

Oldham Local Development Framework

**Strategic Housing Land Availability
Assessment as at 1 April 2012**

December 2011



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1 Disclaimer / Availability / Data Protection

Disclaimer

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

- The identification of potential housing sites, buildings or areas within the SHLAA does not imply that the council will necessarily grant planning permission for residential development. Planning applications will continue to be treated on their merits, against the appropriate development plan policies and other material planning considerations. Furthermore, whilst the SHLAA will form an important part of the evidence base for preparation of the Site Allocations Development Plan Document (DPD), the identification of a potential housing site does not imply that it will be allocated as such.
- The inclusion of potential housing sites, buildings or areas within the SHLAA does not preclude them from being developed for other purposes.
- The exclusion of sites and buildings from the assessment (either because they were never identified or discounted) does not preclude the possibility of residential development being granted on them.
- Timescales of when sites may come forward (for example short, medium or long-term) are based on officers views held at the time of the assessment and on information available to them. Circumstances or assumptions may change which may mean that sites come forward sooner or later than envisaged.
- The information supporting the SHLAA is based on information that was available regarding each site at the time of the original assessment, and updated where appropriate, as part of this and previous reviews. Circumstances may change or there may be some omissions and/or factual inaccuracies, which the council does not take liability for. There may therefore be additional constraints to consider that have not been identified. Likewise some constraints may no longer be applicable.
- The capacity and density assumptions are indicative, generally informed by related planning permissions, local knowledge, site characteristics and masterplans, and may be subject to change. In all cases, the consideration of a detailed planning application may find that these capacities are inappropriate due to highway issues, design or the need to provide other uses on a site.
- The Housing Land Availability Database used to inform this review has a base date of 1 April 2011. In accordance with national guidance completions and clearance have, however, been forecast for 2011/12, to provide a baseline for the borough's housing land supply of 1 April 2012. The status of sites or information relating to them may be subject to change. For example, a site may have been granted planning permission for residential development since being identified within the assessment. It is anticipated that the SHLAA will be reviewed and updated on an annual basis.

Availability

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

Data Protection

- 1.3** Oldham Council is fully committed to compliance with the requirements of the Data Protection Act 1998.

- 1.4** Please note that comments cannot be treated as confidential.

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

2 Executive Summary

- 2.1** Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for the delivery of housing through the planning system. A key objective of PPS3 is to ensure the local planning system delivers a flexible and responsive supply of land for housing. Authorities are expected to demonstrate this in the form of a Strategic Housing Land Availability Assessment (SHLAA).
- 2.2** The SHLAA forms a key component of the evidence base to support the council's Local Development Framework (LDF) in order to ensure the delivery of sufficient housing to meet the borough's requirements. It will inform implementation of policies within the council's Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD), adopted on 9 November 2011, and the preparation of the forthcoming Site Allocations DPD.
- 2.3** The SHLAA report sets out the planning policy background to the assessment and the methodology used. It reviews the findings of the SHLAA and includes a schedule of sites forming the potential housing land supply identified through the SHLAA as well as those sites discounted during the assessment.
- 2.4** The Housing Land Availability Database has a base date of 1 April 2011. In accordance with national guidance completions and clearance have, however, been forecast for 2011/12, to provide a baseline for the borough's housing land supply of 1 April 2012. The potential housing land supply identified within the SHLAA is therefore as at 1 April 2012.
- 2.5** The SHLAA as at 1 April 2011 (published January 2011) has been reviewed to take account of any sites that may have changed status in the last 12 months, such as those that are under-construction, new planning permissions, where development has been completed or if they are no longer considered deliverable for residential development. The review has also provided an opportunity to consider the phasing, indicative capacity and density of potential housing sites and any new information that may have arisen. As part of the review the council has consulted with those who have commented on the SHLAA previously and other appropriate stakeholders on the LDF mailing list. Notification of the review was also placed on the council's website.
- 2.6** The SHLAA, as at 1st April 2012, demonstrates that:
- The five year supply contains 2,837 dwellings. This equates to more than a 7 year supply of deliverable housing land in the borough when taking into account the borough's housing requirements over the same period;
 - There is sufficient potential housing land supply (9,118 dwellings) to meet the borough's housing requirements over the remainder of the plan period;
 - Over 83% of the potential housing land supply is on brownfield land; and
 - The majority (57%) of the potential housing land supply is in West and East Oldham reflecting the council's aspirations for focusing new housing in sustainable and accessible locations and the borough's regeneration priorities.
- 2.7** Both the five-year deliverable housing land supply and the potential housing land supply (as a whole) as at 1 April 2012 provide sufficient flexibility to take account of the additional 20% housing requirement proposed within the draft National Planning Policy Framework (NPPF).

3 Abbreviations

AMR - Annual Monitoring Report

AGMA - Association of Greater Manchester Authorities

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

CFS - Call for Sites Exercise

CGF – Conversion Greenfield

CLG – Communities and Local Government

CON - Conversion

COU – Change of Use

DUN - Derelict, Underused and Neglected Land Database

DPA - Dwellings per annum

DPD - Development Plan Document

DPH - Dwellings per hectare

ELR - Employment Land Review

GF - Greenfield (not previously developed land)

GM - Greater Manchester

GONW - Government Office for the North West

HBF - Home Builders Federation

HLA - Housing Land Availability Database

HMA - Housing Market Area

HMR - Housing Market Renewal Pathfinder area

HNDS - Housing Needs and Demands Study

HS - Housing Strategy

LDF - Local Development Framework

LNR - Local Nature Reserves

LRFD – Land Reserved for Future Development

NHBC – National House Building Council

NLUD - National Land Use Database

MP - Masterplan

OPOL – Other Protected Open Land

OSR - Ordnance Survey

PEZ - Primary Employment Zone

PP – Planning Permission

PPS3 - Planning Policy Statement 3 on Housing

S106 – Section 106 Planning Obligation

SBI - Sites of Biological Importance

SSSI - Sites of Special Scientific Interest

SAC - Special Area of Conservation

SPA - Special Protection Areas

SHLAA - Strategic Housing Land Availability Assessment

SHMA - Strategic Housing Market Assessment

TPO - Tree Preservation Order

UDP – Oldham Metropolitan Borough Unitary Development Plan, July 2006 (now largely superseded by the Joint DPD except for any 'saved' policies)

UPS - 2005 draft Urban Potential Study

UU – United Utilities

4 Introduction

- 4.1** The Strategic Housing Land Availability Assessment (SHLAA) forms a key component of the evidence base to support delivery of sufficient land for housing within the borough to meet the community's needs.
- 4.2** The main purpose of the SHLAA is to identify sites with potential for housing, assess their housing potential, and assess when they are likely to be developed.
- 4.3** Communities and Local Government guidance states that as a minimum the SHLAA should aim to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally longer than the whole 15 year plan period. Where it is not possible to identify sufficient sites, it should provide the evidence base to support judgements around whether broad locations should be identified or whether there are genuine local circumstances to warrant a windfall allowance.
- 4.4** The SHLAA:
- Identifies land suitable for housing and informs the establishment of a 15 year and beyond housing land supply;
 - Provides a robust evidence base to support implementation of the Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD) and inform preparation of the Site Allocations DPD;
 - Provides more certainty to house builders by identifying a range of sites with potential for housing; and
 - Will inform decisions in terms of policy development, investment and further work in order to deliver the amount and range of housing required to support the regeneration of the borough.
- 4.5** The council has reviewed Oldham's SHLAA and this report provides a summary of Oldham's SHLAA as at 1 April 2012. This report sets out how Oldham's SHLAA has been prepared and presents the findings of the assessment. The review process has provided an opportunity to:
- Ensure the council has a five-year supply of deliverable housing land and incorporate changes to the five-year supply, such as removing sites that have been completed, alter the status of a site from planning permission to under-construction, and the inclusion of new sites granted planning permission during 2010/11;
 - Take into account comments received on the SHLAA as at 1 April 2011 (published in January 2011);
 - Consider any changes to the circumstances of sites identified as part of the borough's potential housing land supply, such as phasing, capacity, density assumptions and whether they are still considered developable for residential development; and
 - Add any new sites that the council may consider appropriate.
- 4.6** It is important to note (as outlined in the disclaimer to the front of this report) that whilst the SHLAA forms an important part of the evidence base to help inform preparation, and implementation, of the LDF, it will not in itself determine whether a site should be allocated for housing or whether planning permission would be granted for residential development.
- 4.7** The SHLAA does not cover those parts of the borough that fall under the planning responsibility of the Peak District National Park Authority.

5 Background

National Planning Policy

- 5.1** A key objective of PPS3 is to ensure that the planning system is able to deliver a flexible and responsive supply of land to meet the borough's housing requirements, reflecting the principles of 'Plan, Monitor, Manage'. Local planning authorities are also encouraged to continue to make effective use of land by re-using land that has been previously developed, which includes land and buildings that are vacant and derelict as well as land that is currently in use but which has the potential for redevelopment. PPS3 sets a national annual target for at least 60% of new housing to be provided on brownfield land.
- 5.2** National planning policy is currently subject to review in the form of the draft National Planning Policy Framework (NPPF). The need for the identification of the borough's housing land supply through the SHLAA to support the delivery of new housing remains a requirement in the draft NPPF, which also:
- Proposes to remove the national minimum target for the amount of new housing to be on brownfield land;
 - Requires the five-year deliverable housing land supply to include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land; and
 - Requires local planning authorities to set out their own approach to housing density to reflect local circumstances, rather than setting minimum national density requirements.

Regional Planning Policy

- 5.3** The Localism Bill received Royal Assent on Tuesday 15 November 2011. The Localism Act will enable Central Government to abolish Regional Strategies. A 12 week consultation into eight strategic environmental assessments into the decision to abolish regional strategies must be completed, however, before they can be revoked by Parliament. At the time of writing this assessment, therefore, Regional Spatial Strategy (RSS) remains part of the development plan.

Greater Manchester Context

- 5.4** Oldham forms part of Greater Manchester (GM), which has set itself ambitious but achievable targets for growth. The borough's housing requirement and the distribution of housing targets between GM authorities reflects the GM policy priority to repopulate the core of the conurbation and reconnect neighbourhoods in inner areas to the economic opportunities nearby. One of the key strategic priorities in the Greater Manchester Strategy is to '*create quality places to meet the needs of a competitive city region*', reflecting the major role that place, housing and regeneration play in creating quality places that support economic growth.
- 5.5** The potential housing land supply identified in the SHLAA and its focus on new residential development in sustainable and accessible locations, including the borough's regeneration priorities, will support the delivery of housing growth within GM.

Local Context

- 5.6** Following its successful independent examination the council adopted the Joint Core Strategy and Development Management Policies Development Plan Document (Joint DPD) on 9 November 2011.
- 5.7** The Joint DPD reflects Oldham's Corporate Plan and aims to make the borough an address of choice. To do so it recognises that we need to provide sufficient housing to meet the housing needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing. It is anticipated that this will be achieved through securing housing led regeneration, the re-use of brownfield land and delivery of an appropriate housing mix.
- 5.8** The borough's housing requirement set out in Policy 3 of the Joint DPD is to accommodate at least 289 dwellings per year, net of clearance, on average over the LDF plan period up to 2026. At least 80% of new housing provision is to be on previously developed land.
- 5.9** The focus for new housing will be in sustainable and accessible locations, including regeneration areas (such as Oldham Town Centre and the former HMR area), areas within and accessible to the borough's other centres, and rural settlements (such as the Saddleworth villages).
- 5.10** The SHLAA supports the priorities identified in the Joint DPD, in particular it draws upon a number of the borough's regeneration and master planning initiatives, such as:
- Development proposals within the former Housing Market Renewal (HMR) area including the intervention areas of Werneth and Derker, as well as Alt and Sholver for which draft masterplans have been prepared that include some clearance and development of key sites for housing;
 - Hathershaw and Fitton Hill where the legacy of the former New Deal for Communities (NDC) area remains and there are a number of key sites identified for residential development to be brought forward, including the 'Borough Mill Triangle';
 - Mumps and the West End in Oldham Town Centre where a proportion of residential development is proposed as part of their respective masterplans;
 - Sites that may come forward for residential development as part of the Building Schools for Future (BSF) programme; and
 - Masterplans currently being prepared for a number of the borough's centres - Shaw, Royton and Chadderton.
- 5.11** Policy 3 sets out the spatial distribution of new housing across the borough based on the SHLAA as at 1 April 2010 (published 2009). The SHLAA is reviewed annually and will continue to form a key part of the council's evidence base and support implementation of the Joint DPD.
- 5.12** Policy 3 also sets out the way in which the council will manage the release of housing land including the circumstances in which planning applications for residential development, in whole or as part of a mixed-use scheme, will be permitted. The approach allows for residential development to be considered favourably where it meets the three criteria listed below or it is for a small development, comprising a change of use or conversion or not identified in the council's SHLAA. The criteria are:
- i. A deliverable five-year supply of housing land cannot be demonstrated; or
 - ii. It contributes to the delivery of the borough's regeneration priorities; or
 - iii. It contributes to the delivery of affordable housing that meets the local affordable housing needs.

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- 5.13** Following adoption of the Joint DPD the council are to start preparation of the Site Allocations DPD, for which the SHLAA will form a key part of the evidence base. Nevertheless the identification of a potential housing site within the SHLAA does not imply that it will be allocated as such.
- 5.14** The council published a Strategic Housing Market Assessment (SHMA) in 2010 as an update of the 2008 Housing Needs and Demands Study (HNDS) and is intended to complement the Greater Manchester Strategic Housing Market Assessment (GM SHMA).
- 5.15** The SHMA identifies the net annual housing need to assist in understanding the requirements for affordable housing within the borough and in relation to the types of property that will be required in the future it found that:
- The population of the borough is forecast to rise to between 224,400 and 239,000 from 2008 to 2026;
 - The proportion of residents of retirement age or above will rise by between 26% and 31%; and
 - Those from BME communities are also forecast to rise from 1 in 6 household now to almost 1 in 4 by 2022.
- 5.16** These changes in population will increase the demand for all tenures of housing particularly large affordable family housing and supported accommodation, which will of course impact on the mix of housing delivered on residential development sites.
- 5.17** It is anticipated that Oldham's SHMA will be reviewed to inform preparation of the Site Allocations DPD.

6 Key changes made since the Strategic Housing Land Availability Assessment as at 1 April 2011

Consultation

- 6.1** The views of key stakeholders, partners and developers have been sought when the draft SHLAA was prepared, which included consulting on the brief that outlined the methodology and a 'Call for Sites' exercise, and also on the SHLAA as at 1st April 2010 (published December 2009).
- 6.2** To inform this review the council has consulted with those who have commented on the SHLAA previously, as well as appropriate stakeholders on the LDF mailing list (including GM local planning authorities, developers, agents and registered providers). In addition to which notification of the review was placed on the council's website.
- 6.3** As a result of the consultation 16 representations were received on the SHLAA providing a number of comments. These included:
- Submissions re-emphasising the suitability of sites discounted in previous SHLAA's for residential development;
 - General comments regarding the development opportunities in Derker, land off Millard Street / Hunt Lane and Thorp, Royton;
 - General comments from United Utilities and the Coal Authority; and
 - Requests for a number of 'potential' housing sites to be identified in earlier time frames including delivery within the five-year supply and with the application of greater indicative density / capacity assumptions.
- 6.4** A detailed schedule of comments received on the SHLAA as at 1 April 2011 and the council's response can be found in Appendix B.
- 6.5** In accordance with the CLG guidance, the SHLAA is not intended to be a 'one-off' study but will be monitored and updated on an annual basis. It is anticipated that this process will be undertaken with continued input from stakeholders as appropriate.

Housing Market Renewal

- 6.6** Government announced the end of the Housing Market Renewal Programme and its funding from the end of March 2011. The regeneration of these areas remain a priority for the council and it is looking at alternative delivery mechanisms to ensure these sites are brought forward. The council is working with the Oldham Construction Network to look at ways of promoting the local construction industry. As part of this initiative and to encourage delivery of new housing the council may look to sub-divide HMR land into smaller parcels of land. As a result the timing, and indicative capacity and density assumptions, of new residential development may change from that indicated in the assessment. Future monitoring and reviews of the assessment will allow the council to take account of such changes that may arise.
- 6.7** The delivery timescales and indicative density/capacities of sites in Werneth and Derker have been amended where appropriate in line with revised assumptions. Regeneration activity proposed within Alt and Sholver remains an aspiration of the council and specific sites identified within these

areas remain part of the borough's potential housing land supply as shown in Appendix I. The additional dwellings proposed as part of the Alt and Sholver Broad Locations have, however, been removed reflecting the end of HMR and the associated funding.

Specific site changes

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

6.9 Key changes to the borough's potential housing land supply include the removal of:

- Those sites identified as having potential for residential development within the Chadderton Technology Park masterplan;
- Chadderton Library, Chadderton Police Station, Chadderton Swimming Pool and Royton Market Square because alternative uses are being considered as part of redevelopment of Chadderton and Royton Centres;
- Former Post Office, Library and Museum, Union Street, because alternative uses are being considered as part of redevelopment of Oldham Town Centre;
- Mumps Warehouse, Roscoe Street, because the site is now proposed for Park and Ride associated with Metrolink;
- Park Road Warehouse, corner of Park Road and Woodstock Street, because alternative uses are being considered; and
- The broad locations identified at Alt and Sholver.

6.10 Further details regarding sites that have been discounted as part of this review can be found in Appendix K.

6.11 A number of new sites have been identified as part of this review and they include:

- Land off Burnley Lane, Chadderton;
- Land off Whiteley Street, Chadderton;
- West End House, Library Lane;
- Cherry Hinton, Cottam Street;
- Land at Shepherd Street, Royton;
- Clarksfield Conservative Club, Huxley Street;
- Chadderton South School;
- CPD Centre, Rosary Road;
- Council Training Offices, Rock Street;

- Land at Shaw Hall Bank Road, Greenfield; and
- Land at Ward Lane, Diggle.

6.12 The indicative capacity on land at Foxdenton has also been increased to 275 dwellings based on an indicative density of 25 dph. Further details can be found at Chapter 8, paragraph 8.34, of this report.

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

Apartments

6.14 The council's Housing Land Availability database includes information on the type and size of around 2,850 dwellings that form part of the potential housing land supply as there are number of site where the exact mix of house types is unknown (for example outline planning permissions). Just under half (1,345 dwellings or 47%) are apartments, comprised largely of two bedroomed properties. It is important to note that this includes all those sites held in the database where the house types and size are known and does not distinguish between the five and post five-year supply. Not all of the apartments will therefore fall within the five-year supply. Indeed a number of schemes incorporating a large proportion of apartments and which have not started have been excluded from the five-year supply, including:

- 53-55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham;
- Land at North Werneth (Hartford Mill), Edward Street;
- Land behind bus turning area and Pickhill Lane, Uppermill, Oldham;
- Oldham NHS Trust, Westhulme Avenue, Oldham;
- Thornham Mill, Oozewood Road, Royton;
- Bank Mill, Huxley Street; and
- 169 Union Street.

6.15 The council does not, therefore, consider that the number of apartments contained within the housing land database impinges on the deliverability of the five-year supply. The supply and delivery of new apartments in the borough will be monitored and the council recognises that there is a need to encourage the provision of larger family accommodation as part of the mix of new residential development.

Density and Build-Out Rate

6.16 The council has chosen to continue with the build out rate of 30 dwellings a year reflecting the slow down in the housing market. Sites with an indicative capacity of 150 units and over will therefore extend over more than one time period. These sites include Boundary Park (HLA 2859), Primrose Bank Estate (HLA 2778), Land at Knowls Lane (HLA 0112), Land at Foxdenton (SHLAA 880), and the Hill Farm Close and Medlock Valley Infants School (SHLAA 845).

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- 6.17** The Joint DPD does not include any minimum density requirements providing flexibility to consider, on a case by case basis, the individual site and locational characteristics. This follows on from the deletion of the national indicative minimum density of 30 dwellings per hectare (dph) from PPS3 in June 2010.
 - 6.18** Indicative density and capacity assumptions have therefore been adjusted, where appropriate, to reflect the specific circumstances of the site and the council's aspirations regarding the wider locality.

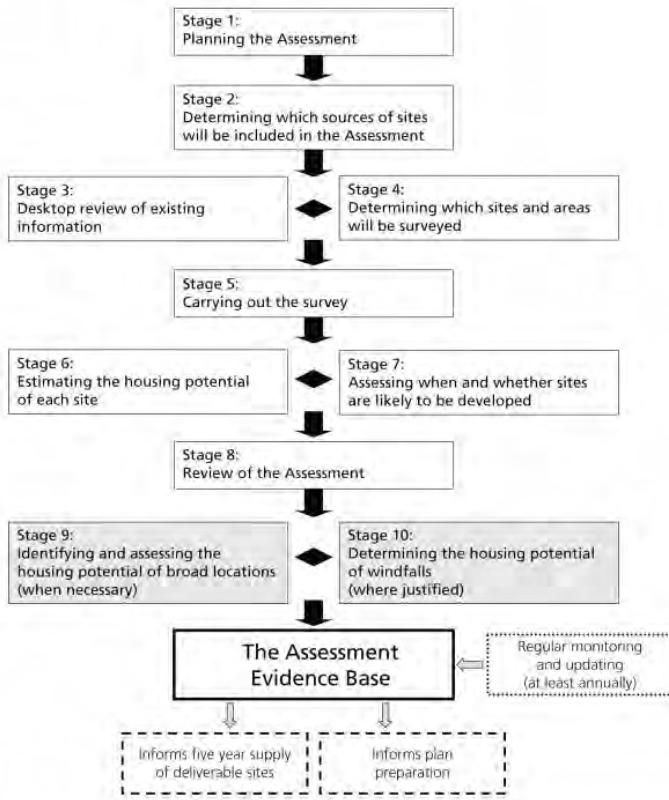
Garden Land

- 6.19** In June 2010 Government reclassified residential garden land as 'not previously developed'. The Joint DPD defines land 'not previously developed' as greenfield land following the definition used in the Regional Spatial Strategy. This approach has been accepted by the Planning Inspector in the independent examination into the Joint DPD.
- 6.20** In light of this reclassification there are approximately 84 dwellings contained within the council's housing land database which were on sites classed as being on previously developed land when planning permission was granted but are now classed as being on greenfield land. This has been reflected in the land type analysis of the borough's potential housing land supply found in Chapter 9 of this report.

7 Methodology

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

Figure 1 PPS3 Methodology



- 7.3** Paragraph 29 of the CLG's Practice Guidance states that where a local planning authority has followed the practice guidance they should not need to justify the methodology used in preparing its assessment, including at an independent examination.
- 7.4** As advocated by the Practice Guidance the SHLAA is not a one-off study. It states a comprehensive first assessment will generally be required, thereafter, it should only be necessary to carry out a full re-survey when plans have to be reviewed or some other change makes it necessary.
- 7.5** Paragraph 17 of the SHLAA Practice Guidance lists the type of information that should be regularly kept up to date once the assessment has been completed. In preparing the SHLAA as at 1 April 2012 the council has therefore updated the baseline position and reviewed the potential housing land supply through focusing on the following sources of information:
- The Housing Land Availability Database, has been assessed to identify new permissions, starts and completions that have taken place during 2010/11 so as to provide an up to date five-year deliverable housing land supply which has been incorporated into the SHLAA.

- Regeneration masterplans, to ensure that sites identified in the SHLAA from masterplans are still considered developable for residential development and whether there have been any changes in circumstances in relation to, for example, density, capacity and phasing assumptions.
- Site nominations and representations submitted as part of the review consultation. This has included internal consultation with council officers (including Housing Strategy, Development Management, Property Development and Investment, and Area Teams) to identify sites where there have been changes in circumstances to particular sites.

8 Review of Assessment

8.1 The findings of the SHLAA as at 1 April 2012 are set out below.

Sites within the Planning System

- 8.2** This section looks at sites within the planning system, that is those sites that are under-construction, with planning permission (outline or full), subject to a Section 106 agreement and housing allocations (both phase 1 and phase 2) that have been saved from the UDP. It also includes 'other' sites considered deliverable where, for example, planning permission may have expired.
- 8.3** The summary tables below identify the number of sites by status, the total site area, remaining capacity (those dwellings outstanding or under-construction) and the timescales for delivery.
- 8.4** In line with government guidance the SHLAA is forward looking and the council has forecasted completions and clearance during 2011/12 in order to produce a housing land supply as at 1 April 2012. The future supply figure has been adjusted accordingly to take into account any dwellings forecast for completion during 2011/12 and details regarding their status can be found in the site schedules set out in the appendices to this report. It is important to note that not all these completions will come forward as forecast and some may need to be brought back into the five-year deliverable housing land supply as part of a future review.

Sites Under-Construction

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

Table 1 Summary of Sites Under Construction

Availability	Site Area (ha)	Dwellings Outstanding	Number of Sites
First 5 Years	24.85	612	94
Years 6 to 10	0.86	156	4
Years 11 to 15	0	0	0
Years 16+	0	0	0
Total	25.71	768	98

8.6 There are 768 dwellings available on 98 sites under construction as at 1 April 2012, as shown in the table above. 612 of these dwellings are considered deliverable within the first 5 years. The number of dwellings and sites under-construction has increased from the position as at 1 April 2011, where there were 627 dwellings under-construction on 54 sites.

8.7 The five-year supply includes a number of sites where construction has stalled but which are still considered deliverable. These are listed below and account for 57 dwellings:

- Tamewater Mill, Delph; and
- Royal George Mills, Friezland.

8.8 Those sites where construction has stalled and which are not considered deliverable within the first 5 years are listed below and account for 156 dwellings:

- Land at Birches, Holts;
- Victoria Works, Dobcross;
- Site of Cardinal Street Motors, Oldham; and
- The Bank / Northern Carpets Building, Oldham.

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

Sites with Planning Permission

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

Table 2 Summary of Sites with Planning Permission

Availability	Site Area (ha)	Dwellings	Number of Sites
First 5 Years	182.84	1,673	129
Years 6 to 10	5.48	619	5
Years 11 to 15	0	20	0
Years 16+	0	0	0
Total	188.32	2,312	134

8.11 There are 2,312 dwellings on 134 sites with outline or full planning permission as at 1 April 2012, as shown in the table above. Of these, 1,673 dwellings are considered deliverable as part of the five-year housing land supply. There are two large sites with planning permission which, due to their capacity and the assumptions made around build-out rate, have been split between different time frames. For both sites the total site area has been included within the first time period the sites come forward (first 5 years). These sites are:

- Boundary Park (Furtherwood Road, Oldham) where 150 dwellings are considered deliverable in both the first five-years and years 6 to 10 with the remaining 20 units being delivered in years 11 to 15; and
- Primrose Bank Estate (Oldham) where 150 units are considered deliverable in the first five-years and 42 in years 6 to 10.

8.12 The number of dwellings on sites with planning permission has fallen since the SHLAA as at 1 April 2011 where there were 1,723 dwellings with planning permission in the five-year housing land supply.

8.13 A number of sites with planning permission remain outside of the five-year supply due to issues around their deliverability. These include the following large sites are:

- 53 - 55 King Street, Oldham;
- Money Controls Ltd, New Coin Street, Royton, Oldham; and
- Hartford Mill, Edward Street.

8.14 There are a number of large sites that have been moved into the 'other' category as planning permission has expired during 2010/11 and are now within the 6 to 10 year time frame and reflected in the table below. These include:

- Oldham NHS Trust, Westhulme Avenue, Oldham;
- Land off Hale Lane / Hughes Close, Failsworth;
- Owl Mill, Acorn Street, Lees;
- Shaw Band Club, Dale Street, Shaw; and
- Crompton Hall, Buckstones Road, Shaw.

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

Sites subject to the signing of a Section 106 Agreement

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

Table 3 Sites Subject to a S106 Agreement

Availability	Site Area (ha)	Dwellings	Number of sites
< 5 Years	4.65	157	6
6 to 10 Years	0.61	30	3
11 to 15 Years	0	0	0
16 + Years	0	0	0
Total	5.26	187	9

8.17 There are 187 dwellings on 9 sites where planning permission has been granted subject to the signing of a Section 106 Agreement. 157 of these dwellings are considered deliverable as part of the five-year housing land supply.

8.18 This has fallen since 1 April 2011 where there were 374 dwellings subject to the signing of a Section 106.

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

Others

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

Table 4 Others

Availability	Site Area (ha)	Dwellings	Number of sites
< 5 Years	1.70	25	1
6 to 10 Years	15.17	680	96
11 to 15 Years	2.12	59	22
16 + Years	0	0	0
Total	18.99	764	119

8.21 Within the ‘other’ category there are 119 sites providing 764 dwellings. This has increased since the previous SHLAA where there were 632 dwellings available on 81 sites and is due to the number of sites where planning permission expired during 2010/11.

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

Housing Allocations

8.23 This includes all those remaining Phase 1 housing and Phase 2 housing allocations that have been saved as part of the Joint DPD.

Table 5 Phase 1 and Phase 2 Housing Allocations

Availability	Site Area (ha)	Dwellings	Number of sites
< 5 Years	8.99	268	10
6 to 10 Years	0	0	0
11 to 15 Years	12.84	366	8
16 + Years	0	82	0
Total	21.83	716	18

8.24 There are ten Phase 1 housing allocations remaining providing a capacity of 268 dwellings that are considered deliverable as part of the five-year deliverable housing land supply. There are two instances where the majority of the allocation has been developed leaving a small part remaining. These sites have been included and relate to Sandy Mill, Royton.

- 8.25** There are eight sites for Phase 2 housing providing a capacity of 448 dwellings developable in the medium to long term (11 to 15 years) as part of the potential housing land supply. Given the capacity of Land at Knowls Lane this has been split between 11 to 15 years and 16+ years.
- 8.26** There is an increase in the number of dwellings available through allocations since 1 April 2011 as the status of Rose Mill has been returned to 'allocation' following disposal of the recent planning application due to lack of progress regarding the section 106. There has been no other changes with respect to the remaining housing allocations since the previous SHLAA. Nevertheless it is considered appropriate to continue to identify remaining allocations as part of the borough's housing land supply as they have been saved as part of the Joint DPD.
- 8.27** All remaining Phase 1 and Phase 2 housing allocations will be assessed as part of the production of the Site Allocations DPD which will form part of the borough's LDF.
- 8.28** The site schedule setting out remaining housing allocations can be found at Appendix H.

Potential Housing Sites

- 8.29** This section includes those sites that have been identified through the SHLAA as having some potential for residential development in the future but that do not have any current planning commitments / status. They have been identified, in line with the methodology through the assessment of various data sources including the draft 2005 Urban Potential Study, National Land Use Database (NLUD), Derelict, Underused and Neglected Land Survey (DUN), and the borough's Employment Land Review. Consultation undertaken as part of this review, both internally within the council and externally with appropriate stakeholders has also identified a number of additional sites for inclusion in the 'potential' category.

Table 6 Potential Housing Sites

Availability	Site Area (ha)	Dwellings	Number of sites
< 5 Years	11.34	102	2
6 to 10 Years	93.19	2,854	78.59
11 to 15 Years	34.51	1,306	43.41
16 + Years	4.77	109	5
Total	143.81	4,371	129

- 8.30** There is significant housing potential for 4,371 dwellings on 129 sites. It is estimated that these sites are likely to come forward at various stages during the lifetime of the LDF and beyond.
- 8.31** The number of dwellings has reduced from 4,838 in the previous SHLAA. The fall is primarily due to the removal of a number of sites from the potential housing land supply as they are no longer considered appropriate for residential development, these include:
- A number of site identified for residential development, in whole or as part of a mixed use scheme, as part of the Chadderton Technology Park Masterplan:
 - Land next to depot between Stock Lane and Stockfield Road, Chadderton;
 - Stockfield Mill, Stockfield Road, Chadderton;

- Land to west of Stock Lane, Chadderton, Oldham;
 - Stretch of land to east of and fronting Stock Lane, Chadderton, Oldham;
 - Platts Building, Hartford Works and Kitchen Factory at Featherstall Road South, Oldham; and
 - Land at corner of Manchester Street an Featherstall Road South, Oldham.
-
- Chadderton Library, Chadderton Police Station, Chadderton Swimming Pool and Royton Market Square because alternative uses are being considered as part of the redevelopment of Chadderton and Royton Centres.
 - Former Post Office, Museum and Library, Union Street, Oldham because alternative uses are being considered part of the redevelopment of Oldham Town Centre and arrival of Metrolink through the town centre.
 - Cricket ground on Broadbent Road, Derker because identified as part of the broader HMR masterplan for Derker and given that HMR funding has ceased residential development is no longer considered appropriate or developable.
 - Mumps Warehouse, Roscoe Street, Oldham because it is now proposed for Park and Ride associated with Metrolink.
 - Park Road Warehouse, corner of Park Road and Woodstock Street, Oldham because alternative uses are being considered.

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

8.33 Conversely this SHLAA review has identified a number of new sites which form part of the 'potential' category, these include:

- Land off Burnley Lane, Chadderton;
- Land off Whiteley Street, Chadderton;
- West End House, Library Lane, Oldham;
- Cherry Hinton, Cottam Street, Oldham;
- Land at Shepherd Street, Royton;
- Clarksfield Conservative Club, Huxley Street, Oldham;
- Chadderton South School, Chadderton;
- CPD Centre, Rosary Road, Fitton Hill;
- Council training offices at Rock Street, Oldham;

- Land at Shaw Hall Bank Road, Greenfield; and
- Land at Ward Lane, Diggle.

8.34 The indicative capacity on land at Foxdenton has also been increased to 275 dwellings based on an indicative density of 25 dph reflecting council's aspirations for larger family and higher value housing on this site. This is based on 25% of the site being developed for residential development. Delivery of the site spans over the short, medium and medium to long term time frames, informed by a build out rate of 30dpa and comments received as part of this review that the site be brought forward. The timing of delivery, build out rate applied and capacity may be subject to change dependant upon confirmation of the developable area and site constraints. Further detail regarding the development of Foxdenton is provided in Policy 14 of the Joint DPD and includes the need to ensure that any new and existing residential development is protected against noise and other adverse impacts generated on the rest of the site through, for example, appropriate substantial landscaping. It is anticipated that the council will provide further advice and guidance on the development of Foxdenton.

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

Discounted sites

8.36 Appendix K lists sites that have been discounted as part of this review. Sites have been discounted for various reasons including where they are no longer considered appropriate for residential development or are no longer available (for example where residential development was completed during 2010/11). A number of sites that fall within areas designated as OPOL and Green Belt were also submitted as part of this review and they have remained discounted at this stage due to the attributes they hold and as the council are not looking to release land within Green Belt or OPOL.

8.37 It should be noted that just because a site appears within the Discounted Site List, at this stage, it does not preclude suitable sites from coming forward and identified as part of the potential housing land supply where appropriate.

Summary of Findings

8.38 A summary of the potential housing land supply as at 1 April 2012 identified through the SHLAA can be found in Table 7. It shows that there is the potential to accommodate over 9,000 dwellings on sites within the borough over the plan period and beyond.

Table 7 Summary of Potential Housing Land Supply

Status	5 year	6 to 10	11 to 15	16 +	Total
Other	25	680	59	0	764
PP	1673	619	20	0	2,312
S106	157	30	0	0	187
UC/UCS	612	156	0	0	768
Phase 1 housing allocations	268	0	0	0	268

Status	5 year	6 to 10	11 to 15	16 +	Total
Phase 2 housing allocations	0	0	366	82	448
Potential	102	2,854	1,306	109	4,371
Total	2,837	4,339	1,751	191	9,118

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

Table 8 Summary of Potential Housing Land Supply by Ward

Ward	< 5 yrs	6 to 10 Years	11 to 15 Years	16+ Years	Total
Alexandra	9	160	59	0	228
Chadderton Central	179	323	136	40	678
Chadderton North	8	99	33	0	140
Chadderton South	52	114	0	0	166
Coldhurst	268	607	120	0	995
Crompton	29	16	0	0	45
Failsworth East	43	200	87	7	337
Failsworth West	78	125	28	10	241
Hollinwood	45	172	171	0	388
Medlock Vale	434	343	166	0	943
Royton North	10	124	15	39	188
Royton South	114	275	68	0	457
Saddleworth North	213	72	24	0	309
Saddleworth South	199	46	19	0	264
Saddleworth West & Lees	107	44	187	95	433
Shaw	99	128	24	0	251
St James	217	415	204	0	836
St Marys	154	434	271	0	859
Waterhead	209	223	139	0	571
Werneth	370	419	0	0	789
Total	2,837	4,339	1,751	191	9,118

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

Broad Locations

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

8.42 Previously the SHLAA has included two broad locations relating to Alt and Sholver where there are specific regeneration initiatives for which draft masterplans have been prepared. The potential housing land supply included specific sites where these had been identified. However in order to account for the number of dwellings proposed as part of the draft masterplans broad locations were also identified and the remaining number of dwellings identified in the draft masterplan included in the potential housing land supply as part of the broad locations.

8.43 Given that HMR no longer exists, which was the main source of funding and delivery mechanism for the regeneration of these areas the council has chosen to delete the two broad locations but continue with the specific sites falling within these areas which have been identified as part of the borough's potential housing land supply.

8.44 These broad locations accounted for an additional 871 dwellings broken down as follows:

- Alt Regeneration Area: 419 dwellings; and
- Sholver Regeneration Area: 452 dwellings.

Windfalls

8.45 PPS3 states that the supply of land for housing should be based upon specific sites, and where necessary, broad locations.

8.46 The SHLAA has identified sufficient specific sites within the potential housing land supply to meet the borough's housing requirement. It is therefore not considered necessary to identify a specific windfall allowance within the SHLAA.

8.47 The council, however, recognise that windfall sites may come forward and has set out its approach to assessing non-allocated sites and small residential developments within Policy 3 of the Joint DPD.

9 Analysis of Findings

Housing Requirements

- 9.1** This section looks at the implications of the SHLAA findings compared to the borough's housing requirement.
- 9.2** The borough's housing requirement set out in the Joint DPD is for at least 289 dwellings per year, net of clearance, on average over the plan period up to 2026.
- 9.3** The council is required to identify sufficient land supply to meet the borough's housing requirement provision over the plan period (2011/12 to 2025/26), a period of 15 years.
- 9.4** However, the borough's housing requirement dates back to 2003, therefore, it is necessary to take account of any surplus or shortfall in completions between 2003/04 and 2010/11. Table 9 sets out completions since 2003/04 together with number of dwellings forecasted for completion during 2011/12.

Table 9 Completions 2003/04-2011/12 (number of dwellings)

Year	Completions (net)
2003-2004	270
2004-2005	135
2005-2006	132
2006-2007	315
2007-2008	399
2008-2009	401
2009-2010	-80
2010-2011	63
2011-2012 Forecast	56
Total	1,691
Average	188

- 9.5** Since 2003/04 there have been 1,691 dwellings completions (net of clearance) across the borough, including the forecast for 2011/12. Against the borough's housing requirement of 2,601 for the same period this leaves a residual of 910 dwellings to be delivered over the remainder of the plan period. This is due to the high levels of clearance that have taken place as a result of regeneration activity within the borough. The implications of clearance for delivering the borough's housing requirement were considered as part of preparing the RSS, where it was accepted that the bulk of house building to deliver the borough's housing requirement would be achieved in the latter part of the RSS period.

Clearance

9.6 There is clearance proposed as a result of regeneration activity within the borough. The level of clearance proposed has fallen due to the reduction in public funding and end of HMR. Nevertheless the regeneration of the borough remains a priority and clearance projections to the end of the plan period are shown below.

Table 10 Clearance Projections 2011/12 to 2025/26

Year	Clearance Proposed
2011/12 (forecast)	140
2012/13	334
2013/14	20
2014/15	20
2015/16	20
2016/17	20
2017/18	20
2018/19	20
2019/20	20
2020/21	20
2021/22	20
2022/23	20
2023/24	20
2024/25	20
2025/26	20
Total	734

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

- Clearance forecast for 2011/12;
- Public and private sector clearance proposed for 2012/13 as part of the PF14 schemes in Primrose Bank and Crossley and former HMR schemes in Werneth, Derker, Alt and Sholver (1); and
- A minimal annual clearance projection of 20 dwellings a year for the remainder of the plan period.

1 This has been adjusted to take account of the clearance forecast for 2011/12

- 9.8** Clearance from 2011/12 to 2025/26 is therefore estimated at 734 dwellings, which equals 49 a year. This is less than the clearance projections contained in the previous SHLAA, which estimated 99 a year. This fall in proposed clearance is due to the reduction in public funding, end of HMR and that the bulk of clearance associated with the borough's regeneration activity has now taken place.
- 9.9** As always it is important to note that clearance is likely to vary during the LDF plan period and it will need to be kept under continual review.

Housing Supply

- 9.10** The borough's housing requirement from 2012/13 to 2025/26 taking into account past performance and projected clearance, is set out in the table below. This includes the borough's five-year deliverable housing land supply, identified in accordance with PPS3 and comprising of sites that are considered to be deliverable within the five-year period (such as suitable, available and achievable).
- 9.11** The baseline for the housing land supply is set at 1 April 2012 and takes into account a completions and clearance forecast for 2011/12. It is important to note that whilst completions and demolitions have been forecast for 2011/12 the same has not been done for new permissions granted during this period, therefore the actual level of dwellings within the deliverable five-year supply as at 1 April 2012 is likely to be an under-estimation.

Table 11 Housing Land Supply 2012/13 to 2025/26

Housing requirement since 2003/04 up to 2011/12 (289 x 9)	2,601
Residual remaining due to performance since 2003/04	910
Housing requirement over remainder of plan period (2012/13 to 2025/26) (289 x 14)	4,046
Clearance proposed over remainder of plan period	594
Total housing requirement to be delivered over remainder of plan period (910 + 4,046 + 594)	5,550
Annual housing requirement over remainder of plan period (5,550 / 14)	396
Total housing requirement for period 2012/13 to 2016/17 (396 x 5)	1,982
Five-year Supply as at 1 April 2012	2,837

- 9.12** With regards to the five-year deliverable housing land supply it contains more dwellings (2,837) compared to the level of housing provision required across the period. Indeed there are sufficient dwellings to provide more than a seven-year supply. This allows for the additional 20% housing requirement proposed within the draft NPPF.
- 9.13** The potential housing land supply identified through the SHLAA as at 1 April 2012 contains significantly more dwellings (9,118) compared to the level of housing provision required across the borough (5,550) from 2011/12 to 2025/26.

9.14 It is assumed that there will be a need to ensure there remains a five-year housing land supply at the end of 2025/26 up to 2030/31. This would increase the housing requirement up to 6,995 dwellings or 368 dwellings a year during the period 2012/13 to 2030/31. Again, the potential housing supply identified significantly exceeds the housing requirement over this period.

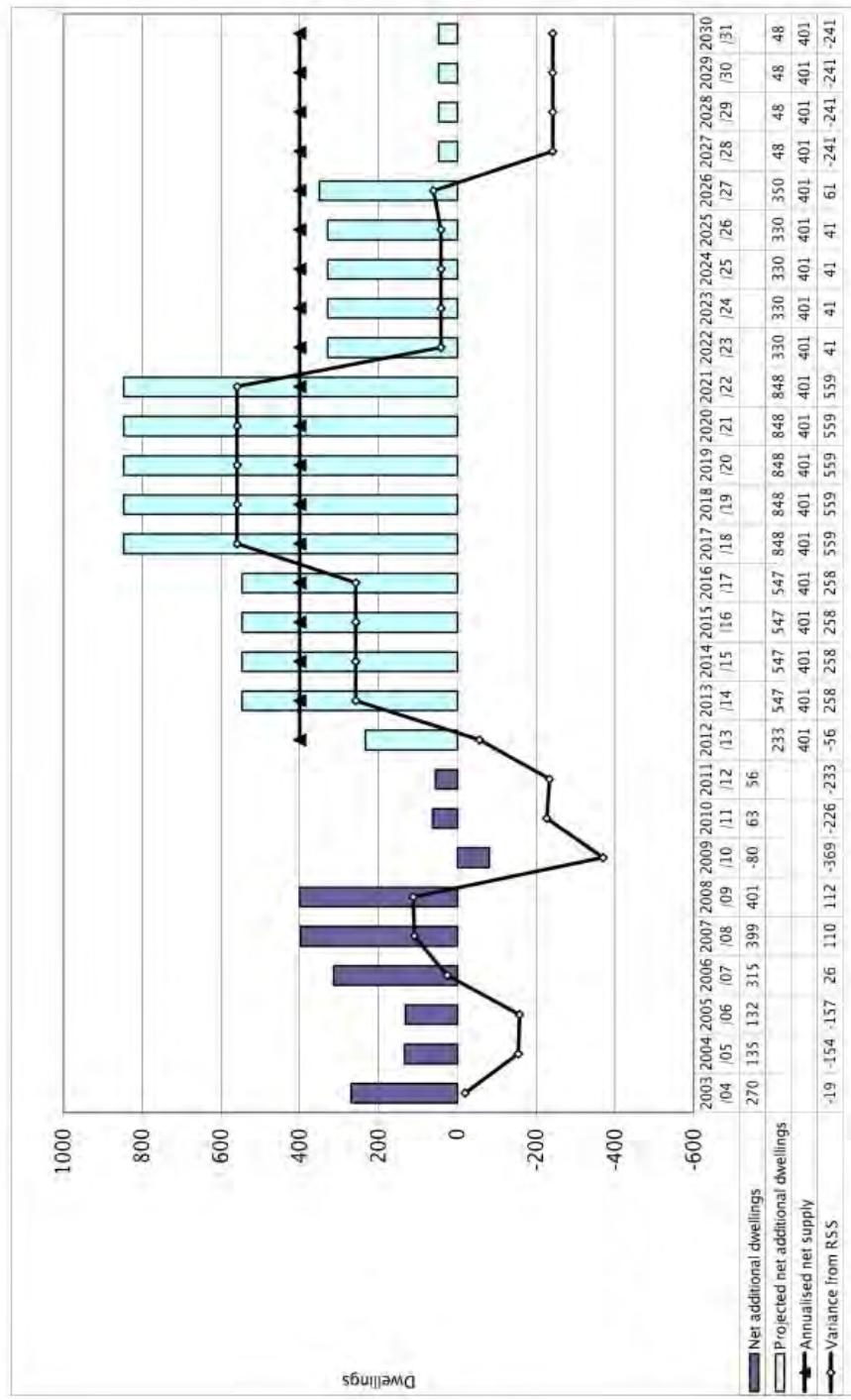
9.15 Both the five-year deliverable housing land supply and the potential housing land supply as at 1 April 2012 provide sufficient flexibility to take account of the additional 20% housing requirement proposed within the draft NPPF and where a site may fail to come forward or there are any changes in circumstances affecting the phasing and indicative capacity and density assumptions.

Housing Trajectory

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

- The level of development in the borough compared with the borough's housing requirement, including the forecast completions/clearance for 2011/12;
- Potential house building over the period 2012/13 to 2030/31 based on the SHLAA as at 1 April 2012 and taking into account projected clearance levels up to 2025/26; and
- The variance between potential housing building and the borough's housing requirement.

SHLAA Housing Trajectory as at 1 April 2012



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

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

Brownfield Land

9.19 The effective and efficient use of brownfield land is a key objective of the Joint DPD reflecting the national priorities set out in planning guidance. Policy 3 sets out an indicative target of at least 80% of housing provision to be on brownfield land and buildings.

9.20 The potential housing land supply by land type is shown in Table 12. The land type of relevant sites has been changed to reflect the change in June 2010 to the definition of brownfield land and figures represent an approximation.

Table 12 Potential Housing Land Supply by Land Type as at 1 April 2012

	Brownfield	Greenfield	Mix	Total
	No	No	No	
Sites Under Construction	753	15	0	768
Sites with Planning Permission	2,235	77	0	2,312
Sites where committee is minded to approve an application, subject to S106 being signed.	163	24	0	187
Phase 1 Housing Sites	250	18	0	268
Phase 2 Housing Sites	90	358	0	448
Other Sites	707	57	0	764
Potential	3,359	358	654	4,371
Total (dwellings)	7,557	907	654	9,118
Total (%)	83%	10%	7%	

9.21 83% of the potential housing land supply as at 1 April 2012 is on brownfield land, and an additional 7% are on sites that are a mix of greenfield and brownfield land.

9.22 There is a general presumption that the focus will be on the development of brownfield land within the short to medium term, in particular to support the borough's regeneration initiatives and the council's priority for maximising the re-use of previously developed land. Generally, greenfield sites have been categorised as coming forward in the medium to long term unless it is considered appropriate to identify such land in an earlier phase.

Location of SHLAA Sites

9.23 Table 13 shows the percentage of potential housing land supply as at 1 April 2012 in each District Partnership within the borough.

Table 13 Potential Housing Land Supply by District Partnership

District Partnership	< 5 years	6 to 10 years	11 to 15 years	16+ years	Total	Total (%)
Chadderton	239	536	169	40	984	10.79
Shaw, Crompton and Royton	252	543	107	39	941	10.32
Failsworth and Hollinwood	166	497	286	17	966	10.59
West Oldham	1,081	1,529	345	0	2,955	32.41
East Oldham	580	1,072	614	0	2,266	24.85
Saddleworth and Lees	519	162	230	95	1,006	11.03
Total	2,837	4,339	1,751	191	9,118	

9.24 The majority (57%) of the potential housing land supply identified within the SHLAA, as at 1 April 2012, lies in West and East Oldham which is made up of seven wards - Alexandra, Coldhurst, Medlock Vale, Werneth, St James, St Mary's and Waterhead. This reflects the focus for new residential development to be in sustainable and accessible locations and links to the regeneration activity taking place within these District Partnerships, which includes areas such as Alt, Sholver, Werneth, Derker, and Hathershaw and Fitton Hill, as well as Oldham Town Centre. The potential housing land supply within other areas of the borough are fairly evenly spread, Saddleworth and Lees has just above 11% whilst the others have around 10% each. The broad spread of the potential housing land supply remains largely unchanged since the previous SHLAA.

Issues

9.25 The SHLAA identifies significant potential for housing land within the urban area of the borough. The spatial distribution reflects:

- The need to focus new residential development in sustainable and accessible locations;
- The continued regeneration priorities of the borough, despite the discontinuation of HMR; and
- The council's approach of not releasing land within the Green Belt.

9.26 The discontinuation of HMR will impact upon how a number of the sites identified within the SHLAA are delivered. HMR, however, focused in recent years on consolidating development sites and ensuring that they are ready for development once the housing market picks up. There are therefore a number of cleared sites within these areas awaiting development and the redevelopment of key sites within these areas will encourage the development of others. Furthermore it is anticipated that the arrival of Metrolink through the borough will also stimulate development within these areas.

- 9.27** There are a number of existing employment sites identified as part of the borough's potential housing land supply. These have been identified in response to regeneration masterplans, submissions received in relation to the 'Call for Sites' exercise or a SHLAA Review consultation, or where through officers local knowledge a site may appear to be incompatible with surrounding uses. This reflects our approach within the Joint DPD to 'keep the best and recycle the rest' in relation to the borough's employment sites and that some may not always be in the best locations. As outlined in the disclaimer attached to this assessment the identification of potential housing sites does not imply that the council will necessarily grant planning permission for residential development. Planning applications for residential development on existing employment sites will be assessed against the appropriate development plan policies, including Policy 14 of the Joint DPD, and other material planning considerations.
- 9.28** The SHLAA identifies sites that have potential for housing with the indicative capacity and densities based on assumptions around their location and reflecting the particular circumstances of the site. It will however be important that we deliver the right type and mix of properties so as to provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing. Linking the SHLAA with the GM SHMA, Oldham's SHMA and other local research will therefore be important to ensure that what is delivered meets Oldham's housing needs and demands.
- 9.29** The SHLAA has identified sufficient specific sites within the potential housing land supply to meet the borough's housing requirement. It is therefore not considered necessary to identify a specific windfall allowance within the SHLAA, although it is acknowledged that windfall sites may continue to come forward, particularly in relation to small sites. The council has set out its approach to assessing non-allocated sites and managing housing land release in Policy 3 of the Joint DPD, having regard to national, regional and local policy and evidence.
- 9.30** Regular monitoring of the potential housing land supply will be critical to assess how sites identified within the SHLAA are taken forward and developed, particularly in light of current market conditions. This will also be important to ensure that the right type and mix of housing is being delivered to meet the needs of Oldham and to understand how the housing market may be impacting upon the development and delivery of sites.

10 Conclusion

- 10.1** The SHLAA identifies the potential housing land supply in Oldham as of 1 April 2012 up to the end of the plan period (2025/26) and beyond. The SHLAA will form part of the council's evidence base to support implementation of the Joint DPD and inform preparation of the Site Allocations DPD.
- 10.2** The SHLAA has been carried out in accordance with the CLG Practice Guidance. The views of key stakeholders, partners and developers have been sought at various stages during the preparation of the SHLAA, including when initial draft was prepared, which included consulting on the brief that outlined the methodology and a 'Call for Sites' exercise, and also as part of subsequent reviews. This has provided a number of opportunities for stakeholders to become involved in the assessment.
- 10.3** The SHLAA, as at 1 April 2012, contains significantly more dwellings (9,118) compared to the level of housing provision required across the borough (5,550) from 2011/12 to 2025/26. This provides the ability to deliver 651 dwellings year compared to the requirement for 396 dwellings per year when taking into account past performance and clearance. The potential housing land supply also has the capacity to deliver the borough's housing requirement beyond the plan period up to 2030/31.
- 10.4** Both the five-year deliverable housing land supply and the potential housing land supply as at 1 April 2012 provide sufficient flexibility to take account of the additional 20% housing requirement proposed within the draft National Planning Policy Framework (NPPF).
- 10.5** The SHLAA represents a 'living' document and the information contained within it shall be reviewed and revised regularly as sites come forward for development to ensure a five-year rolling supply of deliverable housing land, or as circumstances change on individual sites. Stakeholders will continue to be able to submit comments on the SHLAA and these will be considered as part of future SHLAA reviews. The review of the SHLAA will form an important part of the council's housing monitoring in future years.
- 10.6** It is important to note that whilst sites may have been identified as having housing potential within the SHLAA planning applications for residential development will continue to be treated on their planning merits in accordance with the development plan and other material planning considerations. The identification of a site within the SHLAA does not mean that planning permission of residential development will be granted or that it will be allocated for residential development within the LDF.

11 Appendix A - Core Outputs and Process Checklist

Table 14 CLG Core Outputs

CLG's Core Outputs	Oldham's SHLAA
A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary).	A list of sites contained within the SHLAA can be found in the appendices to this report. All sites have a unique site reference number and have been digitised within GIS. An electronic version of all sites maps and site information is available upon request.
Assessment of the deliverability / developability of each identified site (i.e in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed.	Each site has been assessed in terms of their suitability, availability and achievability in order to identify whether or not sites are deliverable or developable. All site information is contained within the SHLAA database.
Potential quantity of housing that could be delivered on each identified site or within each broad location (where necessary) or on windfall sites.	Following deletion of the national indicative minimum density of 30dph from PPS3 and adoption of the council's Joint DPD (which no longer includes minimum density thresholds) indicative density and capacity assumptions have been adjusted, where appropriate, to reflect the specific circumstances of the site and the council's aspirations for the wider locality.
Constraints on the delivery of identified sites.	Where appropriate constraints have been identified including highway, environmental health, physical and policy limitations.
Recommendations on how these constraints could be overcome and when.	Where appropriate recommendations have been made on how these constraints could be overcome.

Table 15 CLG Process Checklist

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

12 Appendix B - Comments received on SHLAA, as at 1 April 2011, and Council's Response

Table 16 Comments received on SHLAA as at 1 April 2011 and Council's response

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Mr and Mrs P D Martin		874	Land at Moss Farm (falling within larger site named Shawside, Shaw)	Broadly triangular shaped vacant land with no current land use. Neighbouring land uses include residential, sports and recreational facilities.	<p>It is our view that the OPOL 10 designation has and will continue to become fragmented and does not serve any useful or meaningful purpose. No public access to land. Council are currently looking at how best to use part of the site. Believe that 2011 SHLAA should recognise these material changes and the potential for the submitted land to be developed for housing, identifying the land separately. Site is in single ownership, available immediately and there are no known development constraints. Believe that some of the sites in the current SHLAA are undeliverable (specific reference made to neighbouring sites in Shaw that fall within a floodrisk area) and that these should be removed. The combined effect of removing these sites and the requirement for an additional 20% (in draft NPPF) means the Council need to identify new sites and the submitted site presents an excellent opportunity for the council to meet its objectives.</p>	<p>The council recognise that the site is well-located to public transport and key services, including Shaw Centre. Nevertheless the site falls within an area designated as Other Protected Open Land (OPOL_10) under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed however it is not considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The site has therefore been discounted. The council will assess OPOL through the Site Allocations DPD.</p>
David Goodard		1173	Land at junction of Coverhill Road and Oldham Road, Grotton, Oldham	An area of open land that falls within the Green Belt last used for pasture / grazing.	<p>There are no known sustainability or physical constraints. Site is accessible by all modes of transport and has access to all utilities. Site is available immediately for residential development.</p>	<p>The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.</p>
Mr and Mrs Druggitt		1377	Site 1, Land at Sheldon, Huddersfield, Scouthead, Oldham, OL4 4AS	An area of land forming part of the garden of a residential property within the Green Belt.	<p>There are no known sustainability or physical constraints. Site is accessible by all modes of transport and has access to all</p>	<p>The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will</p>

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Mr and Mrs Druggitt		1378	Site 2, Land at Sheldon, Huddersfield, Scouthead, Oldham, OL4 4AS	An area of land forming part of the garden of a residential property within the Green Belt.	utilities. Site is available immediately for residential development.	be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply. Furthermore the site measures 0.043ha and is under the site threshold of 0.25ha applied to the SHLAA.
Patricia Proctor					A number of potential opportunities for residential development in Derker.	There are a number of sites in Derker already identified as part of the borough's potential housing land supply. Further details requested regarding specific sites. None received to date.
Roy Tattersall					Expressed interest in putting forward a piece of land for consideration in Thorp Royton.	Further details requested regarding specific sites. None received to date.
Ian Richardson		111	Land off Millard Street and Hunt Lane, Millard Street, Chadderton	Mixture of greenfield and brownfield land. Variety of uses including allotments, existing residential properties and open land.	Comments submitted relate to southern half of site. Land is a prime opportunity and its development would certainly improve the area and provide much needed housing.	Site already forms part of the borough's long term potential housing land supply (as identified in the SHLAA as at 1 April 2011, published January 2010). The council consider that the site may be suitable, has good accessibility and is within 400m of a key service. It is a greenfield site with some physical limitations in the form of topographical and ecological constraints. Only southern part of site is available for residential development as allotments under-going improvement therefore developable area constrained to 1.34ha.

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Dave Sherratt	United Utilities			Responding to an individual site identified in a SHLAA will not give a true reflection of impact on the existing infrastructure or provide a clear investment plan for the future. A single plot will not be constructed, a number of plots will and therefore numerous build scenarios can be created from the list of sites identified in the SHLAA. UU cannot provide a true impact assessment on the development plots identified and would prefer to meet to discuss SHLAA in further detail.	The council has liaised with UU throughout the preparation of the Joint DPD, for which the SHLAA forms part of the evidence base. The council welcome the opportunity for further dialogue with UU and will continue to liaise with the organisation as part of preparing the Site Allocations DPD.	
Deb Roberts	The Coal Authority			Encouraging to see that a criterion has been included for each existing and new SHLAA record to establish whether a site is likely to be affected by the legacy of former coal mining activities as well as within Surface Coal Resource areas. This is fully supported by The Coal Authority and will help to ensure that these effects are properly considered in line with the guidance in PPG14 (Development on Unstable Land). Emphasised that former mining activities and related hazards are certainly not a strict constraint on development; indeed it would be far preferable for appropriate development to take place in order to remove these public liabilities on the general tax payer. The Coal Authority would therefore not wish to suggest that any potential sites should be excluded from the assessment on the grounds of the former mining legacy issues.	Noted.	
Wynford Ellidge	1174	Land fronting Heights Lane, Healds Green, Chadderton	Vacant greenfield site last used for grazing that lies within the Green Belt.		Site is available immediately for residential development. It falls between two areas of existing residential land and residential development has taken place in the area within the last 40 years. Allowing development of the land would provide an opportunity for road widening to improve existing access and traffic issues. Capacity	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. If it is not, however, considered appropriate to

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Mr Broadbent		1114	Land at Harrop Green Lane, Diggle, Saddleworth	Linear strip of steeply sloping vacant land.	of site could be controlled thereby limiting the number of additional vehicles using the access road.	identify the site as part of the potential housing land supply.
Hall Needham Associations	On behalf of Wiggett Homes	103	Land at Shaw Hall Bank Road	Area of land adjacent to rugby pitch and between residential properties fronting Shaw Hall Bank Road and the Huddersfield Narrow Canal.	Site, which is a mix of greenfield and brownfield land, is one of the most sustainable sites within Saddleworth being well served by road and rail networks and with access to shops.	Site falls under the 0.25ha threshold applied in the SHLAA it is therefore not considered appropriate to identify the site as part of the borough's potential housing land supply. Nevertheless Policy 3 of the Joint DPD, adopted 9 November 2011, allows for small scale development, comprising a change of use or conversion or not identified in the council's SHLAA, recognising the contribution that such sites may make to the housing market.
Hall Needham Associations	On behalf of Binloope Ltd	1198	Land off Steadway / Park Lane, Greenfield	Area of open land directly adjacent to residential area of Greenfield and within the Green Belt and Boarhurst Conservation Area.	Site is available immediately for residential development. Site was included as part of the Green Belt when established against the Inspectors recommendations. There are no sites in the SHLAA suitable for high value housing. Site has the advantage of being in a high value area and has been accepted by the Planning Inspectorate as suitable for development.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. The SHLAA identifies a range of sites that are capable of providing different house types and tenures, including the delivery of high value housing. Overall it is not considered appropriate to identify the site as part of the potential housing land supply.
Hall Needham Associations	WRT Development Ltd	1007	Land known as Shaw Pallet Works, off Huddersfield Road, Diggle	Part vacant land (allocated for Business and Industry) and part existing business and industry lying between Huddersfield Road and	Site is available immediately for residential development and aware of market interest in site. Site no longer proposed for new school and has been marketed by the council but no interest in site as an employment area.	Primary Employment Zones were assessed as part of the Joint DPD and the designation of this site has been maintained (now named Saddleworth Employment Area 8). All UDP business and industry allocations have also been saved and will

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
C Lambert			Huddersfield Narrow Canal.		<p>be assessed (together with the SEAs) as part of the Site Allocations DPD. The preference is for the site to be developed for business and industry therefore it is not considered appropriate to identify it as part of the borough's potential housing land supply.</p>	<p>Site is currently allocated as a phase 2 housing allocation (H1.2.6) and is part of the borough's housing land supply developable in the medium to long term. The small triangular section does not form part of the allocation and is therefore not included in the SHLAA. This element fails under the 0.25ha threshold applied in the SHLAA it is therefore not considered appropriate to identify the site as part of the borough's potential housing land supply. Nevertheless Policy 3 of the Joint DPD, adopted 9 November 2011, allows for small scale development, comprising a change of use or conversion or not identified in the council's SHLAA, recognising the contribution that such sites may make to the housing market.</p>
HOW Planning	On behalf of Grasscroft Homes and Property Ltd	230	Land off Lilac View Close,Lilac View Close, Shaw	Open grazing land.	No comments - map and ownership details provided.	<p>Council recognise that site is within a sustainable and accessible location, however, the focus in the short to medium term is for new residential development to be on brownfield land and to support the borough's regeneration priorities. It is not considered appropriate to identify this site in an earlier time frame as requested. The site, along with all others within the SHLAA, will be assessed as part of the Site Allocations DPD.</p>
		867	Haven Lane South, Moorside	Open grazing land.		<p>Support the council's decision to classify the site as suitable, available and achievable however object to it's timing for delivery in the 2011 SHLAA, where it was identified in the medium to long term (11 to 15 years). Site is situated in a sustainable location, accessible by a means of public transport and in close proximity to a wide range of shops and services. Site is available and is achievable. The site is therefore deliverable (particular reference made to the deliverability of the current housing land supply, 'Planning for Growth' agenda and the need for an additional 20% as outlined in draft NPPF) and should be within 1 to 5 years in accordance with the requirements of PPS3.</p>

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
HOW Planning	On behalf of Seddon Grasscroft Foxdenton Limited, Mr J Blakeman and Mrs A Shephard.	880	Land at Foxdenton	Open grazing land with public footpath and pylons with overhead power lines crossing western boundary.	Support inclusion of the Foxdenton site within the 2011 SHLAA and classification as suitable, available and achievable. Delivery of site will, however, be in more immediate timescales (within years 1 to 5). Site identified as a strategic site within the Joint DPD. Capacity in the SHLAA should relate to 25% of site area. Landowners are working together to promote employment led mixed use development in a comprehensive manner and the site is available for both employment and residential development in accordance with the Joint DPD. Strong prospect that residential development will be delivered within the next 5 years.	The indicative capacity on land at Foxdenton has been increased to 275 dwellings based on an indicative density of 25 dph and 25% of the site being developed for residential development. Delivery of the site spans over the short, medium and medium to long term time frames, informed by a build out rate of 30dpa. The timing of delivery, build out rate applied and capacity may be subject to change dependant upon confirmation of the developable area and site constraints. Further details can be found in Chapter 8 (paragraph 8.34) and Appendix I.
Mr Lees		887	Land adjoining Thornley Lane, Grotton, Oldham	Land fronting Thornley Lane between Thornley Brook Farm and housing -, woodland, vacant land and former dye works.	There are no known sustainability issues or physical constraints. Site is accessible by all modes of transport excluding public transport. Site is available immediately for residential development. Not aware of any market interest in site.	Site falls within an area designated as Other Protected Open Land (OPOL 12 under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed. It is not, however, considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The site therefore remains discounted. The council will assess OPOL through the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	880	Land at Foxdenton, Chadderton		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Land at Foxdenton has been identified as a key location for premium office, business and industry development within the Joint DPD adopted 9 November 2011 (Policy 14). This allows for an element of residential and the site is included within the borough's potential housing land supply.

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	875, 876 and 877	Cowlishaw		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Further details can be found in Chapter 8 (paragraph 8.34) and Appendix I.
Alan Chorlton	Chorlton Planning Ltd	1227	Star Inn, Church Street, Failsworth		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site is identified within the borough's potential housing land supply as developable in the medium to long term (11 to 15 years). It is not proposed to bring this site forward to an earlier time frame at present.
Alan Chorlton	Chorlton Planning Ltd	92	Failsworth Mill, Ashton Road West, Failsworth		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site is identified within the borough's potential housing land supply as developable in the medium term (6 to 10 years). Outline planning application submitted for demolition of existing mill and construction of residential development yet to be determined.
Alan Chorlton	Chorlton Planning Ltd	1204	Land off Thornham Old Road, Thornham		Requested that all sites put forward for inclusion in the previous SHLAA be	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
					considered again as part of the current exercise.	2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	1024	Land to the rear of Saddleworth Business Park		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site is identified within the borough's five-year deliverable housing land supply (1 to 5 years). Capacity amended to reflect new permission for change of use of existing office block into 2 no. dwellings and erection of 8 no. dwellings.
Alan Chorlton	Chorlton Planning Ltd	861	Stoneswood, Delph		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site falls within an area designated as Other Protected Open Land (OPOL_17) under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed. It is not, however, considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The site therefore remains discounted. The council will assess OPOL through the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	863	Rumbles Lane, Delph		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site falls within an area designated as Other Protected Open Land (OPOL_18) under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed. It is

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	1025	Land at Wall Hill, Dobcross		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	not, however, considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The council will assess OPOL through the Site Allocations DPD. The site therefore remains discounted. The council will assess OPOL through the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	1031	Wath Mill, Diggle		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	It is not considered appropriate to include land at Wall Hill within the potential housing land due to its greenfield status and the sites physical limitations (including topographical constraints, and landscape and ecological features). Site therefore remains discounted at this stage.
Alan Chorlton	Chorlton Planning Ltd	1178	Land off Huddersfield Road, Denshaw		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site is designated Saddleworth Employment Area 9 (SEA 9) in the Joint DPD adopted November 2011. It is not considered appropriate for residential development. The council will assess SEA's in the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	1181	Land at Denshaw Vale, Denshaw		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd				Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	1195	Land at New Barn, Delph	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	1196	Land at Delph New Road, Dobcross	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	1206	Land off Crib Lane, Dobcross	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	There are two dwellings currently under-construction on land to rear of 7 - 19 Ashes Lane. Site area and indicative capacity of SHLAA record amended accordingly. Remainder of site remains part of the borough's long term (years 16+)
Alan Chorlton	Chorlton Planning Ltd	1032	Land off Ashes Lane, Springhead	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.		

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	865	Land at Ryefields Drive, Uppermill		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site falls within an area designated as Other Protected Open Land (OPOL 16) under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed. It is not, however, considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The site therefore remains discounted. The council will assess OPOL through the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	1175	Higher Quick Farm, Quick, Lydgate		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	1176	Land at Poplar Avenue, Quick		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to

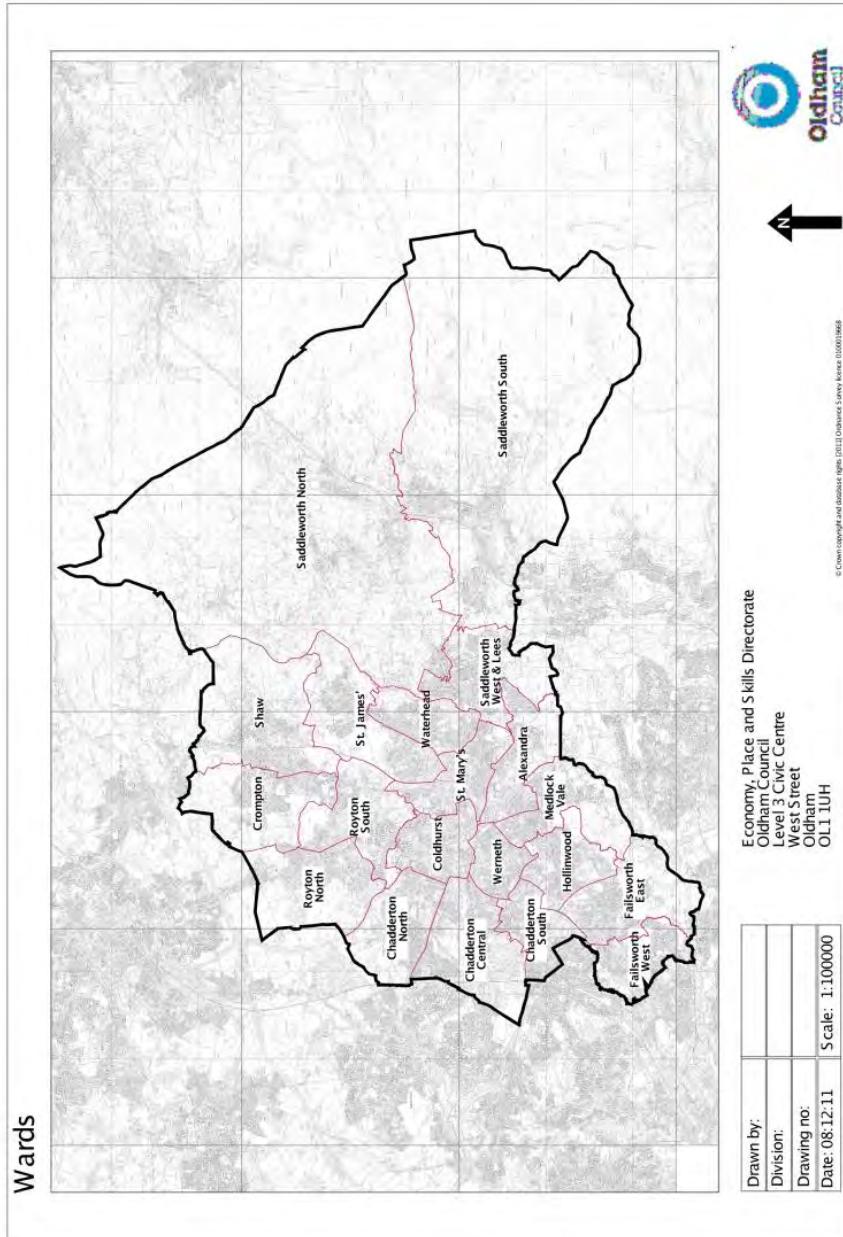
Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	1180	Land at Shaws and Redwood, Uppermill		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	74	Springhead Quarry, Cooper Street, Springhead		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	No updated information provided regarding the deliverability of site therefore not considered appropriate to identify as part of the borough's potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	887	Thornley Brook East / Land off Thornley Lane, Grotton (Thornley Brook East, Lees)		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site falls within an area designated as Other Protected Open Land (OPOL 12) under Policy 22 within the Joint DPD, adopted 9 November 2011. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Small scale or ancillary development close to existing buildings may be allowed. It is not, however, considered appropriate to identify it, or any part of it, as part of the potential housing land supply within the SHLAA due to the sites attributes (for example, providing an attractive setting and other benefits such as habitats for biodiversity and informal recreation). The site therefore remains discounted. The council will assess OPOL through the Site Allocations DPD.
Alan Chorlton	Chorlton Planning Ltd	1209	Woodbrook Farm, Woodbrook, Springhead		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	1202	Land off Stonebreaks Road, Springhead	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	161	Site west of Grains Road, Shaw	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's potential housing land supply in the medium term (years 6 to 10).	Site forms part of the borough's potential housing land supply in the medium term (years 6 to 10).
Alan Chorlton	Chorlton Planning Ltd	1006	Sanderson Bros Commercial, Mosshey Street, Shaw	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's potential housing land supply in the medium term (years 6 to 10).	Site forms part of the borough's potential housing land supply in the medium term (years 6 to 10).
Alan Chorlton	Chorlton Planning Ltd	1019	P & D Northern Steels Ltd, Mosshey Street, Shaw	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's five-year deliverable housing land supply as outline planning permission granted for 80 residential units.	Site forms part of the borough's five-year deliverable housing land supply as outline planning permission granted for 80 residential units.
Alan Chorlton	Chorlton Planning Ltd	866	Haven Lane North, Moorside	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's potential housing land supply in the medium to long term (11 to 15 years).	Site forms part of the borough's potential housing land supply in the medium to long term (11 to 15 years).
Alan Chorlton	Chorlton Planning Ltd	1203	Land at Alderney Farm, Rippenden Road, Moorside	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
						and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Alan Chorlton	Chorlton Planning Ltd	867	Haven Lane South, Moorside	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's potential housing land supply in the medium to long term (11 to 15 years).	
Alan Chorlton	Chorlton Planning Ltd	1177	Land at Paulden Farm, Waterhead	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	
Alan Chorlton	Chorlton Planning Ltd	1200	Waterworks Road / Holgate Street, Waterhead	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	
Alan Chorlton	Chorlton Planning Ltd	1201	Land between Spinners Way and Alderney Farm, Moorside.	Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.	

Full Name	Organisation Details	Site Reference No	Site Location	Site Description	Comments Received	Council's Response
Alan Chorlton	Chorlton Planning Ltd	351	Former Co-Operative building at junction of Manchester Road and Friezland Lane, Greenfield		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	Site forms part of the borough's potential housing land supply in the medium to long term (years 11 to 15).
Alan Chorlton	Chorlton Planning Ltd	1249	Land at Wham Lane, Denshaw		Requested that all sites put forward for inclusion in the previous SHLAA be considered again as part of the current exercise.	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. It is not, however, considered appropriate to identify the site as part of the potential housing land supply.
Andrew Leyssens	United Utilities Plc		Strinesdale Depot, Holgate Street			The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD, adopted 9 November 2011. Development in the Green Belt will be permitted provided that it does not conflict with the relevant national policies and is in line with the development plan. The conversion of the existing buildings may be a constraint and it is not considered appropriate to identify the site as part of the potential housing land supply.

13 Appendix C - Ward Map



14 Appendix D - Sites Under Construction

Table 17 Sites Under Construction

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Awaiting	First 5 Years	Years 6 to 10	Years 11 to 15	Years +	Deliverability Comments
2891	Alexandra	24 Eastbourne Street, Oldham, OL8 2BZ	BF	0.05	12	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
3009	Alexandra	Welcome Inn, Holts Lane, Oldham, OL4 5NU	COU	0.20	5	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2227	Alexandra	Land at Birches, near Birches Parade, Holts OL4 5PZ	BF	0.33	67	22	Y	Y	Y	Y	0	22	0	0	Large site under construction although stalled. Not considered deliverable within 5 years.
2476	Chadderton Central	Land at Hunt Lane (1), Chadderton (Taylor Woodrow Developments Millwood Grange))	BF	1.80	34	61	Y	Y	Y	Y	0	0	0	0	Large site with 20 units forecasted for completion during 2011/12 therefore not included in five-year supply.
2656	Chadderton Central	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	BF	2.33	53	124	Y	Y	Y	Y	0	0	0	0	Large site with 23 units forecasted for completion during 2011/12 therefore not included in five-year supply.
2394	Chadderton North	157, Burnley Lane	CON	0.06	33	2	Y	Y	Y	Y	2	0	0	0	Small site under construction. Considered deliverable within 5 years.
2152	Chadderton South	Land off Granby Street	BF	0.09	166	15	Y	Y	Y	Y	3	0	0	0	Large site under construction. Considered deliverable within 5 years.
2955	Chadderton South	Land at Saint Georges Square, Chadderton, OL9 9NU	BF	0.14	9	8	Y	Y	Y	Y	4	0	0	0	Small site under construction. Considered deliverable within 5 years.
2859(1)	Coldhurst	Boundary Park, Furtherwood Road, Oldham	BF	0.71	42	30	Y	Y	Y	Y	21	0	0	0	Large site with 9 units forecasted for completion during 2011/12. Remaining 21 units considered deliverable within 5 years.
2878	Coldhurst	49 King Street, former Star Inn public house, Oldham, OL8 1DP	COU	0.02	460	7	Y	Y	Y	Y	7	0	0	0	Small site under construction. Considered deliverable within 5 years.
2906	Coldhurst	16a, 16b, 18c, 18 Union Street, Oldham, OL1 1BD	CON	0.06	67	2	Y	Y	Y	Y	1	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Active	First 5 years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2998	Crompton	Land adjacent to Greenhill Farm High Crompton Oldham OL2 7PB	BF	0.07	28	2	Y	Y	Y	Y	0	0	0	0	1 unit considered deliverable within 5 years.
2446	Crompton	Land adj. To 124 Oldham Rd	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site with 2 units forecasted for completion during 2011/12 therefore not included in five-year supply.
2097	Fallsworth East	Oak Hill Stables, Daisy Nook, Fallsworth M35 9WU (barn conversion)	CGF	0.04	25	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2312	Fallsworth East	Garage site to rear of 27-35 Glenmore Drive	BF	0.15	7	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2844	Fallsworth East	Former farm house, Brick Hall Farm, Fallsworth Road, Fallsworth, M35 9NN	BF	0.10	100	10	Y	Y	Y	Y	9	0	0	0	Large site with 1 unit forecasted for completion during 2011/12. Remaining 9 units considered deliverable within 5 years.
2853	Fallsworth East	154 Medlock Road, Fallsworth, M35 9WP	BF	0.04	100	4	Y	Y	Y	Y	3	0	0	0	Small site under construction. Considered deliverable within 5 years.
2871	Fallsworth East	11 Holt Lane, Fallsworth, M35 9QG	BF	0.12	117	14	Y	Y	Y	Y	9	0	0	0	Large site with 5 units forecasted for completion during 2011/12. Remaining 9 units considered deliverable within 5 years.
2512	Fallsworth West	Land adj., 19 Albert Street West, Fallsworth, M35 0JN	BF	0.01	244	2	Y	Y	Y	Y	2	0	0	0	Small site under construction. Considered deliverable within 5 years.
2809	Fallsworth West	Land to their rear of 114 Lord Lane, Fallsworth	BF	0.08	13	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2845	Fallsworth West	52 Old Road, Fallsworth, Manchester	CON	0.03	200	6	Y	Y	Y	Y	6	0	0	0	Small site under construction. Considered deliverable within 5 years.
2847	Fallsworth West	Land side of 13 Greaves Avenue, Fallsworth, Manchester M35 0MA	BF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2858	Fallsworth West	Land adj. to Station Mews and 8 Hardman Lane, Fallsworth	BF	0.06	150	9	Y	Y	Y	Y	0	0	0	0	Small site under construction. Considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avaliable	Active	First 5 years	Years 6 to 10	Years 11 to 15	Years +	Deliverability Comments
2904	Fallsworth West	Land at Cae son Street, Fallsworth, M35 0ED	BF	0.10	40	4	Y	Y	Y	Y	0	0	0	0	Small site with 4 units forecasted for completion during 2011/12 therefore not included in five-year supply.
2981	Fallsworth West	The Meadows, Fallsworth Road, Fallsworth, Manchester, M35 9NN	BF / GF	-	-	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2988	Hollinwood	Hawthorn Road, Hollinwood, Oldham, OL8 3QF	BF	0.05	60	3	Y	Y	Y	Y	1	0	0	0	Small site with 2 units forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.
2258	Medlock Vale	14 Copster Hill Rd	COU	0.01	100	2	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2989	Medlock Vale	Land at Schofield Street, Ashton Road and Copsterhill Road, Oldham	BF	3.26	37	121	Y	Y	Y	Y	83	0	0	0	Large site with 38 units forecasted for completion during 2011/12. Remaining 83 units considered deliverable within 5 years.
2246	Royton North	Land adj. Springfield Lane	BF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2803	Royton North	Land off Middleton Road, Streetbridge, Chadderton, Oldham	BF	0.03	40	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2850	Royton North	Land at Hightorne Green, Royton, Oldham	GF	0.07	29	2	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2398	Royton South	Land to the rear of Hebron Street, Heyside, Royton, Oldham	BF	0.10	10	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2813	Royton South	7-9 Low Crompton Road, Royton, Oldham	BF	0.06	17	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2922	Royton South	70-72 Heyside, Royton, OL2 6LS	CON	0.02	125	2	Y	Y	Y	Y	1	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Active	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2053	Royton South	37 & 39 Park Street, Royton	BF	0.02	200	4	Y	Y	Y	4	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2029	Saddleworth North	Long House, Long Lane, Dobcross OL3 5QH	COU	0.04	125	5	Y	Y	Y	3	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2062(2)	Saddleworth North	Land at Grove House (Plots 2 & 3), 26 Huddersfield Road, Delph OL3 5EG	BF	0.10	20	2	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2325	Saddleworth North	1-5 Ripponden Road, Denshaw	COU	0.06	83	5	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.	
2430	Saddleworth North	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.10	20	3	Y	Y	Y	3	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2462	Saddleworth North	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	100	1	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2507	Saddleworth North	Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	CGF	0.04	23	1	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.	
2815	Saddleworth North	Land opposite 7, 9 and 11 Delph Road, Denshaw, Oldham	BF	0.12	25	3	Y	Y	Y	0	0	0	0	Small site with 2 units forecasted for completion during 2011/12 therefore not included in five-year supply.	
2874	Saddleworth North	Barn adjacent to Dale Farm, Dale Lane, Delph, Oldham, OL3 5HY	CGF	0.03	33	1	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.	
2887	Saddleworth North	Barn at side of Green Leach Farm, Off Shiloh Lane, Strinesdale, Oldham	CGF	0.15	7	1	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.	
2909	Saddleworth North	Doyen House, 8 Buckley Drive, Denshaw, OL3 5RT	BF	0.06	17	1	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.	
2930	Saddleworth North	9 & 11 Delph Road, Denshaw, OL3 5RY	BF	-	-	1	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.	

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avaliable	Active*	First 5 years	Years 6 to 10	Years 11 to 15	Years +	Deliverability Comments
2936	Saddleworth North	Land adj 27 Clifton Holm, Delph, OL3 5EZ	BF	0.08	12.5	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
3026	Saddleworth North	Blackhorse Inn, Oldham Road, Denshaw OL3 5SL	COU	0.08	38	3	Y	Y	Y	Y	2	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 2 units considered deliverable within 5 years.
2369	Saddleworth North	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.30	63	19	Y	Y	Y	Y	0	19	0	0	Large site under construction although stalled. Not considered deliverable within 5 years.
2447	Saddleworth North	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	35	45	Y	Y	Y	Y	30	0	0	0	Large site under construction although stalled. Considered deliverable within 5 years.
1460	Saddleworth South	Land off Friezland Lane (behind Oak View Mill), Greenfield	BF	0.40	53	21	Y	Y	Y	Y	1	0	0	0	Large site with 6 units forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.
2146	Saddleworth South	Royal George Mills, Friezland	BF	1.05	63	66	Y	Y	Y	Y	27	0	0	0	Large site under construction although stalled. Considered deliverable within 5 years.
2254	Saddleworth South	Ladcastle Cottage, Ladcastle Rd	CON	0.04	25	1	Y	Y	Y	Y	1	0	0	0	Small site under construction since 2003. All dwellings will be delivered within 5 years.
2432	Saddleworth South	28 Carr Lane, Greenfield, OL3 7AX	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2807	Saddleworth South	15 Manchester Road, Greenfield Oldham	COU	0.01	300	2	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2838	Saddleworth South	Land at High Barnes, The Park, Off Park Lane, Greenfield, Oldham, OL3	BF	0.05	42	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2927	Saddleworth South	Lower Hills Farm, Burnedge Lane, Grasscroft, OL4 4DZ	BF	0.02	50	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Active	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2932	Saddleworth South	Oak View Park, Off Friezland Lane, Greenfield	BF	0.03	66	2	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2091	Saddleworth South	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	54	99	Y	Y	Y	Y	87	0	0	0	Large site with 1 unit forecasted for completion during 2011/12. Remaining 87 units considered deliverable within 5 years.
0136	Saddleworth West & Lees	Land at Rhodes St/Owen Fold	BF	0.51	35	18	Y	Y	Y	Y	4	0	0	0	Large site under construction. Considered deliverable within 5 years.
1882	Saddleworth West & Lees	Land at Cooper Street Springhead	GF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2019	Saddleworth West & Lees	29 Thornley Lane, Grotton	BF	0.13	8	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2081	Saddleworth West & Lees	Site of former Athens Mill, Brook Lane (Athens Way)	BF	0.61	39	24	Y	Y	Y	Y	9	0	0	0	Large site with 3 units forecasted for completion during 2011/12. Remaining 9 units considered deliverable within 5 years.
2196	Saddleworth West & Lees	Rio 737, Huddersfield Road	GF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2311(1)	Saddleworth West & Lees	Former Acorn Mill Site, Mellor Street, Lees, Oldham. OL4 3DH	BF	0.20	80	16	Y	Y	Y	Y	16	0	0	0	Large site under construction. Considered deliverable within 5 years.
2326	Saddleworth West & Lees	Land off New Street, Lees	BF	0.09	102	9	Y	Y	Y	Y	9	0	0	0	Small site under construction. Considered deliverable within 5 years.
2483	Saddleworth West & Lees	Land adj to 1-3 Radcliffe Street, Springhead	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2772	Saddleworth West & Lees	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	78	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2841	Saddleworth West & Lees	694A Huddersfield Road, Lees, OL4 3PZ	BF	0.03	120	3	Y	Y	Y	Y	0	0	0	0	Small site with 3 units forecasted for completion during 2011/12 therefore not included in five-year supply.
2917	Saddleworth West & Lees	173 Oldham Road, Springhead, OL4 4QJ	CON	0.01	200	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avaliable	Available	First 5 years	Years 6 to 10	Years 11 to 15	Years +	Deliverability Comments
2958	Saddleworth West & Lees	Land at 312 Den Lane, Springhead, Oldham	BF	0.04	25	1	Y	Y	Y	0	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2974	Saddleworth West & Lees	122 Saint John Street, Lees, Oldham OL4 3DU	CON	0.01	200	2	Y	Y	Y	1	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.
2975	Saddleworth West & Lees	2 Walkers View, Springhead, Oldham, OL4 4QY	BF	-	-	1	Y	Y	Y	0	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
3025	Saddleworth West & Lees	Manor Farm, Knowls Lane, Oldham OL4 5RU	CON	0.06	17	1	Y	Y	Y	0	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2370	Shaw	Lyon Mill, Crompton Way, Shaw	BF	0.36	67	24	Y	Y	Y	11	0	0	0	0	Large site under construction. Considered deliverable within 5 years.
2408	Shaw	Land adj. 244 Buckstones Rd, Shaw OL2 8LS	BF	0.09	11	1	Y	Y	Y	1	0	0	0	0	Small site under construction. Considered deliverable within 5 years.
2970	Shaw	Land adj. 2 Lyon Street, Shaw, Oldham OL2 7RU	BF	0.01	160	2	Y	Y	Y	1	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.
2510	Shaw	Land adj. 1 Shore Avenue, Shaw, Oldham, OL2 8DA	BF	0.02	44	1	Y	Y	Y	0	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
1182	St James	Land rear of 433-463 Ripponden Road, Oldham	BF	0.12	50	6	Y	Y	Y	6	0	0	0	0	Small site under construction. Considered deliverable within 5 years.
2376	St James	Land at Flint Street, Oldham OL1 4EX	BF	0.23	61	14	Y	Y	Y	10	0	0	0	0	Large site with 2 units forecasted for completion during 2011/12. Remaining 10 units considered deliverable within 5 years.
2976	St James	Land at Clyde Street, Watersheddings, Oldham	BF	0.09	44	4	Y	Y	Y	0	0	0	0	0	Small site with 4 units forecasted for completion during 2011/12 therefore

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Active	First 5 years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2318	St James	1 Conduit Street, Moorside	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	not included in five-year supply.
2911	St James	The Barn, Broadbent Farm, Broadbent Road, Oldham	CGF	0.07	14	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
0285	St Mary's	Land bounded by St. Mary's Way, Egerton St., Horsdale St., Mackintosh Way	BF	2.50	37	93	Y	Y	Y	Y	93	0	0	0	Small site under construction. Considered deliverable within 5 years.
1786	St Mary's	Land opp., Roundthorn Primary School, Roundthorn Road, Oldham	BF	0.11	54	6	Y	Y	Y	Y	5	0	0	0	Large site under construction. Considered deliverable within 5 years.
2316	St Mary's	Land at 302/304 Lees Road, Oldham	COU	0.01	200	2	Y	Y	Y	Y	2	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 5 units considered deliverable within 5 years.
2903	St Mary's	183 Greengate Street, Glodwick, Oldham	BF	0.01	118	1	Y	Y	Y	Y	0	0	0	0	Small site under construction. Considered deliverable within 5 years.
2947	St Mary's	308-310 Lees Road, Oldham OL4 1NZ	BF	-	-	4	Y	Y	Y	Y	2	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2991	St Mary's	Land at Wastwater Street, Oldham, OL1 3JH	GF	0.14	36	5	Y	Y	Y	Y	0	0	0	0	Small site with 5 units forecasted for completion during 2011/12 therefore not included in five-year supply.
3020	St Mary's	78 Yorkshire Street, Oldham, OL1 1SR	COU	0.00	222	1	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2412	St Mary's	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.12	483	58	Y	Y	Y	Y	0	58	0	0	Large site under construction although stalled. Not considered deliverable within 5 years.
2774	St Mary's	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham	BF	0.11	539	57	Y	Y	Y	Y	0	57	0	0	Large site under construction although stalled. Not considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avaliable	Active	First 5 years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2198	Waterhead	Land adj 24 Morley St	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2810	Waterhead	Land at corner of Dudley Street and Abercorn Street, Oldham	BF	0.10	80	8	Y	Y	Y	Y	0	0	0	0	Small site with 1 unit forecasted for completion during 2011/12 therefore not included in five-year supply.
2127	Werneth	1 & 3 Ross Street	BF	0.01	100	1	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2948	Werneth	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.03	67	2	Y	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
2971	Werneth	Land at the rear of 103/105 Newport Street, Oldham	BF	0.22	9	2	Y	Y	Y	Y	1	0	0	0	Small site with 1 unit forecasted for completion during 2011/12. Remaining 1 unit considered deliverable within 5 years.
2979	Werneth	Land at South Werneth, bounded by Suffolk Street, Union Street, Spencer Street and Mill Lane, Oldham, OL9 7DH	BF	3.37	33	112	Y	Y	Y	Y	110	0	0	0	Large site with 2 units forecasted for completion during 2011/12. Remaining 110 units considered deliverable within 5 years.

15 Appendix E - Sites with Planning Permission

Housing Land Data Ref no	Ward	Site Location	Land Type	Area (Ha)	Intrate Density	Intrate Capacity	HMR	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2902	Alexandra	Land adj. 63 Meldrum Street, Oldham OL8 1NU	BF	0.06	71	4	Y	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2968	Alexandra	100 Alt Lane, Oldham, OL8 2EX	COU	-	2	Y	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2986	Alexandra	Land at Byland Avenue, Oldham	BF	0.04	50	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
3014	Alexandra	2 Honeywell Lane, Oldham, OL8 2AA	COU	0.09	22	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
3019	Alexandra	428 Park Road, Oldham, OL8 2AZ	COU	-	1	Y	Y	Y	Y	Y	0	0	0	0	Start recorded. Small site. Considered deliverable within 5 years.
2504	Chadderton Central	Crossley Estate, off Denton Lane and Walsh Street, Chadderton, Oldham	BF	7.90	57	85	Y	Y	Y	Y	85	0	0	0	Large site part of PF14. Considered deliverable within 5 years.
2781	Chadderton Central	Rear of 58 Queens Road, Chadderton	BF	0.15	14	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2895	Chadderton Central	1 Fountains Walk, Chadderton, OL9 8PX	BF	0.02	59	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2899	Chadderton Central	Land adj. 32 Laure Avenue, Chadderton, Oldham, OL9 9NJ	GF	0.04	25	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2222	Chadderton North	Nodgate Farm, Cragg Road	CGF	0.04	75	3	Y	Y	Y	Y	0	3	0	0	Small site. Not considered deliverable within 5 years.
2808	Chadderton North	Hilltop Farm, Chadderton, Oldham	CGF	0.18	28	5	Y	Y	Y	Y	5	0	0	0	Small site. Considered deliverable within 5 years.
2843(1)	Chadderton North	5 Cinder Hill Lane, Chadderton, Oldham, OL12SX	GF	-	1	Y	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2290	Coldhurst	Land off Dew Way, Oldham	BF	1.05	45	47	Y	Y	Y	Y	47	0	0	0	Large site part of PF14. Considered deliverable within 5 years.
2831	Coldhurst	53 - 55 King Street (formerly Riley Snooker Club and Wigson and Sonsomby Solicitors), Oldham, OL8 1EU	BF	0.15	840	126	Y	Y	Y	Y	0	126	0	0	Large site comprising apartments. Not considered deliverable within 5 years.
2859	Coldhurst	Boundary Park, Futherford Road, Oldham	BF	7.80	89	693	Y	Y	Y	Y	150	150	20	0	Phase 1 (2859(1)) under construction. Large site. Delivery split over the short, medium and long term due to build-out rate of 30dpa applied.
2961	Coldhurst	North House, Rochdale Road, Oldham	BF	0.70	40	28	Y	Y	Y	Y	28	0	0	0	Large site. Considered deliverable within 5 years.
2967	Coldhurst	Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	BF	-	1	Y	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3017	Coldhurst	62 Colwyn Street, Oldham, OL9 8BE	COU	0.01	137	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2775	Crompton	Oak Works, Moor Street, Shaw, Oldham	BF	0.04	250	10	Y	Y	Y	Y	10	0	0	0	Large site. Considered deliverable within 5 years.
2889	Crompton	Land at Blakelock Street, Shaw, Oldham	BF	0.07	56	4	Y	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.

Housing Land Date Range	Ward	Site Location	Land Type	Area (Ha)	Intrale Density	Intrale Capacity	HMR	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2900	Crompton	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	56	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2919	Crompton	Hillcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	45	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2995	Crompton	Land to side of 60 Rufford Close, Shaw, Oldham, OL2 7LB	BF	0.05	60	3	Y	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
3001	Crompton	11 Sweetbriar House, Glebe Street, Shaw, Oldham, OL2 7SZ	BF	-	2	Y	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
3024	Crompton	452 Shaw Road, Royton, Oldham, OL2 6PG	COU	-	2	Y	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2657	Falsworth East	Land off Ashton Road East, Falsworth, Manchester (former Macedonia United Reform church)	BF	0.14	30	4	Y	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2888	Falsworth East	201 Ashton Road East, Falsworth, M35 9PP	CON	0.02	83	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2992	Falsworth East	Land adj. 8a Hillingdon Close, Hollinwood, Oldham, OL8 3QU	BF	0.03	66	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2997	Falsworth East	Land at rear of 103/107 Ashton Road East, Falsworth, M35 9PR	BF	0.03	33	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2357	Falsworth West	Land adj to 265 Oldham Road, Falsworth	BF	0.13	169	22	Y	Y	Y	Y	22	0	0	0	Large site. Considered deliverable within 5 years.
2770	Falsworth West	Land off Hughes Close, Hale Lane, Falsworth	BF	0.05	80	4	Y	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2819	Falsworth West	Land between 16 and 18 Propps Hall Drive, Falsworth	BF	0.07	28	2	Y	Y	Y	Y	2	0	0	0	Small site. Time limit granted to planning permission. Considered deliverable within 5 years.
2915	Falsworth West	Land adj. 48 Norfolk Crescent, Falsworth, Manchester	BF	0.03	40	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2994	Falsworth West	Land between 21/23 Elm Street, Falsworth, Manchester M35 0AF	BF	0.07	14	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3008	Falsworth West	Site of The Brookdale, Coronation Road, Falsworth, M35 0LT	BF	127	0	28	Y	Y	Y	Y	28	0	0	0	Large site. Considered deliverable within 5 years.
2953	Hollinwood	Land at Byron Green, Byron Street, Hollinwood, Oldham	BF	0.56	48	27	Y	Y	Y	Y	27	0	0	0	Large site. Considered deliverable within 5 years.
3010	Hollinwood	419-421 Hollins Road, Oldham OL8 3TL	COU	0.01	200	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
3023	Hollinwood	207 Chapel Road, Oldham, OL8 4QL	COU	-	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.	
2367	Medlock Vale	Greenhurst Crescent, Fitton Hill	BF	0.65	49	32	Y	Y	Y	Y	32	0	0	0	Large cleared site. Considered deliverable within 5 years.
2778	Medlock Vale	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	7.30	26	192	Y	Y	Y	Y	150	42	0	0	Clearance has taken place to make site ready for development. Large site part of PFI4. Delivery split over the short and medium term due to build-out rate of 300pa applied.

Housing Land Date Ref	Ward	Site Location	Land Type	Area (Ha)	Intrale Density	Intrale Capacity	HMR	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2872	Medlock Vale	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	50	10	Y	Y	Y	Y	10	0	0	0	Large site. Considered deliverable within 5 years.
2896	Medlock Vale	Land at Rosary Road, Oldham, OL8 2QE	BF	1.56	47	72	Y	Y	Y	Y	72	0	0	0	Large cleared site. Considered deliverable within 5 years.
2918	Medlock Vale	53 Langham Road, Oldham, OL8 1AX	BF	0.05	40	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2938	Medlock Vale	Land at Crofton Street, Oldham	BF	0.04	50	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2949	Medlock Vale	Angelo House, Byrrth Road, Oldham, OL8 2TJ	BF	0.09	4	4	Y	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
2956	Medlock Vale	Land off Thatcher Street, Oldham, OL8 2JX	BF	0.10	30	3	Y	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
2960	Medlock Vale	Fittin Hill Junior School, Keswick Avenue, Oldham, OL8 2LD	BF	2.33	33	78	Y	Y	Y	Y	78	0	0	0	Large site. Considered deliverable within 5 years.

Housing Land Data References	Ward	Site Location	Land Type	Area (ha)	House Density	HMR	Suitable	Available	Arable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2912	Royton North	Land to the rear of 2 Holly Brook, Chadderton, Oldham	GF	0.30	7	2	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2942	Royton North	Garage Plot 4, Lorne Avenue, Royton	BF	0.79	4	3	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
2943	Royton North	Land at the side of 5 Cinder Hill Lane, Chadderton, OL12SX	BF	0.09	37	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2959	Royton North	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	100	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2978	Royton North	Land Adj. 12 Kensington Avenue, Royton, Oldham. OL2 5SA	BF	0.02	50	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2910	Royton South	Cowgate Farm, Low Crompton Road, Royton, OL2 6YR	BF	0.03	33	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2945	Royton South	Land off Hebron Street, Royton, Oldham, OL2 6LU	BF	0.10	10	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2965	Royton South	Money Controls Ltd, New Cain Street, Royton, OL2 6JZ	BF	2.53	55	139	Y	Y	Y	0	139	0	0	Large site. Permission linked to relocation of existing business therefore not considered deliverable within 5 years.
2333	Saddieworth North	Rear of 91-95 Stockport Road, Lydgate (Lydgate Smithy)	COU	0.02	50	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2431	Saddieworth North	1 Midgrove Lane, Delph	BF	0.01	100	2	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2478	Saddieworth North	Ballybunion, Redwood Road, Uppermill, Oldham	BF	0.16	6	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2800	Saddieworth North	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	100	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2830	Saddieworth North	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.12	17	2	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2880	Saddieworth North	Freecurch House, 9-11 Church Street, Delph, OL3 5DR	CON	0.04	45	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2881	Saddieworth North	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.08	13	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2913	Saddieworth North	1 Nook Cottages, Thorpe Lane, Austerlands, OL4 3QN	CON	0.05	40	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2934	Saddieworth North	Land at Ladcastle Road, Dobcross	BF	0.49	28	14	Y	Y	Y	14	0	0	0	Large site. Considered deliverable within 5 years.
2935	Saddieworth North	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	BF	0.36	24	9	Y	Y	Y	9	0	0	0	Small site. Considered deliverable within 5 years.
2937	Saddieworth North	135 Den Lane, Springhead, OL4 5SG	BF	0.04	25	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (ha)	Intrude Density	Intrude Capacity	HMR	Suitable	Available	Artistis	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2950	Saddieworth North	Paddock End, Ambrose Crescent, Diggle, OL3 5XG	BF	0.13	8	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2983	Saddieworth North	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	CGF		2		Y	Y	Y	2	0	0	0	0	Small site. Considered deliverable within 5 years.
2984	Saddieworth North	Land off Knowsley Avenue, Springhead, Oldham, North	BF	0.07	57	4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
3000	Saddieworth North	Garage adj. to 15 and 16 Treetops Close, Dobcross, Oldham, OL4 5DS.	BF	0.01	100	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3004	Saddieworth North	Doyen House, 8 Buckley Drive, Denshaw, Oldham, OL3 5RT	BF (CON)	0.06	17	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3005	Saddieworth North	Lower Hilltop Farm, Grains Road, Delph, Oldham, OL3 5RL	BF (CON)	0.05	22	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3007	Saddieworth North	Land at the rear of Saddleworth Business Centre (Lumb Mill)	BF	0.16	63	10		Y	Y	Y	10	0	0	0	Large site. New planning permission granted June 2011. Considered deliverable within 5 years.
3011	Saddieworth North	1 Delph Road, Denshaw, Oldham OL3 5RY	COU	0.03	33	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3015	Saddieworth North	Shillie Farm Barn, Shillie Lane, Strinesdale, Oldham, OL4 3RE	COU	0.03	33	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3022	Saddieworth North	Friarswood House, Oldham Road, Denshaw, Oldham, OL3 5SW	COU		1			Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
1177	Saddieworth South	Land at The Park, Grasscroft, Oldham, OL4 4ES.	BF	0.05	20	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2089(1)	Saddieworth South	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.21	19	4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2137	Saddieworth South	Police Station, Buckley St, Uppermill	CON	0.12	83	10		Y	Y	Y	10	0	0	0	Large site. Planning application submitted for 8 houses to be provided by Registered Provider (will involve demolition of existing building). Considered deliverable within 5 years although capacity may change subject to outcome of current application.
2448	Saddieworth South	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham	BF	0.86	48	41		Y	Y	Y	41	0	0	0	Large site. Considered deliverable within 5 years.
2783	Saddieworth South	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	64	3		Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
2812	Saddieworth South	11 Wharneton Rise, Grasscroft, OL4 4ET	BF	0.07	14	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2857	Saddieworth South	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.08	75	6		Y	Y	Y	6	0	0	0	Small site. Considered deliverable within 5 years.
2940(1)	Saddieworth South	62 - 70 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	1.46	5	7		Y	Y	Y	7	0	0	0	Small site. Considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (ha)	House Density	HMR	Suitable	Available	Auth'd	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2941	Saddleworth South	Land adjacent to 35 Manchester Road, Greenfield, Oldham	BF	0.27	4	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2964	Saddleworth South	694 Huddersfield Road, Lees, OL4 3PZ	CON	-	4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2969	Saddleworth South	Land adjacent to 21 Lovers Lane, Grasscroft, Oldham, OL4 4DP	BF	0.05	20	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3002	Saddleworth South	Tatchins Barn, Church Road, Uppermill, Oldham (CON)	BF	0.02	50	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3013	Saddleworth South	91-95 Stockport Road, Lydgate, Oldham, OL4 4JJ	COU	0.17	12	2	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
0288(1)	Saddleworth West & Lees	Land at former site of Lumb Mill, Delph, Oldham	BF	1.79	27	46	Y	Y	Y	46	0	0	0	Large site. New planning permission granted November 2010. Considered deliverable within 5 years.
2232	Saddleworth West & Lees	Land off Albert Street, Lees	BF	0.06	17	1	Y	Y	Y	0	1	0	0	Small site. Not considered deliverable as at 1 April 2011 as planning permission expired although renewal of planning permission has since been sought.
2846	Saddleworth West & Lees	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	33	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2884	Saddleworth West & Lees	19 Stonebreaks Road, Springhead, OL4 4BZ	CON	0.08	38	2	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2885	Saddleworth West & Lees	Land adj., Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	BF	0.04	25	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2886	Saddleworth West & Lees	150 Oldham Road, Springhead, OL4 5SN	CON	0.03	70	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2890	Saddleworth West & Lees	9 Marsham Close, Grotton, OL4 5RB	BF	0.08	13	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2907	Saddleworth West & Lees	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	BF	0.02	43	1	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (ha)	Intrusive Density	Intrusive Capacity	HMR	Suitable	Available	Artistis	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2908	Saddieworth West & Lees	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ	BF	0.01	125	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2920	Saddieworth West & Lees	Land adjacent to 10 Delphide Close, Springhead, OL4 4PJ	BF	0.05	22	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2921	Saddieworth West & Lees	Land to the rear of 694 Huddersfield Road, Lees, Oldham	BF	0.20	20	4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2977	Saddieworth West & Lees	Land to North of Den Lane, Uppermill, Oldham, OL3 6DD	BF	0.03	66	2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2980	Saddieworth West & Lees	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.10	20	2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2914	Shaw	Park Farm, Millnow Road , Shaw, OL2 8BL	CGF	0.17	12	2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2963(1)	Shaw	Land to rear of 7 - 19 Ashes lane, Springhead, Oldham	GF	0.07	29	2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2985	Shaw	Land Adjacent to 17 Grains Road, Shaw, Oldham, OL2 8HZ	BF	0.06	33	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2993	Shaw	Rushley Fields Farm, Dorset Avenue, Shaw, Oldham, OL2 7DS	BF	0.02	50	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
	Shaw	P & D Northern Steel Ltd, Mosshay, Shaw, Oldham	MX	1.93	41	80		Y	Y	Y	80	0	0	0	Large site. Considered deliverable within 5 years.
2101	St James	Land off Ripponden Road / Cornhill Street	BF	0.22	64	14		Y	Y	Y	14	0	0	0	Large site. Considered deliverable within 5 years.
2276	St James	Land off Acre Lane, Oldham	GF	0.39	46	18		Y	Y	Y	18	0	0	0	Large cleared site in Derker. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.
2515	St James	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.25	44	11		Y	Y	Y	11	0	0	0	Large site. Considered deliverable within 5 years.
2882	St James	49 Ripponden Road, Oldham, OL1 4EW	COU	0.00	222	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2894	St James	Land bounded by Wilkes Street and Hodge Road, Oldham, OL1 4JW	BF	0.06	33	2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
2939	St James	44 Browning Road, Oldham, OL1 4NF	BF	0.03	33	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2982	St James	259-265, Ripponden Road, Oldham, OL4 2RY	BF	0.06	33	4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
2990	St James	London Road, Derker, Oldham	BF	4.20	35	148		Y	Y	Y	148	0	0	0	Large cleared site in Derker. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.
2817	St Mary's	Land adj. to Bowling Green, New Earth Street, Oldham	GF	0.08	88	7		Y	Y	Y	7	0	0	0	Small site. Considered deliverable within 5 years.
2916	St Mary's	Land adj., Bridge Inn PH, Becket Meadow Street, Oldham, OL4 1JE	BF	0.02	50	1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
3016	St Mary's	104 Henshaw Street, Oldham, OL1 2BL (COU)	BF	0.03	267	8		Y	Y	Y	8	0	0	0	Small site. Considered deliverable within 5 years.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (ha)	House Density	Indicate Capacity	HMR	Suitable	Available	Arable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
3018	St Mary's	102 Greengate Street, Oldham, OL4 1EB	COU	-	-	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2120	Waterhead	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.19	48	9	Y	Y	Y	Y	9	0	0	0	Small site. Considered deliverable within 5 years.
2147	Waterhead	Land off Wellyhole Street, Oldham	BF	0.90	25	56	Y	Y	Y	Y	56	0	0	0	Large site. Considered deliverable within 5 years.
2879	Waterhead	380 Huddersfield Road, Oldham, OL4 2EX	CON	0.01	144	1	Y	Y	Y	Y	1	0	0	0	Small scale conversion. Deliverable within 5 years.
2924	Waterhead	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.37	95	35	Y	Y	Y	Y	35	0	0	0	Large site. Hotel cleared and ready for development. Considered deliverable within 5 years.
2996	Waterhead	65 Esther Street, Oldham, OL4 3EP	CON	-	-	2	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2659	Werneth	Land at North Werneth Zone 2. Land east of St Johns bounded by Alfred St, Featherstall Rd South and Ponter St	BF	0.49	61	30	Y	Y	Y	Y	30	0	0	0	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Site split with the PCT for development of a LIFT centre. Remainder of site considered deliverable within 5 years.
2661	Werneth	Land at North Werneth Zone 4. Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.	BF	1.00	62	62	Y	Y	Y	Y	62	0	0	0	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.
2662	Werneth	Land at North Werneth Zone 5. Land bounded by Hartford Mill to the west, Edward Street to the north, and Mine Street to the east	BF	1.39	52	72	Y	Y	Y	Y	72	0	0	0	Large site partly owned by Oldham Council. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.
2663	Werneth	Land at North Werneth Zone 6 (Hartford Mill; Edward St)	BF	2.70	59	158	Y	Y	Y	Y	0	158	0	0	Large site requiring refurbishment / demolition of listed mill building. Falls within a former HMR Intervention Area. Not considered deliverable within 5 years.
2849(1)	Werneth	Land adj., 101 Park Street, Oldham, OL8 1EQ	BF	0.02	50	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2893	Werneth	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	BF	0.07	75	5	Y	Y	Y	Y	5	0	0	0	Small site. Considered deliverable within 5 years.
2901	Werneth	Beech House, Springbank Street, Oldham, OL8 4LH	BF	0.07	114	8	Y	Y	Y	Y	8	0	0	0	Small site. Considered deliverable within 5 years.
2952	Werneth	Marian Walker House, Frederick Street, Oldham, OL8 1SW	BF	0.90	13	12	Y	Y	Y	Y	12	0	0	0	Large site. Considered deliverable within 5 years.
2987	Werneth	115 Windsor Road, Oldham, OL8 1RQ	GF	0.04	25	1	Y	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
2999	Werneth	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	31	64	Y	Y	Y	Y	64	0	0	0	Large site. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.
3021	Werneth	Belford College, Orange Avenue, Oldham, OL8 4EL	COU	-	-	2	Y	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.

16 Appendix F - S106

Table 18 Sites subject to a Section 106 Planning Obligation

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avaliable	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
1852	Alexandra	Land at Estate Street	BF	0.03	33	1	Y	Y	Y	Y	0	1	0	0	Small site unlikely to come forward in next five years given S106 has not been signed in last 8 years. Considered developable within the medium term.
2923	Crompton	Former Roundabout Tyres, Crompton Way, Shaw, OL2 7AF (adjacent to Lyon Mill development)	BF	0.07	90	6	Y	Y	Y	Y	6	0	0	0	S106 for POS being negotiated. Adjacent development well underway. Small site considered deliverable within 5 years.
3006	Falloworth East	Land at Cheetham Street, Fallsworth, Manchester, M35 9DS	BF	0.22	59	13	Y	Y	Y	Y	13	0	0	0	Large site. Considered deliverable within 5 years.
1782	Medlock Vale	Land at Gainsborough Avenue	BF	0.25	20	5	Y	Y	Y	Y	0	5	0	0	Small site unlikely to come forward in next five years given S106 has been signed in last 10 years. Considered developable within the medium term.
2821	Royton South	Corner of Edge Lane Street/High	BF	0.80	78	63	Y	Y	Y	Y	63	0	0	0	Large site. Considered deliverable within

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
		Barn Street, Royton, Oldham													5 years however would require the relocation of existing business(s).
2925	Saddleworth North	Walhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB	BF	3.10	13	40	Y	Y	Y	Y	40	0	0	0	Large site. Considered deliverable within 5 years however would require the relocation of existing business(s).
2654	Saddleworth South	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham	GF	0.33	73	24	Y	Y	Y	Y	0	24	0	0	Large site unlikely to come forward in next five years due to current market conditions. Considered developable within the medium term.
2207	St Mary's	Land adj...308 Waterloo Street, Oldham, OL4 1ER	BF	0.06	83	5	Y	Y	Y	Y	5	0	0	0	Small site. Considered deliverable within 5 years.
2856	St Mary's	Former Territorial Army Centre, Rifle Street, Oldham, OL1 3DN	BF	0.40	75	30	Y	Y	Y	Y	30	0	0	0	Large site. Considered deliverable within 5 years.

17 Appendix G - Others

'Other' Sites

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avalable	Attribute	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2118	Alexandra	Estate S/Pannure St	BF	0.06	83	5	Y				0	0	5	0	Cleared site, but no progress since application approved. Unlikely to come forward until local market changes, or intervention is made. Site considered developable within the medium to long term.
1833	Chadderton Central	Land adj. Millard Hse, Millard St	BF	0.04	25	1	Y	Y	0	0	1	0	0	0	Small site. Planning permission expired 2008. Considered developable within the medium to long term.
2281	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	CGF	0.01	100	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2652	Chadderton Central	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	BF	0.07	14	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2926	Chadderton Central	131 Foxdenton Lane, Chadderton, M24 1GN	BF	0.03	73	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2244	Chadderton North	25-31 Mill Brow, Chadderton	COU	0.01	100	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2506	Chadderton North	Heads Green Farm, Heads Green, Chadderton, OL1 2SP	CGF	0.05	19	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2840	Chadderton North	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.10	60	6	Y	Y	0	6	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
0019	Coldhurst	Grosvenor Hall, Ward Street	BF	0.48	13	9	Y	Y	0	0	6	0	0	0	Granted permission in 1995. Partly built out many years back. No evidence of remaining plots coming forward. Considered developable within the medium term.
2012	Coldhurst	Land at Ruskin Street	BF	0.09	33	3	Y	Y		0	0	0	0	0	Site has been deleted from supply as included within a larger site that falls within the potential housing land supply (SHAA Ref 346).
2409	Coldhurst	Land off Booth Hill Lane	BF	0.42	41	17	Y	Y	Y	0	17	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2503	Coldhurst	Land at 67 Godson Street (Apollo Day Nurseries Ltd), Oldham, OL1 2DB	BF	0.07	286	20	Y	Y	0	20	0	0	0	0	Large site. Planning permission expired 2009 although S106 never signed. Considered developable within the medium term.
2517	Coldhurst	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	49	3	Y	Y	0	3	0	0	0	0	Small site, deliverable within 5 years. Planning permission expired so moved out of 5 year supply.
2793	Coldhurst	Oldham NHS Trust, Westulme Avenue, Oldham, OL1 2PN	BF	2.45	43	105	Y	Y	Y	0	105	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2835	Coldhurst	Land at Dunbar Street, Oldham	BF	0.10	80	8	Y	Y	Y	0	8	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicate Density	Indicate Capacity	HMR	Suitable	Avalable	Available	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
1658	Crompton	Land at 223A, Rochdale Road	BF	0.08	13	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2011 and renewed twice as unaltered scheme. Considered developable within the medium term.
2166	Crompton	New Barn Junior School, Kings Rd, Shaw	BF	0.43	30	13		Y	Y	Y	0	13	0	0	Large site. Planning permission expired 2006. Considered developable within the medium term.
2277	Crompton	128 Oldham Rd, Shaw	COU	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2773	Crompton	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	40	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2667	Falsworth East	Land at rear of 18-20 Wagstaffe Drive, Falsworth, Oldham	BF	0.05	20	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
1772	Falsworth West	Land off Hale Lane/Stanhope Way	BF	0.04	100	4		Y	Y	Y	0	0	4	0	Small site. Planning permission expired 2003. Considered developable within the medium to long term.
2291	Falsworth West	Land at rear of 15 Bethel Ave (Land at Booth Street), Falsworth	BF	0.06	33	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2375	Falsworth West	34-36 Miriam Street, Falsworth	BF	0.05	60	3		Y	Y	Y	0	3	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2407	Falsworth West	Former United Reform Church, Victoria St / Oldham Rd, Falsworth	BF	0.06	217	13		Y	Y	Y	0	13	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2842	Falsworth West	Land off Hale Lane/Hughes Close, Falsworth, Manchester	BF	0.42	90	38		Y	Y	Y	0	38	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2119	Hollinwood	Land to rear of 31 Oak Rd, Hollinwood	BF	0.08	38	3		Y	Y	Y	0	0	3	0	Small site. Planning permission expired 2005. Considered developable within the medium to long term.
2249	Hollinwood	231 Hollins Road	COU	0.01	111	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2397	Hollinwood	609 Hollins Road	COU	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2514	Hollinwood	Land adjacent to 510 Chamber Road, Oldham	BF	0.02	46	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2650	Hollinwood	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	179	12		Y	Y	Y	0	12	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2777	Hollinwood	Prescott's Garage, Cloves Street, Hollinwood, Oldham	CON	0.01	100	1		Y	Y	Y	0	1	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
1779	Medlock Vale	Land at Wilson Street	BF	0.23	13	3		Y	Y	Y	0	0	3	0	Application withdrawn. Small site considered developable in medium to long term.
2225	Medlock Vale	Land off Tanners Fold, Fitton Hill, Oldham	BF	0.16	50	8		Y	Y	Y	0	8	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2358	Medlock Vale	Land off Nicholas Road (Eastside), Oldham	BF	0.21	19	4		Y	Y	Y	0	4	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avalable	Arable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2419	Medlock Vale	Land at Crofton Street, Oldham	BF	0.04	50	2	Y	Y	0	0	0	2	0	0	Small site. Planning permission expired 2008. Considered developable within the medium to long term.
2445	Medlock Vale	Corner of Gainsborough Avenue (Chyddesdale Works)	CON	0.15	53	8	Y	Y	0	0	0	8	0	0	Small site. Planning permission expired 2009. Temporary planning permission granted for prayer room. Considered developable within the medium to long term.
1274	Royton North	1-9 Dogford Rd	BF	0.05	80	4	Y		0	0	4	0	0	0	Small site. Planning permission expired. Considered developable within the medium to long term.
1331	Royton North	Land off Malvern Close, Royton, Royton	BF	0.05	80	4	Y	Y	0	4	0	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
1655	Royton North	Barn1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SL	CGF	0.02	50	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2160	Royton North	Land adjacent to Hamilton Avenue Royton Oldham	BF	0.14	21	3	Y	Y	0	3	0	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2168	Royton North	389-395 Middleton Rd, Royton (Lorne Avenue)	BF	0.11	30	3	Y	Y	0	0	0	3	0	0	Small site. Planning permission expired 2006. Considered developable within the medium to long term.
2399	Royton North	Land adj. 323 Middleton Rd, Royton	BF	0.02	50	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2416	Royton North	Land adj. 51 Dogford Road, Royton	BF	0.05	20	1	Y		0	0	1	0	0	0	Small site. Planning permission expired 2008. Considered developable within the medium to long term.
2511	Royton North	Land adj. Halfway House, 499 Rochdale Road, Royton, OL2 5RY	BF	0.07	31	2	Y	Y	0	2	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2518	Royton North	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	13	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2771	Royton North	Land off Royton (former garage court)	BF	0.29	97	28	Y	Y	0	28	0	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2785	Royton North	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.42	169	71	Y	Y	0	71	0	0	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2132	Royton South	Brownlow Farm, Hebron Street, Royton	BF	0.11	27	3	Y		0	0	3	0	0	0	Small site. Planning permission expired 2007. Considered developable within the medium to long term.
2403	Royton South	Treetops, 2 Sunfield Cres, Royton	BF	0.04	25	1	Y		0	0	1	0	0	0	Small site. Planning permission expired 2008. Considered developable within the medium to long term.
1082	Saddoworth North	Land at Saint Annes Sq	BF	0.07	29	2	Y		0	0	2	0	0	0	Small site. Planning permission expired. Considered developable within the medium to long term.
2062(3)	Saddoworth North	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	CON	0.78	4	2	Y	Y	0	2	0	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2136	Saddoworth North	Barn adj. Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham	CGF	0.01	100	1	Y	Y	0	1	0	0	0	0	Small site. Planning permission expired 2011. Considered developable within the medium term.
2140	Saddoworth North	Edge Hill farm, Dark Lane, Delph	CGF	0.01	100	1	Y	Y	0	0	1	0	0	0	Small site. Planning permission expired 2007. Considered developable within the medium to long term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avalable	Available	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2197	Saddoworth North	Springmeadow, 6, Ladcastile Rd, Dobcross	BF	0.06	17	1		Y		0	0	1	0	0	Small site. Planning permission expired 2008. Considered developable within the medium to long term.
2236	Saddoworth North	Land off Knowsley Avenue, Springhead, Oldham	BF	0.07	60	4		Y	Y	0	4	0	0	0	Small site. Planning permission expired 2011. Considered developable within the medium term.
2248	Saddoworth North	Land at rear of 32 Thorne Lane	BF	0.06	17	1		Y		0	0	1	0	0	Small site. Planning permission expired 2007. Considered developable within the medium to long term.
2282	Saddoworth North	Land adjacent to 3 Midgrove Lane	BF	0.06	17	1		Y	Y	0	1	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2293	Saddoworth North	Land at Friarswood, Oldham Road	CON	0.30	13	4		Y	Y	0	4	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2322	Saddoworth North	Mill Croft House, Mill Croft Lane	COU	0.07	14	1		Y	Y	0	1	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2423	Saddoworth North	24 The Square, Dobcross, OL3 5AA	COU	0.01	200	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2443	Saddoworth North	Nebo Farm, Whitegate Lane, Stunsdale	CGF	0.01	100	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2779	Saddoworth North	Ramsdough Farm, Oldham Road, Denshaw, OL3	CON	0.37	8	2		Y	Y	0	2	0	0	0	Large site. Planning permission expired 2009. Considered developable within the medium term.
2782	Saddoworth North	Shaynere, Delph New Road, Delph, OL3 5BY	BF	0.40	3	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2792	Saddoworth North	Whitegate Cottage, Whitegates Lane, Strinesdale, OL4 3RF	BF	0.13	8	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2832	Saddoworth North	Land adj., 842 Huddersfield Road, Austerlands, OL4 4BA	BF	0.08	25	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2833	Saddoworth North	Mill House, Woodbrook Road, Springhead Oldham, OL4 4BS	BF	0.09	11	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2834	Saddoworth North	Husteads Farm, Husteads Lane, Dobcross, OL3 5RA	GF	0.02	50	1		Y	Y	0	1	0	0	0	Small site. Planning permission expired 2011. Considered developable within the medium term.
2855	Saddoworth North	Land at Near Moordale, Huddersfield Road, Diggle, OL3 5NT	BF	0.08	13	1		Y	Y	0	1	0	0	0	Small site under-construction. Remaining units considered deliverable within 5 years although an intended planning application expected that may reduce capacity.
2860	Saddoworth North	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	BF	1.70	36	33		Y	Y	25	0	0	0	0	Large site under-construction. Remaining units considered deliverable within 5 years although an intended planning application expected that may reduce capacity.
1830	Saddoworth South	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	8	1		Y	Y	0	0	1	0	0	Small site. Planning permission expired 2007. Considered developable within the medium to long term.
2030	Saddoworth South	Former Greenfield Co-op. Manchester Road, Greenfield	CON	0.04	50	2		Y	Y	0	0	2	0	0	Small site. Planning permission expired 2006. Considered developable within the medium to long term.
2156	Saddoworth South	R/o Victoria House, Hign St, Uppermill	BF	0.03	67	2		Y	Y	0	2	0	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Awaiting	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2204	Saddoworth South	Land at Grove Bank, Rush Hill Rd, Uppermill	BF	0.19	5	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2296	Saddoworth South	Land opposite 37 Manchester Rd, Greenfield	BF	0.10	10	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2328	Saddoworth South	Rear of 12 Acres Drive	BF	0.07	14	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2481	Saddoworth South	118-120 High Street, Uppermill, Oldham OL3 6BT	CON	0.02	100	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2484	Saddoworth South	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	CON	0.01	231	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2485	Saddoworth South	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	CON	0.01	231	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2498	Saddoworth South	50A Springmeadow Lane, Uppermill, Oldham, OL3 6HH.	BF	0.13	7	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2668	Saddoworth South	Land at The Hollies, 2 Grove Road, Uppermill, Oldham, OL3 6JR	BF	0.10	10	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
1133	Saddoworth West & Lees	Lane View, Coverhill Road, Gorton, OL4 5RF	BF	0.03	33	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2195	Saddoworth West & Lees	Land adj. 36 Stamford Rd, Lees (Old Vicarage)	BF	0.06	17	1		Y			0	0	1	0	Small site. Planning permission expired 2006. Considered developable within the medium to long term.
2223	Saddoworth West & Lees	237-239 Oldham Rd, Springhead	COU	0.02	100	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2274	Saddoworth West & Lees	Owl Mill Site, Acorn Street, Lees, Oldham	BF	0.55	44	24		Y	Y	Y	0	24	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2285	Saddoworth West & Lees	Land adjacent to Highfield House, Cooper St	BF	0.13	8	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2480	Saddoworth West & Lees	113 Stamford Road, Lees, OL4 3NB	CON	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2487	Saddoworth West & Lees	189 Oldham Road, Springhead, OL4 4QU	CON	0.01	87	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2501	Saddoworth West & Lees	80-82 High Street, Lees, Oldham	CON	0.03	40	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Avalable	Available	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2516	Saddoworth West & Lees	Land at Hartshead Street, Lees, Oldham	BF	0.04	257	9		Y	Y	Y	0	9	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2798	Saddoworth West & Lees	3 Atherton Street, Springhead, OL4 5TF	COU	0.01	400	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2837	Saddoworth West & Lees	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	5	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2259	Shaw	Land at 30 Eastway, Shaw	CON	0.03	200	6		Y	Y	Y	0	6	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2368	Shaw	Birshaw Farm, Oldham Rd, Shaw	COU	0.60	8	5		Y	Y	Y	0	5	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2836	Shaw	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	111	10		Y	Y	Y	0	10	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2665	Shaw	Cronption Hall, Buckstones Road, Shaw, Oldham	BF	0.61	26	16		Y	Y	Y	0	16	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2816	Shaw	Burn Spring Farm, Grains Bar Road, Oldham	CGF	0.14	14	2		Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
1863	St James	Land at Flint Street Dorker	BF	0.07	57	4		Y	Y	Y	0	4	0	0	Small site within former HMR Wave 1 Intervention Area. Planning permission expired 2008. Considered developable within the medium term. HMR offices no longer on the site.
2183	St James	797-799 Ripponden Rd	BF	0.04	25	1		Y	Y	Y	0	0	1	0	Small site. Planning permission expired 2007. Considered developable within the medium to long term.
2508	St James	Hodge Clough Farm, Wilkes Street, Oldham, OL1 4JW	CGF	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2664	St James	Land at Dorker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Dorker, Oldham	BF	1.18	55	65		Y	Y	Y	0	65	0	0	Large site within former HMR Wave 1 Intervention Area. Uncertainty around timescales however considered developable within the medium term.
2666	St James	Land at Dorker (Dorker Station Site), bounded by Yates Street, Acrompione Lane, Acton Street and Oldham/Rochdale railway line	BF	0.85	47	40		Y	Y	Y	0	40	0	0	Large site within former HMR Wave 1 Intervention Area. Developable area reduced by 50% as part of site to be used as Metrolink Park and Ride. Remainder of site considered developable within the medium term.
1297	St Mary's	Land at Preston Street	BF	0.18	28	5		Y	Y	Y	0	0	5	0	Small site. Planning permission expired. Considered developable within the medium term.
2257	St Mary's	116 Union St	COU	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2302	St Mary's	2/4 Morris Street	COU	0.01	100	1		Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2377	St Mary's	Bank Mill, Huxley Street, Oldham OL4 5JX	CON	0.12	175	21		Y	Y	Y	0	21	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Awaiting	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	Deliverability Comments
2438	St Mary's	Land adj 10 Cranbrook Street, Oldham	BF	0.09	22	2	Y	Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2486	St Mary's	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	80	2	Y	Y	Y	Y	0	2	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2497	St Mary's	43-47 Bromption Street, Gladwick, Oldham	BF	0.03	100	3	Y	Y	Y	Y	0	3	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2796	St Mary's	169 Union Street, Oldham	BF	0.03	909	30	Y	Y	Y	Y	0	30	0	0	Large site. Planning permission expired 2010. Considered developable within the medium term.
2202	Waterhead	Land adj. 21 Clarksfield St, Oldham OL4 3AW	BF	0.01	100	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2788	Waterhead	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	30	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2814	Waterhead	Land adjacent 7 Towers Street, Waterhead, Oldham	BF	0.03	37	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2187	Werneth	R/o 152/160, Chamber Rd	BF	0.04	25	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2261	Werneth	80a Windsor Road	COU	0.16	19	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2391	Werneth	109-111 Windsor Road	COU	0.13	8	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2400(1)	Werneth	Land adj to 155 Wellington Road, Oldham	BF	0.39	21	8	Y	Y	Y	Y	0	8	0	0	Small site. Planning permission expired 2009. Considered developable within the medium term.
2780	Werneth	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	40	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2848	Werneth	Land adj to 118 Coppice Street, Oldham	BF	0.03	33	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.
2849	Werneth	Land adj to 101 Park Street, Oldham	BF	0.03	33	1	Y	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable within the medium term.

18 Appendix H - Allocations

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Inclusive Density	Inclusive Capacity	HMR	Suitable	Available	Affordable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
2233	Chadderton South	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	30	45	Yes	Y	Y	Y	45	0	0	0	Planning application has been 'disposed' of therefore status returned to phase 1 housing allocation. Site considered deliverable within 5 years.
2090	Falsworth West	Land at Oldham Road/Hardman Street, Falsworth	BF	1.56	6	10	Yes	Y	Y	Y	10	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2351	Hollinwood	Pretoria Road, Oldham	BF	0.46	30	14	Yes	Y	Y	Y	14	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2338(1)	Royton South	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	40	22	No	Y	Y	Y	22	0	0	0	Residential development completed on majority of allocation. This site relates to the remaining elements. Considered deliverable within 5 years.
2338(2)	Royton South	Land off Mellor Street, Royton. North of Sandy Mill	BF	0.10	30	3	No	Y	Y	Y	3	0	0	0	Residential development completed on majority of allocation. This site relates to the remaining elements. Considered deliverable within 5 years.
2452	Royton South	Blackshaw Lane, Royton	GF	0.60	30	18	No	Y	Y	Y	18	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2088	Saddsworth North	Bailey Mill, Delph	CON	0.86	58	50	No	Y	Y	Y	50	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2234	Waterhead	Land at Springhey Mill, Huddersfield Road	BF	0.33	91	30	Yes	Y	Y	Y	30	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2352	Waterhead	Jowett Street, Oldham	BF	0.66	40	26	Yes	Y	Y	Y	26	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
2353	Waterhead	Huddersfield Road/Dunkirkley Street, Oldham	BF	2.61	19	50	Yes	Y	Y	Y	50	0	0	0	Phase 1 housing allocation considered deliverable within 5 years.
0178	Hollinwood	Land at Lower Lime Road	BF	2.59	30	78	Yes	Y	Y	Y	0	0	78	0	Phase 2 housing allocation considered developable within the medium to long term.
0029	Falsworth East	Ashton Rd, Woodhouses	GF	1.71	30	51	No	Y	Y	Y	0	0	51	0	Phase 2 housing allocation considered developable within the medium to long term.
2093	Falsworth East	Medlock Road, Woodhouses	GF	0.66	30	20	No	Y	Y	Y	0	0	20	0	Phase 2 housing allocation considered developable within the medium to long term.
2451	Medlock Vale	Danisher Lane	GF	0.46	40	18	No	Y	Y	Y	0	0	18	0	Phase 2 housing allocation considered developable within the medium to long term.
2449	Royton South	Holden Fold Lane, Royton	BF	0.40	30	12	No	Y	Y	Y	0	0	12	0	Phase 2 housing allocation considered developable within the medium to long term.
0076	Saddsworth North	Land at Rippenden Rd	GF	0.63	30	19	No	Y	Y	Y	0	0	19	0	Phase 2 housing allocation considered developable within the medium to long term.

Housing Land Database Reference	Ward	Site Location	Land Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Aptitude	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 +	Deliverability Comments
0112	Saddleworth West & Lees	Land at Knowis Lane	GF	5.80	40	232	No	Y	Y	Y	0	0	150	82	Phase 2 housing allocation considered developable within the medium to long term.
2094	St James	Lilac View Close, Crompton	GF	0.59	30	18	No	Y	Y	Y	0	0	18	0	Phase 2 housing allocation considered developable within the medium to long term.

19 Appendix I - Potential housing sites

Table 19 Alexandra Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comment	< 5 years	6 to 10 years	11 to 15 years	16+ years
65	Lake View / Park View, King Road, Oldham	UPS	BF	0.67	50	34	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. Part of site is covered by TPO and falls within the Alexandra Park Conservation Area. Residential development may be achievable medium term.	0	34	0	0
98	Land off Skipton Street, Oldham	UPS	MIX	0.85	30	26	Y	Y	Y	Y	Site may be suitable - mixed land type, good accessibility and within 400m of 1 local service. No significant physical limitations. Difference in levels and mixed land types. Identified in open space audit. The site was submitted as part of CFS and the 2010 SHLA review. Residential development may be achievable medium term.	0	26	0	0
893	Warren Lane, Oldham	UDP	GF	1.8	30	54	Y	Y	Y	Y	Site may be suitable - good accessibility. It is GF and released from its previous designation (as Land Reserved for Future Development (LRFD) in UDP) through the council's Joint DPD. There are access constraints that may affect deliverability. No known ownership issues. Residential development may be achievable medium to long term.	0	0	54	0
895	Land between Cherry Avenue and Funnell Avenue (Site F of Alt Masterplan)	MP	GF	4.7	30	35	Y	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Varying site levels. It is GF and designated recreational open space. No known ownership issues. HMR funding ceased March 2011 however site still considered deliverable in the medium term as part of the council's regeneration proposals for Alt. Site capacity based on assumption that not all of site will be developable.	0	35	0	0
896	Land at Cherry Avenue, Alt(Site I in Alt Masterplan)	MP	BF	1.39	30	42	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 1 local service. HMR funding ceased March 2011 however site still considered deliverable in the medium term as part of the council's regeneration proposals for Alt.	0	42	0	0

Table 20 Chadderton Central Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	> 16+ years
												years	years	years	years
60	Chadderton Mill, off Fields New Road, Chadderton	UPS	BF	2.50	30	38	N	Y	?	Y	Site may be suitable - basic accessibility and within 400m of 2 local services. Existing employment site in use. Existing fishing lodge on site. Site capacity based on assumption that only 50% of site area will be available for development. Residential development may be achievable in the medium term.	0	38	0	0
111	Land off Millard Street and Hunt Lane, Millard Street, Chadderton	UPS	GF	2.67	30	40	N	Y	?	Y	Site may be suitable - good accessibility and within 400m of 1 local service. GF site with some physical limitations in the form of topographical and ecological constraints. Site excludes area of allotments undergoing improvement. Only southern part of site is available which constrains developable area to 1.34ha upon which the indicative capacity is based. Site put forward as part of CRS and representation received as part of the 2011 SHLAA Review. Residential development may be achievable in the long-term.	0	0	0	40
820	Nile Mill and associated land of Fields New Road and Cotswoold Avenue	DUN	BF	2.52	50	132	N	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical limitations although mill is a grade II listed building. Employment site released from its PEZ designation through the council's Joint DPD. Residential development has taken place adjacent and site is considered achievable medium term.	0	132	0	0
880	Land at Foxdenton	UDP/LDF	MIX	44	25	275	N	Y	Y	Y	The indicative capacity on land at Foxdenton has also been increased to 275 dwellings based on an indicative density of 25 dph reflecting council's aspirations for larger family and higher value housing on this site. This is based on 25% of the site being developed for residential development. Delivery of the site spans over the short, medium and medium to long term time frames, informed by a build out rate of 30dpa and comments received as part of this review that the site be brought forward. The timing of delivery, build out rate applied and capacity may be subject to change dependant upon confirmation of the developable area and site constraints. Further detail regarding the development of Foxdenton is provided in Policy 14 of the	90	150	35	0

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

Table 21 Chadderton North Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
13	Chadderton market and precinct, Middleton Road, Chadderton	UPS	BF	1.3	50	33	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No known ownership issues. Site includes shopping centre, market area and health centre. Deliverability, as part of a mixed-use scheme, would depend on masterplan that is to be prepared for Chadderton Centre. Capacity based on 50% of site.	0	0	33	0	
854	Eustace Street Primary School and associated buildings, Eustace Street, Chadderton	SITE	BF	0.5	30	15	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. School building has now been demolished and site is vacant and available. No physical limitations to development however it is within a conservation area. Residential development considered achievable in the medium term.	0	15	0	0	
984	Fernhurst Mill, Fernhurst Street, Chadderton	ELR	BF	3.38	40	68	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. No physical limitations. Employment site released from its PEZ designation through the council's joint DPD. Site put forward as part of CFS and planning application	0	68	0	0	

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
988	Land off Burnley Lane	HS	BF	0.15	30	4	Y	Y	Y	Y		submitted for mixed use development including residential. Residential development therefore achievable in medium term, as part of a mixed-use development. Site capacity based on assumption that only 50% of site area will be available for development.	0	4	0	0

Table 22 Chadderton South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years	
40	Broadway House and Library,Corner Broadway and Whitlegate Avenue, Chadderton	UPS	BF	0.72	50	36	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Broadway / library has been demolished. Site is available and residential development may be achievable medium term.	0	36	0	0
974	Emanuel Church, Granby Street, Chadderton	OSR	BF	0.41	30	12	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 1 local service. No physical limitations. Church building is well maintained although currently vacant. No known ownership issues. Residential development may be achievable medium term.	0	12	0	0
976	Chadderton South School	BSF	BF	1.83	30	55	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical limitations. Existing school site. Availability dependent upon relocation of school as part of BSF. Residential development may be achievable medium term although may be sooner depending upon BSF timescales. Developable area limited to footprint of school buildings / hard standing areas.	0	55	0	0
1381	Land off Whiteley Street	HS	BF	0.24	46	11	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Put forward by Housing Strategy and proposed for 11 residential units by a Registered Provider. Residential	0	11	0	0

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

Table 23 Coldhurst Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years
15	Oldham Town Centre West End/Middleton Road, Oldham	UPS	BF	3.6	14	50	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations although it does include existing employment and retail uses. No known ownership issues. Residential development may be achievable in the medium term. Site capacity reduced to 50 units as any residential development would be part of a mixed use scheme.	0	50	0	0
118	Site at corner of St Mary's Way & Rochdale Rd, Oldham	UPS	BF	1.27	50	32	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of Oldham Town Centre. No physical limitations. Existing employment site (part occupied and part vacant). Could be suitable for high quality residential scheme should the site become available in longer term as part of the Town Centre regeneration. Capacity based on 50% of site as would form part of a mixed use scheme.	0	0	32	0
202	Land off Craven Street (A), Craven Street, Oldham	CFS	GF	0.29	41	12	Y	Y	Y	Y	Planning permission granted in September 2011 for 12 dwellings on part of the site (0.29ha) however for the purposes of this review it remains outside the 'planning permission' category.	12	0	0	0
203	Land between Godson St and Rochdale Road, Oldham	UPS	BF	1.03	40	41	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical or policy limitations however it is an existing employment site. Site put forward as part of CFS. Residential development may be achievable medium term.	0	41	0	0
346	Land between Ruskin Street and Norman Street	DUN	BF	0.2	40	8	Y	Y	?	Y	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical or policy limitations although may constrain development. No known ownership issues. Residential development may be achievable medium term.	0	8	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years
1002	Land at junction of Belmont and Franklin Street, Oldham, OL1 2AX	CFS	BF	0.54	50	27	Y	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations however it is an existing employment site. Site put forward as part of CFS, however, not by owner. Council own freehold and subject to long lease. Planning permission granted on adjoining site (North House - HLA Ref 2961) for 28 units in 2009. Residential development may be achievable in the medium term.	0	27	0	0
1074	Former Masons Hall, Union Street, Oldham	MP	BF	0.07	200	14	Y	Y	?	Y	Site may be suitable- BF, very good accessibility and within Oldham Town Centre. Existing employment site. May be achievable medium to long term as part of a mixed-use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	14	0
1075	Lyceum, Union Street	MP	BF	0.17	70	12	Y	Y	?	?	Site may be suitable - BF, very good accessibility and within Oldham Town Centre .No physical limitations or known ownership issues. May be achievable in the medium to long term as part of a mixed use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.	0	0	12	0
1163	Osborne Mill, Osborne Street	PO	BF	0.91	40	36	Y	Y	?	Y	Site may be suitable - BF, good accessibility and access to local services. No physical limitations however it is an existing employment. Employment site released from its PEZ designation through the council's Joint DPD. Residential development suggested as part of consultation on Core Strategy Preferred Options however not by owner. Residential development may be achievable in medium to long term.	0	0	36	0
1167	Grange School, Alderson Street, Oldham	BSF	BF	1.44	50	36	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and close to Oldham Town Centre. No physical limitations. Existing school site. Availability dependent upon relocation of school as part of BSF. Residential development may be achievable medium term although may be sooner depending upon BSF timescales. Any development may need to consider relationship of site with West End Masterplan and emergence of an educational quarter. Site capacity available for residential development 50% as likely to be part of a mixed-use scheme.	0	36	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	< 5 years	6 to 10 years	11 to 15 years	16+ years
1387	Land off Craven Street (B), Craven Street, Oldham	CFS	GF	0.05	30	2	Y	Y	Y	Y	Site forms part of a larger site off Craven Street part of which was granted planning permission for 12 units in September 2011 (SHIAA Ref 202).	0	2	0	0
1382	West End House	HS	BF	0.26	30	8	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Council property surplus to requirements. Residential development may be achievable in the medium term.	0	8	0	0
1383	Cherry Hinton	HS	BF	0.18	38	6	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. Site put forward by Housing Strategy Registered Provider proposing to redevelop site for approximately 6 dwellings. Residential development may be achievable in the medium term.	0	6	0	0

Table 24 Failsworth East Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
10	Phoenix Industrial Estate, Cheadle Street, Failsworth	UPS	BF	1.56	50	78	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Existing employment site. Site put forward as part of CFS. Planning application for residential development refused and has gone to appeal. Awaiting outcome of public inquiry. Residential development may be achievable medium term.	0	78	0	0
133	Failsworth Secondary School, Partington Street, Failsworth	UPS	BF	1.11	50	56	N	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 5 local services. No physical or policy limitations as school is vacant and surplus to requirements. Site does not include playing fields. Site currently being marketed and residential development achievable in medium term, although may be brought forward sooner.	0	56	0	0
1027	Land bounded by Medlock Road and Atherton Close, Woodhouses, Failsworth	CFS	GF	0.23	30	7	N	Y	Y	Y	Site may be suitable although it is GF with limited accessibility to public transport and key services. Site put forward as part of CFS. Residential development may be achievable long term.	0	0	0	7
1029	Kaskenmoor School, Roman Road, Failsworth	BSF	BF	1.91	30	57	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 1 local services. No	0	57	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments		
											< 5 years		
											physical limitations and developable area does not include school playing fields. Site would be available upon relocation of school as part of BSF. Residential development achievable in medium term however as with all BSF sites it may be brought forward sooner.		
1225	Land adjacent to Higher Memorial Park, off Joseph Street, Failsworth	CW	BF	0.26	30	8	Y	Y	?	Y	Site may be suitable – BF very good accessibility and within 400m of 2 local services. No physical limitations. Community uses located within site therefore reduced capacity sought. No known ownership issues. Residential development may be achievable medium term.		
1227	Star Inn, Church Street, Failsworth	CW	MIX	0.32	50	16	Y	Y	Y	Y	Site may be suitable – BF/GF, very good accessibility and within 400m of 2 local services. No physical limitations although it is a vacant public house. It is available and residential development may be achievable medium to long term.		

Table 25 Failsworth West Ward

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

Table 26 Hollinwood Ward

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

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
134	White Bank Road, Limehurst, Oldham	UPS	BF	1.46	40	59	Y	Y	Y	Y	Residential development may be achievable medium term.				
210	Corner of Hollins Road and Hawthorne Road, Hollinwood	UPS	BF	0.30	17	5	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical or policy limitations. Comprised of various cleared former housing sites. Residential development may be achievable medium term. Capacity assumes that 25% to retain element of open space.	0	59	0	0
804	Royd Mill	DUN	BF	1.02	50	51	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Cleared former housing site. Residential development may be achievable medium term.	0	5	0	0
1037	Land at former Greengate PH off Acacia Road, Limeside, Oldham	OSA	MIX	0.52	40	21	Y	Y	Y	Y	Site may be suitable – mixed land type, good accessibility and within 400m of 2 local services. Existing employment site with reservoir released from its PEZ designation through the council's Joint DPD. No known ownership issues. Residential development may be achievable medium term.	0	0	51	0
1039	Site above Royd Mill, Heron Street, Hollinwood	ELR	BF	0.77	50	39	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Existing employment site with reservoir released from its PEZ designation through the council's Joint DPD. No known ownership issues. Residential development may be achievable medium term.	0	21	0	0
1312	Land at Hawthorn Road, Hollinwood	HS	BF	0.21	14	3	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Cleared former housing site. Residential development may be achievable medium term.	0	0	3	0
1373	Former Housing Office, Clive Street, Hollinwood, Oldham	HS	BF	0.13	30	4	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations and vacant building/land. Residential	0	4	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
											development may be achievable medium term.				

Table 27 Medlock Vale Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
147	'Borough Mill Triangle', Conster Hill Road / Ashton Road, Oldham.	UPS /MP	BF	2.15	32	69	Y	Y	Y	Y	Planning permission granted for Phase 1 of proposed redevelopment comprising 121 residential units (HLA Ref 288). Outline planning application for residential development on Phases 2 refused however site retained as part of potential housing land supply. Site area and capacity reduced to relate to Phase 2 element of site only and the indicative capacity set out in planning application. Residential development considered achievable in the medium term.	0	69	0	0
845	Hill Farm Close and Medlock Valley Infants School	DUN /MP	BF	6.64	37	244	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing and school site. Identified for residential development in the former NDC Masterplan.	0	144	100	0
846	New Barn Road, Filton Hill	MP	BF	0.50	40	20	Y	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing site. Previously identified for relocation of neighbourhood centre however may be available for residential development.	0	20	0	0
996	School between land on Rosary Road and CPD Centre	MP	MIX	0.88	40	35	N	Y	?	Y	Site may be suitable - BF/GF, good accessibility and within 400m of 2 local services. Site is currently in use however may become available. Residential development may be achievable in the medium to long term.	0	0	35	0
1384	CPD Centre, Rosary Road		BF	1.71	30	51	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 2 local services. Council owned and may be surplus to requirements. Opportunities to link into neighbouring sites. Residential development may be achievable in the medium term.	0	51	0	0

Table 28 Royton North Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
190	Site at corner of Chapel Lane & Middleton Road, Royton	UPS	BF	0.17	40	7	N	Y	?	Y		Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. In Royton Conservation Area. Existing employment use. No known ownership issues. Residential may be achievable medium term.	0	0	7	0
196	Nether Hey Farm, Holden Fold Lane, Royton	UPS	GF	1.3	30	39	N	Y	Y	Y		Site may be suitable - satisfactory accessibility and within 400m of 3 local services. Physical limitations to development (topographical, floodrisk and access). Put forward as part of CFS. Residential development achievable long term.	0	0	0	39
1115	Land at Throp Road, Royton	HS	BF	0.57	30	10	N	Y	Y	Y		Site may be suitable - BF and former clearance site identified as potential for residential development by Oldham Housing Strategy. Reduced capacity based on 50% of site due to amount of open spaces on site.	0	10	0	0
1385	Land at Shephard Street, Royton	HS	BF	0.07	40	3	Y	Y	Y	Y		Site may be suitable - BF, good accessibility and within 400m of 3 local services. FCHO looking to redevelop site for 3 units. Residential development may be achievable in the medium term.	0	3	0	0

Table 29 Royton South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
182	Park Lane / Bleasdale Street, Royton	UPS	BF	0.98	40	39	N	Y	?	?		Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. No known ownership issues. Residential may be achievable medium term.	0	0	39	0
189	Site at corner of Park St & Byron St, Royton	UPS	BF	0.33	40	13	N	Y	?	?		Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Ownership issues. Development would need to accord with the Royton Masterplan to be prepared.	0	0	13	0
1004	Park Lane, Royton	CFS	BF	1.28	30	38	N	Y	Y	Y		Site may be suitable - BF, satisfactory accessibility and within 400m of 2 local services. No physical limitations. Existing community facility. No known ownership	0	38	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years			6 to 10 years		11 to 15 years		16+ years	
1026	Vernon Works, Highbarn Road, Royton	CFS	BF	2	40	40	N	Y	Y	Y	Issues. Residential development may be achievable medium term.									
1079	Byron Street School, Byron Street, Royton	OSR	BF	0.41	40	16	N	Y	?	Y	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable as part of a mixed-use scheme. Capacity reduced by 50%.	0	40	0	0	0	0	0	0	
1080	Our Lady's Roman Catholic School, Roman Road, Royton, Oldham	BSF	BF	1.09	30	33	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 3 local services. Site surplus to requirements. Development would need to accord with Royton Masterplan to be prepared.	0	16	0	0	0	0	0	0	
1085	Police Station, Radcliffe Street, Royton	OSR	BF	0.11	40	4	N	?	?	?	Site may be suitable - BF, good accessibility and within 400m of 3 local services. Site likely to come forward as part of relocation of secondary school. Residential development achievable in the medium term however as with all BSF sites it may come forward sooner.	0	33	0	0	0	0	0	0	
1372	Lancaster House, Park Lane, Royton, Oldham	HS	BF	0.09	50	5	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 3 local services. No physical limitations and vacant building. Residential development may be achievable in the medium term.	0	5	0	0	0	0	0	0	

Table 30 Saddleworth North Ward

Reference	Location	Source	Type	Area (ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comment	< 5 years	6 to 10 years	11 to 15 years	15+ years
1020	Sites of the former bankfield and Fossard Mills, Bankfield, Wall Hill Road, Dobcross	CFS	BF	1.08	20	22	N	Y	Y	Y	Site may be suitable - BF, satisfactory accessibility and within 400m of 2 local services. South eastern part within Dobcross Conservation Area (reduced capacity assumed). Put forward as part of CFS. Access issues, Residential development may be achievable medium term.	0	22	0	0
1380	Land at Ward Lane, Diggie	RE11	GF	0.4	20	8	N	Y	Y	Y	Site may be suitable - GF, and satisfactory accessibility. Developable area likely to be constrained by topography of site due to railway embankment and proximity to canal towpath. A lower indicative density of 20 dph has therefore been assumed.	0	8	0	0

Table 31 Saddleworth South Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	15+ years
89	Robert Fletcher, Greenfield, Chew Valley Road, Saddleworth	UPS	BF	5.4	2	10	N	Y	Y	Y	Site may be suitable for residential development in the form of live/work units in accordance with local planning policy requirements. Residential development may be achievable medium term.	0	10	0	0
103	Land to the rear of Shaw Hall Bank Road, Greenfield	RE11	GF	1.11	30	16	N	Y	Y	Y	Site may be suitable - GF, has good accessibility and is within 400m of 2 local services. Developable area may be constrained due to location of pond and marshland therefore indicative capacity based on 50% of the site being available. Residential development may be achievable in the medium to long term.	0	0	16	0

Table 32 Saddleworth West & Lees Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	15+ years
1032	Land off Ashes Lane, Springhead	CFS	GF	0.41	40	16	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 3 local services. It is GF and identified within open space audit. Site put forward as part of CFS. Residential development may be achievable long term.	0	0	0	16

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years	
1332	Majestic Mill, Greenacres Road, Lees, Oldham, OL4 3JA	CS	BF	1.20	30	36	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the councils Joint DPD. Site put forward as part of consultation for SHLAA Review . Residential development would need to accord with relevant local planning policies.	0	0	0	36	0

Table 33 Shaw Ward

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

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											< 5 years			
173	Site east of Milnrow Road, Shaw	UPS	BF	0.52	30	16	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Part of site lies within flood zone 3a and 3b therefore an exception test would be required and the developable area may be constrained. Indicative density has therefore been reduced to 30dph.	0	16	0
1005	P & S Commercials, Mosshey Street, Shaw	CFS	BF	0.13	30	4	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Part of site lies within flood zone 3a and 3b therefore an exception test would be required and the developable area may be constrained. Indicative density has therefore been reduced to 30dph.	0	4	0
1006	Sanderson Brothers Commercials, Mosshey Street, Shaw	CFS	BF	0.27	30	8	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Part of site lies within flood zone 3a and 3b therefore an exception test would be required and the developable area may be constrained. Indicative density has therefore been reduced to 30dph.	0	8	0
1014	Ivon Kershaw Land, Mosshey Street, Wild Street/Leach Street, Shaw	CFS	BF	0.48	30	14	N	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. Part of site lies within flood zone 3a and 3b therefore an exception test would be required and the developable area may be constrained. Indicative density has therefore been reduced to 30dph.	0	14	0

Table 34 St James Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years	
8	Site at corner of Ripponden Road and Broadbent Road, Densker, Oldham	UPS	BF	0.31	40	12	Y	Y	?	Y	Site may be suitable – BF, good accessibility and within 400m of 2 local services. No physical limitations. In education use. Site area and indicative capacity has been reduced as 4 dwellings on land fronting Clyde Street are under construction (HLA Ref 2976). Residential may be achievable medium to long term.	0	0	0	12	0
78	Land off Cornhill Street, Watershedding, Oldham (former reservoir)	UPS	BF	0.21	30	6	Y	Y	Y	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. No physical or policy limitations. Site put forward as part of CFS. Residential development may be achievable medium term.	0	6	0	0	0
79	Broadbent Road, Oldham	UPS	BF	1.26	40	50	N	Y	?	Y	Site may be suitable – BF, good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Site could become available in future. Residential development may be achievable medium to long term.	0	0	50	0	0
130	Hill Top School, Arncliffe Rise, Oldham	UPS	BF	0.68	30	20	N	Y	Y	Y	Site may be suitable – BF and basic accessibility. Former school site now vacant. Lies within Green Belt close to existing residential area. Site available and may be suitable for conversion. May be achievable medium term.	0	20	0	0	0
821	Sholver Housing Estate	DUN / MP	BF	0.89	30	27	Y	Y	Y	Y	Site is suitable – BF, good accessibility and within 400m of 1 local service. No physical or policy limitations. Site available and identified for residential development in draft masterplan. FCHO are looking to develop site and residential development achievable medium term.	0	27	0	0	0
866	Haven Lane North, Oldham	UDP	GF	1	30	30	N	Y	Y	Y	Site may be suitable – good accessibility and within 400m of 3 local services. Site is GF and released from its LRFD designation through the councils Joint DPD. Residential development may be achievable in the medium to long term.	0	0	30	0	0
899	London Road, Densker	MP	BF	1.76	40	70	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Densker. Residential development may be achievable medium term.	0	70	0	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			
											< 5 years			
900	Acre Lane, Derker	MP	BF	0.64	50	32	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.	0	32	0
901	Land at Bartlemore Street	MP	BF	0.11	50	6	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.	0	6	0
902	Land at Marble Street	MP	BF	0.6	50	34	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 2 local services. No physical or policy limitations. Site forms part of regeneration masterplan for Derker. Residential development may be achievable medium term.	0	34	0
1116	Millennium Green and Trust Land, Sholver	MP	GF	1.39	30	42	N	Y	Y	Y	Site may be suitable – good accessibility and within 400m of 1 local service. Site GF with physical and policy limitations. Ownership constraints. Identified for residential in draft Sholver masterplan. Residential development may be achievable medium to long term.	0	0	42
1117	Land fronting Ripponden Road, Sholver	MP	BF / GF	0.95	30	29	Y	Y	Y	Y	Site may be suitable – mix of land types, good accessibility and within 400m of 1 local service. No physical or policy limitations. Identified in draft Sholver masterplan. Residential development may be achievable medium to long term.	0	0	29

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1118	Pearly Bank, Sholver	MP	BF	2.81	30	84	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. No physical or policy limitations. Former housing clearance site. Site identified for residential in draft Sholver masterplan. Residential development may be achievable medium term.	0	84	0	0
1119	Land at Hodge Clough Road, Sholver	MP	GF	1.32	30	40	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. No physical limitations. It is open space, identified for residential in draft Sholver masterplan. Residential development may be achievable medium to long term.	0	0	40	0
1120	Land at Longfellow Crescent, Sholver	MP	MIX	0.85	30	26	Y	Y	Y	Y	Site may be suitable – mix of land types, good accessibility and within 400m of 2 local services. No physical limitations. Includes cleared former housing site, supported accommodation and open land, identified for residential in draft Sholver masterplan. Residential development may be achievable medium term.	0	26	0	0

Table 35 St Marys Ward

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HR Status	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
4	Shaw Road Gateway, Derker, corner of Shaw Rd and Yates Street, Oldham	UPS	BF	1.75	50	88	Y	?	Y	Site may be suitable - BF, very good accessibility and within 400m of 2 local services. No physical limitations. Existing employment site. No known ownership issues. Identified in Derker Spatial Masterplan as an opportunity to develop gateway site for residential.	0	88	0	0	
18	Land at corner of Bell and Lemnos Street, Oldham Town Centre, Oldham	UPS	BF	0.10	30	3	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site at edge of Oldham Town Centre. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	3	0	
22	Coliseum Theatre, Oldham,Fairbottom Street, Oldham	UPS	BF	0.18	30	5	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Available upon relocation of theatre. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	5	0	
54	Corner of Wallshaw Street and Partington Street, Oldham (including SHLAA records 17,1063 and 1064)	UPS	BF	2.76	30	80	Y	Y	?	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site at edge of Oldham Town Centre. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	80	0	0	
61	Site corner of Beever & Yorkshire Streets, Oldham Oldham	UPS	BF	0.98	30	30	Y	Y	?	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	30	0	
94	Site corner Rhodes Bank and Roscoe Street, Oldham	UPS	BF	0.57	56	24	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	24	0	

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HR	Stable	Available	Achievable	Deliverability	Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
136	Land bounded by Regent, Beech, Walshaw & Partington Sts, Oldham	UPS	BF	0.31	30	9	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	0	9 0
137	Land at corner of Regent Street and Mumps, Oldham	UPS	BF	0.25	30	8	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	8 0	
139	Land at corner of Rhodes and Wright Streets Oldham	UPS	BF	0.15	107	16	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	16 0	
1010	Parking area behind Oldham Colliseum, Oldham Town Centre	CFS	BF	0.41	50	20	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical or policy limitations. Availability dependent on conclusions of transport study. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	20 0	
1051	Horsedge Mill, Rock Street, Oldham	MP	BF	0.26	30	8	Y	Y	Y	Y		Site may be suitable - BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	8 0	
1057	Brighton Mill and surrounding area (including SHLAA record 843)	MP	BF	2.34	30	70	Y	Y	?	Y		Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations. Employment site comprising various uses released from its PEZ designation through the councils Joint DFD and now included within Oldham Town Centre. Potential for residential development in the medium to long term as part of the Mumps Masterplan	0	0	70 0	

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HR	Sites	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1065	Probation Centre, Bridge Street, Oldham	MP	BF	0.04	10	12	Y	?	Y	Y	/ Town Centre Investment Strategy Eastern Gateway proposals.	0	0	12	0
1066	Land between Prince Street, Rhodes Bank and Union Street, Oldham	MP	BF	0.12	125	15	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	15	0
1067	Land at Roscoe Street, Oldham	MP	BF	0.10	120	12	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment uses. No known ownership issues. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	12	0
1068	Land at corner of Bridge Street and Roscoe Street, Oldham	MP	BF	0.25	50	12	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	12	0
1069	CAB, Bridge Street, Oldham	MP	BF	0.03	300	9	Y	Y	?	Y	Site may be suitable – BF, very good accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.	0	0	9	0
1128	Bridge House, Lees Road	CFS / MP	BF	0.1	50	5	Y	Y	Y	Y	Site may be suitable – BF, very good accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS.	0	5	0	0

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Status	Available	Achievable	Deliverability Comments	< 5 years	6 to 10 years	11 to 15 years	16+ years
1168	Breezehill School, Roxbury Avenue	BSF	BF	2.33	30	70	Y	Y	Y	Y	Part identified in Mumps Masterplan and achievable medium term. Deliverable dependent on regeneration of wider area.				
	Training Offices at Rock Street	BF	0.43	30	13	Y	Y	Y	Y	Y	Site may be suitable - BF and no physical limitations. Existing school site that may come forward as part of BSF programme. Residential development achievable in medium term however as with all BSF sites it may be brought forward sooner.	0	70	0	0
	Clarksfield Conservative Club	HS	MIX	0.36	44	16	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within Oldham Town Centre. Council owned and may become available should it be surplus to requirements. Residential development may be achievable in the medium term.	0	13	0	0
	1379										Site may be suitable - good accessibility and within 400m of 1 local services. Put forward by Housing Strategy and development proposed by Registered Provider. Residential development may be achievable in the medium term.	0	16	0	0

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

Table 36 Waterhead Ward

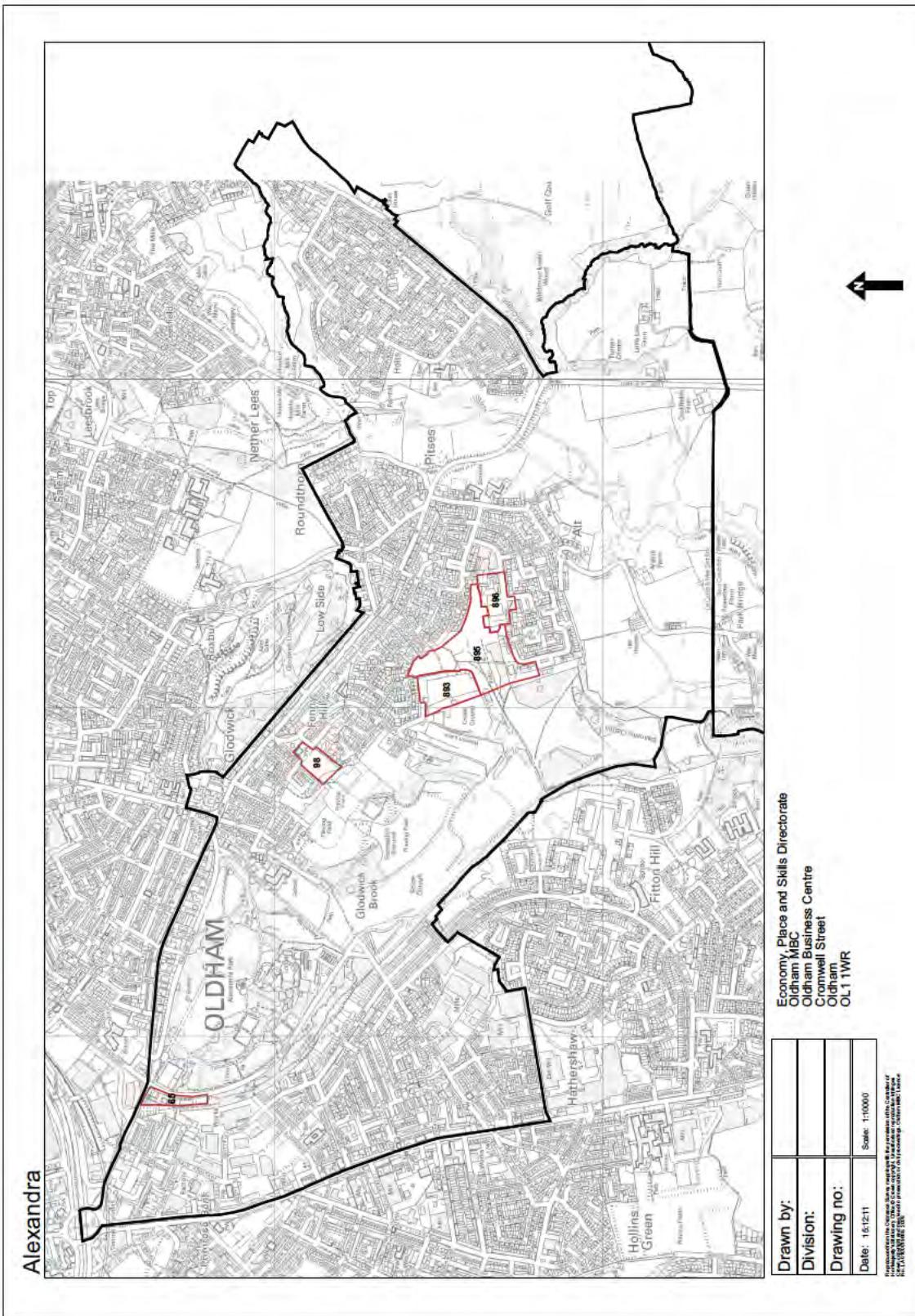
Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments		
											< 5 years		
867	Haven Lane South, Oldham	UDP	GF	1.5	30	45	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 3 local services. No physical limitations. Site is GF and released from its LRFD designation through the council's joint DPD. No known ownership issues. Residential development may be achievable long-term.		
1003	Cairo Mill, Greenacres Road, Lees, Oldham	CS	BF	1.85	30	58	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the council's Joint DPD. Site put forward as part of 2010 SHLAA Review. Residential development would need to accord with relevant local planning policies.		
1101	Counthill School, Counthill Road, Higher Barrowhaw	BSF	BF	3.09	30	93	N	Y	Y	Y	Site may be suitable - BF, good accessibility and within 400m of 1 local service. No physical limitations. Existing school site. May be available upon closure of school as part of the BSF. Residential development achievable in medium term however as with all BSF sites it may be brought forward sooner.		
1331	Orme Mill, Greenacres Road, Lees, Oldham, OL4 3JA	CS	BF	1.20	30	36	N	Y	Y	Y	Site may be suitable - good accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the council's Joint DPD. Site put forward as part of 2010 SHLAA Review. Residential development would need to accord with relevant local planning policies.		

Table 37 Werneth Ward

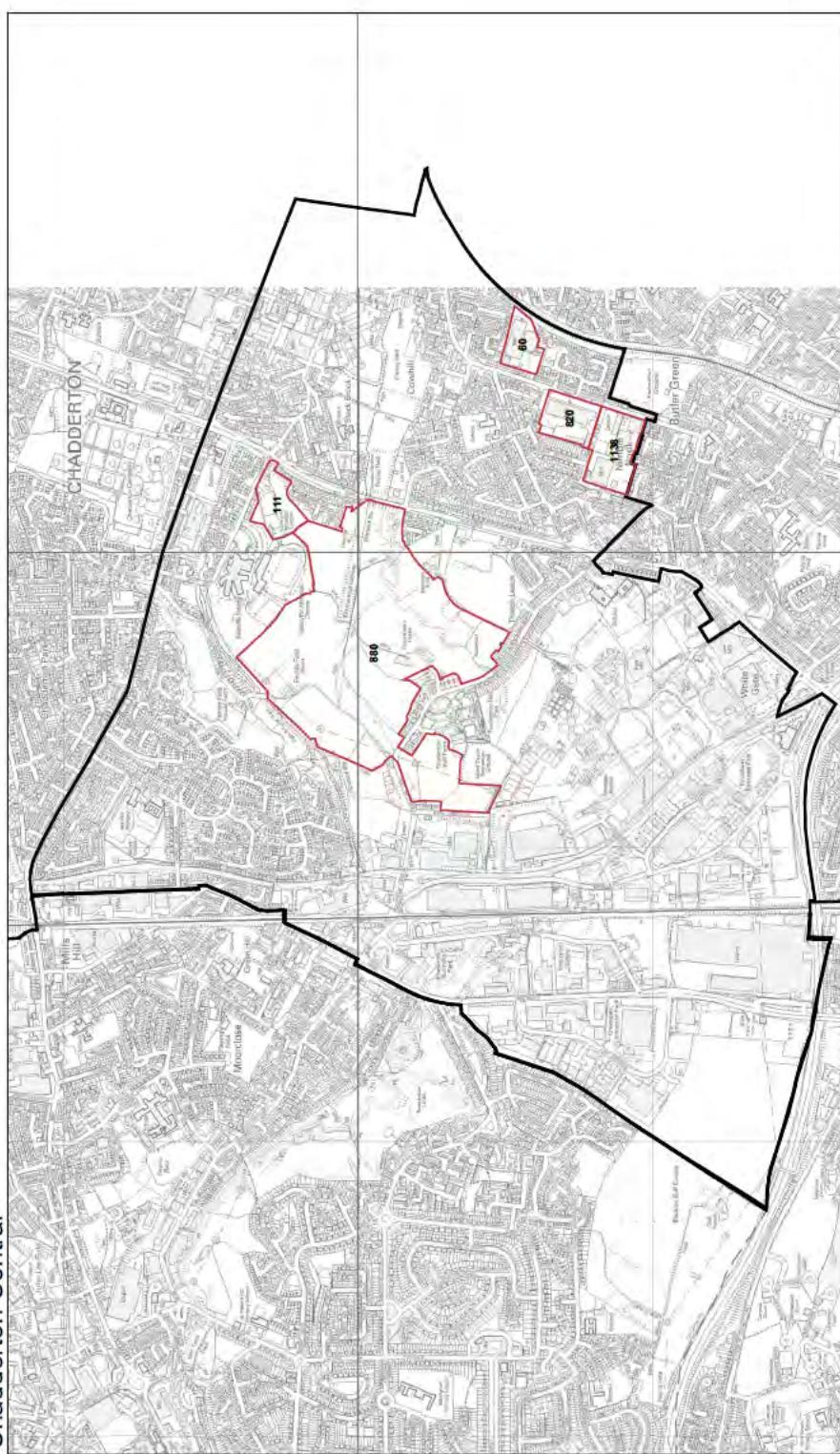
Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments		
											< 5 years		
120	The Hollies, Wellington Road, Oldham	UPS	BF	1.53	30	47	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. Physical limitations. Surplus to requirements. Residential development may be achievable in the medium term.		

Reference	Location	Source	Type	Area (Ha)	Indicative Density	Indicative Capacity	HMR	Suitable	Available	Achievable	Deliverability Comments			< 5 years	6 to 10 years	11 to 15 years	16+ years
1041	Land at corner of Mine and Tamworth Street, Werneth	OSR	BF	0.46	46	21	Y	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Surplus to requirements. Capacity increased to reflect FCJO proposals for redevelopment of site. Residential development may be achievable medium term.	0	21	0	0	
1047	St Augustines School, Chamber Road, Werneth	BSF	BF	1.6	30	48	Y	Y	Y	Y	Site may be suitable - BF, satisfactory accessibility and within 400m of 3 local services. No physical limitations. Developable area is building and hardstanding. Available upon relocation of school as part of the BSF. Residential development achievable in medium term however, as with all BSF sites it may come forward sooner.	0	48	0	0		
1374	South Werneth, Werneth, Oldham	HMR	BF	3.82	30	115	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.	0	115	0	0		
1375	Land at Warwick Street, Werneth, Oldham	HMR	BF	0.07	30	2	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.	0	2	0	0		
1376	Land at Tamworth Street, Werneth, Oldham	HMR	BF	0.46	30	14	Y	Y	Y	Y	Site may be suitable - BF, very good accessibility and within 400m of 3 local services. No physical or policy limitations, although Tamworth Street runs through the site reducing the developable area. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.	0	14	0	0		

20 Appendix J - Ward Maps Showing Potential Housing Sites



Chadderton Central

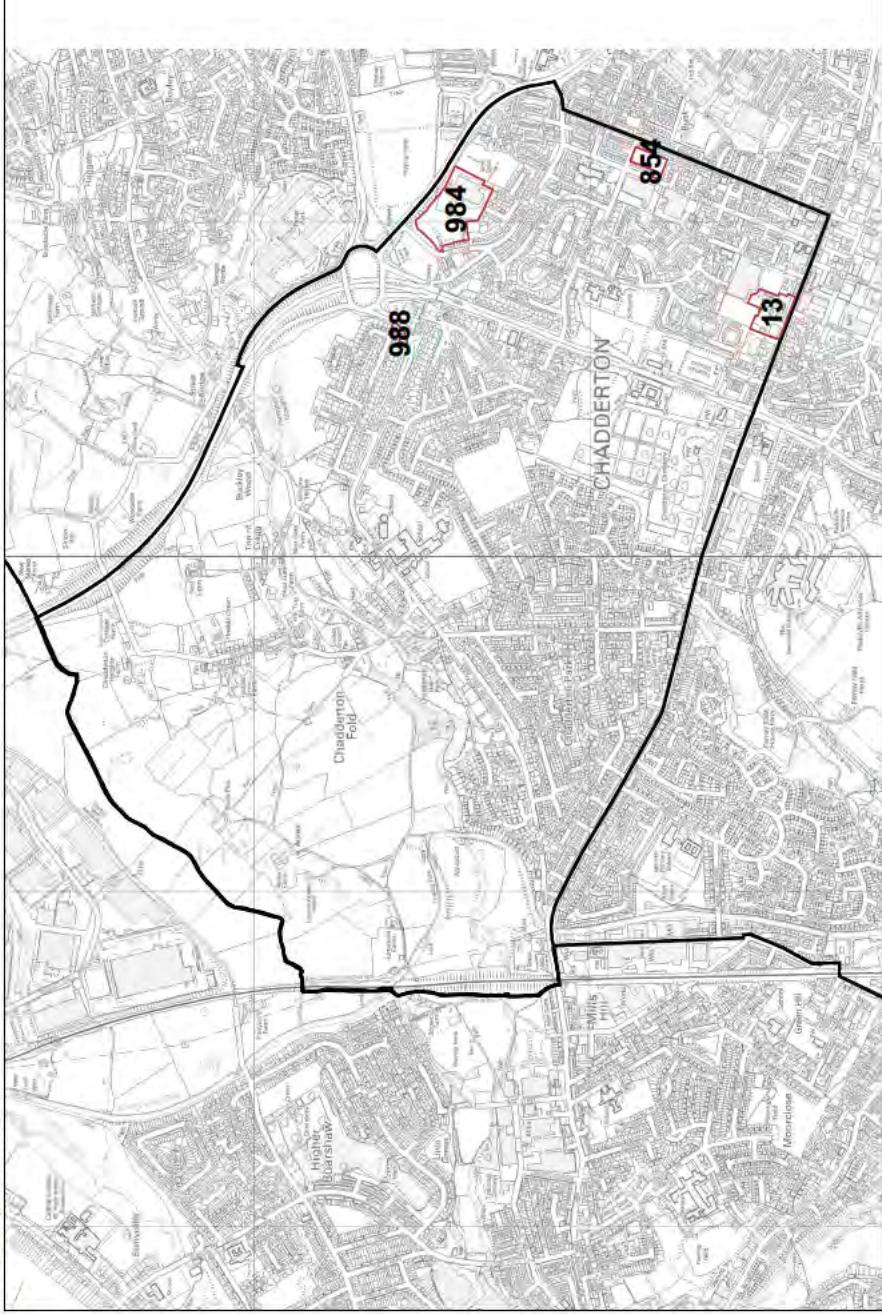


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Chadderton North

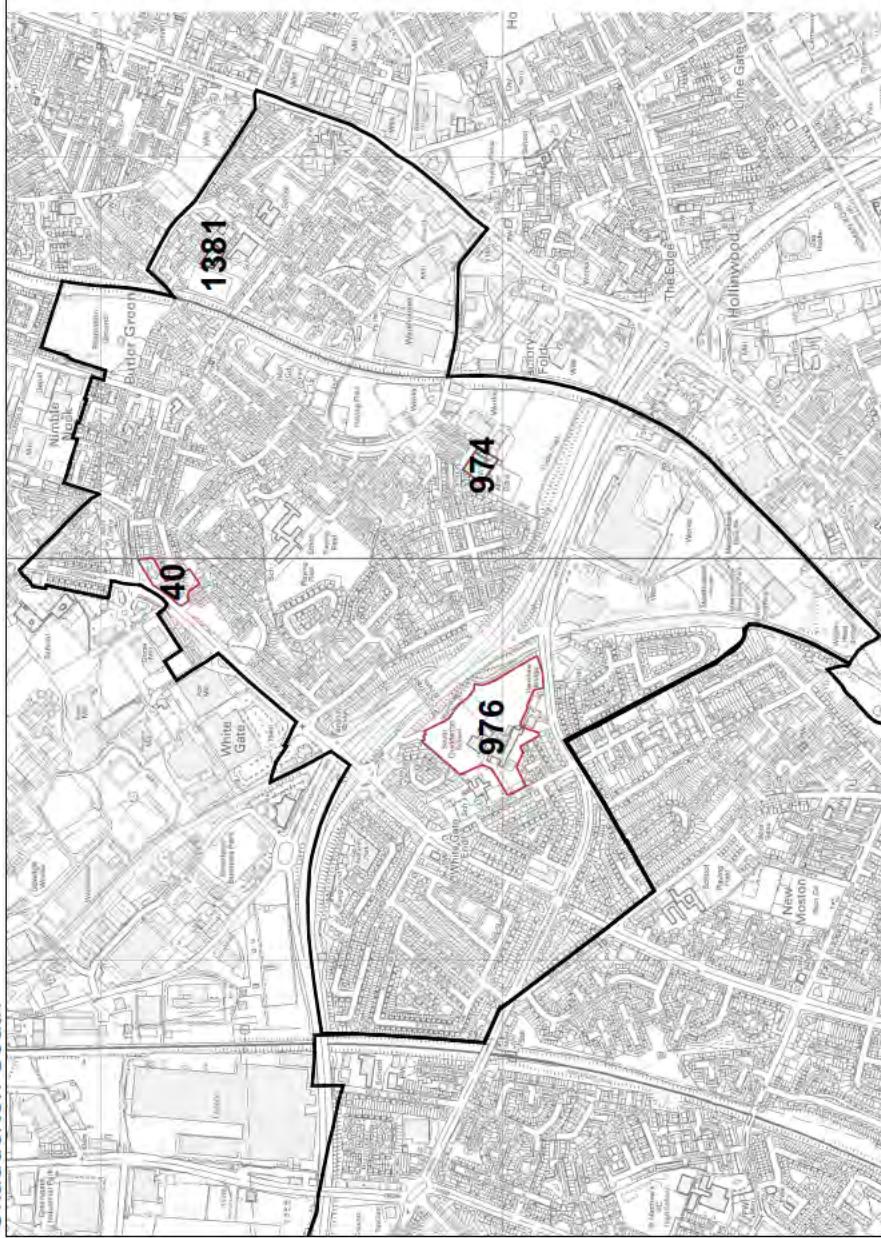


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Chadderton South

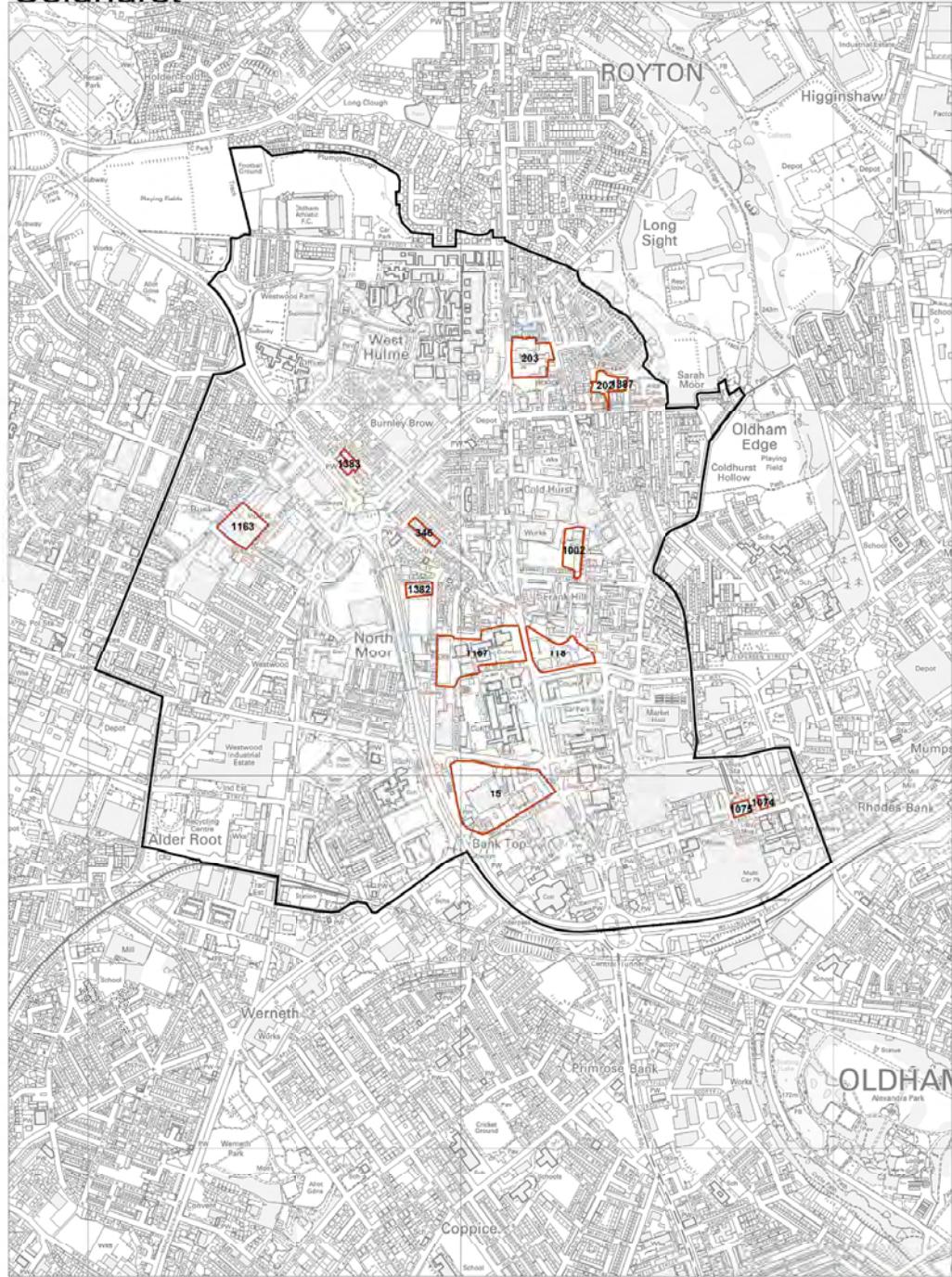


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Coldhurst



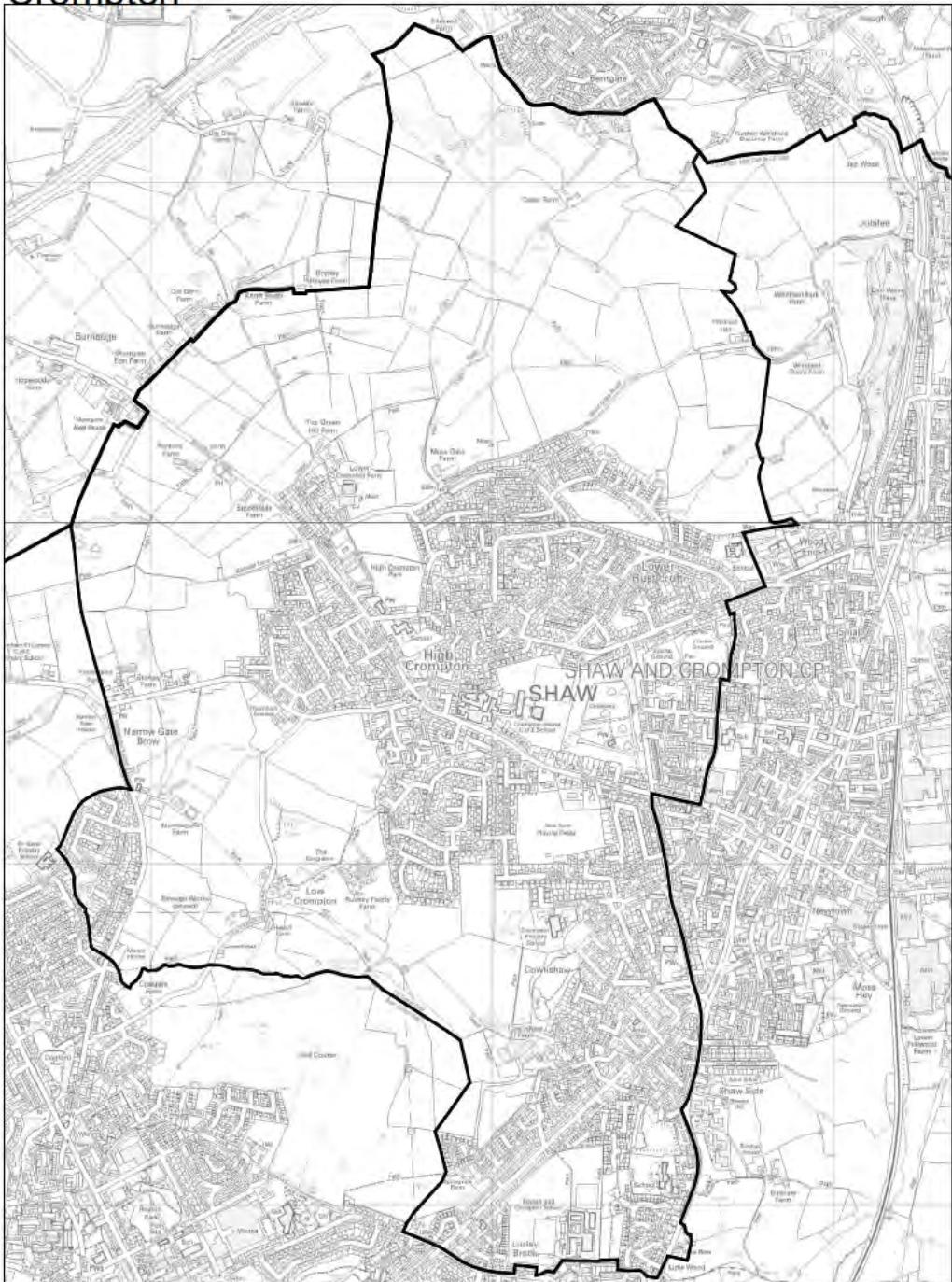
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Crompton



OLDHAM 
Metropolitan Borough 

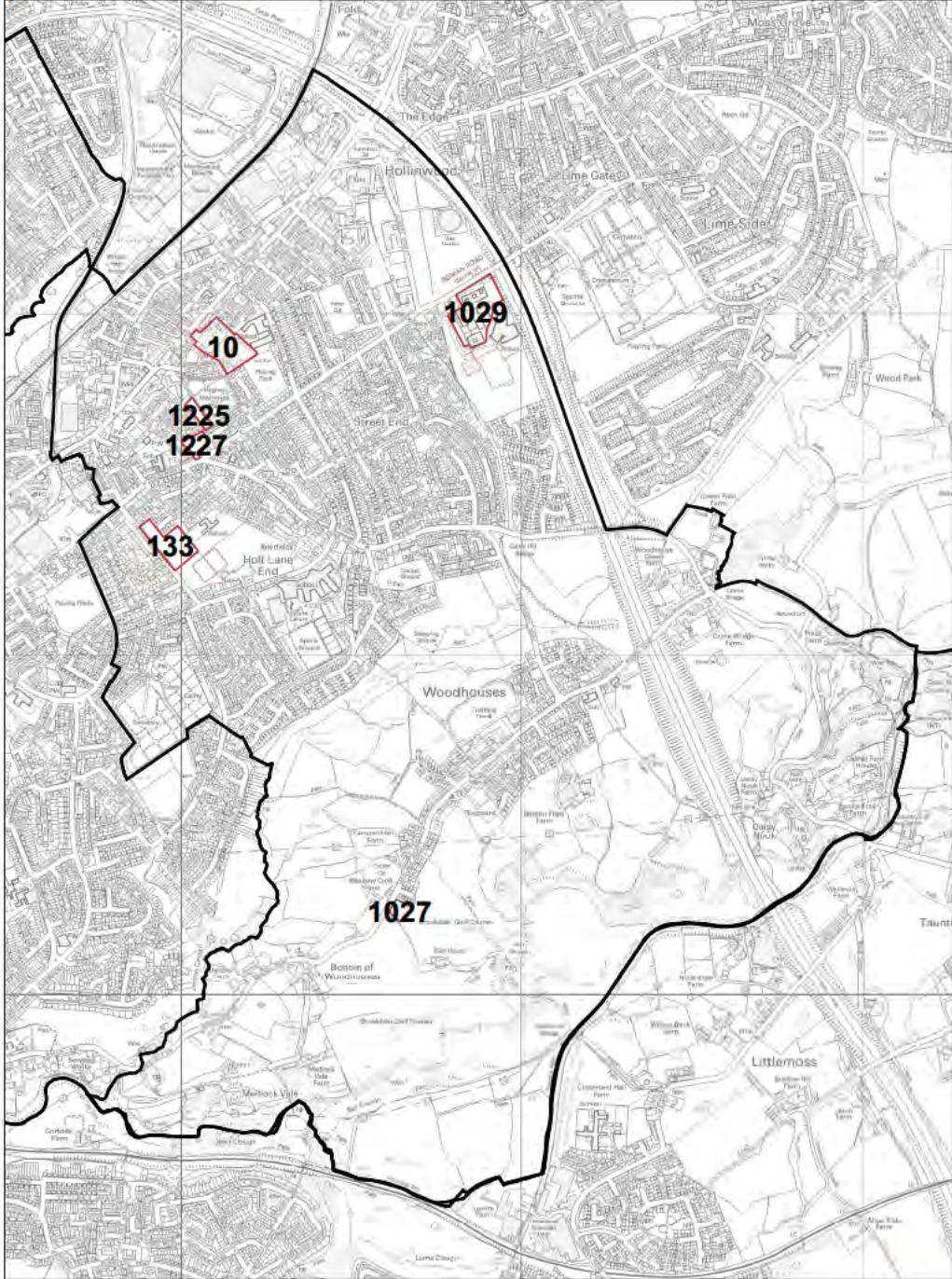
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Failsworth East



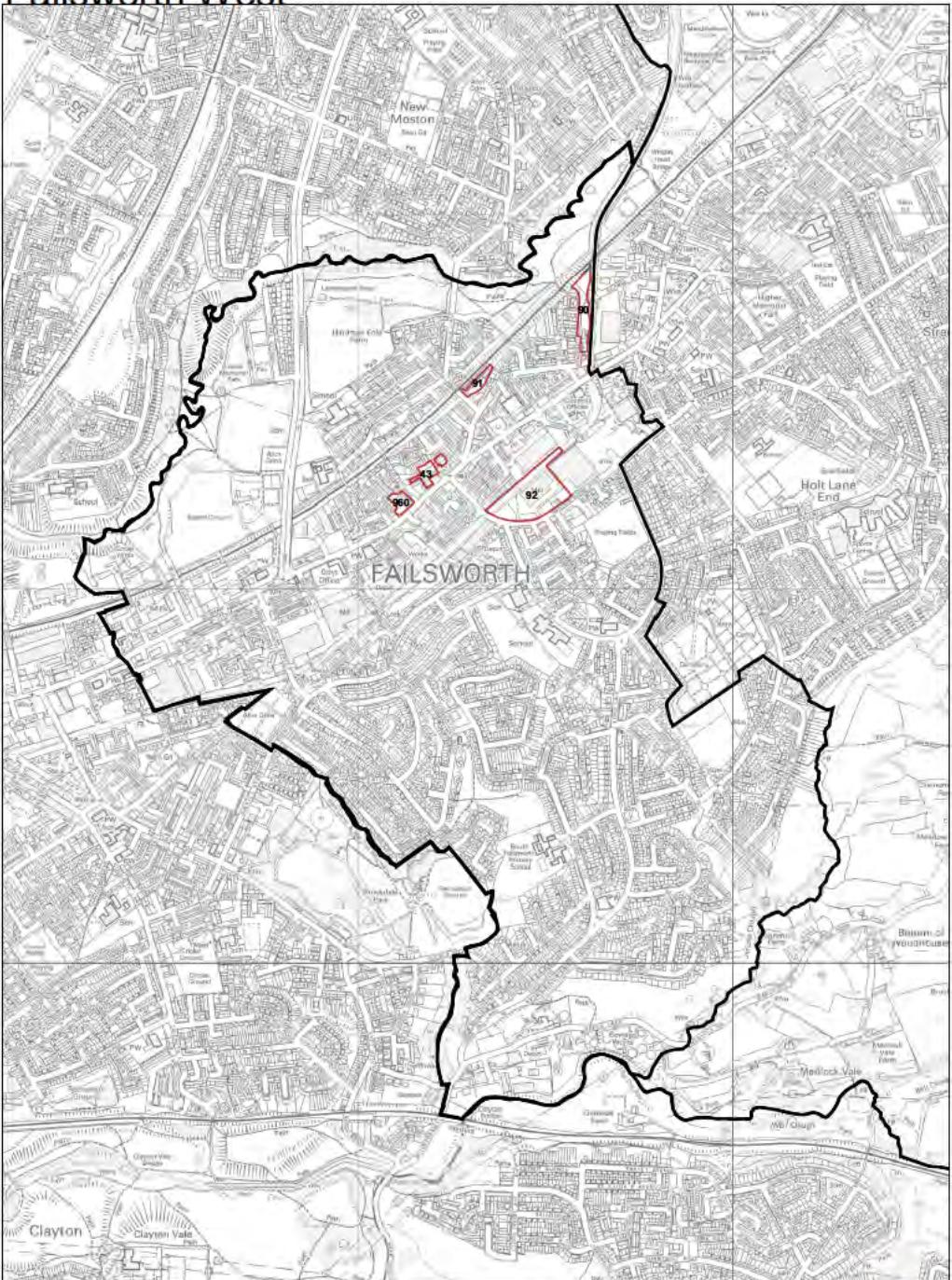
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Failsworth West



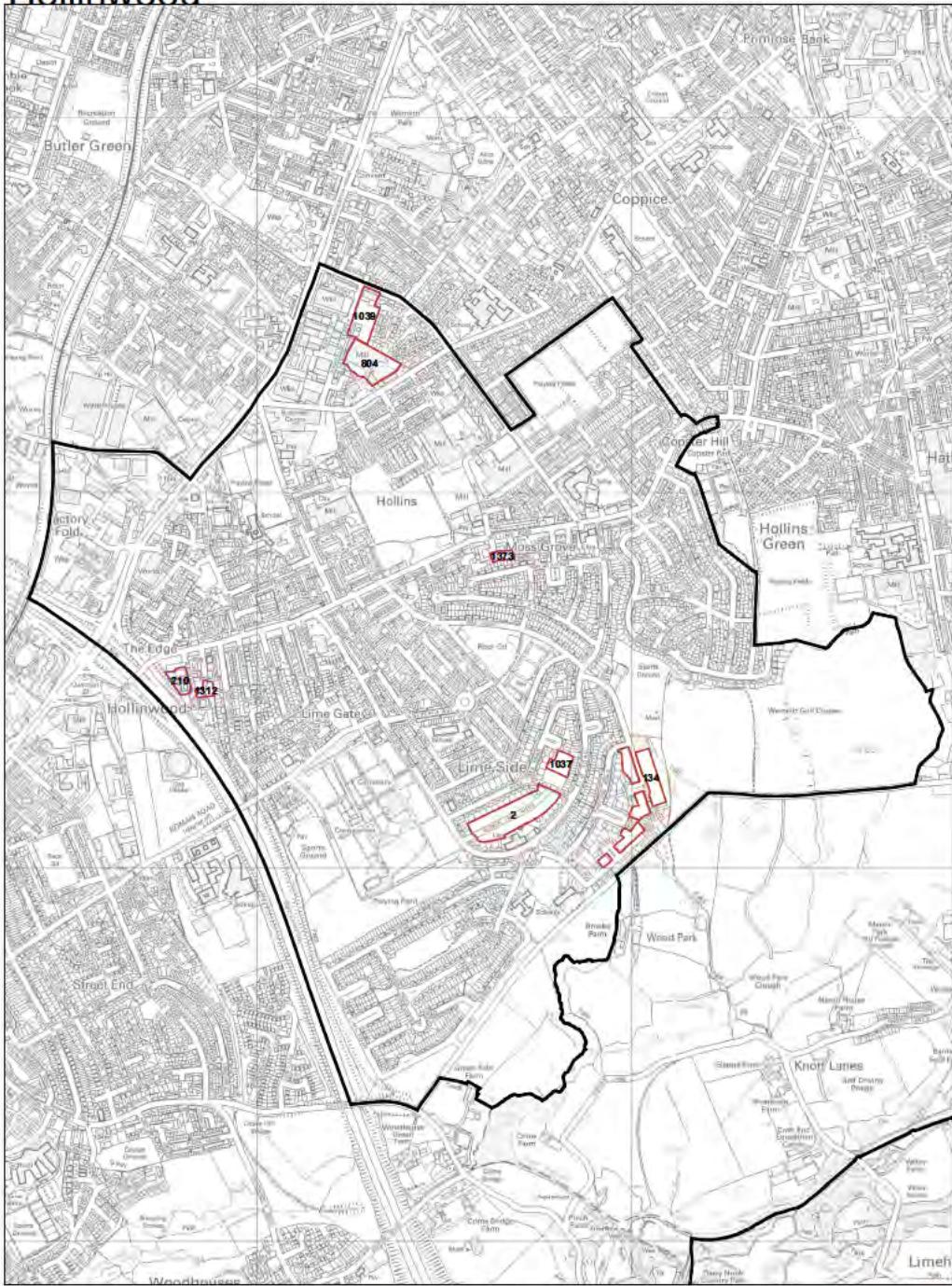
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Hollinwood



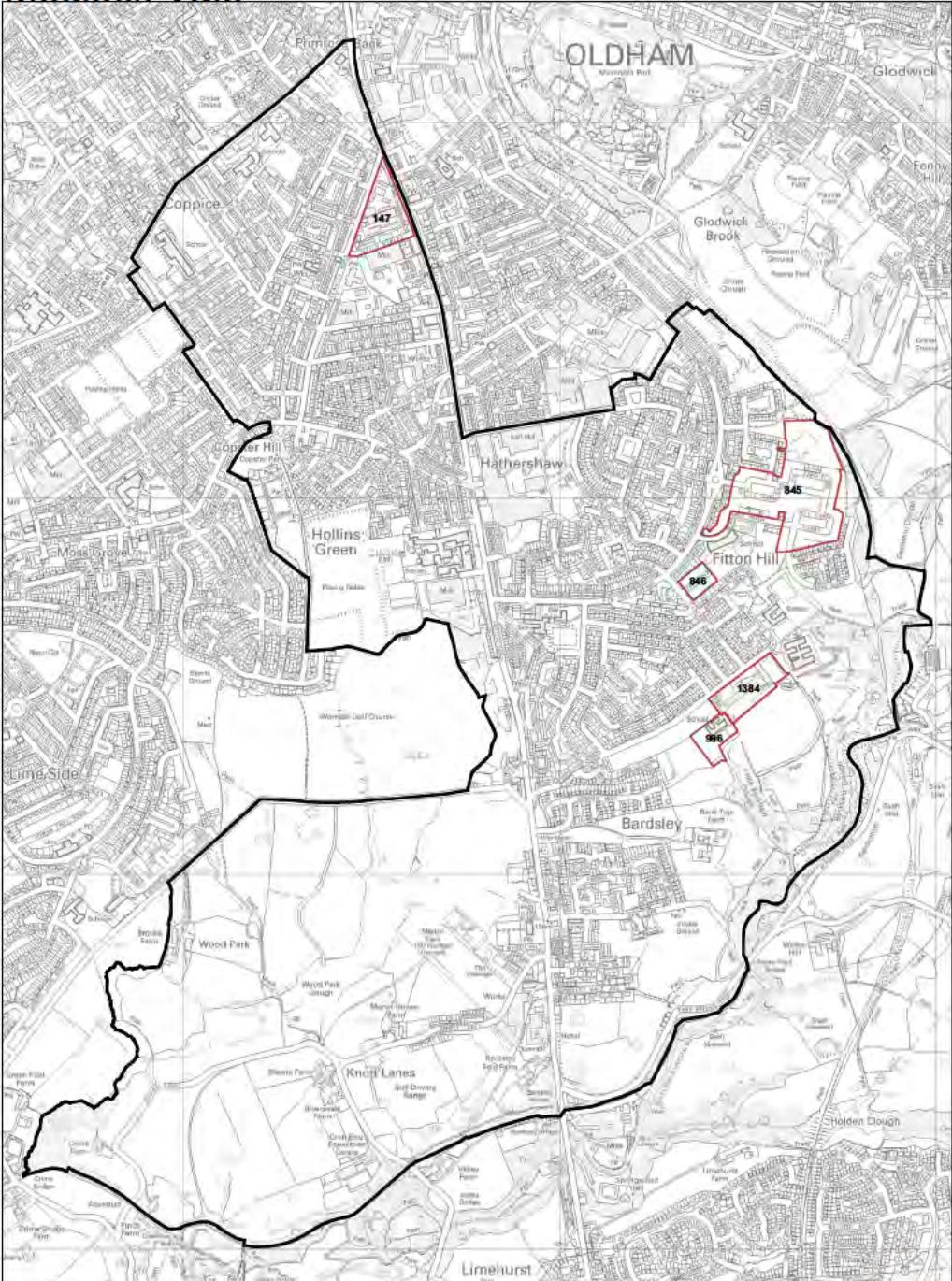
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Medlock Vale



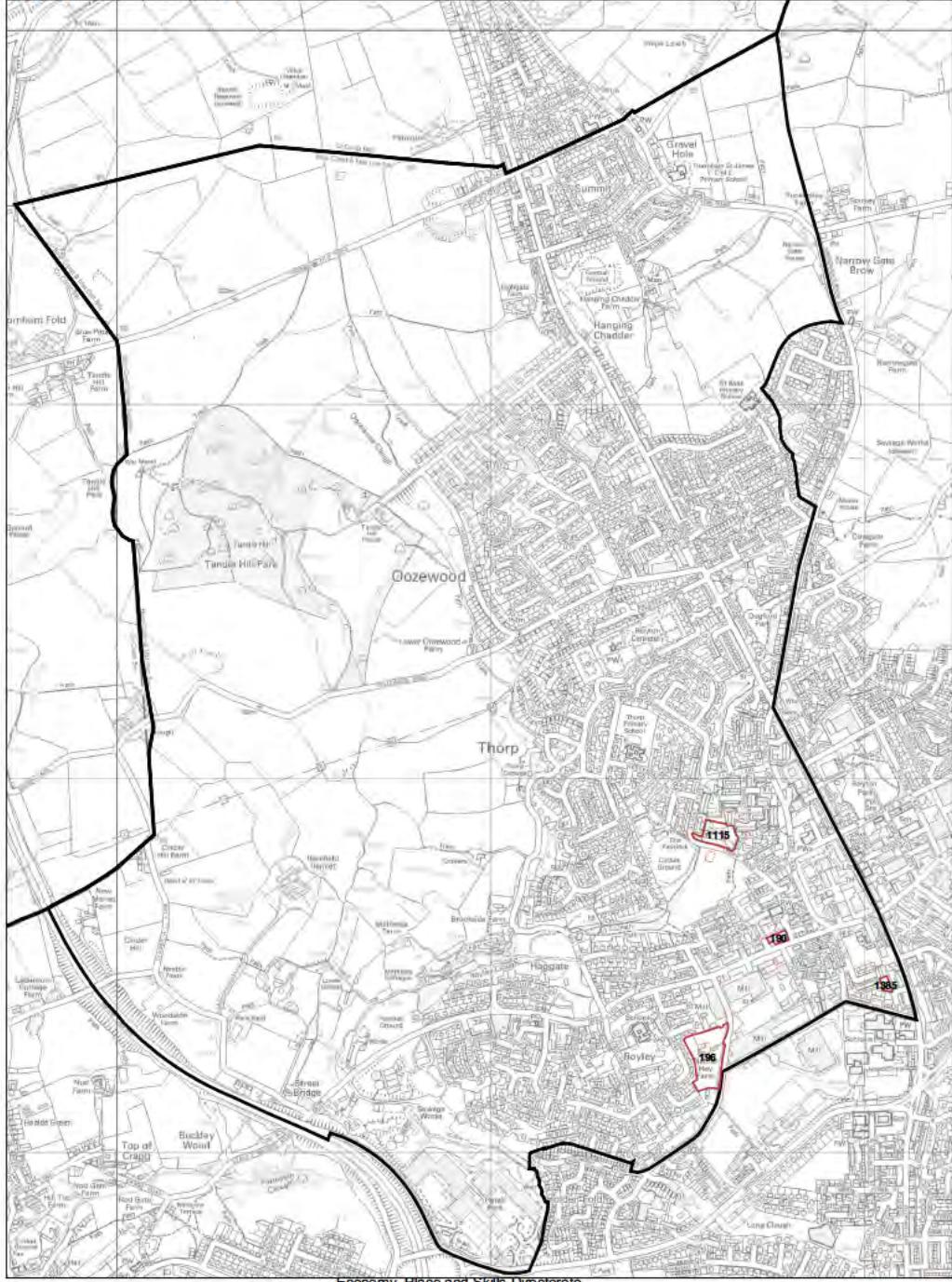
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Rovton North



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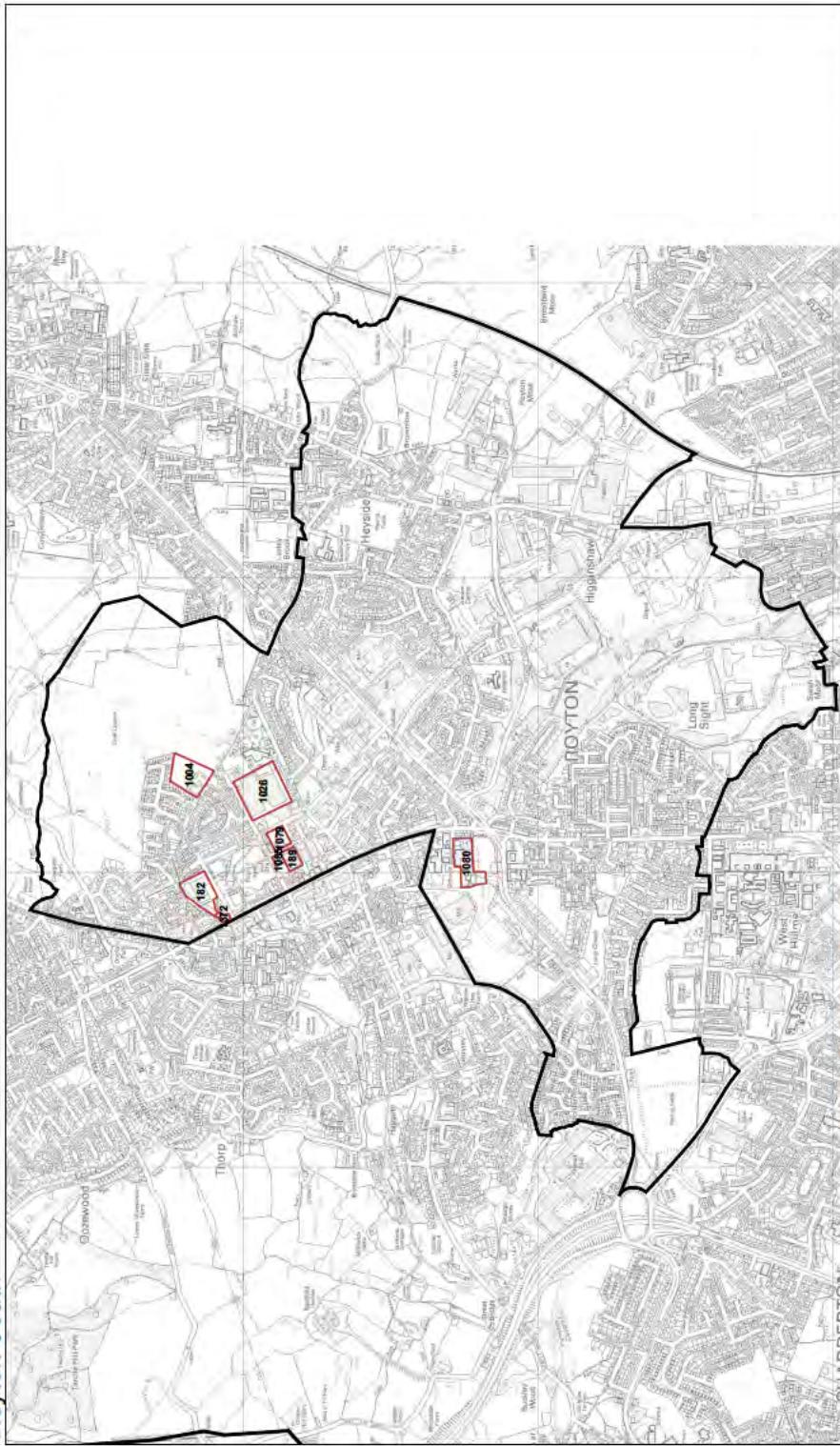
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Royton South



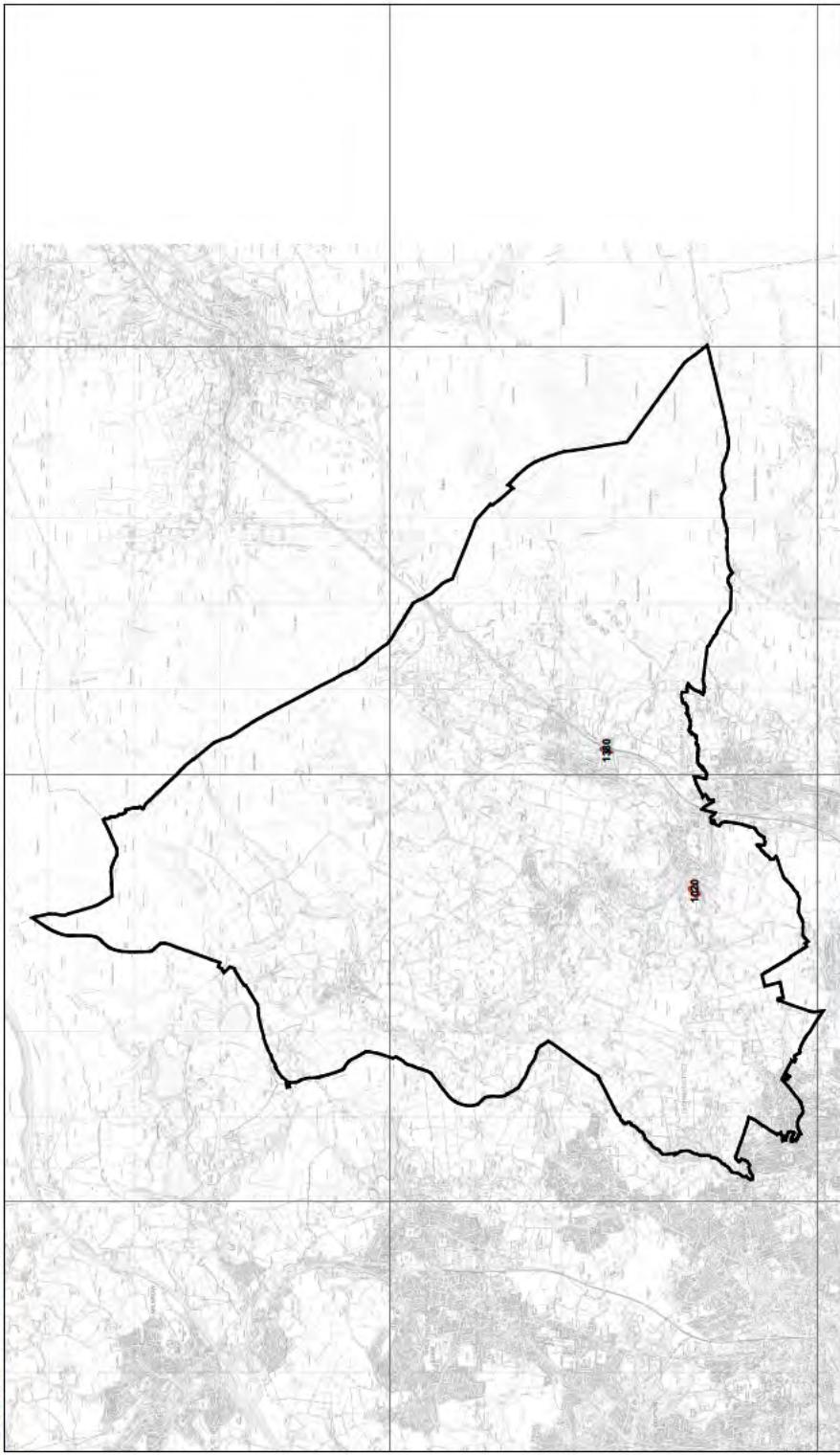
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Saddleworth North

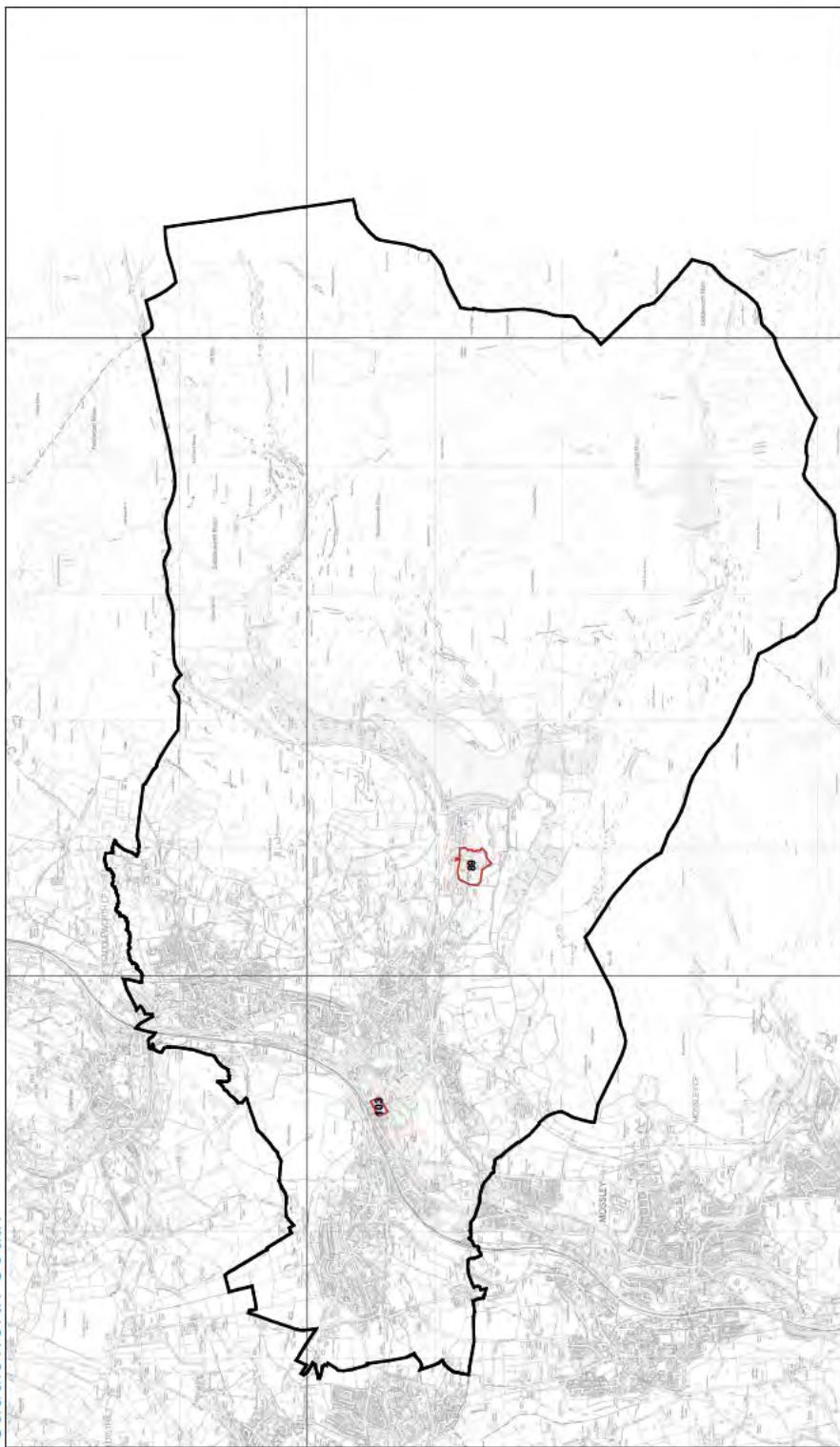


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Saddleworth South

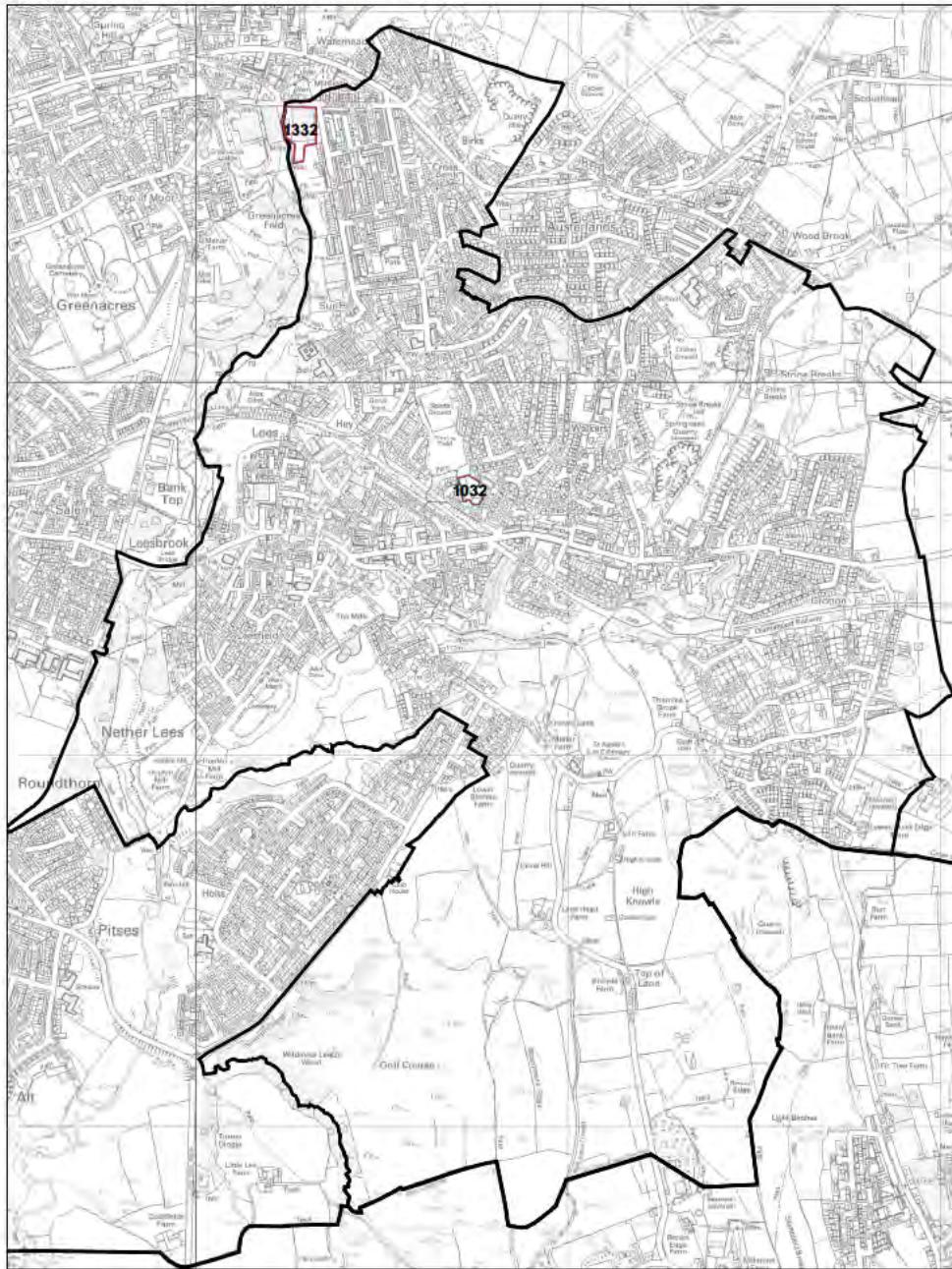


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Saddleworth West and Lees

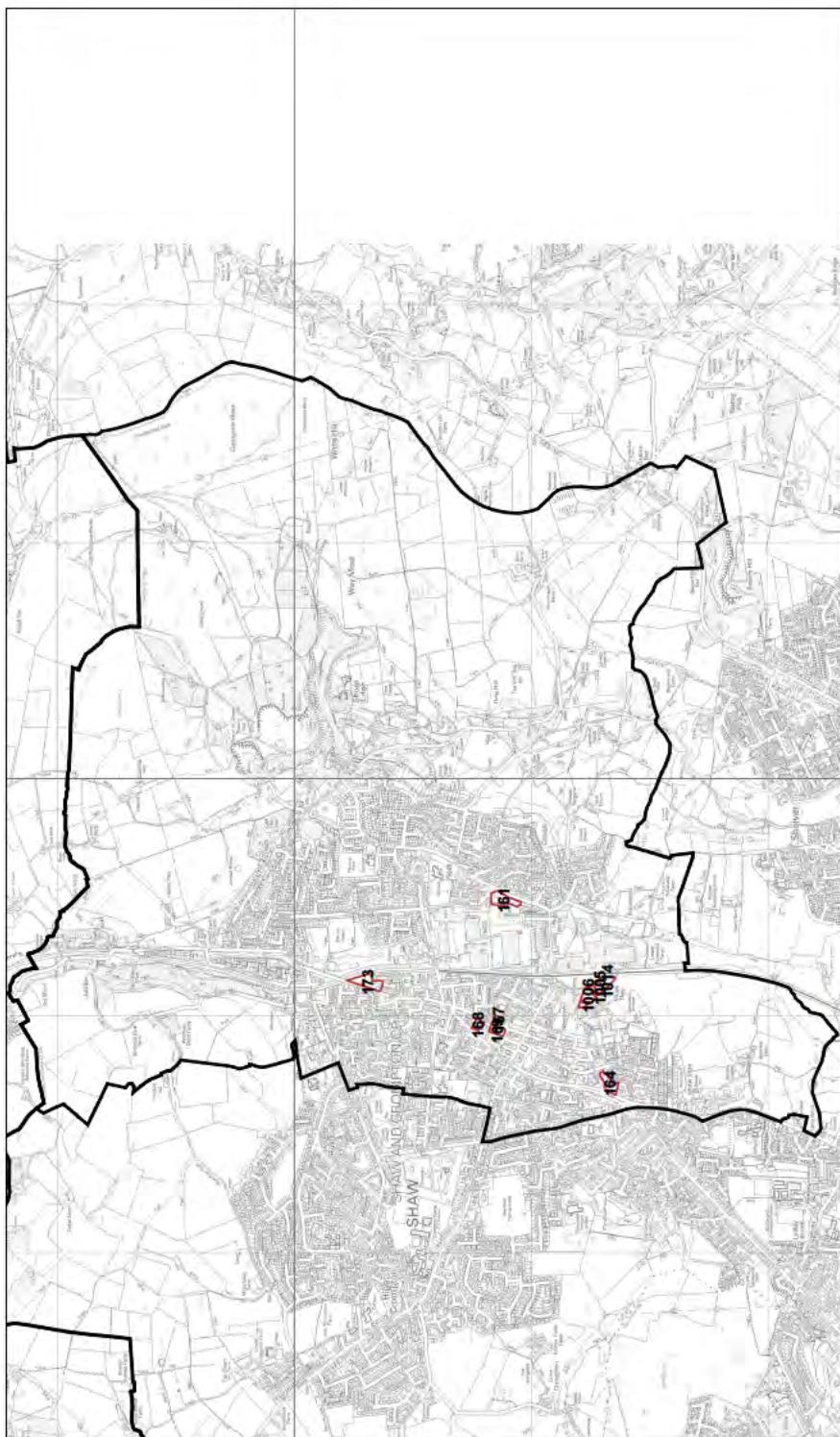


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Shaw

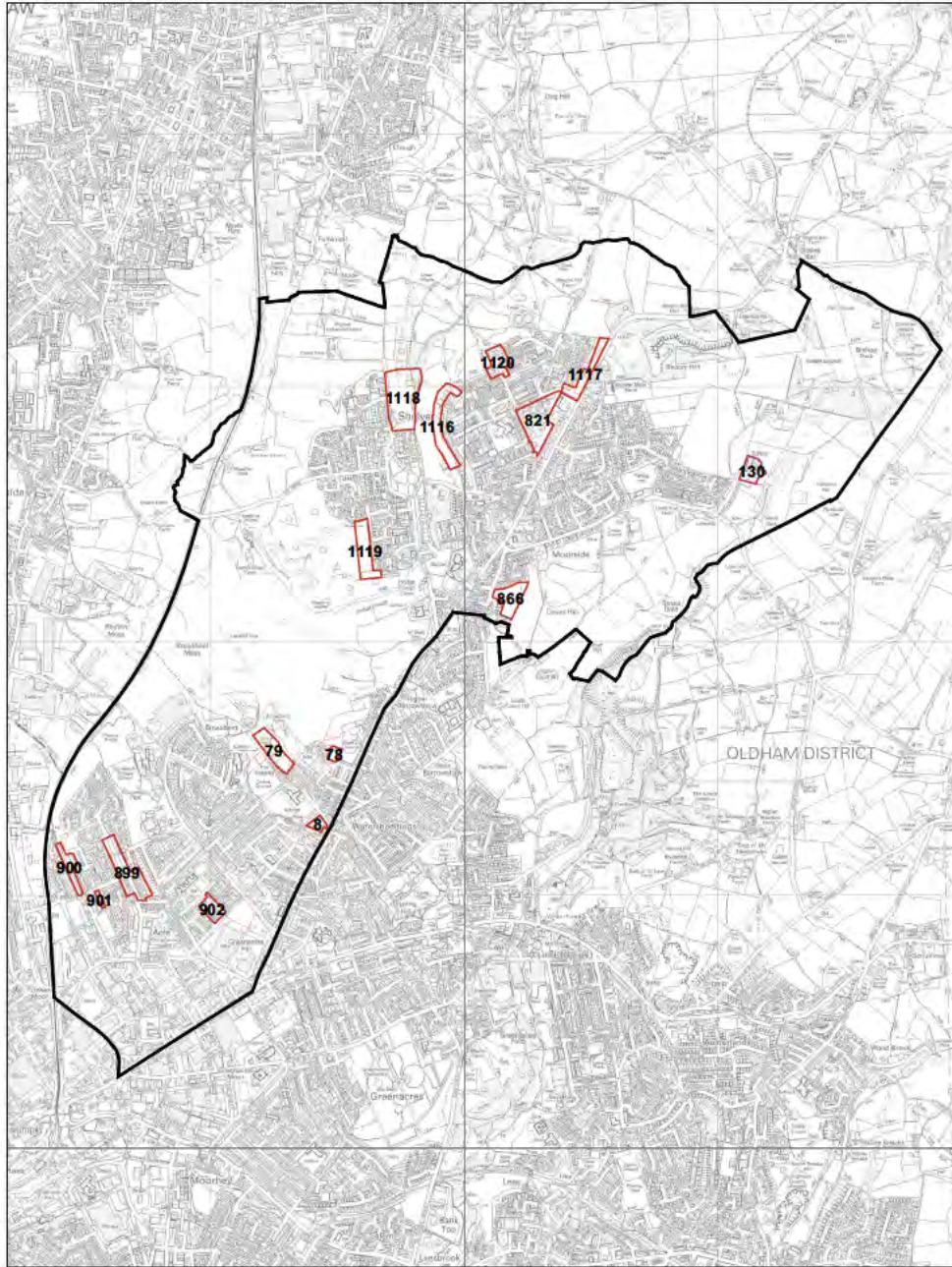


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St James's



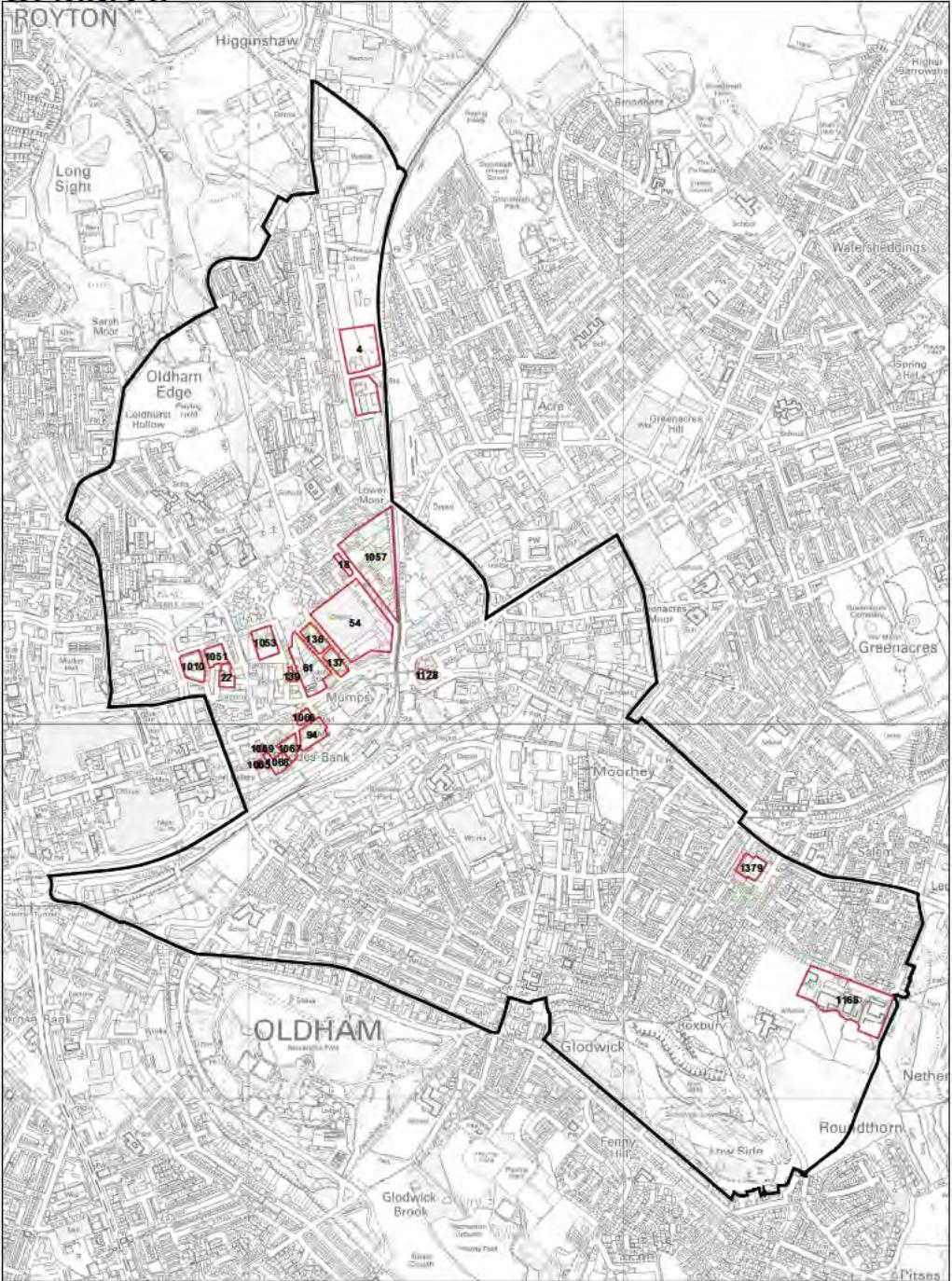
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St Mary's



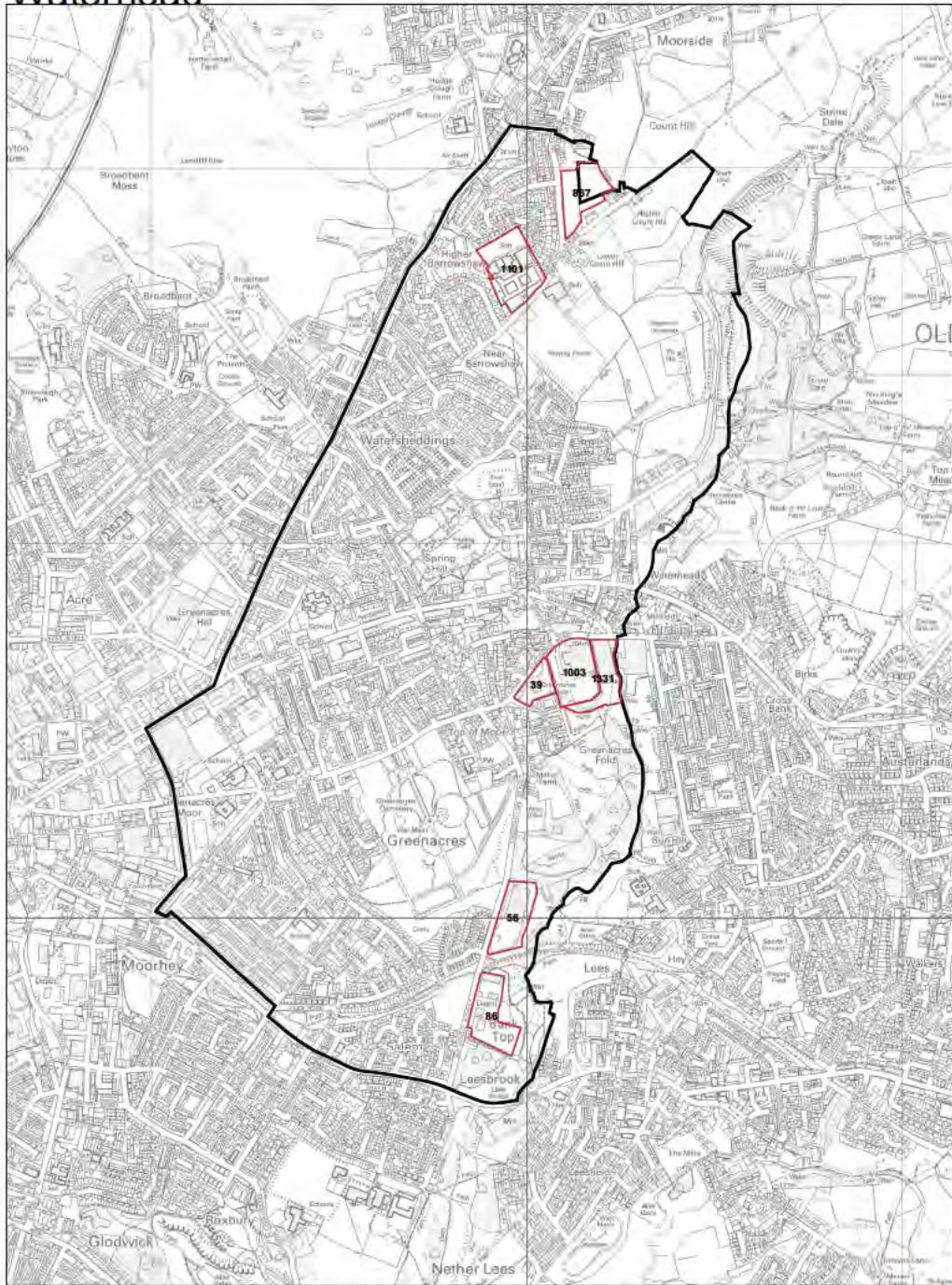
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Waterhead



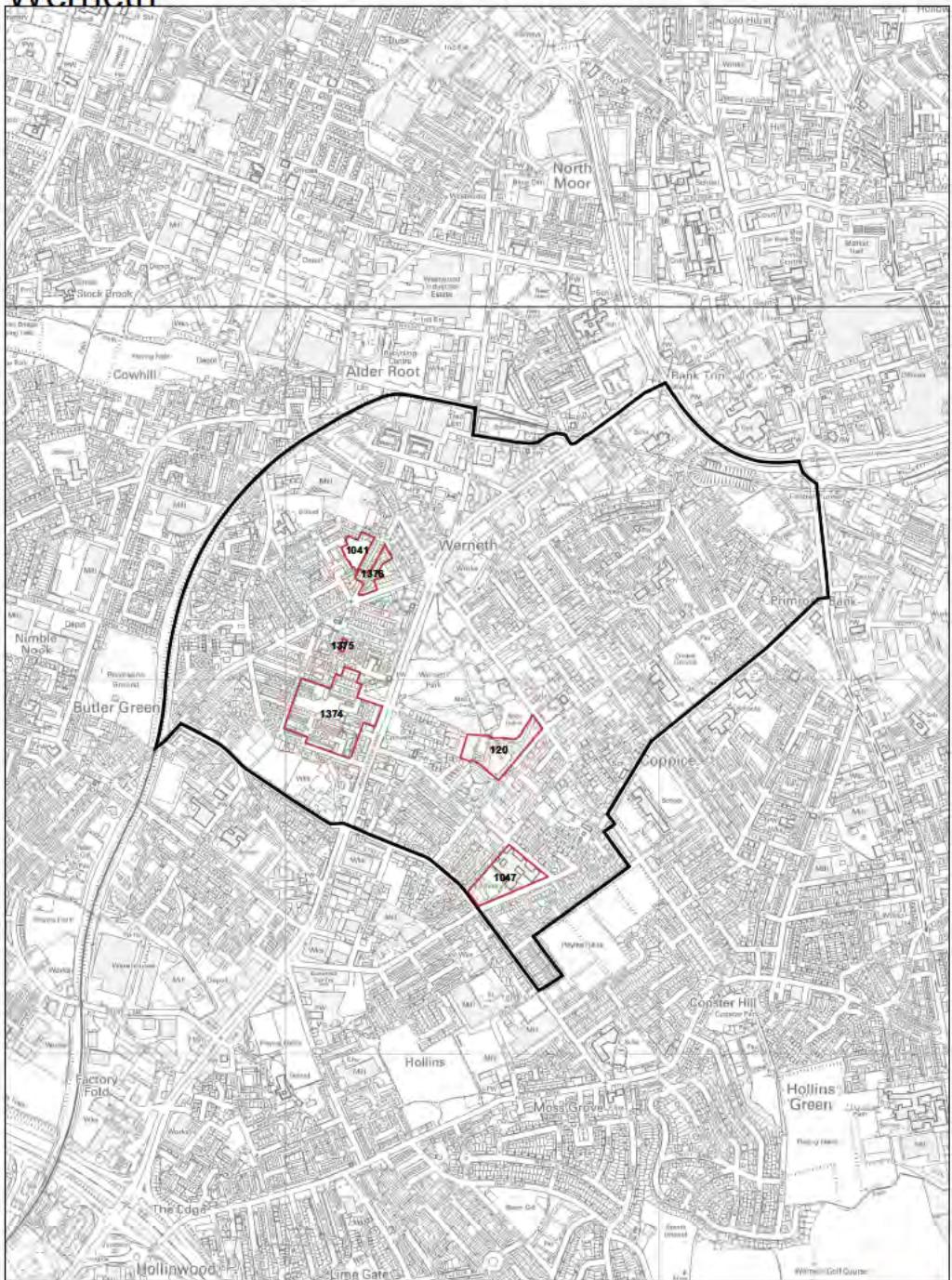
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21 Appendix K - Discounted sites

Table 38 Discounted Sites

Reference	Ward	Location	Source	Reason
SHLAA 992	Alexandra	Land below Villa Road, Oldham	MP	Proposals for site (which included refurbishment and external improvement of existing residential properties) linked to NDC funding / masterplan and no longer considered developable.
SHLAA 734	Chadderton Central	Land at Watts Street, Watts Street, Chadderton, Oldham	NLUD	Site adjacent to Stockfield Mill which formed part of the Chadderton Technology Park Masterplan however residential development is no longer considered developable.
SHLAA 818	Chadderton Central	Land next to depot between Stock Lane and Stockfield Road, Chadderton	DUN / MP	Site formed part of the Chadderton Technology Park Masterplan however residential development is no longer considered developable.
SHLAA 912	Chadderton Central	Stockfield Mill, Stockfield Road, Chadderton	MP	Site formed part of the Chadderton Technology Park Masterplan however residential development is no longer considered developable.
SHLAA 913	Chadderton Central	Land to west of Stock Lane, Chadderton, Oldham	MP	Site formed part of the Chadderton Technology Park Masterplan however residential development is no longer considered developable.
SHLAA 914	Chadderton Central	Stretch of land to east of and fronting Stock Lane, Chadderton, Oldham	MP	Site formed part of the Chadderton Technology Park Masterplan however residential development is no longer considered developable.
HLA 2477	Chadderton Central	Land at Hunt Lane (2), Chadderton (Countryside Properties)	HLA	Residential development completed.
SHLAA 950	Chadderton North	Chadderton Swimming Pool and Sports Centre, Chadderton	MP	Site is no longer available for residential development, alternative uses being

Reference	Ward	Location	Source	Reason
				considered as part of redevelopment of Chadderton Centre.
SHLAA 951	Chadderton North	Chadderton Library, Chadderton	MP	Site is no longer available for residential development, alternative uses being considered as part of redevelopment of Chadderton Centre.
SHLAA 952	Chadderton North	Chadderton Police Station, Chadderton	MP	Site is no longer available for residential development, alternative uses being considered as part of redevelopment of Chadderton Centre.
SHLAA 1174	Chadderton North	Land fronting Heights Lane, Healds Green, Chadderton	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply therefore it remains discounted.
SHLAA 2851	Chadderton South	129 / 131 Turf Lane, Chadderton, Oldham	HLA	Residential development completed.
SHLAA 2876	Chadderton South	24 Eaves Lane, Chadderton	HLA	Residential development completed.
SHLAA 1072	Coldhurst	Former Post Office, Museum and Library, Union Street, Oldham	MP	Site is no longer available for residential development, alternative uses being considered as part of redevelopment of Oldham Town Centre.
HLA 2789	Coldhurst	Land at former site of Ashley Mill, Ashley Street, Oldham	HLA	Residential development completed.
HLA 2966	Coldhurst	282 Rochdale Road, Oldham	HLA	Residential development completed.
HLA 2010(2)	Crompton	Plot 1, The Pentlands, High Crompton, Shaw, Oldham	HLA	Residential development completed.

Reference	Ward	Location	Source	Reason
HLA 2513	Crompton	Land adjacent to 124 Manchester Road, Shaw, Crompton, OL2 7DD	HLA	Residential development completed.
HLA 2490	Failsworth East	20 Wellington Street, failsworth, M35 9AQ	HLA	Residential development completed.
HLA 2262	Hollinwood	Land off Byron Street, bounded by Byron Street, Cardigan Road and Hollins Road, Hollinwood	HLA	Residential development completed.
HLA 2957	Hollinwood	Land at Whitebank Road, Limehurst, Oldham	HLA	Residential development completed.
HLA 2829	Medlock Vale	Manor House Farm, Knott Lane, Oldham	HLA	Residential development completed.
SHLAA 185	Royton North	Royton Market Square, Radcliffe Street, Rochdale Road, Royton	UPS	Site identified for mixed use however residential development is no longer considered developable.
SHLAA 1204	Royton North	Land off Thornham Old Road, Thornham	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
HLA 2873	Royton North	2 Roy House, Fir Bank Road, Royton, Oldham	HLA	Residential development completed.
HLA 2905	Royton North	High Gate Farm, High Gate Drive, Royton	HLA	Residential development completed.
SHLAA 187	Royton South	Site adjoining Royton Town Hall, Rochdale Road, Royton	UPS	Site forms part of hard landscaped area surrounding the new LIFT Health Centre.
HLA 2338	Royton South	Sandy Mill, Schofield Street, Royton	HLA	Residential development completed.
SHLAA 861	Saddleworth North	Stoneswood, Delph	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area.

Reference	Ward	Location	Source	Reason
				Reflecting its attributes it is not considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA 863	Saddleworth North	Rumbles Lane, Delph	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Reflecting its attributes it is not considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA 1007	Saddleworth North	Land known as Shaw Pallet Works, off Huddersfield Road, Diggle	CFS	Part of site allocated for business and industry and all of site falls within a Saddleworth Employment Area in the Joint DPD. Preference is for the site to be developed for business and industry therefore it is not considered appropriate to identify it as part of the borough's potential housing land supply and the site remains discounted.
SHLAA 1031	Saddleworth North	WARTH MILL, DIGGLE	CFS	Site designate a Saddleworth Employment Area in the Joint DPD. Preference is for the site to be developed for business and industry therefore it is not considered appropriate to identify it as part of the borough's potential housing land supply and the site remains discounted.
SHLAA 1114	Saddleworth North	Land at Harrop Green Lane, Diggle	CFS	Site falls under the 0.25ha threshold applied therefore it is not considered appropriate to identify the site as part of the borough's potential housing land supply. Nevertheless

Reference	Ward	Location	Source	Reason
				Policy 3 of the Joint DPD allows for small scale development, comprising a change of use or conversion or where it is not identified in the council's SHLAA, recognising the contribution that such sites may make to the housing market.
SHLAA 1178	Saddleworth North	Land off Huddersfield Road, Denshaw	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1181	Saddleworth North	Land at Denshaw Vale, Denshaw	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1195	Saddleworth North	Land at New Barn, Delph	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1196	Saddleworth North	Land at Delph New Road, Dobcross	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1206	Saddleworth North	Land off Crib Lane, Dobcross	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.

Reference	Ward	Location	Source	Reason
SHLAA 1377	Saddleworth North	Site 1, Land at Sheldon, Huddersfield, Scouthead, Oldham	RE11	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1378	Saddleworth North	Site 2, Land at Sheldon, Huddersfield, Scouthead, Oldham	RE11	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1249	Saddleworth North	Land at Wham Lane, Denshaw	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
HLA 2265	Saddleworth North	Land off Midgrove Lane, Delph	HLA	Residential development completed.
HLA 2299	Saddleworth North	Land at rear of 13 Midgrove Lane, Delph	HLA	Residential development completed.
HLA 2390	Saddleworth North	Land adjacent to 160 Huddersfield Road, Diggle, Oldham	HLA	Residential development completed.
HLA 2437	Saddleworth North	Globe Farm, Huddersfield Road, Stanedge	HLA	Residential development completed.
HLA 2655	Saddleworth North	Slackcote Mill, Slackcote Lane, Delph, Oldham	HLA	Residential development completed.
HLA 2811	Saddleworth North	Land adjacent to Higher Moordale, off Huddersfield Road, Diggle	HLA	Residential development completed.
HLA 2828	Saddleworth North	Clough Bottom House, High Stile Lane, Uppermill, Oldham	HLA	Residential development completed.
HLA 2875	Saddleworth North	Millcroft Farm, Millcroft Lane, Delph	HLA	Residential development completed.

Reference	Ward	Location	Source	Reason
SHLAA 865	Saddleworth South	Land at Ryefields Drive, Uppermill	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Reflecting its attributes it is not considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA 1175	Saddleworth South	Higher Quick Farm, Quick, Lydgate	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1176	Saddleworth South	Land at Poplar Avenue, Quick, Lydgate	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1180	Saddleworth South	Land at Shaws and Redwood, Uppermill	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1198	Saddleworth South	Land off Steadway / Park Lane, Greenfield	HLA	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
HLA 2089	Saddleworth South	Former Andrew Mill site, Chew Valley Road, Greenfield, Oldham	HLA	Residential development completed.

Reference	Ward	Location	Source	Reason
HLA 2323	Saddleworth South	Land at rear of 9 to 15 Mossley Road, Grasscroft, Oldham	HLA	Residential development completed.
HLA 2933	Saddleworth South	Higher Quick Farm, Stockport Road, Lydgate, Oldham	HLA	Residential development completed.
HLA 2944	Saddleworth South	Land to the rear of 4 School Street, Uppermill	HLA	Residential development completed.
HLA 2972	Saddleworth South	56 High Street, Uppermill	HLA	Residential development completed.
SHLAA 887	Saddleworth West & Lees	Thornley Brook East / Land adjoining Thornley Lane, Grotton, Oldham	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Reflecting its attributes it is not considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA 1173	Saddleworth West & Lees	Land at junction of Coverhill Road and Oldham Road, Grotton, Oldham	I & O	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1202	Saddleworth West & Lees	Land off Stonebreaks Road, Springhead	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1209	Saddleworth West & Lees	Woodbrook Farm, Woodbrook, Springhead	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.

Reference	Ward	Location	Source	Reason
HLA 1228	Saddleworth West & Lees	Land off Coverhill Road, Grotton, Oldham	HLA	Residential development completed.
HLA 2175	Saddleworth West & Lees	St Johns Mill, St Johns Street, Lees	HLA	Residential development completed.
HLA 2286	Saddleworth West & Lees	Land at rear of 33 Brookside Avenue, adjacent to 12 Ashlea Grove, Grotton	HLA	Residential development completed.
HLA 2418	Saddleworth West & Lees	Land adjacent to 1 Old Croft, Springhead, OL4 4RX	HLA	Residential development completed.
HLA 2802	Saddleworth West & Lees	6 & 8 Stonebreaks Road, Springhead, Oldham	HLA	Residential development completed.
HLA 2806	Saddleworth West & Lees	3 Princess Street, Lees	HLA	Residential development completed.
HLA 2887	Saddleworth West & Lees	Land adjacent to 7 Nelson Street, Lees, Oldham	HLA	Residential development completed.
SHLAA 874	Shaw	Land at Moss Farm (falling within larger site named Shawside, Shaw)	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Reflecting its attributes it is not considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA 875/ 876 and 877	Shaw	Cowlshaw	UDP	Site falls within an area designated as OPOL under Policy 22 of the Joint DPD. OPOL is land which, whilst not serving the purpose of Green Belt, is locally important as it helps to preserve the distinctiveness of an area. Reflecting its attributes it is not

Reference	Ward	Location	Source	Reason
				considered appropriate to identify the site as part of the potential housing land supply and it remains discounted.
SHLAA ???	Shaw	Triangular piece of land off Lilac View Close, Shaw	RE11	Small triangular section does not form part of existing phase 2 housing allocation and falls under the 0.25ha threshold applied therefore it is not considered appropriate to identify the site as part of the borough's potential housing land supply. Nevertheless Policy 3 of the Joint DPD allows for small scale development, comprising a change of use or conversion or where it is not identified in the council's SHLAA, recognising the contribution that such sites may make to the housing market.
HLA 2382	Shaw	Land at the rear of Greenway Centre, Park Street, Shaw, Oldham	HLA	Residential development completed.
HLA 2839	Shaw	5 Crompton Way, Shaw	HLA	Residential development completed.
HLA 2883	Shaw	4 Collinge Street, Shaw	HLA	Residential development completed.
HLA 2892	Shaw	Black Clough Stables, off Hannerton Road, Shaw, Oldham	HLA	Residential development completed.
HLA 2962	Shaw	1 & 2 Staveley Close, Shaw, Oldham	HLA	Residential development completed.
SHLAA 904	St James	Cricket ground on Broadbent Road, Derker	MP	Site identified as part of broader HMR masterplan however given that HMR funding has ceased site is no longer developable.
SHLAA 1203	St James	Land at Alderney Farm, Ripponden Road, Moorside	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.

Reference	Ward	Location	Source	Reason
HLA 2381	St James	Land at St Ambrose Road, Derker	HLA	Residential development completed.
HLA 2864	St James	1 Acre Lane, Derker, Oldham	HLA	Residential development completed.
SHLAA 21	St Marys	Mumps Warehouse, Roscoe Street, Oldham	UPS	Site is no longer available for residential development as it is now proposed for Park and Ride associated with Metrolink.
SHLAA 88	St Marys	Park Road Warehouse, corner of Park Road and Woodstock Street, Oldham	UPS	Site is no longer available for residential development, alternative uses being considered as part of redevelopment of Alexandra Retail Park.
HLA 2651	St Marys	Former Community Education Centre, Cardinal Street, Oldham (Astoria)	HLA	Residential development completed.
HLA 2973	St Marys	38 - 42 Huddersfield Road, Oldham	HLA	Residential development completed.
SHLAA 1177	Waterhead	Land at Pauden Far, Waterhead	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1200	Waterhead	Waterworks Road / Holgate Street, Waterhead	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.
SHLAA 1201	Waterhead	Land between Spinners Way and Alderney Farm, Moorside	CFS	The site falls within the Green Belt, the boundary of which has been maintained within the Joint DPD. It is not considered appropriate to identify the site as part of the potential housing land supply.

Reference	Ward	Location	Source	Reason
SHLAA 848	Werneth	Summervale Primary School, corner of Manchester Street and Oldham Way	DUN	Site is no longer available for residential development, alternative uses being considered.
SHLAA 908	Werneth	Platts Building, Hartford Works, Kitchen Factory, Featherstall Road, Oldham	MP	Site formed part of the Chadderton Technology Park Masterplan however residential development (as part of a mixed-use scheme) is no longer considered developable.
SHLAA 911	Werneth	Land at corner of Manchester Street and Featherstall Road South, Oldham	MP	Site formed part of the Chadderton Technology Park Masterplan however residential development (as part of a mixed-use scheme) is no longer considered developable.
HLA 2194	Werneth	R/o 78 Windsor Road, Werneth	HLA	Residential development completed.
HLA 2658	Werneth	Land at North Werneth Zone 1, Land bounded by Suthers Street, Alfred Street and Parsons Street, Oldham	HLA	Residential development completed.
HLA 2805	Werneth	Warwick House, 1 Warwick Street, Oldham, OL9 7BA	HLA	Residential development completed.

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

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

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

22.2 This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2012 to 31 March 2017. More detailed information on each of the steps is set out below.

Level of housing provision between 1 April 2012 and 31 March 2017

22.3 The borough's housing requirement from 2012/13 to 2025/26 taking into account past performance and projected clearance, is set out in the table below.

Table 39 Housing Land Supply 2012/13 to 2025/26

Housing requirement since 2003/04 up to 2011/12 (289 x 9)	2,601
Residual remaining due to performance since 2003/04	910
Housing requirement over remainder of plan period (2012/13 to 2025/26) (289 x 14)	4,046
Clearance proposed over remainder of plan period	594
Total housing requirement to be delivered over remainder of plan period (910 + 4,046 + 594)	5,550
Annual housing requirement over remainder of plan period (5,549 / 14)	396
Total housing requirement for period 2012/13 to 2016/17 (396 x 5)	1,982

22.4 With regards to the period 1 April 2012 to 31 March 2017 the requirement is for the delivery of 1,982 dwellings.

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

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

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

Assessing the deliverability of the sites

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

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

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

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

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

22.10 In most cases a build-out rate of 30 dwellings per annum has been used. Previously a build-out rate of 44 dwellings per annum has been used based on assessment of historic data. However, due to current market conditions a lower build-out rate of 30 dwellings per annum has been applied. The assumptions are summarised below, and the analysis summarised in Appendix M.

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

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

Sites Under Construction

22.13 All sites form part of the 5-year supply, subject to delivery rate. All dwellings on such sites fell within the five-year supply as at 1 April 2012. That is down to the fact that no site in this category included a number of dwellings that could not be built within five years, assuming a build out rate of 30 dwellings per year.

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

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

Sites with Full Planning Permission

22.15 Sites that were the subject of repeat applications were excluded (sites with more than two applications relating to unaltered schemes) from the five-year supply. The capacity of an individual site was compared to the number of dwellings that could be built within 5 years, taking into account the average delay between full permission being granted and building commencing. This comparison determined how many dwellings on a given site would be delivered within 5 years. Unless site specific information suggested otherwise, sites with less than 10 dwellings were assumed to be deliverable within 5 years.

UDP Phase 1 Housing Allocations

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

UDP Phase 2 Housing Allocations

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

Other Sites

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

23 Appendix M - Assumptions about build-out rates

Assumptions around Build-Out Rates

- 23.1** The assumptions on build out rates used to inform deliverability of housing sites in the five-year supply set out below have been revised to take account of the reduced build-out rate of 30 dwellings per hectare. Delivery of sites contained within the SHLAA has been informed by the assumptions set out below, officers knowledge and specific characteristics of the development proposal/site.

1. Actual durations & delivery rates

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

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

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

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

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

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

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

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

Table 40

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

- 23.4** This level of delivery has been calculated as follows:

Full Planning Permission Granted:

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

Outline Planning Permission Granted:

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

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

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

Minded To Approve (subject to S106), Outline Permission

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

3. Background on the sites

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

Completed sites included in the analysis

Table 41

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

Ref	Site	Dwellings
22	Land off Claremont Street, Failsworth	63
283	Land bounded by Ripponden Road, Northgate Lane & Glebe St	78
0034 (1)	Land off Underhill Road	117
288	Copthorne Park, Hollins Road	179

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

24 Glossary

Brownfield Land (or Previously Developed Land)

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

'The definition includes defence buildings, but excludes:

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

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

Greenfield Land

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

Net Dwelling Density

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

Net of Clearance

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

Past Performance

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

1 Annex B: Definitions, Planning Policy Statement 3 on Housing, CLG, June 2011.

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