20.9
Total	366	328	650	725	2,069	
% of type	17.7	15.9	31.4	35.0		

8.16 In terms of number of bedrooms, 2 bed properties represent the single largest category (36.8%), most of which are flats. 3 bed properties make-up a similar proportion of the supply – 36.1%. A significant number of 3 bed properties are of a terraced house type (413 dwellings). 4+ bed properties contribute 20.9% of the supply, whilst 1 bed properties contribute the least – only 6.2% of the supply. 4 bed properties tend to be of a detached house type and located in the “outer” areas of Saddleworth and Lees, Shaw & Royton and Chadderton. Overall, East and West Oldham provide 103 4+ bed properties out of a total of 432 for the Borough as a whole.

8.17 Most proposed developments are for the provision of private housing. However there are 113 dwellings proposed on housing association developments. Of these, 51 are on sites currently under construction. There are also 69 resale covenant dwellings being made available on private sites currently under construction. It is therefore expected that the development of housing association dwellings and other affordable properties will increase over the next 12-months.

New Sites

8.18 A total of 118 new sites with a capacity of 866 dwellings have come forward for development over the last year, (including sites where formal permission is subject the awaiting the signing of a S106 agreement) (Table 6). This is the highest level of new sites since 1999 and compares with 79 sites and 400 dwellings for the period 2003-2004.

Table 6 – New Sites 2004-2005

Sub District	Large		Small		Total	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings
Chadderton	4	171	5	7	9	178
Failsworth & Hollinwood	3	174	12	34	15	208
Oldham East	2	46	12	17	14	63
Oldham West	1	40	8	14	9	54
Saddleworth & Lees	9	146	39	70	48	216
Shaw & Royton	4	113	19	34	23	147
TOTAL	23	690	95	176	118	866

Note – A large site is defined as one of 10 dwellings or 0.4 hectares or greater. A small site is defined as being less than 10 dwellings and 0.4 hectares.

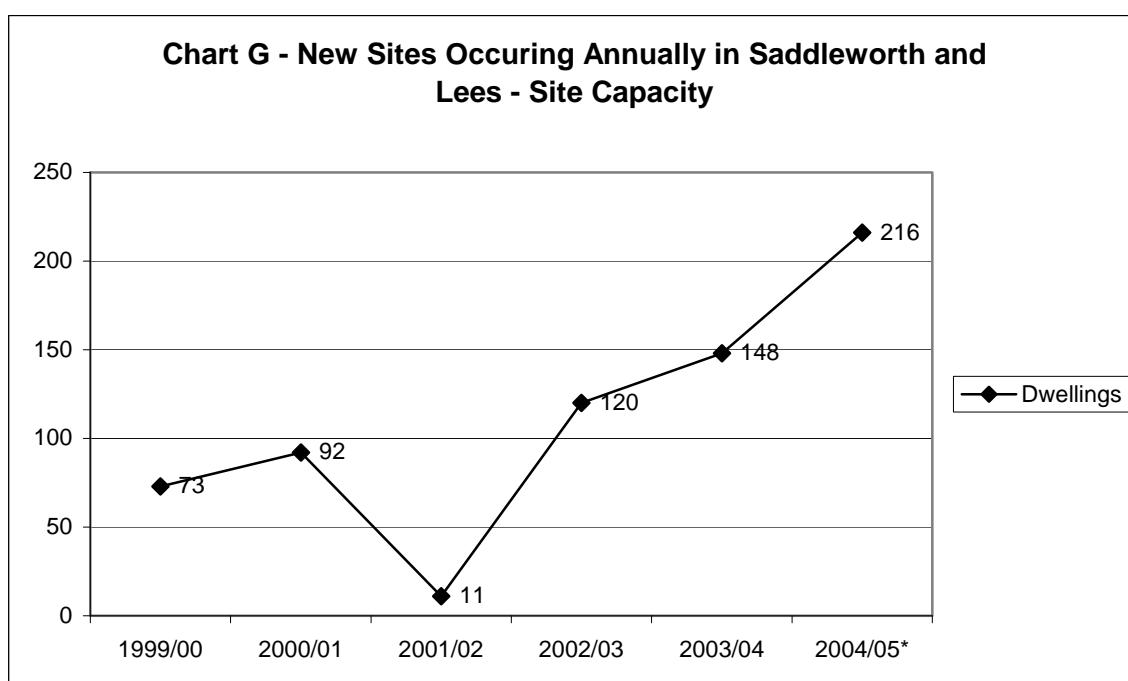
Size

8.19 The majority - 80.5% - of new sites are small in size. However, this last year has also seen a significant increase in large new sites coming forward for development – 23 such sites contributing 690 dwellings. This compares with the 14 new large sites with a capacity of 264 dwellings which came forward in 2003/04.

8.20 Importantly, all of these 23 large sites will, when built, contribute towards the RUDP windfall allowance of 100 dwelling completions per annum.

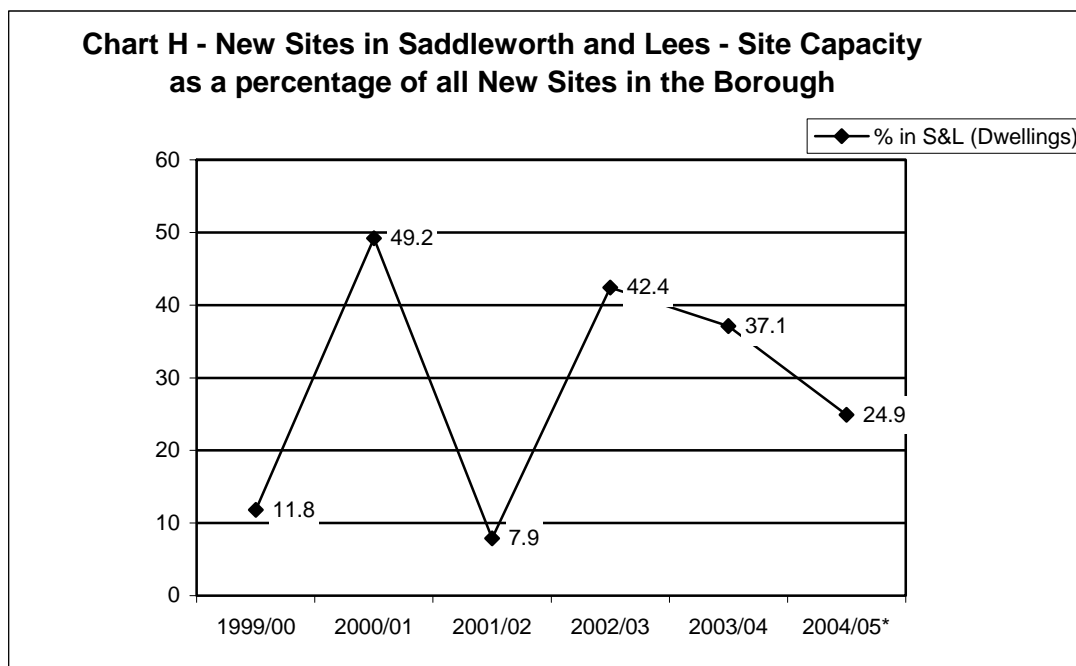
Location

8.21 Saddleworth & Lees continues to provide the highest number of new sites per annum – 48 sites contributing 216 dwellings. As Chart G shows, the capacity of new sites in this area has increased annually since mid-2002).



* New definition of Saddleworth and Lees from mid-2005.

8.22 However the increase over the last 12 months is reflective of the general Boroughwide increase in new sites coming forward for development. As Chart H below shows, since 2002/2003 Saddleworth and Lees has actually been contributing a smaller *proportion* of dwellings available on new sites compared with the supply of new sites across the Borough as a whole. Again, this is reflective of a rebalancing of the supply across the Borough as a whole.



* New definition of Saddleworth and Lees from mid-2005.

House Types

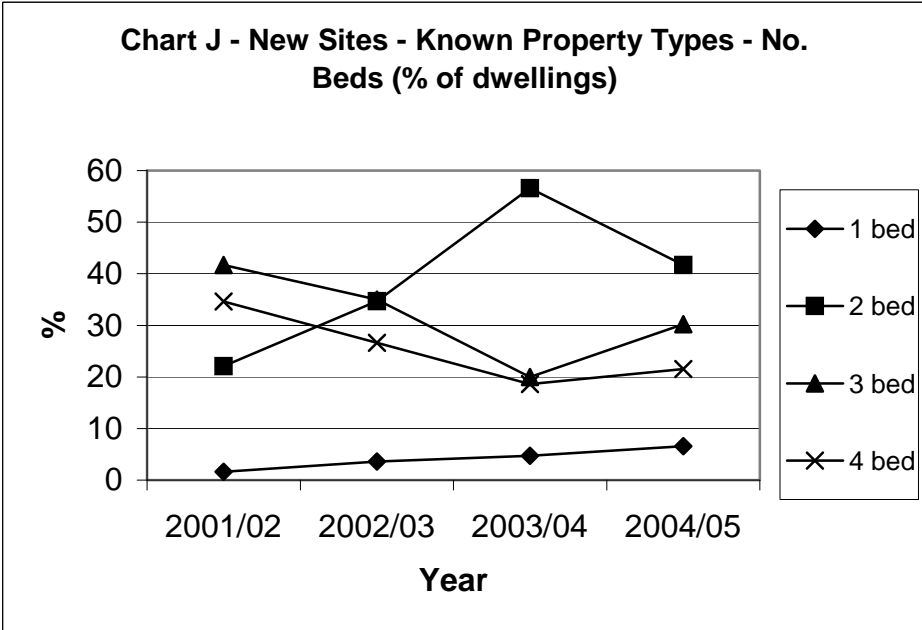
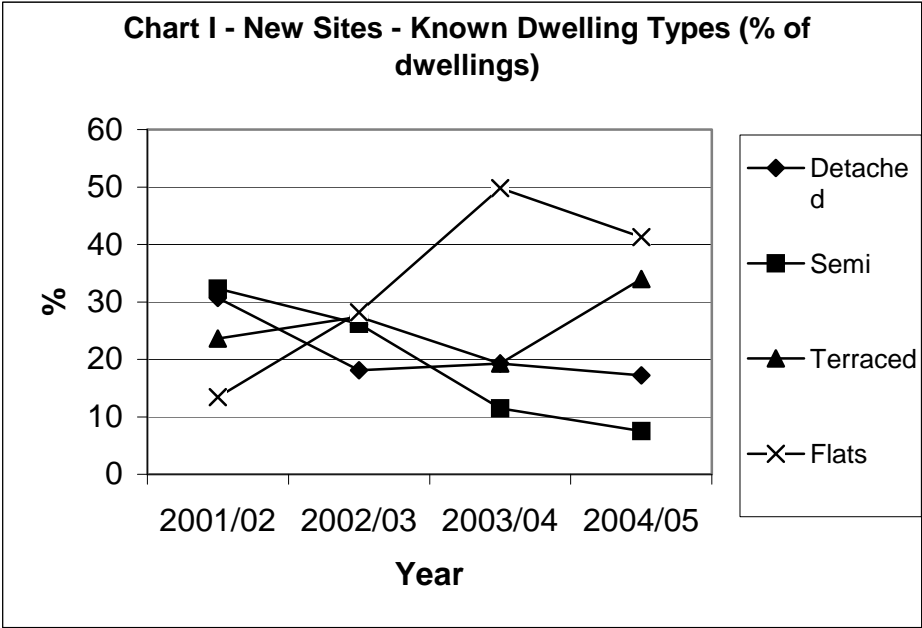
8.23 Of the 866 dwellings approved on new sites, the house types of 774 are known.

**Table 7 - New Sites 2005 – by Type of Property Planned (where known)
(Number of properties)**

Beds/Types	Det	Semi	Terrace	Flat	Total	% of Beds
1	0	1	1	49	51	6.6
2	10	16	29	268	323	41.7
3	35	33	164	2	234	30.2
4+	88	8	69	1	166	21.5
Total	133	58	263	320	774	
% of Type	17.2	7.5	34.0	41.3		

8.24 Again, flats represent the largest category – making up 41% of the known house types. Typically, the flats are two bed units – this property type accounting for 268 of the 774 known types. Out of the 320 flats planned, 102 are in Failsworth & Hollinwood and 101 are in the Saddleworth and Lees area. Terraced developments represent 34% of all known dwelling types on new sites compared with 19% for 2003/04. Detached and semi-detached dwelling types provide relatively little of the new supply stock – just 17.2 % and 7.5% respectively.

8.25 Graphs I and J below provide a view of trends in house types planned on new sites.



8.26 As can be seen, small house types predominate, although the percentage of new developments taking the form of flats is not as high as last year. Indeed it is most noticeable that terraced dwellings have shown something of a renaissance over the last 12 months. It is also noticeable that semi-detached dwellings are in a clear decline, whilst one bed properties (flats), although low in numbers, are steadily increasing.

9.0 THE HOUSING MARKET RENEWAL FUND PATHFINDER

9.1 For the first time, this annual monitoring report provides monitoring information on housing completions and supply for the Oldham element of the Pathfinder. It should be noted that the database does not include all potential residential development sites within the Pathfinder boundary nor does it necessarily include sites residential sites identified through Masterplans.

9.2 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).

9.3 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)

9.4 The information set out below can be viewed as setting a baseline against which progress against these objectives can be judged. All references to the “Pathfinder” as referred to below relate to the Oldham element only.

Completions and Clearance

9.5 There were 99 dwelling completions within the boundary of the Pathfinder over the monitoring period. This represents 34.7% of total Boroughwide completions.

9.6 Of these completions, the house types of 96 are known. Of these 96 dwellings, 34 were detached and 29 terraced. Three bed properties predominated – accounting for 46 of the 96 known types. 4 bed properties accounted for 21 dwellings. Overall, larger house types formed the larger share of the completions within the Pathfinder.

9.7 Developments contributing to these completions figures included Copthorne Park (38 dwellings built 2004-2005, site now completed), Ripponden Road/Northgate Lane (15 dwellings built, site now completed) and Block Lane (17 dwellings built, site under construction).

9.8 As previously stated above, the majority of clearance over the period 2004-2005 took place within the Pathfinder. This amounted to 148 dwellings. Therefore was a net loss of stock within the Pathfinder of 49 dwellings.

Supply

9.9 Total supply in the Pathfinder totalled 1,521 dwellings. This represents 46.7% of the 3,258 dwellings available in the Borough as a whole.

Table 8 – HMRF - Housing Land Supply 2005, by Planning Status

Category	Sites	Dwellings
Sites under construction (dwellings remaining)	20	169
Sites with planning permission	62	477
Sites with an outstanding S106 agreement	14	242
Replacement UDP Phase 1 Sites	9	594
Other sites (mostly expired planning permissions on brownfield land)	10	39
Total	115	1521

9.10 A significant proportion of the supply exists on draft RUDP phase 1 allocations which have yet to receive a planning permission. These sites provide a capacity of 594 dwellings – 39% of the total Pathfinder supply and 92.2% of the Boroughwide dwelling supply in this category. Simply put, most outstanding draft RUDP phase 1 allocations lie within the Pathfinder. This supply includes key sites such as Spencer Street, Hartford Mill and Huddersfield Road/Dunkerley Street.

9.11 Sites with an outstanding planning permission account for 31.3% of the dwelling supply whilst dwellings available on sites under construction account for only 11% of the total Pathfinder supply and 22.6% of the Boroughwide supply in this category. The implication is that completions within the Pathfinder will be at a relatively low level for at least the next 12 months.

9.12 Overall, the amount of supply within the Pathfinder on sites under construction, with a permission or awaiting the signing of a legal agreement totals 888 dwellings - 35.3% of the Boroughwide supply in these categories.

House Types

9.13 The planned house types of 572 dwellings are known. Of these, 166 (29%) are 2 bed flats. This represents the largest single known dwelling type on these sites. In total flats make up 36.4% of all known planned housing types within the Pathfinder. Based on these figures, it is likely that the number of completions of flats will increase compared with the last year. Conversely, there are relatively few 4+ bed properties within the known existing supply – 123 dwellings making up 21.5% of the 572 known types.

New Sites

9.14 Over the last year, 35 new sites with a capacity of 264 dwellings have come forward for development within the Pathfinder. These 35 sites account for 30.5% of the Boroughs supply of new sites . However, although the supply of new sites within the Pathfinder is relatively low at present, those sites that have come forward tend to be large in size. Key new large sites include Byron Street, Hollinwood (88 dwellings), Byron Street Bowling Club, Failsworth (24 dwellings), Victory Cinema, Union Street (28 dwellings), and Dew Way (40 dwellings).

Meeting Pathfinder Objectives

9.15 The Pathfinder is still at a relatively early stage of development and as such it is perhaps no surprise that the level of new development is relatively low. However, there is clearly 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.

9.16 One feature of the above analysis is that planning permissions within the Pathfinder, for the last 12 months at least, have followed the Boroughwide trend towards smaller house types. As expressed above, a stated 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 should be given to the proposed mix of house types within the Pathfinder area and whether or not a proposed mix on a potential development site meets Pathfinder objectives. At the recent Housing Summit a member of the audience expressed concern about the number of flats proposed in inner Oldham and questioned whether or not this was appropriate. Officers are currently drafting a guide to housing mix within the Werneth and Freehold Wave 1 project area to aid consideration of this issue.

10.0 MONITORING RUDP POLICIES

Policy H1 - Housing Land Requirement and Supply

10.1 Regional Planning Guidance for the North West establishes Oldham's housing requirement at 270 dwellings p.a. (net). This net requirement has been incorporated into Policy H1. In allocating land to meet this requirement the Council is obliged to take account of the need to replace cleared dwellings. The Council's Pre-Inquiry Changes clarified the Council's position on this issue, stating that some 4,000 dwellings are expected to be cleared over 15 years, averaging 267 dwellings per annum.

- 10.2 Over the period 2004-2005, a total of 285 new dwellings were built, whilst 150 dwellings were demolished. Net house building was therefore 135 dwellings – precisely half of the RSS requirement of 270 dwellings.
- 10.3 Since mid-2001 – effectively the starting date for monitoring RSS - a total of 1,520 dwellings have been constructed in the Borough, whilst 519 dwellings have been cleared. Net new build is therefore 1,001 dwellings, or 250 dwellings p.a. In comparison the average over the period mid-2001 to mid -2004 was 287 dwellings p.a. The low level of net house building this year has therefore had the effect of reducing the annual average below the RSS requirement.
- 10.4 This is clearly a matter of concern. However, the fact that the period 2004/05 saw a significant increase in the number of starts is encouraging. This, plus the fact that there has been an increase in dwellings available on sites under construction, points towards an improvement in total completions over the next 1 to 2 years. Further, the fact that there has been a substantial increase in supply, and an increase in new sites coming forward for development, demonstrates that there is a substantial pool of sites from which completions can arise.
- 10.5 The Regional Spatial Strategy will include a housing figure which will replace the 270 dwellings p.a. specified in the current RSS. The ability of the Borough to meet the RSS net housing target will not only depend on supply since the level of net housebuilding is also a function of annual clearance.
- 10.6 Future clearance rates within Oldham will be largely dependent on strategies adopted through the Housing Market Renewal Fund (HMRF). 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.
- 10.7 The impact of clearance may be such that in some years the net level of housebuilding may be lower than is strictly desirable. However it is expected that many cleared sites will be redeveloped for new residential uses. Further, the redevelopment of non-residential land for housing is expected to increase in support of Pathfinder objectives. In the long term, therefore, housebuilding rates should reach significant levels – possibly up to 400 dwellings p.a.. In the short term when clearance rates are likely to be high, and developer interest still relatively weak in the HMR area, a

10.8 In a situation where the RSS housing requirement is not being met, the Council has the option of releasing draft RUDP Phase 2 housing allocations earlier than they may otherwise have been expected to come forward. Given the improvement in supply as outlined above, it is **not** recommended that the Council undertakes such action. However, should the level of housing completions show no sign of increasing then serious consideration will have to be given to triggering the release of some Phase 2 housing allocations within the next 24 months. Members should be aware that most Phase 2 sites are greenfield in character.

Policy H1.1 – Housing Land Release - Phase 1

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

Allocations

10.10 Since the publication of the First Deposit Draft RUDP, there have been changes to the allocation of sites in Phases 1 and 2 (Policies H1.1 and H1.2 respectively). These changes have been the result of:

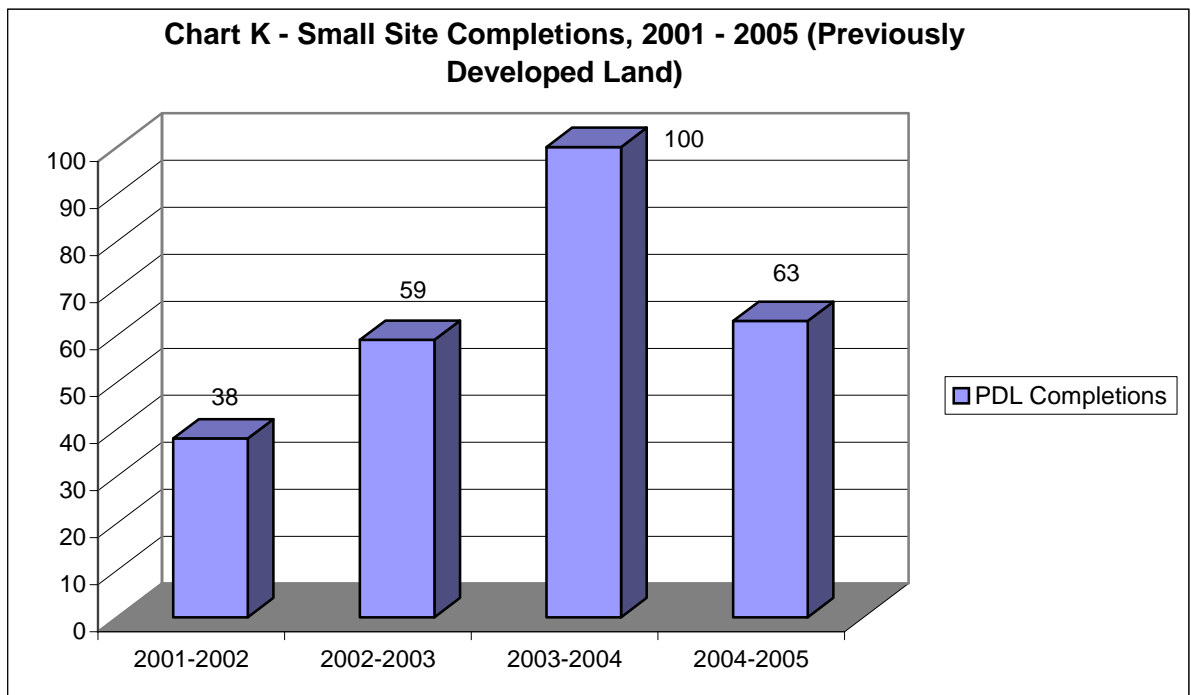
- Updating the allocation list to a 31st March 2003 base for the Revised Deposit Draft RUDP. This involved deleting sites which had been allocated at First Deposit stage and subsequently had received planning permission.
- Bringing Phase 2 sites forward into Phase 1 for the Revised Deposit Draft RUDP.
- Updating the allocation list to a 31st March 2004 base as a proposed pre-inquiry change. This involved deleting sites that had been allocated at Revised Deposit stage and subsequently had received planning permission.
- Bringing Phase 2 sites forward into Phase 1 as a proposed pre-inquiry change.
- Adding new allocations to Phase 1 as a proposed pre-inquiry change.

10.11 The current status of all Phase 1 housing allocations made during the RUDP Review is set out in Appendix 1, Table A18.

- 10.12 Overall, 28 sites have been allocated Phase 1 development status as part of the RUDP review. Of these 3 have been completed and 4 are under construction. A further 8 sites have a planning permission or have an outstanding S106 agreement to be signed. 12 sites have no permission, although three of these are subject to call-in inquiries. One site has received planning permission for a non-residential use. This involved a proposed supermarket on land at Redgrave Street/Huddersfield Road which was approved on appeal.
- 10.13 Overall, progress is being made on allocated sites outside the Pathfinder. However it is noticeable that many of the allocations without a planning permission are located *within* the Pathfinder. It is clear that if these allocations are to support the objectives of the Pathfinder then they need to be brought forward for development at the earliest opportunity.

Small Sites Allowance (SSA)

- 10.14 Because the Draft RUDP only allocates sites above 0.4 hectares/10 dwellings, an allowance has to be made for the potential supply of houses on smaller sites over the Plan period. This allowance is based on an assumed annual housing completion rate. For the Draft RUDP this rate was set at 55 dwellings p.a. Since the Plan strategy is to concentrate on previously developed land, this figure only applies to completions on previously-developed small sites.
- 10.15 Over the period 2004-2005 there were 63 completions on previously developed small sites – above the target of 55 dwellings. This level of development is less than completions for the period 2003/04 (100 dwellings), but is still above the 55 dwellings p.a. target.
- 10.16 Overall, since 2001 there have been 260 completions on previously developed small sites at an average of 65 dwellings p.a. The Council is therefore comfortably meeting its allowance for the development of small previously developed sites.



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

10.17 In line with government planning guidance, the Draft RUDP also makes an allowance for the level of completions on large windfall sites which, it 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. As noted above, over the period 2004-2005, 23 large windfall sites with a capacity of 690 dwellings have come forward for development. Completions on all of these sites will count towards the windfall allowance. As expected, there were no completions on these windfall sites over the period 2004 to 2005, although construction has begun on one site.

Clearance replacement

10.18 The RUDP assumes that the majority of residential clearance will take place within the boundary of the Pathfinder and that these sites will be redeveloped for new residential use. The RUDP 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.

10.19 So far one site has been cleared and redevelopment proposals approved since mid-2004. This site previously accommodated 46 dwellings – mostly flats. 18 new 4+ bed dwellings are proposed giving a replacement rate of 39%. This is less than the *average* replacement rate of 60% assumed in the RUDP. Clearly the Council will be in a better position to judge the appropriateness of the RUDP average figure as more clearance sites are redeveloped.

Policy H1.4 – Housing Density

10.20 Policy H1.4 of the Revised Deposit Draft Replacement UDP states that the Council will normally only permit proposals for residential developments that as a minimum achieve a net density of 30 dwellings per hectare.

10.21 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. PPG3 – Housing suggests that the minimum density for housing developments should be 30 dwellings per hectare (net).

10.22 Of the 118 new sites which came forward over the last year, most – 61% - will be developed at a density above the minimum of 30 dwellings per hectare. This is slightly less than the figure for 2004 which stood at 67.1%.

10.23 39% of new sites have been approved at below the minimum density. Most of these sites contained a single dwelling, although two large sites were approved at densities just below the minimum. These were Hunt Lane, Chadderton (approved after a public inquiry – on-site recreation open space) and Hollinwood junction (redevelopment of former Council estate – retained properties restrict layout).

Table 9 – Housing Density on New Sites

Density*	Sites		Dwellings	
	No.	%	No.	%
<30 dph	46	39	317	36.6
30-50 dph	20	17	221	25.5
>50 dph	52	44	328	37.9
Total	118		866	

* dph = Dwellings per hectare

10.24 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 251 completions on sites meeting the 5 dwelling threshold. The density of these schemes is as follows:

Table 10 – Completions and Density 2004/2005

Density Indicator	Dwellings	%
Gross completions on sites at density of less than 30 dwellings per hectare (net)	23	9.2
Gross completions at a density of between 30-50 dwellings per hectare (net)	102	40.6
Gross completions at a density above 50 dwellings per hectare (net)	126	50.2
Total Completions (less than 5 dwellings capacity)	251	

10.25 On this indicator, the vast majority of completions (90.8%) over the last year were on sites above the minimum threshold of 30 dwellings per hectare. Indeed the greater proportion of supply was on sites with a density above 50 dwellings per hectare. In terms of completions over the last 12 months, it can therefore be concluded that developments *have* been making the best use of land.

Policy H1.5 – Housing Choice and Diversity

10.26 It has been demonstrated that the Borough is witnessing a trend towards the development of smaller property types, typically flats. In summary, it has been found that:

- Over the period 2004-2005 flats accounted for almost half of all completions, compared with only 12.3% for 2003-2004.
- The percentage of completions taking the form of detached and semi-detached dwellings is in decline.
- Completions of terraced dwellings is more variable, but can reach significant levels.
- There is a noticeable decline in the proportion of completions of 3 and 4 bed properties. The period 2004-2005 represents the first since 2001 where there were less completions of 3 and 4 bed properties than 1 and 2 bed properties.
- In terms of completions, therefore, there is a clear trend towards smaller dwellings types.
- Within the existing supply, flats and terraced dwellings account for 66.4% of the known house types. Flats represent the largest single category (35%).
- Semi-detached dwellings formed only 7.5% of the known house types.
- In terms of the number of bedrooms, again 2 bed properties represent the single largest category (36.8%) whilst the proportion of 4+ bed properties is low at 20.9%.

- With regard to new sites, again flats form the largest proportion at 41.3%. New terraced properties also form a substantial proportion of new dwellings.
- This picture is replicated within the Pathfinder, with 36.4% of known house types in the form of flats. 4+ properties account for 21.5%.

10.27 Although the development of flats appears to be meeting a demand, the decline in both the development and approval of schemes consisting of family sized dwellings must be a 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. Further, it is clear that within the Pathfinder at least the regeneration of housing markets is closely related to the need to create a greater mix of house types. However, this concept must also apply to the Borough as a whole to allow households the maximum opportunity for movement around the Borough. Members may therefore wish to consider the need to make the most efficient use of land alongside the need to broaden the mix of housetypes available across the Borough.

Policy H2.1 – Providing Affordable Housing

10.28 The Draft RUDP includes a policy that encourages the development of affordable housing as part of private developments through either housing association development or resale covenant schemes. Through this policy there have been a number of resale covenant schemes negotiated with developers over the last 12 months. Table 11 below details the types of houses to be provided.

Table 11 - S106 Agreements Signed 1/4/04 to 31/3/05

Site	District	Semi 3 bed	Semi 4 bed	Terrace 3 bed	Terrace 4 bed	Flat 2 bed	Total No. Units
Mona Mill	Chadderton	2		10	8		20
Hunt Lane	Chadderton		4	5	1		10
Claremont Street	Failsworth & Hollinwood					8	8
Monarch Mill	Shaw & Royton			9		4	13
Sandy Mill	Shaw & Royton	3		5			8
TOTAL		5	4	29	9	12	59

10.29 Over the last 12 months, affordable housing on a further two sites has been agreed in principle with planning approval subject to the signing of Section 106 agreements (Table 12).

Table 12 - Outstanding Schemes to be Agreed 31/3/05

Site	District	No. Units
Oldham Rd/Hirons Lane	Saddleworth & Lees	3
Maple Squash Club	Shaw & Royton	4
TOTAL		7

10.30 The Council has also approved an outline planning application for residential development at Dew Way (West Oldham). Any application for reserved matters will be required to address the need for affordable housing provision.

10.31 A further three sites where the provision of affordable housing has been agreed in principle have been "Called-In" by the Secretary of State. These sites are Lumb Mill in Delph, Frenches Wharf in Greenfield and Andrew Mill in Greenfield.

10.32 At present a total of 69 affordable houses, provided through this policy, are available on private sites under construction.

11.0 OPTIONS/ALTERNATIVES

11.1 A key aim of this report is to update Members on the Council's performance with regard to amount of housing built on previously developed land and to make recommendations which could influence the Council's performance against this key indicator. The report shows that the Council is currently meeting its 80% "brownfield" target as set by the Regional Spatial Strategy. The report also makes it clear that continuing to meet this target, which is set as a minimum, will be challenging. Since the publication of PPG3 in March 2000, annual housing land monitoring reports to Members 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.

11.2 Whilst housing continues to be developed on previously-developed land at a more than optimum rate, there is an issue this year with a relatively low level of completions. However set against this is the fact that there is a significant amount of potential development land available in the Borough. This report has shown that:

- There has been a noticeable increase in the number of annual dwelling starts over the last two years;
- There is a substantial amount of potential on sites that are either under construction or have an outstanding planning permission;
- The number of new sites coming forward through the grant of planning permission has increased significantly over the last two years; and
- There are a number of larger sites now under construction throughout the Borough.

11.3 Whilst releasing some greenfield sites could assist in completions coming forward, the reality is that:

a) 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

b) Although completions may have fallen, and may continue to operate at a level lower than the RSS requirement for the next 12 months, there is a healthy supply of land available to meet the requirement whilst the number of dwelling starts is on the increase. Most of this supply consists of 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 of the HMRF Pathfinder which itself is at a relatively early stage of development.

12.0 PREFERRED OPTION

12.1 The preferred option is for the Council to continue to restrict the number of planning permissions on greenfield land in order to support urban regeneration and to ensure that the Council puts itself in the best possible position to continue to meet Government objectives relating to the development of previously developed land.

APPENDIX 1 – TABLES

Table A1: Housing Completions and Clearance 1st July 1992 to 31st March 2005

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

• 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	HA		Private		Total No.
	No.	%	No.	%	
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

Table A3 - Total Completions - by House Types, 2005

Beds	House Types					% of beds
	Detached	Semi	Terraced	Flat	Total	
1	0	0	1	30	31	10.9%
2	3	6	15	106	130	45.8%
3	32	29	17	1	79	27.8%
4+	36	1	6	1	44	15.5%
Total	71	36	39	138	284	
% of type	25.0%	12.7%	13.7%	48.6%		

Table A4 - Total Completions by House Types 2001-2005

Year	Total Completions	Types (%)			
		Detached	Semi	Terraced	Flat
2001/02	368	35.4	33	21	10.6
2002/03	370	42	24	15	19
2003/04	497	35.8	19.2	32.7	12.3
2004/05	285	25	12.7	13.7	48.6

Table A5 - Total Completions by No. Beds 2001-2005

Year	Completions	Beds (%)			
		1	2	3	4+
2001/02	368	2.4	15.8	37.1	44.7
2002/03	370	3	23	48.4	25.6
2003/04	497	2.5	20.6	40.9	36
2004/05	285	10.9	45.8	27.8	15.5

Table A6 - Percentage of Completions on previously developed land

Year	Total	PDL	% PDL
2001-2002	368	280	76.0
2002-2003	370	320	86.5
2003-2004	497	419	84.0
2004-2005	285	264	92.6
TOTAL	1520	1283	84.4

Table A7 - Completions on Small Sites 2001-2005 (number of dwellings)

Year	Completed	PDL	%	GF	%
2001-2002	43	38	88	5	12
2002-2003	79	59	75	20	25
2003-2004	122	100	82	22	18
2004-2005	64	63	98	1	2
Total	308	260	84	48	16
Average		65		12	
UDP Target		55			

HOUSING LAND SUPPLY

Table A8 - Total Supply by Location, 2005

Sub-District	Sites	Dwellings	% Dwellings
Chadderton	22	407	12.5
Failsworth & Hollinwood	28	377	11.6
East Oldham	51	701	21.5
West Oldham	43	422	13.0
Saddleworth & Lees	121	800	24.5
Shaw & Royton	62	551	16.9
Total	327	3258	100

Table A9 - Supply by Location – number of sites – 1999 – 2005

Year	CH	CR	FW	LE	OL	RO	SW	Total
1999	18	19	16	15	76	22	89	255
2000	19	18	16	17	81	27	94	272
2001	19	17	14	16	87	28	97	278
2002	16	15	12	17	66	25	83	234
2003	17	21	16	11	77	23	83	248
2004	19	21	11	13	81	24	86	255
	CH	FH	OE	OW	SL	SR		Total
2005	22	28	51	43	121	62		327

Table A10 - Supply by Location – number of dwellings – 1999-2005

Year	CH	CR	FW	LE	OL	RO	SW	Total
1999	341	44	158	392	1,026	79	353	2,393
2000	263	32	159	365	1,240	386	327	2,772
2001	220	32	157	334	1,157	80	342	2,322
2002	286	87	119	194	927	135	466	2,214
2003	175	108	108	106	835	141	516	1,989
2004	234	119	85	128	684	228	617	2,095
	CH	FH	OE	OW	SL	SR		Total
2005	407	377	701	422	800	551		3,258

Table A11– Total Supply of Previously Developed Land (inc. conversions) By Location, 2005

Sub-District	Sites	Dwellings
Chadderton	19	397
Failsworth & Hollinwood	26	352
Oldham East	49	681
Oldham West	41	340
Saddleworth & Lees	100	763
Shaw & Royton	56	487
Total	291	3,020

Table A12 – Supply of Dwellings on Previously Developed Land & Greenfield Sites 1999-2005

Year	PDL				GF				Total	
	Sites		Units		Sites		Units		Sites	Units
	No.	%	No.	%	No.	%	No.	%		
1999	191	75	1,792	75	64	25	601	25	255	2,393
2000	206	76	2,176	78	66	24	596	22	272	2,772
2001	211	76	1,713	74	67	24	609	26	278	2,322
2002	181	77	1,891	85	53	23	323	15	234	2,214
2003	223	90	1,756	88	25	10	233	12	248	1,989
2004	226	89	1,913	91	29	11	182	9	255	2,095
2005	291	89	3,020	93	36	11	238	7	327	3,258

Table A13 – Supply by Size, 2005

Sub-District	0.4 ha & above		Less than 0.4 ha		Total	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings

Chadderton	8	385	14	22	22	407
Failsworth & Hollinwood	8	312	20	65	28	377
Oldham East	13	608	38	93	51	701
Oldham West	9	349	34	73	43	422
Saddleworth & Lees	26	629	95	171	121	800
Shaw & Royton	12	438	50	113	62	551
Total	76	2,721	252	538	327	3,258

Table A14 - Structure of the Housing Land Supply 2002-2005 – sites under construction, with planning permission and awaiting the signing of a S106 agreement (% dwellings)

YEAR	U/C	PP	S106
2002	30.7	18.5	7.3
2003	32.2	20.2	15.4
2004	21.5	30.0	21.8
2005	22.9	31.7	22.6

Table A15 – New Sites by Size 1999-2005

	Large		Small		Total	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings
1999	5	102	40	65	45	167
2000	7	508	62	109	69	617
2001	5	105	36	82	41	187
2002	2	62	35	77	37	139
2003	8	163	49	120	57	283
2004	14	264	65	136	79	400
2005	23	690	95	176	118	866

Table A16 – New Sites 2000-2005, by Location

Year		CH	CR	FW	LE	OL	RO	SW	Total
1999/00	Sites	6	5	5	3	16	5	29	69
	Dwellings	22	7	17	3	188	310	70	617

2000/01	Sites	3	3	2	1	10	6	16	41
	Dwellings	16	3	25	15	26	25	77	187
2001/02	Sites	3	2	3	0	19	2	8	37
	Dwellings	11	2	7	0	105	3	11	139
2002/03	Sites	5	7	7	2	16	4	16	57
	Dwellings	22	15	20	3	72	34	117	283
2003/04	Sites	8	5	1	7	20	9	29	79
	Dwellings	33	24	6	31	90	98	117	399
		CH	FH	OE	OW	SL	SR		Total
2004/05	Sites	9	15	14	9	48	23		118
	Dwellings	178	208	63	54	216	147		866

Table A17 - New Sites – Saddleworth & Lees 1999-2005

Year	Sites	Dwellings	Total dwellings (Borough)	new% in S&L (Dwellings)
1999/00	32	73	617	11.8
2000/01	17	92	187	49.2
2001/02	8	11	139	7.9
2002/03	18	120	283	42.4
2003/04	36	148	399	37.1
2004/05*	48	216	866	24.9

Note – Prior to 2005, Saddleworth and Lees were treated as separate sub-districts. Pre-2005 figures are not directly comparable with those for 2005.

Table A18 - Phase 1 Housing allocations – Status 31/3/05

Ref	Site	Type	Size (ha)	Indicative Capacity	Current Status
H1.1.1	Land at Hunt Lane, Chadderton	PDL	4.05	120	Deleted at Revised Deposit stage owing to refusal of a planning application at the direction of the Highways Agency. Planning permission now granted for 125 dwellings on appeal.
H1.1.2	Land off Fields	PDL	3.41	136	Current RUDP Phase 1 allocation. Planning

	New Rd/Ramsey Street, Chadderton				approval for 136 dwellings is subject to the signing of a legal agreement.
M3	Land at Oldham Rd/ Hardman Street, Failsworth*	PDL	1.56	10	Current RUDP Phase 1 allocation.
H1.1.4	High Barn Rd, Royton	GF	3.1	56	Deleted at Revised Deposit stage owing to the grant of planning permission for 56 dwellings. Site preparation currently in progress.
H1.1.5	Cape Mill, Refuge St, Crompton	PDL	1.55	62	Deleted at Revised Deposit stage owing to the grant of planning permission for 67 dwellings. Site under construction.
H1.1.6	St. Mary's Way Oldham	PDL	2.56	180	Current RUDP Phase 1 allocation. Outline planning permission granted. English Partnerships are currently engaged with the Council and its development partners in considering additional funding for a scheme.
H1.1.7	Block Lane, Oldham	GF	2.29	92	Deleted at Revised Deposit stage owing to the grant of planning permission for 81 dwellings. Site now under construction.
H1.1.8	Land at Redgrave Street, Oldham	PDL	0.86	26	Deleted at revised deposit stage owing to the granting of an approval for a supermarket on appeal.
H1.1.9	Lower Lime Road, Oldham	PDL	2.59	78	Current RUDP Phase 1 allocation.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Current RUDP Phase 1 allocation. Planning permission subject to a S106 agreement.
H1.1.11	Acorn Mill, St. John Street, Lees	PDL	0.23	35	Deleted at Pre-Inquiry Change stage owing to the grant of planning permission for 44 dwellings. Development now completed.
H1.1.12	High Street/ Hartshead St, Lees	PDL	0.52	26	Deleted at Revised Deposit stage owing to the grant of planning permission for 34 dwellings. Development now completed.
H1.1.13	Coverhill Rd, Grotton, Saddleworth	GF	0.58	11	Deleted at Pre-Inquiry Change stage owing to the grant of outline planning permission for 10 dwellings.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth*	PDL	1.4	20	Current RUDP Phase 1 allocation. Planning application for 62 dwellings called in by the Secretary of State. The call-in Inquiry held.
H1.1.15	Bailey Mill, Oldham Rd/Delph New Road, Delph, Saddleworth	PDL	0.86	50	Current RUDP Phase 1 allocation. Part deleted at Revised Deposit stage owing to the grant of planning permission for 21 dwellings. This element is now under construction.
H1.1.16	Buckley New Mill, High Street, Uppermill, Saddleworth*	PDL	0.22	13	Deleted at Revised Deposit stage owing to the grant of planning permission for 14 dwellings. Development now completed.

Ref	Site	Type	Size (ha)	Indicative Capacity	Current Status
H1.1.17	Hopkinson Close, Uppermill, Saddleworth	PDL	0.37	20	Deleted at Revised Deposit stage owing to the grant of planning permission for 20 dwellings. Site now under construction.
M1	Frenches Wharf/Wellington Road, Greenfield	PDL	4.76	70	Current RUDP Phase 1 allocation. Planning application for a mixed use development, including an indicative 99 dwellings, called in by

	Saddleworth*				the Secretary of State. The call-in Inquiry held.
H1.1.19	Andrew Mill, Manchester Road/Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	Current RUDP Phase 1 allocation. Planning application for 24 dwellings, called in by the Secretary of State. The call-in Inquiry held.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Moved from Phase 2 to Phase 1 at Revised Deposit stage.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	Moved from Phase 2 to Phase 1 at Revised Deposit stage. Outline planning permission granted subject to the signing of a S106 agreement.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	New Draft RUDP Phase 1 allocation at revised deposit stage.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Moved from Phase 2 to Phase 1 as a Pre-Inquiry Change.
H1.1.24	Sandy Mill, Royton	PDL	2.12	85	Moved from Phase 2 to Phase 1 as a Pre-Inquiry Change, and original site area extended. Full planning permission for 70 dwellings on the site of Sandy Mill itself granted subject to S106 agreement.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Moved from Phase 2 to Phase 1 as a Pre-Inquiry Change.
M4	Huddersfield Road/Dunkerley Street, Oldham*	PDL	2.61	50	Moved from Phase 2 to Phase 1 as a Pre-Inquiry Change.
H1.1.26	Spencer Street, Oldham	PDL	3.00	150	New Phase 1 allocation proposed as a Pre-Inquiry Change.
H1.1.27	Hartford Mill/Land off Milne Street, Oldham	PDL	2.84	160	New Phase 1 allocation proposed as a Pre-Inquiry Change.
	TOTAL			1663	

Note:

- a. PDL = Previously Developed Land. GF = Greenfield land.
- b. Sites marked * are mixed use allocations which have a housing element
- c. Housing capacities referred to above are indicative only. Final developments on these sites may be at lower or higher capacities and densities.

APPENDIX 2 – SUB DISTRICTS & WARDS

Information contained in the 2005 Housing Land Availability Monitoring Report is based on the following area committee boundaries and wards:

Chadderton, consisting of the following wards:

Chadderton Central
Chadderton North
Chadderton South

Failsworth and Hollinwood, consisting of the following wards:

Failsworth West

Failsworth East

Hollinwood

East Oldham, consisting of the following wards:

St James'

St. Mary's

Waterhead

West Oldham, consisting of the following wards:

Alexandra

Coldhurst

Medlock Vale

Werneth

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