

## OLDHAM UDP REVIEW FURTHER PRE INQUIRY CHANGES

Further Pre-Inquiry Changes are shown as:

New Text is highlighted, i.e. **New Text**

Deleted Text is double struck through, i.e. ~~Deleted Text~~

| Further PIC Number | Policy / Paragraph / Site / Appendix | Further Pre-Inquiry Change   | Reason   |
|--------------------|--------------------------------------|--|--|
| <b>HOUSING</b>     |                                      |  |  |
| 111                | Paragraph 6.20 a. vi)                | <ul style="list-style-type: none"> <li>the “build-back” rate on residential clearance sites.</li> </ul>  | To tie in with the Plan’s approach to housing. |
| 112                | Note to table 4                      | Note – it is unlikely that there will be completions on windfall sites (item 2) within the first two year years of monitoring (i.e. <del>2001-2002-2003-2005</del> <b>2004-2006</b> ).   | Update.  |
| 113                | Appendix B                           | <p style="text-align: center;"><b>APPENDIX B</b></p> <p style="text-align: center;"><b><u>PHASE 1 ALLOCATED HOUSING SITES - ADDITIONAL INFORMATION</u></b></p> <p><u>These notes are provided for guidance only. It is intended to publish more detailed Supplementary Planning Guidance on key sites in the future. Potential developers should contact the Strategic Planning Team for further advice on policy requirements.</u></p> <p><b><u>H1.1.6, St. Mary's, Oldham, 2.56 ha, <del>442</del> <b>180</b> dwellings, PDL</u></b><br/> <u>The site occupies a prominent location on rising ground at the northern edge of Oldham Town</u></p> | Update of position as at 31 March 2004.        |

Centre and forms part of the St. Mary's Estate. Formerly consisting of deck-access flats and bedsits, the site is now cleared of all buildings and awaits development. The site occupies a highly visible and accessible location, close to local facilities and public transport options. A planning brief has been prepared to guide the development of the site and the Council has entered into a development partnership with Gleeson Homes and Portico Housing Association.

**~~H1.1.11, Acorn Mill, Lees, 0.23 ha, 35 dwellings, PDL~~**

~~Acorn Mill is a Grade II Listed Building located within Lees District Centre and adjacent to a mix of new residential development and industrial and commercial users. The current occupier is seeking to relocate within Oldham. This will create the opportunity to develop a high quality conversion close to local services and a Quality Bus Corridor.~~

**~~H1.1.13, Coverhill Rd, Saddleworth, 0.58 ha, 11 dwellings, GF~~**

~~This site has good public transport links and is close to local shops. The site provides an opportunity to develop upper market houses. A commuted sum for the enhancement of recreation facilities will be required.~~

**H1.2.9, Springhey Mill, Oldham, 0.39 ha, 15 dwellings, PDL**

This underused mill and car wash lies on an important through route connecting Oldham Town Centre and East Oldham. The site is also close to a range of local facilities. The site is within 250m of a former landfill site. It is particularly important to note that the site is located at the entrance to the Housing Market Renewal area on approaching from the east along Huddersfield Road. The redevelopment of this site therefore offers the potential for the creation of a high profile gateway. Consequently, the Council will wish to consider, with prospective developers, how the site can be developed in such a way that contributes to meeting HMRF aims and objectives.

**~~H1.2.8~~ H1.1.23, Pretoria Road, Oldham, 0.46 ha, 14 dwellings, PDL**

This site is close to a Quality Bus Corridor and local services. Currently in use as a scrap yard, this proposal offers the opportunity to improve the local environment. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary. Consequently, the

Council will wish to consider, with prospective developers, how this site can be developed on a way that contributes to meeting HMRF aims and objectives.

**H1.2.14 H1.1.24 Sandy Mill, Royton, 1.59 2.12 ha, 64 85 dwellings, PDL**

~~This underused mill and adjacent commercial uses is lie~~ close to good public transport links and basic services. ~~In redeveloping the site, developers should have regard to the proximity of adjacent industrial premises.~~ This allocation therefore offers the opportunity for a comprehensive redevelopment of this highly visible and sustainably located site. The Council will therefore expect to see a high quality treatment of the Oldham Road frontage, commensurate with its importance and prominence as a gateway to the Borough. The Council will negotiate for the provision of affordable housing as part of any redevelopment. The site contains one former landfill site and is within 250m of three others.

**H1.2.15 H1.1.25 Jowett Street, Oldham, 0.66 ha, 26 dwellings, PDL**

This employment site lies within a residential area close to public transport and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives.

**H1.1.26 Spencer Street, Oldham, 3.00 ha, 150 dwellings, PDL**

This site is located within the Werneth/Freehold first wave intervention area of the Housing Market Renewal initiative. The UDP allocation, proposing residential development, reflects the identification of the site for this use in the HMR Werneth/Freehold Master Plan. This is an important site occupying a key location within the first wave area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMRF aims and objectives.

**H1.1.27 Hartford Mill/Land off Milne Street, Oldham, 2.84 ha, 160 dwellings**

This site is located within the Housing Market Renewal boundary and forms part of the

Werneth/Freefold first wave Intervention Area. The site comprises the listed Hartford Mill and adjacent commercial uses off Milne Street. The Werneth/Freehold Master Plan proposes the conversion of the listed mill to apartments, but recognises that a residential conversion scheme could also incorporate community and employment uses. As with the Spencer Street allocation, the site lies in a key location within the area, providing access to a range of public transport options and basic services. The Council is keen to ensure that any redevelopment is of a high quality and provides a significant contribution to HMR aims and objectives.

#### **PHASE 2 ALLOCATED HOUSING SITES – ADDITIONAL INFORMATION**

##### **~~H1.2.8, Pretoria Road, Oldham, 0.46 ha, 14 dwellings, PDL~~**

~~This site is close to a Quality Bus Corridor and local services. Currently in use as a scrap yard, this proposal offers the opportunity to improve the local environment.~~

*Note – site moved to phase 1.*

##### **H1.2.13 Holden Fold Lane, Royton, 0.51 0.40 ha, 15 12 dwellings, PDL**

~~This site consists of a collection of buildings currently in employment use. However owing to the close proximity of existing and new housing and the restricted nature of the access, it is considered that this site could accommodate a small-scale residential development. The site contains one former landfill site and is within 250m of two others.~~

##### **~~H1.2.14 Sandy Mill, Royton, 1.59 ha, 64 dwellings, PDL~~**

~~This underused mill is close to good public transport links and basic services. In redeveloping the site, developers should have regard to the proximity of adjacent industrial premises. The site contains one former landfill site and is within 250m of three others.~~

*Note - Site moved to phase 1*

##### **~~H1.2.15 Jowett Street, Oldham, 0.66 ha, 26 dwellings, PDL~~**

~~This employment site lies within a residential area close to public transport and basic services. It is particularly important to note that the site is located within the Housing Market Renewal Fund~~

~~boundary and within the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives.~~

*Note – site moved to phase 1.*

~~**M4 Huddersfield Road/Dunkerley Street, 2.61 ha, 50 dwellings, PDI**~~

~~This large site lies within the Huddersfield Road District Centre and represents an important opportunity for a comprehensive redevelopment in a highly sustainable location. The site includes a mixture of employment uses including an abattoir. It contains one former landfill site and is within 250m of two others. The site also includes an important local landmark Grade II Listed Building known as “Hill Stores” and which the Council view as a potential “centre piece” development opportunity with the potential for a high quality conversion opportunity for a range of uses. It is particularly important to note that the site is located within the Housing Market Renewal Fund boundary and close to the Derker Intervention Area. Consequently, the Council will wish to consider, with prospective developers, how this site can be developed in a way that contributes to HMRF aims and objectives. The mix of uses permitted are office, retail, residential and other uses that accord with policy S1.6 in the Retail and Leisure Development section.~~

*Note – site moved to phase 1.*

## APPENDIX C

**Large Housing Sites with an outstanding planning permission as of ~~1st April 2001~~  
31<sup>st</sup> March 2003 31<sup>st</sup> March 2004**

Update of position as at 31 March 2004.

| Location  | Land Type     | Area (Ha)       | Cap           | Density (d.p.h) | Perm. Type         | Granted             | Exp.                | Owner             |
|---|---------------|-----------------|---------------|-----------------|--------------------|---------------------|---------------------|-------------------|
| <del>Land off Mabel Rd, Lees</del>                                | <del>BF</del> | <del>0.23</del> | <del>10</del> | <del>43.5</del> | <del>Full</del>    | <del>29/01/03</del> | <del>29/01/08</del> | <del>LA</del>     |
| <del>Former Manor House, Manor Road, Lees</del>                   | <del>BF</del> | <del>0.48</del> | <del>15</del> | <del>31</del>   | <del>Out</del>     | <del>14/11/00</del> | <del>14/11/03</del> | <del>PR</del>     |
| <del>Glodwick Depot, Roundthorn Road, Oldham</del>                | <del>BF</del> | <del>0.39</del> | <del>12</del> | <del>30</del>   | <del>Outline</del> | <del>09/07/01</del> | <del>09/07/04</del> | <del>PR</del>     |
| <del>Marlborough St, Oldham</del>                                 | <del>BF</del> | <del>0.24</del> | <del>11</del> | <del>46</del>   | <del>Full</del>    | <del>13/03/03</del> | <del>13/03/08</del> | <del>LA/HIA</del> |
| <del>Highbarn Road/Shaw Road, Royton</del>                        | <del>GF</del> | <del>3.10</del> | <del>60</del> |                 | <del>R/M</del>     | <del>25/01/02</del> |                     | <del>PR</del>     |
| <del>Railway Yard, Delph Station, Delph New Rd, Saddleworth</del> | <del>BF</del> | <del>0.46</del> | <del>21</del> | <del>45.6</del> | <del>Full</del>    | <del>23/05/02</del> | <del>23/05/07</del> | <del>PR</del>     |
| <del>Royal George Mills, Friezland, Saddleworth</del>             | <del>BF</del> | <del>1.05</del> | <del>66</del> | <del>62.9</del> | <del>Full</del>    | <del>12/01/02</del> | <del>12/01/07</del> | <del>PR</del>     |
| Location  | Land Type     | Area (Ha)       | Cap           | Density (d.p.h) | Perm. Type         | Granted             | Exp.                | Owner             |
| Nordens Street/Moreton Street, Chadderton                         | PDL           | 0.53            | 21            | 40              | Out                | 6/2/04              | 6/2/07              | PR                |

|  |  |  |     |      |    |      |      |          |          |    |
|--|--|--|-----|------|----|------|------|----------|----------|----|
|  |  | Former Cape Mill, Refuge Street, Crompton              | PDL | 1.49 | 67 | 45   | Full | 31/7/03  | 31/7/08  | PR |
|  |  | New Barn Junior School, Kings Road, Crompton           | PDL | 0.43 | 13 | 30   | Out  | 28/8/03  | 28/8/06  | LA |
|  |  | Quebec Street/Osbourne Street, Oldham                  | PDL | 0.27 | 15 | 47   | Full | 12/3/04  | 12/3/09  | LA |
|  |  | Glodwick Depot, Roundthorn Road, Oldham                | PDL | 0.39 | 12 | 30   | Out  | 9/7/01   | 9/7/04   | PR |
|  |  | Spring Street, Oldham                                  | PDL | 0.26 | 10 | 38.5 | Full | 24/2/04  | 24/2/09  | HA |
|  |  | Former St. Chad's Church, off Limeside Road, Oldham    | PDL | 0.36 | 18 | 50   | Full | 17/11/03 | 17/11/08 | PR |
|  |  | Highbarn Road/Shaw Road, Royton                        | GF  | 1.63 | 56 | 31   | Full | 19/8/03  | 19/8/08  | PR |
|  |  | Park Mill, Bleasdale Street, Royton                    | PDL | 0.98 | 45 | 46   | Full | 1/12/03  | 1/12/08  | PR |
|  |  | Land at Hopkinson Close, Uppermill, Saddleworth        | PDL | 0.34 | 20 | 59   | Full | 16/6/03  | 16/6/08  | HA |
|  |  | Land at Coverhill Road, Grotton, Saddleworth           | GF  | 0.58 | 10 | 17   | Out  | 23/12/03 | 23/12/06 | PR |
|  |  | 68-72, Chew Valley Road, Greenfield, Saddleworth       | PDL | 0.24 | 13 | 46   | Full | 5/1/04   | 5/1/09   | PR |
|  |  | The Village Manor, High Street, Uppermill, Saddleworth | PDL | 0.22 | 24 | 109  | Out  | 23/10/03 | 23/10/06 | PR |
|  |  | Fernhill, Oldham Road, Grasscroft, Saddleworth         | PDL | 0.69 | 18 | 26   | Full | 31/7/03  | 31/7/08  | PR |
|  |  | 62, Oldham Road, Grasscroft, Saddleworth               | PDL | 0.83 | 19 | 23   | Full | 19/2/04  | 19/2/09  | PR |

**Large Housing Sites with Approval subject to signing of a legal agreement, as of 1st April 2001 ~~31<sup>st</sup> March 2003~~ 31<sup>st</sup> March 2004**

| <u>Location</u>  | <u>Land-Type</u> | <u>Area</u> | <u>Cap</u> | <u>Density (d.p.h)</u> | <u>Owner</u> |
|--|------------------|-------------|------------|------------------------|--------------|
| <u>Former Cape Mill, Refuge Street, Shaw</u>                       | <u>BF</u>        | <u>1.49</u> | <u>72</u>  | <u>48</u>              | <u>PR</u>    |
| <u>Land at Block Lane, Oldham</u>                                  | <u>GF/BF</u>     | <u>2.30</u> | <u>81</u>  | <u>35</u>              | <u>PR</u>    |
| <u>Land at Wellyhole St, Oldham*</u>                               | <u>BF</u>        | <u>0.97</u> | <u>22</u>  | <u>22.7</u>            | <u>PR</u>    |
| <u>Eros, Rochdale Rd, Royton</u>                                   | <u>BF</u>        | <u>0.46</u> | <u>22</u>  | <u>47.8</u>            | <u>PR</u>    |
| <u>Land at Hopkinson Close, Uppermill, Saddleworth</u>             | <u>BF</u>        | <u>0.34</u> | <u>20</u>  | <u>58.8</u>            | <u>EA</u>    |
| <u>Land off Friezland Lane, Saddleworth</u>                        | <u>BF</u>        | <u>0.40</u> | <u>14</u>  | <u>35</u>              | <u>PR</u>    |
| <u>County End, Hartshead Street/High Street, Lees, Saddleworth</u> | <u>BF</u>        | <u>0.10</u> | <u>15</u>  | <u>70</u>              | <u>PR</u>    |
| <u>Buckley New Mill, Uppermill, Saddleworth</u>                    | <u>BF</u>        | <u>0.24</u> | <u>14</u>  | <u>=</u>               | <u>PR</u>    |
| <u>68-72 Chew Valley Rd, Greenfield, Saddleworth</u>               | <u>BF</u>        | <u>0.24</u> | <u>11</u>  | <u>46</u>              | <u>PR</u>    |
| <u>Police Station, Buckley St, Uppermill, Saddleworth</u>          | <u>C</u>         | <u>0.12</u> | <u>10</u>  | <u>=</u>               | <u>PR</u>    |

\* Note - This site is also subject to a potential Call in by the Secretary of State.



| Location   | Land Type | Area | Cap | Density (d.p.h) | Owner |
|--|-----------|------|-----|-----------------|-------|
| Former Manor House, Manor Road, Lees               | PDL       | 0.34 | 13  | 38              | PR    |
| St. John's Mill, St. John's Street, Lees           | PDL       | 0.25 | 14  | 56              | PR    |
| Land at Birches, Lees                              | PDL       | 0.33 | 10  | 30              | PR    |
| Land off Booth Hill Lane, Oldham                   | PDL       | 0.45 | 23  | 31              | PR    |
| Roundthorn Road/Aspull Street, Oldham              | PDL       | 0.4  | 10  | 25              | PR    |
| Blue Bell PH/Maple Squash Club, Broadway, Royton   | PDL       | 0.67 | 27  | 40              | PR    |
| Land off Radcliffe Street, Royton                  | PDL       | 0.14 | 12  | 86              | PR    |
| Land off Friezland Lane, Saddleworth               | PDL       | 0.40 | 17  | 42.5            | PR    |
| Police Station, Buckley St, Uppermill, Saddleworth | C         | 0.12 | 10  | 83              | PR    |

**Housing Policy H1 – Commitments and Phase 1 Allocations - by sub-district (dwelling supply)**

| Sub-District | U/e | PP | S106 | Total Commitments | Phase1 | Overall Supply | % Overall Total |
|--------------|-----|----|------|-------------------|--------|----------------|-----------------|
| Chadderton   | 11  | 0  | 0    | 11                | 181    | 192            | 11.5            |

|                    |            |            |            |            |            |             |             |
|--------------------|------------|------------|------------|------------|------------|-------------|-------------|
| <u>Crompton</u>    | <u>4</u>   | <u>0</u>   | <u>72</u>  | <u>76</u>  | <u>0</u>   | <u>76</u>   | <u>4.5</u>  |
| <u>Failsworth</u>  | <u>63</u>  | <u>10</u>  | <u>0</u>   | <u>73</u>  | <u>10</u>  | <u>83</u>   | <u>5.0</u>  |
| <u>Lees</u>        | <u>18</u>  | <u>15</u>  | <u>0</u>   | <u>33</u>  | <u>57</u>  | <u>90</u>   | <u>5.4</u>  |
| <u>Oldham</u>      | <u>329</u> | <u>23</u>  | <u>103</u> | <u>455</u> | <u>266</u> | <u>721</u>  | <u>43.0</u> |
| <u>Royton</u>      | <u>8</u>   | <u>60</u>  | <u>22</u>  | <u>90</u>  | <u>0</u>   | <u>90</u>   | <u>5.4</u>  |
| <u>Saddleworth</u> | <u>70</u>  | <u>87</u>  | <u>84</u>  | <u>241</u> | <u>181</u> | <u>422</u>  | <u>25.2</u> |
| <u>TOTAL</u>       | <u>503</u> | <u>195</u> | <u>281</u> | <u>979</u> | <u>695</u> | <u>1674</u> |             |

Note. Committed sites are made up of the following categories:

U/c – Estimated number of dwellings remaining on sites under construction

PP – Estimated dwelling capacity of sites with an outstanding planning permission

S106 – Estimated dwelling capacity of sites where final approval is dependent on the signing of a legal agreement

Phase 1 UDP allocations

| <b>Sub-District</b> | <b>U/c</b> | <b>PP</b>  | <b>S106</b> | <b>Total Commitments</b> | <b>Phase1</b> | <b>Overall Supply</b> | <b>% Overall Total</b> |
|---------------------|------------|------------|-------------|--------------------------|---------------|-----------------------|------------------------|
| <b>Chadderton</b>   | <b>0</b>   | <b>21</b>  | <b>0</b>    | <b>21</b>                | <b>181</b>    | <b>202</b>            | <b>9.8</b>             |
| <b>Crompton</b>     | <b>3</b>   | <b>80</b>  | <b>0</b>    | <b>83</b>                | <b>0</b>      | <b>83</b>             | <b>4.0</b>             |
| <b>Failsworth</b>   | <b>10</b>  | <b>0</b>   | <b>0</b>    | <b>10</b>                | <b>10</b>     | <b>20</b>             | <b>1.0</b>             |
| <b>Lees</b>         | <b>44</b>  | <b>0</b>   | <b>37</b>   | <b>81</b>                | <b>22</b>     | <b>103</b>            | <b>5.0</b>             |
| <b>Oldham</b>       | <b>153</b> | <b>55</b>  | <b>33</b>   | <b>241</b>               | <b>734</b>    | <b>975</b>            | <b>47.3</b>            |
| <b>Royton</b>       | <b>22</b>  | <b>101</b> | <b>39</b>   | <b>162</b>               | <b>85</b>     | <b>247</b>            | <b>12.0</b>            |
| <b>Saddleworth</b>  | <b>129</b> | <b>104</b> | <b>27</b>   | <b>260</b>               | <b>170</b>    | <b>430</b>            | <b>20.9</b>            |
| <b>TOTAL</b>        | <b>361</b> | <b>361</b> | <b>136</b>  | <b>858</b>               | <b>1,202</b>  | <b>2,060</b>          | <b>100</b>             |