

Oldham

Local

Plan

Oldham's Monitoring Report April 2012 to March 2013

December 2013



Oldham
Council

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Abbreviations

The following is a list of abbreviations used in this report:

AAP – Area Action Plan

AMR – Annual Monitoring Report

BME – Black and minority ethnic

CDEW - Construction, Demolition and Excavation Waste

CIL - Community Infrastructure Levy

DCLG –Department for Communities and Local Government

DEFRA - Department for Environment, Food and Rural Affairs

DPD – Development Plan Document

Ha - Hectares

HMR - Housing Market Renewal

JMDPD – Joint Minerals Development Plan Document for Greater Manchester

JWDPD – Joint Waste Development Plan Document for Greater Manchester

LAA - Local Area Agreement

LDD – Local Development Document

LDF – Local Development Framework

LDS – Local Development Scheme

PPS – Planning Policy Statement

RAWP – Regional Aggregate Working Party

RTAB – Regional Technical Advisory Body

SAC - Special Area of Conservation

SCI – Statement of Community Involvement

SBI –Sites of Biological Importance

SCS - Sustainable Community Strategy

SEA – Strategic Environmental Assessment

SPA - Special Protection Area

SPD – Supplementary Planning Document

SUDS - Sustainable Urban Drainage System

Sqm - Square metres

UDP – Unitary Development Plan

Availability of Document

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Executive Summary

Future of Monitoring Oldham's Monitoring Report (AMR) covers the period 1 April 2012 to 31 March 2013.

The Government announced changes to the preparation and monitoring of local plans in 2011 and withdrew a number of guidance documents. One of the changes was that each council could decide what information to include in their monitoring reports, although they do need to be prepared in accordance with relevant legislation.

There were also new regulations and guidance published in relation to monitoring:

- The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 outlines what a monitoring report should contain (the "Regulations"); and
- The Localism Act 2011 - Section 113 of the Localism Act amends Section 35 of the Planning and Compulsory Purchase Act 2004 in relation to local development monitoring reports.

Local Development Scheme Progress

The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website www.oldham.gov.uk. There has been a 12 month delay in the preparation of the Site Allocations DPD therefore the council will provide a further update to the LDS to amend the Site Allocations DPD timetable.

As explained in previous LDS's it was agreed with Government Office for the North West (GONW) that work on the Site Allocations DPD would commence after the Joint DPD had been adopted.

i) Performance on the LDS milestones between 1 April 2012 and 31 March 2013 was as follows:

- Site Allocations DPD
 - The Scoping Report for the Site Allocations DPD was published for comments and a 'Call for Sites' exercise was undertaken between 7 May - 22 June 2012.
- Joint Waste Development Plan Document (the Waste Plan) - the Greater Manchester Minerals and Waste Planning Unit (GMMWPU) were preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
 - The council adopted the Waste Plan at Full Council on 1 April 2012.
- Joint Minerals Development Plan Document (the Minerals Plan) - the GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
 - Consultation on the proposed modifications to the Minerals Plan undertaken between 3 August - 14 September 2012.
 - Examination: An additional hearing session was held on 21 November 2012
 - The GMMWPU received the Inspector's Report stating the Minerals Plan was sound in January 2013

- The council also adopted a Vibrant Centres SPD on 23 July 2012. Timetables for SPD's are no longer required to be set out within the LDS.

Key Indicator Results

ii) Employment

- 11,716 square metres (gross) of industrial and commercial floorspace was completed. All of this development was on previously developed land.
- Land developed for business and industry was 4.31 hectares (gross).
- The total amount of employment land available for industrial and commercial use (Use Class B1, B2 and B8) was 83.97 hectares. This consists of 67.11 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 16.86 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

iii) Housing

- As of 1 April 2012 the borough's five-year housing land supply contains sufficient land to accommodate 2,523 dwellings, equating to more than a 6.5 year supply of deliverable housing land and with 89% being on previously developed land.
- The Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there is sufficient potential housing land supply (8,836 dwellings) to meet the borough's housing requirements over the plan period.
- In 2011/12 there were 228 gross completions and 220 dwellings cleared, resulting in 8 dwellings net of clearance completed.
- 96% of completions during 2011/12 took place on previously developed land.

iv) **Transport** - The conversion of the Manchester-Oldham-Rochdale rail line to metrolink is underway and trams are now operational to Oldham Mumps. Six travel plans have been secured as a condition of planning permission.

vi) **Heritage** - There was one application granted for the loss of listed buildings. This was for the demolition of an existing self-contained dwelling house in the grounds of Ryefield House (Uppermill) and the restoration of a gable wall. There were five applications for the demolition of buildings in conservation areas.

vii) **Biodiversity** – There have been seven changes to SBI's. Three SBI's had habitat description changes, one had a change to the site boundary and three additional SBI's were added to the register. The changes resulted in an increase in the extent of SBI's by 43.2 hectares.

viii) **Renewable Energy** – Five out of six relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18.

ix) **Retail** – 1,579 square metres of retail floorspace was completed during 2012/13.

Key Actions

xi) **Collection** - The AMR identifies a number of key actions designed to improve data collection and the ability of the council to monitor progress against indicators. These actions include working with the council's Development Management section to continue to develop ICT-based monitoring systems.

xii) **Timetables** - The LDS is the project plan that sets out the timetable for preparing the Local Plan. It is an agreement between the council, Central Government and the Planning Inspectorate. The LDS in place at the start of the monitoring period was "Issue 7" and was approved in February 2012. The February 2012 LDS was prepared to update the Site Allocations timetable which had changed since the previous LDS update in July 2009. As explained in previous LDS's it was agreed with GONW that work on the Sites Allocation DPD would commence after the Joint DPD had been adopted. The Joint DPD was adopted on the 9 November 2011. There has been a 12 month delay in the preparation of the Site Allocations DPD therefore the council will provide a further update to the LDS to amend the Site Allocations DPD timetable.

xii) **Masterplanning** - The AMR identifies a number of masterplans that have been prepared as part of the regeneration of Oldham, for example 'Invest in Oldham'. As noted in previous AMRs, it is not anticipated that these masterplans will require converting into Area Action Plans (AAPs) or SPDs to provide statutory backing. Rather, they have been and will be, delivered through the Local Plan through implementation of the Joint DPD and preparation of the Site Allocations DPD.

1 Introduction and Context

Future of Monitoring

- 1.1 Oldham's Monitoring Report (AMR) covers the period 1 April 2012 to 31 March 2013.
- 1.2 The Government announced changes to the preparation and monitoring of local plans in 2011 and withdrew a number of guidance documents. One of the changes was that each council could decide what information to include in their monitoring reports, although they need to be prepared in accordance with relevant legislation.
- 1.3 There were also new regulations and guidance published in relation to monitoring:
 - The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 outlines what a monitoring report should contain (the "Regulations"); and
 - The Localism Act 2011 - Section 113 of the Localism Act amends Section 35 of the Planning and Compulsory Purchase Act 2004 in relation to local development monitoring reports.

Oldham's Monitoring Report

- 1.4 The Planning and Compulsory Purchase Act 2004 ("the Act") introduced important changes to the system of land use planning in England. It replaced Unitary Development Plans with a new set of planning documents that together are called the Local Plan. It also required local planning authorities to prepare and publish a Local Development Scheme (LDS). The LDS is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 1.5 Oldham Council's first LDS ("Issue 1") was approved in March 2005. It has since been updated seven times:
 - "Issue 2" was the annual update that was approved in March 2006;
 - "Issue 3" was approved in September 2006 in order to allow work on the Greater Manchester Joint Waste Development Plan Document to commence;
 - "Issue 4" was the annual update that was approved in March 2007;
 - "Issue 5" was approved in July 2009 following changes to the Local Plan system in 2008;
 - "Issue 6" was approved in November 2009 to include the timetable for preparing the Greater Manchester Joint Minerals Development Plan Document;
 - A partial update to the LDS "Issue 6a" was undertaken again in February 2011 ("Issue 6" and "Issue 6a" should be read in conjunction); and
 - "Issue 7" was approved in February 2012 and was needed to update the Site Allocations DPD timetable.
- 1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 outlines what a monitoring report should contain. AMR's should analyse how work has progressed against the published timetables, and the effects that the implementation of policies may be having on the locality. This document is Oldham Council's ninth AMR.
- 1.7 The reasons for monitoring are to find out whether:
 - Policies are achieving their objectives and delivering sustainable development;
 - Policies have unintended consequences;

- The assumptions and objectives behind policies are still relevant; and
- The targets are being achieved.

1.8 In more detail, under Section 35 of the Act (amended under Section 113 of the Localism Act), Regulation 34 of the Town and Country Planning Regulations and Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Directive”), the council is required to:

- Report actual progress for the preparation of Local Plan documents against the timetable and milestones in the LDS;
- Report progress on the policies and related targets to assess the extent to which policies are being implemented;
- Where policies are not being implemented, to explain why and set out what steps are to be taken to ensure that they are implemented or whether the policy is to be replaced;
- Identify the significant effects of implementing policies in Local Development Documents (LDDs) and whether they are as intended;
- Set out whether policies are to be amended or replaced; and
- Include progress against indicators and update the housing trajectory.

1.9 The AMR is the main mechanism for assessing the Oldham Local Plan's performance and effects.

Context

1.10 Oldham is situated in the North East of the Greater Manchester conurbation, four miles from Manchester City Centre and covers an area of 55 square miles. It is made up of the districts of Shaw, Royton, Lees, Failsworth, Saddleworth, Chadderton and the town of Oldham itself. It contains a residential population of approximately 225,875 and 89,703 households⁽¹⁾. Around half the borough is open countryside and the South East corner of the borough falls within the Peak District National Park.

¹ Mid-year estimates 2012

Map showing the borough in its sub-regional setting



- 1.11 Oldham offers a variety of housing and a wide range of amenities, leisure and recreational facilities. Major social, economic, educational and environmental improvement schemes are taking place.
- 1.12 The borough's educational and learning establishments are amongst the highest performing in Greater Manchester. The University Campus Oldham, which is part of the University of Huddersfield, provides business training and support services and a range of undergraduate courses. The Oldham College and Oldham Sixth Form College offer a huge range of academic and vocational education courses designed to meet the needs of all students. A Regional Science Centre has now opened in Oldham Town Centre. It comprises science laboratories, exhibition areas and lecture theatres and expects to take up to 1,600 visitors from schools and year plus delivering to around 1,000 Further Education students and providing several hundred Higher Education proposed places.
- 1.13 Manufacturing remains an important element of the local economy, including high-technology sectors such as electronic, electrical and instrument engineering. The retail, distribution, education, health, vehicle assembly and confectionery sectors are all widely represented. Oldham Town Centre provides a focus for retailing activity albeit with room for improvement, whilst the borough's other centres contribute to the economic, social and environmental fabric of the borough. The borough is home to the headquarters of a number of well known and high profile businesses.
- 1.14 Oldham's status as a centre of tourism continues to grow. The restoration of the Rochdale and Huddersfield Narrow Canals, the opening of Gallery Oldham and the Oldham Library and Lifelong Learning Centre are significant achievements in recent years.

- 1.15** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is a very diverse community, with 22.5%⁽²⁾ of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage. The BME community is projected to increase as a proportion of the total population in the coming years. The borough's population is also younger than the UK average.
- 1.16** Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There are still significant challenges that the borough faces on a range of issues including: housing conditions; crime and community safety; health; educational attainment; strengthening the economy; raising incomes and tackling pockets of high unemployment.
- 1.17** The landscape of Oldham and the South Pennines is a product of a complex interaction between human influences and environmental responses. Its special character can be attributed to the mixture of landscapes generated through the industrial revolution combined with the 'prehistoric landscapes' still to be found on the upland areas. With very little separation between them, these landscapes present a unique and visually contrasting representation of Oldham's landscape evolution.
- 1.18** Detailed information about the social, economic, and environmental characteristics of the borough, and of neighbourhoods within it, is set out in the Oldham in Profile Report (February 2011) which is available on the Oldham Info website. Further information may be obtained at www.oldhaminfo.org.

Plans for the Future

- 1.19** The council agreed their corporate ambitions and objectives at Full Council on 23 May 2012. The ambition is to deliver a co-operative future where everyone does their bit to create a confident and ambitious borough.
- 1.20** There are three corporate objectives that underpin the delivery of the ambition. They are:
- A productive place to invest where business and enterprise thrive;
 - Confident communities where everyone does their bit; and
 - A co-operative council creating responsive and high quality services.
- 1.21** Oldham Council has launched an exciting new multi-million pound package 'Invest in Oldham'. It outlines the council's vision for the Town Centre and the wider borough. The aim of the package is for people to see Oldham differently - as a place with excellent infrastructure and opportunities. The council's ambition for Oldham Town Centre is central to the 'Invest in Oldham' package. The aim is to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester. More information on 'Invest in Oldham' can be viewed at <http://www.investinoldham.com>.
- 1.22** Oldham has an 'arc of opportunity' of key development locations for business that underpins our future economic prosperity. This area stretches from Oldham Town Centre through to the Technology Park, Foxdenton and Broadway in Chadderton and on to Hollinwood Business District. It forms a natural extension to Manchester City Centre.

2 Census 2011

-
- 1.23** The Greater Manchester Strategy has been approved. A Greater Manchester Spatial Framework (GMSF) is currently being prepared. The purpose of the GMSF is “to provide an integrated investment framework of key principles for collaboration by the ten local authorities in Greater Manchester and partners. This is to ensure that spatial decisions about investment and development priorities maximise the impact of scarce resources, and support the delivery of the Greater Manchester Strategy (GMS). The GMSF is not meant to be entirely comprehensive or detailed but should set enough of a framework at the Greater Manchester level to articulate our priorities and set the direction and context for collaborative working”.
- 1.24** The extension of Metrolink through the borough – from Hollinwood via Oldham and on to Shaw - will make a vital contribution to Oldham’s regeneration. Locations in and around the Metrolink and its stops will be attractive for new economic and residential developments. The conversion of the Manchester-Oldham-Rochdale rail line to metrolink is underway and trams are now operational to Oldham Mumps. The second phase (3b), which will involve street running from Werneth through Oldham Town Centre to Mumps, is approved and design work is underway. The estimated opening date for phase 3b is 2014.
- 1.25** The pursuit of greater sustainability, for instance in the way which we use energy, is a vital theme in the borough’s plans for the future. The adopted SPD (prepared to support the 2006 UDP) on Urban Design was designed with issues of sustainability very much in mind. Although not formally part of the Local Plan, it is still considered to offer relevant advice and remains a material consideration. Greater Manchester was awarded Low Carbon Economic Area (LCEA) for the Built Environment in December 2009. The purpose of the LCEA is to accelerate growth in a particular part of the low carbon economy expanding on particular strengths, thus helping to strengthen and grow the UK’s share of this market.
- 1.26** These are very ambitious plans that can transform the quality of life enjoyed by those who live, work and visit the borough. The Local Plan plays a role in the development and delivery of these plans.

2 Implementation of the Local Development Scheme

- 2.1** This AMR focuses on the plan-making process and on policy implementation and its effects. It looks at the monitoring period 1 April 2012 to 31 March 2013 inclusive.
- 2.2** This section of the AMR examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan. It addresses the questions:
- Have the timetables and milestones for LDD preparation set out in the LDS been met?
 - Is progress being made towards them?
 - If not, what are the reasons and what action is being taken?
- 2.3** The assessment of timetables and milestones is undertaken against the LDS that was in force at the start of this monitoring period, which was "Issue 7". However, an update is also included within this AMR on progress on Local Plan preparation from April to October 2013.

Performance in Preparing Local Development Documents, 1 April 2012 to 31 March 2013.

Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website www.oldham.gov.uk. There has been a 12 month delay in the preparation of the Site Allocations DPD therefore the council will provide a further update to the LDS to amend the Site Allocations DPD timetable.

Development Plan Documents (DPDs)

Site Allocations DPD

- The Scoping Report for the Site Allocations DPD was published for comments for five weeks on 7 May 2012.
- A 'Call for Sites' exercise was undertaken between 7 May - 22 June 2012.

Greater Manchester Joint Waste Development Plan Document (the Waste Plan)

- 2.5** The Waste Plan - the GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
- The council adopted the Waste Plan at Full Council on 1 April 2012.

Greater Manchester Joint Minerals Development Plan Document (the Minerals Plan)

- 2.6** The Minerals Plan - the GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
- Consultation on the proposed modifications to the Minerals Plan undertaken between 3 August - 14 September 2012.
 - Examination: An additional hearing session was held on 21 November 2012
 - The GMMWPU received the Inspector's Report stating that the Minerals Plan was found sound in January 2013

Supplementary Planning Documents (SPDs)

- 2.7** The council adopted a Vibrant Centres SPD on 23 July 2012. However, timetables for SPD's are no longer required to be set out within the LDS.

Summary: Local Plan Milestones – April 2012 – March 2013

- 2.8** The LDS identified milestones in relation to the production of three Local Plan documents. During the monitoring period 1 April 2012 to 31 March 2013 Oldham Council achieved some very positive milestones including the adoption of the Waste Plan in April 2012, consultation on the Scoping Report of the Site Allocations DPD and carrying out a Call for Sites exercise.
- 2.9** The Minerals Plan is being prepared by the GMMWPU so is not solely within the control of Oldham Council.

Performance in Preparing Local Development Documents, April 2013 to October 2013

Development Plan Documents (DPDs)

- Greater Manchester Joint Minerals DPD (the Minerals Plan)
 - The council adopted the Minerals Plan at Full Council on 26 April 2013.

Timetables for Development Plan Documents

- 2.10** The timetables for the Site Allocations DPD can be found overleaf. The timetable comes from LDS "Issue 7" (February 2012) however there has been a 12 month delay in the preparation of the Site Allocations DPD therefore the council will provide a further update to the LDS to amend the Site Allocations DPD timetable.

Timetable for the Site Allocations DPD

Document/Stage	2012												2013												2014											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S			
Site Allocations DPD																																				
Sustainability Appraisal Determination Statement																																				
Regulation 25 (including Scoping Report and development of options)					M																															
Approval of Publication Sites DPD by Full Council																				M																
Consultation of Publication Sites DPD for comments																																				
Submission of DPD to PINS / Examination Start																									M											
Pre-hearing meeting																																				
Examination hearings																																				
Receive Inspector's Report																																				
Adoption																																		M		

A new proposals map will be produced after the Site Allocations DPD has been adopted.

3 The effects of the Local Plan

3.1 This section of the AMR examines the effects that Oldham's planning policies are having by measuring a series of indicators. It covers the period 1 April 2012 to 31 March 2013. The indicators relate to the Joint DPD.

3.2 Key questions to address in this section are:

1. What impact are the policies having on national targets and any other targets identified in LDD's?
2. What significant effects are implementing the policies having on the social, environmental and economic objectives by which sustainability is defined and are these effects as intended?

IMPACTS ON TARGETS AND OBJECTIVES

BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Indicators

Business, Industry and the Local Economy
Total amount of additional floorspace by type (Joint DPD Indicator 3)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).
Target: N/A.
Oldham Position: The total floorspace completed during 2012/13 for industrial and commercial uses (use classes B1, B2 and B8) was 11,716 square metres (gross). Of this: 3,145 square metres were developed for B1 uses; 1,832 square metres were developed for B2 uses; 6,195 square metres were developed for B8 uses; and 544.4 square metres were developed for a mix of B1 , B2 and B8 uses.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council LDF and Urban Design section.

Business, Industry and the Local Economy
Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by ensuring the effective and efficient use of land and buildings (SO1c).
Target: N/A.

Business, Industry and the Local Economy

Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).

Oldham Position: The floorspace developed for employment on previously developed land in 2012/13 was 11,716 sqm (gross), representing 100% of the total developed floorspace.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council LDF and Urban Design section.

Business, Industry and the Local Economy

Employment land available by type (Joint DPD Indicator 5).

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) was 83.97 hectares. The total consists of 67.11 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP and 16.86 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council LDF and Urban Design sections.

Business, Industry and the Local Economy

Employment land lost to other uses (Joint DPD Indicator 6)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: There were no known losses of employment sites in 2012/13 - this is based on officer knowledge.

Action needed: The LDF and Urban Design section will work further with Development Management to improve the monitoring of this indicator, resources permitting.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Business, Industry and the Local Economy

Employment land lost to other uses (Joint DPD Indicator 6)

Source: Oldham Council LDF and Urban Design section.

Business, Industry and the Local Economy

Land developed for business and industry (Joint DPD Indicator 7)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).

Target: N/A.

Oldham Position: 4.31 hectares of land was developed for business and industrial uses in 2012/13. Of this 0.36 hectares were developed for B1 uses, 1.56 hectares were developed for B2 uses, 0.05 hectares were developed for B8 uses and 1.89 hectares were developed for a mix of B1, B2 and B8 uses.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council LDF and Urban Design sections.

Business, Industry and the Local Economy

New business registration rate (Joint DPD Indicator 8)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).

Target: N/A.

Oldham Position: In 2011 735 new businesses were formed in Oldham. This is the latest information available.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 13, 14.

Source: Oldham Council.

Business, Industry and the Local Economy
Overall employment rate (Joint DPD Indicator 9)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents (SO3a).
Target: N/A.
Oldham Position: Oldham's employment rate for ages 16 - 64 was 64.7% in 2012/13.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council.

Business, Industry and the Local Economy
Foxdenton developed as a premium employment site (Joint DPD Indicator 46)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by encouraging and facilitating the development of new and emerging industries (such as high technology, knowledge based, innovative, environmental technologies and creative industries) in appropriate locations (such as Foxdenton, Hollinwood Business District and Chadderton Technology Park) (SO3d).
Target: N/A.
Oldham Position: Oldham Core Strategy and Development Management Policies DPD was adopted by the council on 9 November 2011. Within this Foxdenton was designated as a Business and Employment Area. A planning application for the site has been submitted to Oldham Council.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council LDF and Urban Design section.

Key issues

- 3.3** Although it has been another difficult year for the country economically there has still been business and industry development in the borough. The system in place for monitoring employment land losses needs to be built on, resources permitting. This is important to provide sufficient evidence for the council to take development management decisions 'in the round' where it is proposed to release employment land for other uses, typically housing.

Future Actions

- 3.4** Further develop monitoring systems particularly for loss of employment land. The policies within the Joint DPD promote and enhance the needs of the local economy.

Housing

- 3.5** Some of the indicators and text in this section relate to the five-year housing land supply. The five-year housing land supply is forward looking and covers the period 1 April 2014 to 31 March 2019.

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

Joint DPD Objective: 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 (SO2 (b)).

Target: Annual average of 289 net additional dwellings (UDP) / At least 289 dwellings per year, net of clearance, on average over the Local Plan period up to 2026 (Joint DPD).

Oldham Position: The total housing provision for Oldham over the 18 year period 2003 to 2021 is 5,200 dwellings net of clearance, increasing to 6,647 dwellings when covering the plan period set out in the Joint DPD up to 2026. This equates to an annual average of 289 dwellings to be delivered per year net of clearance. The table below shows the number of net completions over the last nine years compared to the annual average of at least 289.

Table 1

Year	Completed (Net)	Variance
2003/04	270	-19
2004/05	135	-154
2005/06	132	-157
2006/07	315	26
2007/08	399	110
2008/09	401	112
2009/10	-80	-369
2010/11	63	-226
2011/12	8	-281
2012/13	252	-37
Total	1895	-995

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

The number of net completions has fluctuated over the last ten years. During 2012/13 completions increased to 329 dwellings (gross). The level of clearance fell to 77 dwellings, resulting in the total net completions being 252 dwellings. This is the highest level of net completions since 2008/09. The high levels of clearance that have taken place as a result of regeneration activity during 2003/04 to 2012/13 have had a significant impact on the levels of net completions achieved during this time, along with the economic conditions witnessed during the latter years.

The estimated number of completions, net of clearance, for 2013/14 is 239. This will bring the total number of completions for 2003/04 to 2013/14 to 2,134 dwellings and leaves a residual amount of 1045 dwellings to be delivered over the remainder of the plan period.

Taking the residual into account, 4,513 dwellings need to be delivered over the remaining plan period.

In terms of clearance, updated clearance projections show that there will be:

- 100 dwellings cleared in 2013/14 based upon an assessment of demolitions in the first five months of 2013/14 plus knowledge of other demolitions expected during the year; and
- 240 dwellings cleared during the remainder of the plan period (this takes account of outstanding clearance linked to PFI4 at Primrose Bank and the former HMR area due to take place in 2014/15 and also allows for a nominal amount of 20 dwellings a year from 2015/16 to 2025/26).

The housing trajectory shows the position regarding the borough's potential housing land supply and is made up of four elements:

1. Completions that have taken place during 2003/04 to 2012/13;
2. The number of net additional dwellings forecast for completion during 2013/14;
3. The five-year deliverable housing land supply from 2014/15 to 2018/19; and
4. For the period beyond 2018/19, projected dwellings are based on the post 5 year supply contained within the borough's potential housing land supply.

The housing trajectory shows that there is sufficient potential housing land supply identified to deliver 5,854 dwellings and meet the borough's housing requirement over the remainder of the plan period and beyond. This is based on the borough's five-year housing land supply, details of which can be found in Appendix 5, and a partial update of the current SHLAA published December 2011. A more detailed review of the SHLAA will be carried out to inform the preparation of the Site Allocations DPD.

Applications for housing on brownfield sites, which were not allocated in the UDP process, are called 'windfall' sites. The council monitors the number of dwellings coming forward on windfall sites to identify whether actual windfall development matches the council's forecast in the UDP, and to respond accordingly by managing the release of housing land. The council forecasts the following allowances:

- (i) Brownfield sites of 10 dwellings / 0.4 ha and above = 100 dwellings p.a. from 2006

Housing

Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)

(ii) Brownfield sites of less than 10 dwellings / 0.4 ha = 55 dwellings p.a. from 2004

(iii) "Build back" on cleared sites = 160 dwellings p.a. from 2007

These three allowances are considered below:

1. In 2012/13, 87 dwellings were completed on previously developed large windfall sites (i.e. 10 dwellings / 0.4 hectares and above). This is compared to 93 dwellings in 2011/12. Of this total, 27 dwellings were completed on sites that have come forward since April 2006. This number is below the allowance of 100 dwellings per annum identified by the council.
2. As the UDP process only allocated sites above 0.4 hectares / 10 dwellings, an allowance was made for the potential supply of houses on smaller sites over the plan period. This allowance is 55 dwellings per annum and is based on an assumed annual housing completion rate. It only applies to completions on previously developed small sites. In 2013/13, there were 56 dwellings completed on previously developed small sites. This is above the target of 55 dwellings. Overall, since 2004/05 there have been 660 dwellings completed on previously developed small sites. This provides an average of 73.3 dwellings per annum.
3. In the UDP process, the council made an allowance for the development of houses on sites where existing housing has been cleared in its housing land supply calculations. The allowance only had effect from 2007, as it was assumed that build back on cleared HMR sites would not begin until 2007. In 2012/13, 101 dwellings were completed on clearance sites compared to an allowance of 160 dwellings. Development activity has therefore increased significantly compared to 2011/12 when there were 40 dwellings completed on cleared sites.

In conclusion, one of the three allowances has been met in 2012/13.

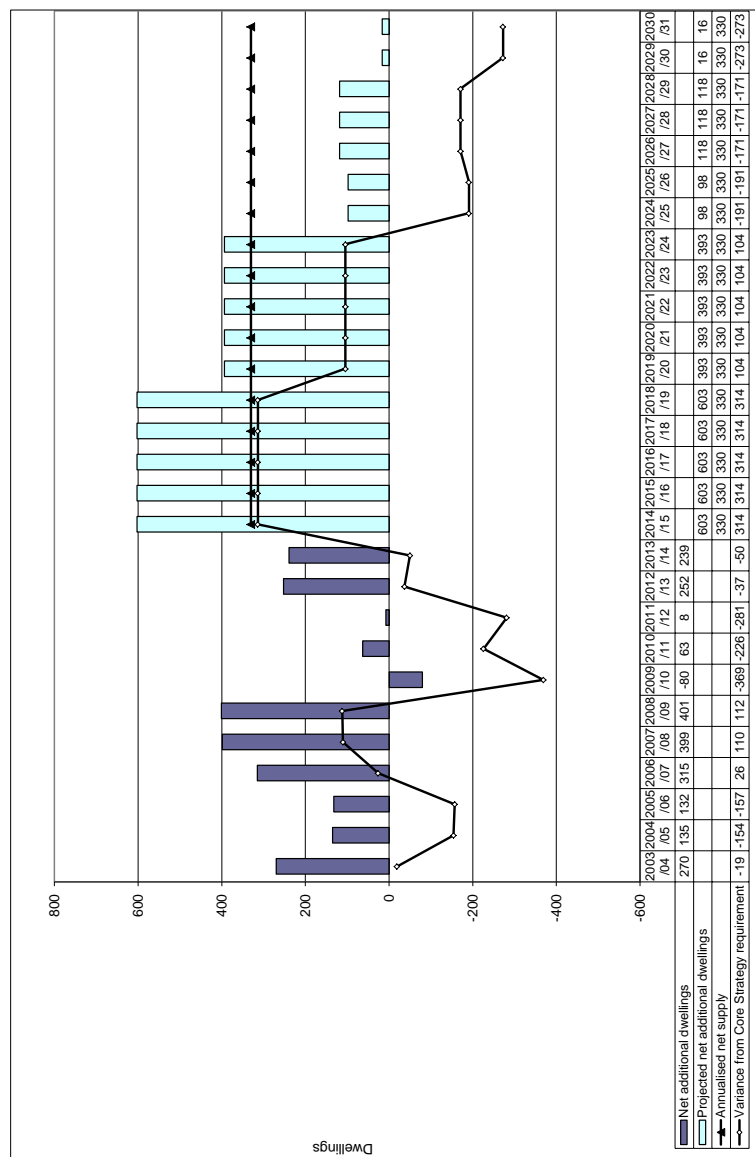
Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA to inform the preparation of the Site Allocations DPD.

The council does not set out specific windfall allowance in the Joint DPD and at present there are sufficient dwellings identified in the borough's potential housing land supply to meet the borough's housing requirement. Consideration will be given to the need to make an allowance for windfall sites as part of future reviews of the councils SHLAA and five-year supply in line with national planning guidance.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

Housing Trajectory as at 1 April 2014



Housing

New and converted dwellings – on previously developed land (Joint DPD Indicator 13)

Joint DPD Objective: Ensure over the lifetime of the Local Plan up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole (SO2(g)).

Target: At least 80% of new residential development to be on previously developed land.

Oldham Position: The Joint DPD sets out a requirement for at least 80% of new dwellings in the borough to be built on previously developed land.

In 2012/13, 99% of new and converted dwellings were completed on previously developed land in Oldham.

The PDL trajectory shows:

1. 92.7% of all completions during 2003/04 to 2012/13 were on PDL;
2. 99.4% of forecasted completions in 2013/14 are on PDL;
3. Projections for the next five years (2014/15 to 2018/19) are based upon sites within the five-year housing land supply. The trajectory shows that 90% of the five-year supply is on PDL; and
4. Overall an average of 83% of all dwellings identified as part of the borough's potential housing land supply are on PDL.

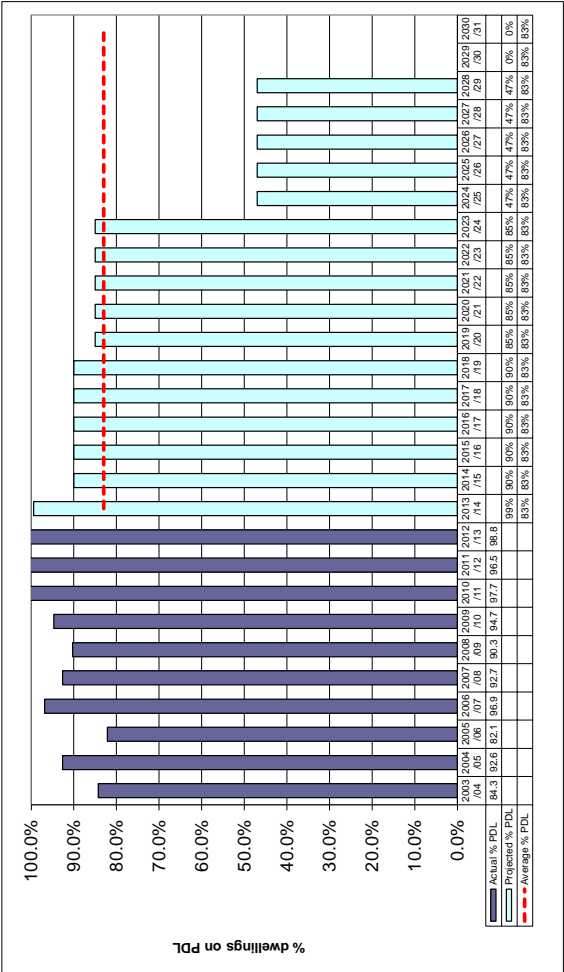
The projections relating to the five-year housing land supply and post five-year supply do not include dwellings to be delivered on sites where there is a mix of greenfield and previously developed land.

Action needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

Previously Developed Land Housing Trajectory as at 1 April 2014



Housing
Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)
Joint DPD Objective: 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 (SO2 (b)).
Target: N/A
Oldham Position: The number of net additional pitches for 2012/13 is zero, as no pitches were constructed or lost.
Action needed: The Site Allocations DPD will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence, in line with the Joint DPD Policy 12.
Relevant Joint DPD Policies: 1, 3, 12.
Source: Oldham Council LDF and Urban Design section.

Housing
Gross Affordable housing completions (Joint DPD Indicator 15.i)
Joint DPD Objective: 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 (SO2(b)); and Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).
Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.
Oldham Position: This indicator continues the approach adopted in the 2011 AMR and presents information on the gross affordable units completed. Figures quoted below are therefore not comparable with those quoted in previous AMR's up to 2010. In 2012/13 198 new affordable homes were completed. Since 2008/09 there have been 675 affordable homes delivered. There are 266 affordable homes forecast for completion during 2013/14.
Action: To support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.
Relevant Joint DPD Policies: 1, 3, 10.
Source: Oldham Council Housing Strategy Delivery Team

Housing

Housing Quality – Building for Life Assessments (Joint DPD Indicator 20)

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by, ensuring the sustainable and high quality design and construction of all new developments (SO1(b)); and

To ensure the borough's housing market, as part of Greater Manchester's north east housing market area which also includes Rochdale, Tameside, Moston and Blackley, is balanced and sustainable with a mix of house sizes, types and tenures, providing quality housing, choice and diversity, which will encourage people to remain living within the borough and attract people from outside the borough to locate to the area (SO2).

Target: To encourage developments assessed under the Building for Life Assessments to meet the silver or gold standards.

Oldham Position: No information available.

Action needed: Set up system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place.

Relevant Joint DPD Policies: 1, 11, 20.

Source: Oldham Council.

Housing

Development density in schemes of 5 dwellings or more (Joint DPD Indicator 14)

Joint DPD Objective: 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 (SO2(b)); and

Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)).

Target: N/A.

Oldham Position: Out of 329 dwellings completed during 2012/2013 there were 288 dwellings on sites with a capacity of 5 dwellings or more, representing 87.5% of the total completions. Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 8.3% (24 dwellings)
- 30 to 50 dwellings per hectare = 77.4% (223 dwellings)
- Over 50 dwellings per hectare = 14.2% (41 dwellings)

These figures show that land is continuing to be being used efficiently in Oldham.

Action needed: None.

Housing

Development density in schemes of 5 dwellings or more (Joint DPD Indicator 14)

Relevant Joint DPD Policies: 1,3, 11.

Source: Oldham Council LDF and Urban Design section.

Housing

Housing completions by size and type (Local Indicator)

Joint DPD Objective: 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 (SO2(b)).

Target: N/A.

Oldham Position: The breakdown of dwellings completed in 2012/13 by type is shown below:

- Detached - 33 (10%)
- Semi-detached - 103 (31%)
- Terraced - 152 (46%)
- Flats - 41 (13%)

The breakdown of dwellings completed in 2012/13 by size is shown below:

- 1 bedroom - 11 (3%)
- 2 bedrooms - 55 (17%)
- 3 bedrooms - 153 (47%)
- 4 or more bedrooms - 110 (33%)

Action needed: Continue to encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments. Utilise local evidence, including both the Greater Manchester and Oldham's Strategic Housing Market Assessments, to ensure that housing delivered meets the needs of the local community.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

Joint DPD Objective: 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 (SO2(b)); and

Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e)); and

Ensure over the lifetime of the LDF up to 2026 that approximately 60% of new homes are built in East and West Oldham, with approximately 10% of new homes built in Chadderton, and in Failsworth and Hollinwood, and in Royton, Shaw and Crompton, and in Saddleworth and Lees (SO2(f)).

Target: Five year supply can accommodate borough's housing requirement (to accommodate at least 289 dwellings per year, net of clearance, on average over the Local Plan period up to 2026).

Oldham Position: NPPF requires local planning authorities to demonstrate that they have a five-year supply of deliverable housing land. It also requires an additional buffer of 5% to 20% depending upon housing delivery, to ensure choice and competition in the market for land.

As of 1 April 2014 the five-year supply contains sufficient land to accommodate 3,114 dwellings. A schedule of sites can be found in Appendix 5.

In order to determine if this five-year supply of land for housing is adequate, it needs to be compared to the level of housing provision required. This is broken down as follows:

Housing requirement for the period 2003/04 to 2013/14	3,179
Performance against housing requirement up to 2013/14	-1045
Housing requirement for remainder of plan period (2014/15 to 2025/26)	3,468
Residual to be delivered over remainder of plan period	4,513
Estimated clearance up to 2025/26	240
Total housing requirement for the remainder of plan period	4,753
Annual housing requirement up to 2025/26	396.1
Total housing requirement for period 2014/15 to 2018/19 (taking account of past performance)	2,590

The five-year supply as at 1 April 2014 contains more dwellings (3,114) compared to the level of housing provision required across the period (2,590). This difference can be expressed in a number of ways:

As of 1 April 2014, the five-year supply represented 120.2% of the dwellings planned ($3,114 / 2,590 \times 100$); or

As of 1 April 2014, there is a 7.86 year supply of deliverable housing land in the borough ($3,114 / 396.1$).

Housing

Supply of ready to develop housing sites - (Joint DPD Indicator 12)

The five-year deliverable housing land supply provides sufficient flexibility to take account of the additional 5 - 20% housing requirement set out in NPPF and includes sites moved from later in the plan period (years 6 to 10 in the SHLAA).

The council's housing land availability database includes information on the type and size of around 3,300 dwellings that form part of the housing land supply. Under half (38%) are flats, comprised largely of two bedroomed properties. This has decreased slightly since 2012/13 when 39% consisted of flats. It is important to note that when looking at house types and sizes the database does not distinguish between the five and post five-year supply and just includes all those held in the database where house type and size are known.

Finally, NPPF requires the AMR to show how many sites have been delivered from the five-year supply. This can only be demonstrated retrospectively. As at 1 April 2013 the five-year supply contained 186 sites, comprising 2,523 dwellings. During 2012/13, 11 of these sites (5.9%) were completed. In terms of dwellings, these accounted for 20 (0.8%) of the 2,523 dwellings in the supply.

Action needed: No actions required as sufficient deliverable five-year housing land supply is identified.

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council LDF and Urban Design section.

Housing

Dwellings cleared (Joint DPD Indicator 17)

Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)).

Target: N/A

Oldham Position: During 2012/13 there were 77 dwellings demolished.

Since 2006/07 there have been 1,492 dwellings demolished. This is an average of 213 dwellings per annum.

Clearance levels have been high in previous years, reaching their highest in 2010/11 due to the regeneration activity that has taken place within the borough.

98.7% of the dwellings cleared during 2012/13 were located within the former HMR Pathfinder areas at Werneth and Derker and the PFI area Primrose Bank. Levels of clearance are expected to drop significantly after 2012/13 as clearance associated with former HMR and the Private Finance Initiative 4 (PFI4) draws to a close.

Action needed: None.

Housing
Dwellings cleared (Joint DPD Indicator 17)
Relevant Joint DPD Policies: 1, 3, 11.
Source: Oldham Council LDF and Urban Design section.

Housing
Reduction in the vacancy rate (Joint DPD Indicator 18)
Joint DPD Objective: Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)).
Target: 3% vacancy rate.
<p>Oldham Position: This indicator is now being monitored annually from 1st October to 30th September, to align vacancy rate monitoring with other departments in the council. The figures for October 2011 are therefore not comparable with those quoted in previous AMR's. The changes in the monitoring period results in an overlap of the figures reported in the 2011 AMR, therefore these figures have also been included below.</p> <ul style="list-style-type: none"> • Total stock as at 1st October 2013 = 94,328 • Total vacant as at 1st October 2013 = 1,261 • % Vacant as at 1st October 2013 = 1.3% • (% Vacant as at 1st October 2012 = 1.6%) • Total stock as at 1st October 2012 = 94,025 • Total vacant as at 1st October 2012 = 1,495 • % vacant as at 1st October 2012 = 1.6% <p>The number of long term vacancies has fallen slightly from from 5.06% in October 2011 to 1.3% in October 2013.</p>
Action needed: None.
Relevant Joint DPD Policies: 1, 3.
Source: Oldham Council Housing Strategy Delivery Team.

Housing
Number of properties added to stock which have 3+bedrooms in HMR area (Joint DPD Indicator 19)
Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)); and

Housing

Number of properties added to stock which have 3+ bedrooms in HMR area (Joint DPD Indicator 19)

Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e))

Target: at least 70% of properties completed to have 3+ bedrooms to be in a HMR area

Oldham Position: Whilst HMR no longer exists it is still considered important to monitor the number of 3+ bedrooms coming forward, particularly in terms of illustrating how we are delivering a mix of housing.

Out of 329 dwellings completed during 2012/13 there were 217 dwellings located within the former HMR areas of which 190 had 3+ bedrooms. Therefore 87.56% of all dwellings completed within a former HMR area had 3+ bedrooms.

Action needed: None.

Relevant Joint DPD Policies: 1, 3 and 11

Source: Oldham Council LDF and Urban Design section.

Housing

Previously developed land that has been vacant or derelict for more than 5 years (Joint DPD Indicator 2)

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by, ensuring the effective and efficient use of land and buildings (SO1(c)); and

Ensure over the lifetime of the LDF up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole (SO2(g)).

Target: N/A

Oldham Position: The latest figure available is for 2009 where 1.99% of developed land in the borough was vacant or derelict.

Previous years figures were:

2008 = 2.32%;

2007 = 2.76%; and

2006 = 0.14%*.

Housing

Previously developed land that has been vacant or derelict for more than 5 years (Joint DPD Indicator 2)

The proportion of developed in the borough that is vacant or derelict has fluctuated during 2006 to 2009.

Action needed: Data no longer being collected as a National Indicator no longer monitored. Ensure arrangements are put in place for continued monitoring as appropriate.

Relevant Joint DPD Policies: 1

Source: Oldham Council National Land Use Database. *Source for 2006 is unknown.

Key Issues

- 3.6** A total of 329 dwellings were completed over the period 1 April 2012 to 31 March 2013. There were 77 properties lost due to clearance. As a result the net gain within the borough for 2012/13 was 252 dwellings.
- 3.7** Performance against the housing requirement from 2003/04 to 2013/14 has resulted in a residual of 1045 dwellings to be delivered over the remaining plan period along with the borough's annual housing requirement of 289 dwellings a year. This residual is largely due to the high levels of clearance that has taken of place over recent years as a result of regeneration activity across the borough. As clearance draws to a close and sites prepared for development start to come forward, it is anticipated that housing delivery will increase over the remainder of the plan period to meet the borough's housing requirements. The council are working with developers and key partners to bring sites forward and facilitate housing delivery and housing growth.
- 3.8** As of 1 April 2014 the borough's five-year supply contains sufficient land to accommodate 3,114 dwellings. This represents a 7.86 year supply of deliverable housing and provides us with an additional 20% buffer against the borough's housing requirement. The borough's housing land supply provides sufficient flexibility to take account of any changes in circumstances that may arise and ensures choice and competition in the market for land, as required by NPPF.
- 3.9** 90% of the five-year supply is on previously developed land and the focus for new residential development will remain on previously developed land in line with the requirement set out in the development plan.
- 3.10** The proportions of detached and semi-detached properties have decreased during 2012/13 accounting for 41% of completions. The proportion of flats has also fallen whilst the proportion of terraced properties has increased to 46%. The proportion of three and four bedroomed plus properties has increased to 80% of all completions compared to 72% in 2011/12. The need for larger family accommodation continues, along with the need to encourage development of higher value aspirational housing that will provide opportunities for existing residents to aspire to live in and attract new residents to the borough. The supply and delivery of new houses and apartments in the borough will continue to be monitored.

Future Action

- 3.11** Continue to update the council's five-year deliverable housing land supply annually in line with NPPF and update the council's SHLAA to inform the preparation of the Site Allocations DPD.
- 3.12** Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- 3.13** Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits; and
- 3.14** Not to release Saved UDP Phase 2 Housing Allocations and to roll forward preparation of the Housing Land Release SPD for consideration as part of 2013/14 AMR. Saved UDP Phase 2 Housing Allocations will be assessed as part of the Site Allocations DPD.
- 3.15** The Site Allocations DPD will identify sites for gypsy and traveller provision, as appropriate, if there is a clear and demonstrable need based on up to date evidence in line with the Joint DPD Policy 12.
- 3.16** Support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.
- 3.17** Set up a system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place, resources permitting.
- 3.18** Encourage the provision of larger family (three/four plus bed) accommodation and higher value / aspirational housing as part of the mix of new residential developments and utilise local evidence, including both the Greater Manchester and Oldham's Strategic Housing Market Assessments, to ensure that housing delivered meets the needs of the local community.

Transport

Indicators

Transport
Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local plan. (Joint DPD Indicator 25)
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).
Target: 100%.
Oldham Position: Not possible to monitor this year.
Action needed: Improve awareness of parking standards.
Relevant Joint DPD Policies: 1, 5,17.

Transport

Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the local plan. (Joint DPD Indicator 25)

Source: Oldham Council LDF and Urban Design section.

Key issues

3.19 To determine a way forward regarding car parking standards.

Transport

Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).

Target: N/A.

Oldham Position: Six travel plans were secured as a condition of planning permission in 2012/13.

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 17.

Sources: Oldham Council LDF and Urban Design section.

Key Issues

3.20 There are currently no issues linked with this indicator.

Access to services

Access to services:

i) Number of minor⁽¹⁾ residential developments with access to at least 2 key services (Joint DPD Indicator 23i)

ii) Number of major⁽²⁾ residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by guiding development to the most accessible and sustainable locations (SO1d).

Target: N/A.

1 The definition of major and minor development can be found in Policy 5 of the Joint DPD

2 The definition of major and minor development can be found in Policy 5 of the Joint DPD

Access to services
Access to services:
i) Number of minor⁽¹⁾ residential developments with access to at least 2 key services (Joint DPD Indicator 23i)
ii) Number of major⁽²⁾ residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).
Oldham Position: 90% of minor residential developments (57 out of 63 dwellings) in 2012/13 had access to at least 2 key services.
91% of major residential developments (242 of 266 dwellings) in 2012/13 had access to at least 3 key services.
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 16, 17.
Sources: Oldham Council LDF and Urban Design section.

Key Issues

- 3.21** There is a need to raise awareness regarding the accessibility of new residential development to key services.

Transport
Extension of Greater Manchester's light rail network, 'Metrolink', to the borough (Joint DPD Indicator 24).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by securing improvements to the public transport network and implementing the Metrolink extension proposals from Failsworth, to Hollinwood, to Oldham Town Centre and on to Shaw and beyond (SO1f).
Target: N/A.
Oldham Position: The conversion of the Manchester-Oldham-Rochdale rail line is underway and is now operational to Oldham Mumps. The second phase (3b), which will involve street running from Werneth through Oldham Town Centre to Mumps, is under-construction. The estimated opening date for phase 3b is 2014.
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.
Sources: Oldham Council LDF and Urban Design section.

1 The definition of major and minor development can be found in Policy 5 of the Joint DPD

2 The definition of major and minor development can be found in Policy 5 of the Joint DPD

Key Issues

3.22 There are currently no issues linked with this indicator.

Future Action

3.23 Continue to raise awareness of accessibility to key services in new residential developments. To determine a way forward regarding car parking standards. The policies within the Joint DPD ensure that new developments are in the most accessible locations with good transport links and make use of travel plans in major new developments.

LOCAL SERVICES

Town Centre Uses

Indicators

Local Services – Town Centre Uses
Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors (SO3e).
Target: N/A.
Oldham Position: In terms of retail development, there was one new supermarket completed during 2012/13 totalling 1,579 square metres of floorspace. This was not within any of the borough's centres. In terms of office development (B1), 3,145 square metres of floorspace was completed during the monitoring period, none of which was within the borough's centres.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 15.
Sources: Oldham Council LDF and Urban Design section.

Key Issues

3.24 There is a continued need to locate 'town centre' uses in or nearby the borough's centres.

Future Action

3.25 Continue to raise awareness about 'town centre' uses locating on sites that can promote the vitality and viability of centres. The policies within the Joint DPD promote and enhance the vitality and viability of all the borough's centres.

Local Services - Open Space

Indicators

Local Services - Open Space
i) Extent of protected (Joint DPD Indicator 37i); and
ii) Percentage of quality and accessible open spaces meeting local standards (Joint DPD Indicator 37ii).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i & ii) Aim to meet the Open Space Standards of the Joint DPD Policy 23
Oldham Position: i) The extent of protected open space in the borough: As at 1st April 2010 the council's Open Space Study included a total of 1597 hectares of protected open space. ii) Percentage of quality and accessible open spaces meeting local standards: <ul style="list-style-type: none">- 65% of allotments meets the quality standard- 6.74% of amenity greenspace sites meet the quality standard- 36.67% of cemeteries and churchyards meet the quality standard- 2.84% of natural and semi-natural open spaces meet the quality standard- 44.78% of outdoor sports facilities meet the quality standard- 51.51% of parks and gardens meet the quality standard- 36.23% of provision for children and young people meet the quality standard The accessibility of open spaces is measured from the proposed development site rather than from the open space facility and can not therefore be measured through the AMR. The council will continue to apply Policy 23 'Open Spaces and Sports' which will consider the accessibility of proposed residential development sites to open spaces when assessing planning applications.
Action needed: Continue applying monitoring process to ensure provision of a comprehensive picture.
Relevant Joint DPD Policies: 1, 6, 23.
Source: Oldham Council LDF and Urban Design section.

Key Issues

3.26 Continue applying monitoring process to ensure provision of a comprehensive picture.

Future Action

- 3.27** The policies within the Joint DPD protect, promote and enhance existing open space in the borough. Continue applying monitoring process to ensure provision of a comprehensive picture.

MINERALS

Indicators

Minerals – Primary Land Won Aggregates

Production of primary land won aggregates by mineral planning authority (Joint DPD Indicator 32).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A.

Oldham Position: The North West Aggregate Working Party Annual Monitoring Report 2013 (draft) provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for 2012. Aggregate sales during 2012 were 0.81 million tonnes for crushed rock and 0.24 million tonnes for land-won sand and gravel, giving a total production figure of 1.05 million tonnes for land-won material. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Sources: North West Aggregate Working Party Annual Report 2013 (draft).

Minerals – Secondary/Recycled Aggregates

Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD (SO1j).

Target: N/A.

Oldham Position: The North West Aggregate Working Party Annual Report 2010, incorporating 2009 statistics, includes data on secondary and recycled aggregate for the period January-December 2009 across the North West. During 2009 a total of 1.87 million tonnes of construction, demolition and excavation waste arose in the North West (this data only covers licenced sites). Of this, 56.5% had the potential to be recycled and re-used as secondary aggregate. Figures are not broken down any further.

Minerals – Secondary/Recycled Aggregates

Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33).

During the 2009 Annual Monitoring Survey, no data was submitted by quarries in Greater Manchester for the arisings of secondary aggregate during the period 1 January 2009 to 31 December 2009.

The most recent figures for alternative arisings is from the Aggregate Working Party 2008 Annual Report which gives a total sum of 0.14 million tonnes of total alternative arisings for Greater Manchester, Halton, Merseyside and Warrington.

Action needed: Data gaps need to be addressed to provide a more comprehensive picture.

Relevant Joint DPD Policies: 1, 8.

Source: North West Aggregate Working Party Annual Report 2010.

Key Issues

3.28 Oldham is dependent on the GMMWPU, the Regional Aggregate Working Party's (RAWP) annual monitoring and the DCLG for aggregate figures. These figures provide an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. They cannot be assigned to individual boroughs for confidentiality reasons. There has been a significant decrease in primary aggregates sales, which is considered to be due to the unexpected closure of two sites in the sub region and the reassessment for reserves at an additional site. Monitoring of secondary and recycled aggregate is problematic as movements are less likely to be recorded and sales figures are estimates and do not include data from mobile screens and crushers. Arisings are therefore likely to be higher than is indicated. Information on mineral studies is provided within section 6 of this report.

Future Action

3.29 Preparation of the JMDPD is underway. The date of adoption is currently set at April 2013. The JMDPD was submitted to the Secretary of State in November 2011 and the Hearing Sessions commenced in February 2012. A re-convened Hearing Session was held on 21st November 2012.

3.30 Along with the policies in the JMDPD the policies in the council's Joint DPD state that the council will promote the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources.

WASTE

Indicators

Waste
Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: N/A.
Oldham Position: During 2012/13 one new application for a waste management facility was granted. This was for the change of use of two buildings and adjoining land from general industrial (buildings) and waste recycling (land) to scrap metal processing centre with associated offices, parking provision and boundary treatment.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council LDF and Urban Design section.

Waste
Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: 33% of household waste managed by recycling and composting.
Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA. The figures below are currently draft. Total Amount of Household Waste Arisings 2012/13: 73,582 tonnes. Of the total household waste 27,313 tonnes was managed by recycling and composting. Percentage: 37.1% Total amount of household waste managed by landfill: 46,268tonnes. Percentage: 62.9%. The overall recycling rate in Oldham for 2012/13 was 36.76%.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.

Waste

Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).

Sources: Oldham Council.

Key Issues

3.31 There are currently no issues linked with this indicator.

Future Action

3.32 The policies within the Joint DPD and the JWDPD continue to recognise the importance of sustainable waste management.

FLOOD PROTECTION AND WATER QUALITY

Indicators

Flood Protection and Water Quality

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).

Target: N/A

Oldham Position 2012/13: There were no Environment Agency objections on the basis of water quality. Of the initial objections on the basis of flood risk – two applications were resolved and two applications were withdrawn.

Action needed: Continue to ensure that Environment Agency advice is addressed.

Relevant Joint DPD Policies: 1, 19.

Source: Environment Agency and Oldham Council Development Management.

Key Issues

3.33 There were no planning applications granted contrary to Environment Agency advice in the monitoring period.

Flood Protection and Water Quality

Number of new developments where agreed with the council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).

Target: 100% of developments

Oldham Position 2012/13: There were three SUDS consents approved by the Highway Assets team within the last year.

Action needed: To review SUDS approvals during 2013/14.

Relevant Joint DPD Policies: 1, 19.

Source: Oldham Council, Highway Assets and Network

Key Issues

3.34 There are no issues linked with this indicator. A SUDS approval body needs to be set up. Once this takes place the council is likely to see more SUDS approvals.

Future Action

3.35 A SUDS approval body needs to be set up and future SUDS approvals monitored.

BIODIVERSITY

Indicators

Biodiversity

i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and

ii) Improved local biodiversity (Joint DPD Indicator 38ii).

Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b)

Target: N/A

Oldham Position: Changes to Sites of Biological Importance (SBI's) are usually reported within the last financial year to fit in with the monitoring report. Changes to SBI's were reported in May 2013. There have been seven changes to SBI's. Three SBI's had habitat description changes, one had a change to the site boundary and three additional SBI's were added to the register. The changes resulted in an increase in the extent of SBI's by 43.2 hectares.

Biodiversity

i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and

ii) Improved local biodiversity (Joint DPD Indicator 38ii).

Defra publishes data on the 'Single data list 160-00 Nature Conservation: Local sites in positive conservation management'. The latest figures were published in November 2012 for 2011/12. This shows that in Oldham nine SBIs are under positive conservation management. The percentage of sites under positive conservation management has remained the same since 2010/11.

The latest changes to the Joint Nature Conservation Committee (JNCC) UK Special Areas of Conservation (SAC) and Special Protection Areas (SPA) list does not report any changes to the Rochdale Canal SAC or the South Pennine Moors SAC/SPA (August and September 2011).

In relation to the SSSIs the only change since last year's AMR is that Lowside Brickworks SSSI was assessed in 2012 and was still in a favourable condition. Lowside Brickworks SSSI sits within Glodwick Lows Local Nature Reserve.

Action needed: None.

Relevant Joint DPD Policies: 1, 6, 21.

Source: Greater Manchester Ecology Unit and Oldham Council Report on update of Sites Of Biological Importance, Defra, Natural England and Joint Nature Conservation Committee

Key Issues

3.36 There has been an overall increase in the extent of SBI's within the borough. The additional SBI's and those that have been updated are shown in Appendix 3.

Future Action

3.37 Assess the Joint DPD's effectiveness in protecting, conserving and enhancing the borough's biodiversity.

RENEWABLE ENERGY

Indicators

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

Local Indicator: Percentage of large developments incorporating low carbon generation.

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero carbon hierarchy (SO1a).

Target: N/A.

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

Oldham position: Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L building regulations. In 2012/13, 20 out of 28 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18 (one application was for a variation of conditions and referred to the UDP Policy NR3.3 again requiring 10% renewable energy). This represents 71% of applications (including change of use developments).

Over the past year there have been 14 major developments completed or partially completed which were required to incorporate renewable energy (13 were implemented under UDP Policy NR3.3 requiring 10% of energy from renewable sources and one was developed under DPD Policy 18) (*note: this includes housing plots contributing towards a major housing scheme. An average figure has been provided by dividing the total installed capacity by the total number of properties and multiplying by the number of plots completed this year).

Two of the developments had the condition requiring renewable energy removed due to viability.

For the schemes where information is available, the following technologies were installed:

- Photovoltaics (PV) were installed on 11 housing plots as part of phase 1 of a development scheme. Total energy equates to 126,655 kw (10.21% renewable energy).
- One dwelling was completed as part of a larger housing scheme. Solar Panels have been installed. On average this equates to 728 kwh.
- PV has been installed on each of the houses within phase 1 of two separate housing developments. This equates to 15% of energy from renewable sources within each development.
- 42 dwellings were completed as part of a larger housing scheme. The Energy Statement proposed to meet the condition through building fabric and solar thermal energy.
- PV was proposed to be installed on affordable units within a housing scheme. Due to viability this equates to 4% renewable energy.
- Three dwellings were completed as part of a larger housing scheme of 14 dwellings. A scheme was submitted proposing solar heating (panels) on each dwelling. This meets the 10% renewable energy target.
- On a housing scheme 31 out of 46 dwellings have been completed. The Energy Statement proposed solar thermal panels with all plots built to Code level 3.
- The Energy Statement for a new retail store proposed Solar Hot Water and Ground Source Heat Pumps.
- A new neighbourhood centre proposed to have high energy efficiency building fabric along with a bio-diesel boiler and air source heat pumps.
- A new warehouse and link buildings has been developed. The Energy Statement proposed Air Source Heat Pumps and PV.

In addition there have been two planning applications granted for solar panels and the relocation of an air source heat pump. There have been six wind turbine applications granted permission for a total of seven wind turbines, including one relocation. There has been one application granted for two buildings for the housing of a process plant and CHP and the storage of wood biomass fuel.

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

Information is also provided by Ofgem on renewables obligation data which helps give an indication of renewable energy capacity. There are three accredited schemes in Oldham. These are: Highmoor Landfill station at Scouthead, with a capacity of 3151.000 kw (kilowatts); Oldham CHP (sewerage gas) at United Utilities Waste Water Treatment Works, Foxdenton Lane, Chadderton with an installed capacity of 630 kw megawatts and Tesco, Huddersfield Road with a capacity of 196.000 kw (fuelled).

Action needed: Ensure the Joint DPD is being applied to major developments including change of use applications.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council LDF and Urban Design section. Ofgem.

Key Issues

3.38 The percentage of applications for new development meeting Policy 18 was 71%. There is a need to ensure that the policy is applied to change of use applications and ensure all conditions are checked.

Future Action

3.39 Ensure the policy is applied to all major applications, including change of use applications. The policies within the Joint DPD encourage future growth to be achieved in a sustainable manner, promoting 'green' energy by reducing energy consumption.

GREEN BELT AND OPEN LAND

Green Belt

Number and type of developments in the Green Belt (Joint DPD Indicator 36)

Joint DPD Objectives: To improve and value the borough's environment by ensuring appropriate land management in the open countryside and Green Belt that has regard to the needs of the rural economy (SO4d); and

To improve and value the borough's environment by maintaining Green Belt boundaries, and permitting only appropriate developments (SO4e).

Target: N/A.

Oldham Position: 105 applications approved in the Green Belt during 2012/13. These included:

- Other householder development: 35
- All other minor development: 24
- Other changes of use: 19
- Other listed building alterations and extensions: 14
- Minor dwellings: 6

Green Belt

Number and type of developments in the Green Belt (Joint DPD Indicator 36)

- Certificate of lawfulness: 3
- Minor - retail, distributing and servicing: 2
- Listed building consent: 1
- Other listed building consents to demolish: 1

Action needed: None

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council LDF and Urban Design section.

Key Issues

- 3.40** The number of applications granted is higher than last year, when there were 98 applications approved in the Green Belt. The number of householder developments approved and the number of alterations and extensions to listed buildings have increased the most.

Other Protected Open Land

Number and type of developments in Other Protected Open Land (Joint DPD Indicator 39i)

Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).

Target: N/A.

Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2012/13 highlighted that there were three applications granted one of which was granted subject to legal approval. One of the applications relates to a site that adjoins OPOL and therefore regard has been had to the relationship of the site to its surroundings. The other two application sites include or part include OPOL.

The applications include the following:

- Major dwelling: 1
- Minor - all other minor development: 1
- Major heavy industry/storage/warehousing: 1

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council LDF and Urban Design section.

Key Issues

- 3.41** There are no issues linked with this indicator. There were fewer applications granted on or adjoining OPOL in 2012/13 than in 2011/12 however applications in 2012/13 included two major developments.

Land Reserved for Future Development Number and type of developments in Land Reserved for Future Development (Joint DPD Indicator 39ii)
Joint DPD Objective: To improve and value the borough's environment by identifying 'Other Protected Open Land' and 'Land Reserved for Future Development' (SO4f).
Target: N/A.
Oldham Position: There were no applications within Land Reserved for Future Development in 2012/13.
Action needed: None.
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council LDF and Urban Design section.

Key Issues

- 3.42** There are no issues linked with this indicator.

Landscape Character Number of planning applications refused on landscape character grounds (Joint DPD Indicator 27)
Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).
Target: 100% of planning applications that do not protect and / or enhance landscape character, where appropriate, should be refused.
Oldham Position: During 2012/13 there were two planning applications refused on matters relating to landscape character. The applications, one for a proposed equestrian centre and one for the conversion of a stable to a dwelling, were refused for reasons including the loss of visual amenity and the diminishing of the open character, appearance and enjoyment of the countryside in relation to Policies 9, 21 and 22.
Action needed: None.
Relevant Joint DPD Policies: 1, 6, 18, 21.
Source: Oldham Council LDF and Urban Design section.

Key Issues

3.43 Monitoring shows that proposals are being refused on matters relating to landscape character.

Future Action

3.44 The Joint DPD will ensure that the borough's landscape is conserved and enhanced when assessing planning applications.

CONSERVATION

Conservation
i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)
ii) Number/extent of Conservation Areas (Joint DPD 22ii)
iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).
Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).
Target: No loss
Oldham Position in 2012/13: i) There are six buildings in the borough on the English Heritage at Risk Register. They are: Church of Holy Trinity, Church Street; Church of St. Margaret, Chapel Road; Church of St. Mark with Christchurch, Glodwick Road; 1 -5 Hollins Road, Oldham; Foxdenton Hall, Foxdenton Lane; Holy Trinity Church, Church Road, Shaw. Foxdenton Hall and 1 - 5 Hollins Road are Grade II* listed, the remaining are Grade II. There are no Scheduled Ancient Monuments in the borough on the English Heritage at Risk Register. ii) There are 36 conservation areas in the borough covering 250.79 hectares. iii) An assessment of the planning applications approved for 2012/13 shows:
Action needed: None. Policy 24 of the Joint DPD states that the council will protect, conserve and enhance heritage assets and their settings.
Relevant Joint DPD Policies: 1, 24.
Source: Oldham Council LDF and Urban Design section.

Key Issues

3.45 The small number of developments highlighted under this indicator reflects the council's policy on the importance of the conservation and protection of listed buildings and buildings in conservation areas.

Future Action

- 3.46** The policies within the Joint DPD ensure the borough's heritage assets are protected, conserved and enhanced.

HEALTH, EDUCATION AND COMMUNITIES

Health
Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5h).
Target: Number determined by Primary Care Trust Programme.
Oldham Position: There have been no developments under the name 'health and wellbeing centre'. However, three health care premises were completed and opened in 2012/13. These facilities were: <ul style="list-style-type: none">• Werneth Primary Care Centre;• Hill Top Surgery (Fitton Hill); and• Lees Medical Practice. A refurbishment of Delph Surgery was planned to start in July 2013 however the new build is still under negotiation. When negotiations are agreed development of the practice will commence. In the interim a temporary surgery is available in Millgate car park.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Health
i) Adult participation in sport (Joint DPD Indicator 41i).
ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: See below
Oldham Position in 2012/13: <ul style="list-style-type: none">i) Adult participation in sport and recreation (3 X 30 minutes per week): 17.6% of the population aged 16 and over. There is a council target of 20% for this indicator.ii) There is no information regarding children/young people's participation.

Health
i) Adult participation in sport (Joint DPD Indicator 41i).
ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).
Action needed: N/A
Relevant Joint DPD Policies: 1, 2, 6, 23.
Source: Oldham Council.

Key Issues

3.47 There are no key issues related to this indicator.

Health
Healthy life expectancy at 65 (Joint DPD Indicator 42).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities and h. improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5g).
Target: N/A
Oldham Position: The 'healthy life expectancy of 65' indicator was never fully implemented before being replaced. However the council have started to monitor this indicator again. Existing general life expectancy indicators show the following: Life expectancy at birth: Male 76.3, Female 80.9 (Oldham Council, 2013) Life expectancy at 65: Male 16.8, Female 19.6 (ONS released data for 2009-11)
Action needed: NA
Relevant Joint DPD Policies: 1, 2, 6, 23.
Source: Oldham Council.

Key Issues

3.48 There are no key issues related to this indicator.

Education
Number of education related developments started and/or completed (Joint DPD Indicator 43).
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by supporting the borough's transforming education agenda to improve education and skills: by i) facilitating improvements to the borough's schools through programmes such as the Primary Capital Programme. ii) facilitating higher and further education proposals such as those of the University Campus Oldham, the Oldham College and the Oldham Sixth Form College including the development of the Regional Science Centre Oldham in Oldham Town Centre (SO3g).
Target: Number determined by Local Education Authority.
Oldham Position: The following three education developments opened in 2012/13: <ul style="list-style-type: none"> • Oasis Academy Hollins Road (opened September 2012); • The Blessed John Henry Newman RC College (opened September 2012); and • Waterhead Academy (opened November 2012).
Action needed: N/A
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Key Issues

3.49 There are no key issues related to this indicator.

Communities
Number of people who are engaged in the LDF consultation process (Joint DPD Indicator 1).
Joint DPD Objective: To create safer and stronger inclusive communities by promoting community cohesion (SO5a).
Target: To engage as many people and organisations in the Local Plan consultation process in line with the council's adopted Statement of Community Involvement (SCI)
Oldham Position: There are 1,218 people, agencies and organisations engaged in the Local Plan consultation process (as at March 2013).
Action needed: N/A
Relevant Joint DPD Policies: All policies.
Source: Oldham Council LDF and Urban Design section.

Key Issues

3.50 There are no key issues related to this indicator.

AIR QUALITY AND DEVELOPMENT

Air Quality and Development
Number of days of Air Pollution (Joint DPD Indicator 30)
Joint DPD Objective: SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and
To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1I).
Target: Annual mean nitrogen dioxide (NO2) target = 40 milligram per cubic metre (mgm3); 1 hour mean of 200 mgm3 not to be exceeded more than 18 times a year.
Oldham Position: The monitoring site at West End House has closed therefore the council is unable to provide monitoring data from this site as it has done in previous years. The council is able to provide annual data on nitrogen dioxide from other sites across the borough but as this is from other sites it is not directly comparable with the results from years 2007 - 2010.
Annual Mean Nitrogen Dioxide in 2012 was 31.8 mgm3 (average across seven sites).
Previous year's annual mean Nitrogen Dioxide levels were:
<ul style="list-style-type: none">• 2011: 32.3 mgm3 (average across nine sites. Three Sites did not have a recording). This year's recording was not comparable with previous years due to a change in monitoring processes.• 2010: 33.3 mgm3 (average across 10 sites. Two sites did not have a recording).• 2009: 46.5 mgm3 (average across 10 sites. Two sites did not have a recording).• 2008: 42.5 mgm3 (average across 12 sites).• 2007: 41.3 mgm3 (average across 12 sites).
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council Environmental Health section.

Key Issues

3.51 There has been a gradual decrease in the level of Nitrogen Dioxide since 2007.

Future Action

3.52 Ensure that new development does not lead to an increase in air pollution. The policies within the Joint DPD will protect and improve local environmental quality.

Air Quality and Development	
Per capita emission estimates, industry, domestic and transport sectors (previously NI186) (Joint DPD Indicator 44)	
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero carbon hierarchy (SO1a);	
To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and	
To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).	
Target: None.	
Oldham Position: The latest information is for 2009 when there were 4.8 tonnes of per capita emissions. <ul style="list-style-type: none">• 2008: 5.3 tonnes• 2007: 5.4 tonnes	
Action needed: None	
Relevant Joint DPD Policies: 1, 9, 18.	
Source: DECC	

Key Issues

3.53 There has been a decrease in the level of emission estimates. This is the joint lowest emission estimate in Greater Manchester, alongside Tameside.

Future Action

3.54 The policies within the Joint DPD guide development to the most accessible locations, and promote and encourage the use of public transport, walking and cycling. There is the need to continue to reduce emissions.

CONTAMINATED LAND

Contaminated Land
Number of sites remediated as a result of planning permission (LDF Indicator 29)
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).
Target: N/A.
Oldham Position: 2012/13: 48. All sites remediated were as a result of the planning process.
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council Environmental Health section.

Key Issues

3.55 There are no issues linked with this indicator.

Future Action

3.56 The policies within the Joint DPD will help protect and improve local environmental quality.

DESIGN

Urban Design
Improved street and environmental cleanliness (Joint DPD Indicator 45)
Joint DPD Objective: To create safer and stronger inclusive communities promoting local environmental quality, community safety and crime prevention by ensuring developments are high quality and contribute to the provision of well designed and safe neighbourhoods and local areas (SO5e).
Target: See below
Oldham Position: Percentage of street falling below 'Grade B' level per category in 2012/13: <ul style="list-style-type: none">• Litter: 6% (8% previous year). Target is 6%• Detritus: 6% (2% previous year). Target is 6%• Graffiti: 1% (improvement from 1% previous year). Target is 1%• Fly-posting: Not measured 2012/13.

Urban Design
Improved street and environmental cleanliness (Joint DPD Indicator 45)
The percentage of streets falling below 'Grade B' level in 2012/13 has improved or remained the same for litter and for graffiti. However, the percentage has risen for detritus levels.
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council.

Key Issues

3.57 There are no issues linked with this indicator.

Future Action

3.58 Policy 9 of the Joint DPD states that when allocating sites and determining planning applications, the council will protect and improve local environmental quality and amenity and promote community safety across the borough.

Urban Design
Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)
Joint DPD Objective: To mitigate and adapt to climate change and to promote sustainable development in the borough by ensuring the sustainable and high quality design and construction of all new developments (SO1b).
Target: 100% of developments meeting good and very good standards
Oldham Position: One major planning application was refused on design grounds in 2012/13. This was a major residential development which was not refused design on alone but on a number of policies.
Action needed: Continue to encourage high quality design.
Relevant Joint DPD Policies: 1, 20.
Source: Oldham Council.

Key Issues

3.59 This demonstrates that planning officers are working with Policies 1 and 20 to ensure that development in the borough is of high quality design.

Indicators that are no longer monitored

3.60 The Joint DPD was adopted in November 2011. This AMR is the first time that Oldham Council are monitoring Joint DPD indicators only. For information, the indicators that were monitored previously, that have been removed from this years AMR are:

- Windfall completions (housing)
- Public transport accessibility of new residential development to key services (Primary Schools, Secondary Schools, GP's, hospitals, employment areas and major retail centres)
- Amount of eligible open spaces managed to Green Flag award standard
- Net change in the extent of protected open space
- Number of Air Quality Management Areas
- Number of quality bus corridors
- Number of potentially contaminated sites in the borough
- Number of applications relating to contaminated sites
- Extent of derelict and underused land
- Number of Local Nature Reserves and Country Parks
- Number of domestic burglaries per 1,000 households
- Percentage of vehicle crimes per 1,000 population
- Number of cyclists involved in road accidents
- Number of pedestrians involved in road accidents
- Extent of cycleway and footpath provision
- Number of wind turbine applications granted and refused planning permission

4 Implementation of the Statement of Community Involvement

Analysis of responses to Local Plan consultations

- 4.1** The Review Statement of Community Involvement (SCI) was adopted in July 2010. The Review SCI sets out how the council will involve the community and stakeholders in the preparation of the Local Plan and in the consideration of planning applications.
- 4.2** Section 9 of the Review SCI (Review and Monitoring) explains that the council will monitor the SCI to see how effective it is in terms of involving the community in the preparation of the Local Plan. The table below looks at the Local Plan consultations undertaken since 1 April 2011.
- 4.3** The table sets out the consultation techniques used for each document, the number of people/organisations consulted, the response rate (based on the numbers on the Local Plan mailing list at the time of consultation) and an analysis of the equalities monitoring. It identifies any problems or issues and sets out any further actions required in order to improve our engagement and consultation with the community and stakeholders.

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Strategic Housing Land Availability Assessment Update September - October 2011	Letter / email to developers and agents, AGMA authorities and other appropriate statutory consultees. Documents were available on the council website. Press release.	Approximately 180	16 people / organisations responded (9% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document and that it was a targeted consultation.

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Draft Vibrant Centres Supplementary Planning Document February - March 2012	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers. A Public Notice was issued in local newspapers. Documents were available on the council website, at public libraries, Civic Centre Access Oldham and Planning Reception.	1,224	16 people/ organisations responded (1.3% response rate)	No equalities information provided.	Response rate reflects the specific nature of the document.
Determination Statement for the Site Allocations DPD February - March 2012	A letter was sent to: Environment Agency; English Heritage; and Natural England. It was also made available in the council's main office, at public libraries and on the council's website	3	2 organisations responded (66.6% response rate)	No equalities information provided.	Was a targeted consultation - response rate reflects this.

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Scoping Report of the Site Allocations Development Plan Document May - June 2012	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers. A Public Notice was issued in local newspapers. Documents were available on the council website, at public libraries, Civic Centre Access Oldham and Planning Reception.	1,230	7 people/ organisations responded (0.5% response rate)	Due to a low number of equalities information received in relation to this consultation it is not possible to breakdown the information	Response rate reflects the specific nature of the document.
Call for Sites for the Site Allocations DPD May - June 2012	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers. A Public Notice was issued in local newspapers. Documents were available on the council website, at public libraries, Civic Centre Access Oldham and Planning Reception.	1,230	80 people / organisations responded (6.5% response rate)	Due to a low number of equalities information received in relation to this consultation it is not possible to breakdown the information	Response rate reflects the specific nature of the document.

5 Effects on social, environmental and economic objectives

5.1 The council developed a Sustainability Appraisal (SA) toolkit for the Local Plan which identified 35 sustainability objectives under the following four aims:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

5.2 It is considered that these four themes provide an appropriate means of assessing the effects of the above policies, objectives and targets.

Social progress which recognises the needs of everyone

5.3 Key objectives under this heading include the need:

- To promote community cohesion in the borough
- To promote mixed, balanced and inclusive sustainable communities
- To improve the health of the borough's population

5.4 The indicators show that:

- As at March 2013 1,218 people, agencies and organisations were engaged in the Local Plan consultation process;
- The proportion of completions consisting of three or more bedrooms has increased from 72% in 2011/12 to 79.9% in 2012/13; and
- Three health care premises were completed and opened in 2012/13.

Effective protection of the environment

5.5 Key objectives under this heading include the need:

- To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations
- To protect and improve the borough's green infrastructure, biodiversity and geodiversity
- To minimise the impact of, and mitigate against flooding
- To contribute to reducing the effects of climate change

5.6 The indicators show that:

- 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
- 99% of residential development developed over the last year involved the reuse of previously developed land;
- There were no planning applications granted contrary to Environment Agency advice; and
- Under the Local Plan 28 major applications were granted planning permission during 2012/13 with a condition attached requiring applicants to meet Policy 18 'Energy'.

Prudent use of natural resources

5.7 Key objectives under this heading include the need:

- To provide high quality design and sustainable construction
- To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates
- To protect and improve the quality of land of soil

5.8 The indicators show that:

- One major planning applications were refused on design grounds;
- 37.1% of household waste arisings were dealt with through recycling or composting.
- 48 contaminated sites were remediated as a result of the planning process.

Maintenance of high and stable levels of economic growth and employment

5.9 Key objectives under this heading include the need:

- To promote the sustainable economic performance of the borough
- To improve the economic well-being of the borough's population
- To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill
- To improve education and skills levels of the borough's population

5.10 The indicators show that:

- 11,716 square metres of business and industrial development was completed in the last year;
- The employment rate for 16 - 64 year olds was 64.7%;
- 1,579 square metres of retail floorspace was completed; and
- During 2012/13 three education developments were started and/or completed.

6 Implementation of policies

- 6.1** This section of the AMR analyses whether Oldham's planning policies are being implemented. Where they are not, the reasons are examined. If action is needed to rectify the situation, it is specified.
- 6.2** Section 3 of the AMR sets out whether the implementation of Oldham's planning policies is helping to move the borough towards local and targets and achieve plan objectives, and examines whether certain policies are having undesirable effects.
- 6.3** This section looks at how policies are being used in the control of development. Regulation 48 of the Town and Country Planning (Local Development)(England) Regulations 2004 requires the AMR to identify:
- Policies not being implemented;
 - Reasons why policies are not being implemented;
 - Steps we intend to take to secure implementation; and
 - Any intention to prepare or revise a Development Plan Document to replace or amend the policy.
- 6.4** As the Joint DPD was adopted after July 2009, the council applied to the Secretary of State to "save" all UDP policies, allocations and designations shown on the UDP Proposals Map in order to avoid a local planning policy vacuum after July 2009. The Secretary of State approved the application in May 2009. Tables 8 and 9 in Appendix 3 outline which of the UDP policies are still saved and which have been replaced by policies within the Joint DPD, the JWDPD and the JMDPD.
- 6.5** It is difficult to measure the implementation of all policies in a meaningful way because reasons for non-use may be quite legitimate. It may be for example that no relevant applications were received during the monitoring period.
- 6.6** A measure that can be used, is to look at the policies referred to in the approval or refusal of major applications between April 2012 and March 2013 inclusive. Major applications are defined as: 10 or more residential units; outline applications with a site area of 0.4ha or more; business / industrial / retail development of 1,000 sqm floorspace or more; or in the case of outline applications, a site of 0.4 ha or more.
- 6.7** It is recognised that this is an imperfect measure as some policies by definition are not relevant to major applications.
- 6.8** Between 1 April 2012 and 30 March 2013 35 major applications were approved or refused (excluding variations to conditions). In determining these applications 23 out of 25 Joint DPD policies and two 'saved' UDP policies were used.

Greater Manchester Joint Waste Development Plan Annual Monitoring Report 2012-2013

- 6.9** The text below in relation to waste has been prepared on behalf of Oldham Council by GMMWPU.

Introduction

- 6.10** This is the first AMR collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Waste Plan (the Waste Plan), which was adopted on 1st April 2012.
- 6.11** This AMR covers the 12 month period from 1st April 2012 to 31st March 2013. However, the targets in the Waste Plan run from January – December and the data used to inform the AMR (namely the Environment Agency Waste Data Interrogator) is for 2012.
- 6.12** The Waste Plan forms part of the statutory development plan for the following Authorities: Bolton Metropolitan Borough Council; Bury Metropolitan Borough Council; Manchester City Council; Oldham Metropolitan Borough Council; Rochdale Metropolitan Borough Council; Salford City Council; Stockport Metropolitan Borough Council; Tameside Metropolitan Borough Council; Trafford Metropolitan Borough Council; and Wigan Metropolitan Borough Council. This AMR reports on behalf of the ten authorities.

Background to the Waste Plan

- 6.13** The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Waste Plan in 2006. AGMA consists of all ten Greater Manchester Authorities. The Waste Plan forms part of each authority's statutory development plan and runs from 2012 to 2027. It was prepared on behalf of the ten Greater Manchester Authorities by the Greater Manchester Minerals and Waste Planning Unit (GMMWPU).
- 6.14** The purpose of the Waste Plan is to set out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes. The Waste Plan includes a set of plans identifying the potential locations of future waste management facilities within each of the ten Local Planning Authorities. It also includes a set of development management policies which will assist in the consideration of waste planning applications.
- 6.15** This AMR monitors the policies in the Waste Plan to determine the extent to which they are being effectively implemented.

Policy 1: Commercial and Industrial Waste: Energy Recovery Capacity

- 6.16** This policy sets out the identified capacity requirements for energy recovery under which planning permission will be granted. The target and variance for capacity required in this reporting year is:

Target – capacity required	Variance
2012: 170,000 tonnes	Capacity is 10% more or less than the capacity required for the year in question

- 6.17** There was one permitted energy recovery facility in Bolton in 2012. This is permitted to accept both Municipal and Commercial and Industrial Waste and managed a total of 87,413 tonnes in 2012. It is not known how much of this total was Commercial and Industrial Waste and how much was municipal. The variance from the target for energy recovery in 2012 is therefore greater than 10%.
- 6.18** No additional energy recovery capacity was permitted during the reporting period. However, permission was granted on appeal in May 2013 for a biomass facility at Barton, Trafford with a permitted capacity of 200,000 tonnes per annum and this will be reported on in the next AMR.

6.19 The implications of the variance being greater than 10% could be:

- Movement of additional waste into landfill
- Individual landfill sites within Greater Manchester may fill up faster
- Need to transport waste to sites in neighbouring authorities

Action

6.20 A revised Needs Assessment will be undertaken early in 2014 and the results of this will be used to see whether levels of arisings are influencing variance in provision. This will be reported on in the next AMR.

Policy 2: Non Hazardous Waste: Disposal

6.21 This policy sets out the identified capacity requirements for non-hazardous landfill under which planning permission will be granted. The target and variance for capacity required in this reporting year is:

Table 2

Target – capacity required	Variance
2012: 425,000	Capacity is 10% more or less than the capacity required for the year in question

6.22 WDI 2012 identifies five non-hazardous landfills in Greater Manchester. However, one of these does not accept non-hazardous waste. The following landfills accepted a total of 572,996 tonnes of non-hazardous waste in 2012:

- Pilsworth South Landfill (Bury) -
- Highmoor Quarry Landfill (Oldham)
- Clifton Hall Landfill (Salford)
- Whitehead Landfill (Wigan/Salford)

6.23 The total landfill void space at these four landfills at the end of 2012 was 9.3 million cubic metres.

6.24 An additional 1.8 million cubic metres of landfill was permitted during 2012. This was at Pilsworth South Landfill (Planning Permission reference 53453) and will prolong the life of the landfill by 4.5 – 5 years at an infill rate of 400,000 tonnes per annum.

6.25 The Waste Plan identified a capacity gap of 425,000 tonnes in 2012 (see table 1). The capacity gap was based on an available capacity identified as being 832,000 tonnes per annum. However, the available non-hazardous void space at Clifton Hall was not included in the Waste Plan Needs Assessment as this was not available at the time of preparation. The identified capacity does not include capacity at Whitehead but this site has permission until 2013.

6.26 Therefore the available capacity in 2012 will be more than was originally anticipated (estimated at a maximum of 1,532,000 tonnes per annum) and it is likely that the capacity gap will be an over estimation. This capacity will be factored into a revised Needs Assessment, which will be undertaken in early 2014.

6.27 *Action*

6.28 The results of the revised Needs Assessment will be used to see whether levels of arisings are influencing variance in provision. This will be reported on in the next AMR.

Non-hazardous landfill Capacity Gap – 2012 (Source: Waste Plan Needs Assessment)

	Non-Hazardous waste arisings to landfill identified in the Waste Plan	Available capacity identified in the Waste Plan	Capacity Gap identified in the Waste Plan
2012	1,257,000 tonnes	832,000 tonnes	-425,000 ⁽¹⁾

Policy 3: Hazardous Waste: Disposal Capacity

6.29 This policy sets out the identified capacity requirements for disposal capacity under which planning permission will be granted. The target and variance for capacity required in this reporting year is:

Target – capacity required	Variance
2012: no additional capacity required	Capacity is 10% more or less than the capacity required for the year in question

6.30 No additional disposal capacity for hazardous waste was permitted in 2012. As no capacity was identified as being required, the variance is 0%. The existing capacity is sufficient to meet current needs and no new requirement is identified.

Action

6.31 Any new data on throughputs will be used to inform the Needs Assessment update. If throughputs have been lower than expected then this could extend the life of existing sites. This will be reported on in the next AMR.

Policy 4: Site Allocations

6.32 This policy sets out the sites which have been identified as potentially suitable for built waste management facilities. The target and variance for capacity required in this reporting year is:

Target	Variance
Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.	Less than 100% of appropriate applications granted permission/demonstrate the highest level of recycling.

6.33 Between 1st April 2012 and 31st March 2013, planning permission was granted for six facilities across Greater Manchester which will result in additional waste management capacity. These are set out in the accompanying spreadsheet.

6.34 Planning permission was granted for waste developments on the following site in line with the Waste Plan:

1 negative number indicates capacity gap tonnes

- W4 CA Site, Makerfield Way

6.35 Three applications which will result in additional waste management capacity were granted which were not within sites or areas identified in the Waste Plan. These applications were assessed in line with Waste Plan Policy 10.

6.36 No planning permissions were granted in 2012 which were not in line with the Waste Plan, therefore the target was met.

Action

6.37 No action is required.

Policy 5: Area Allocations

6.38 This policy sets out the areas which have been identified as potentially suitable for built waste management facilities. The target and variance for capacity required in this reporting year is:

Target	Variance
Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.	Less than 100% of appropriate applications granted permission/demonstrate the highest level of recycling.

6.39 Between 1st April 2012 and 31st March 2013, Planning permission was granted for six facilities across Greater Manchester which will result in additional waste management capacity. These are set out in the accompanying spreadsheet.

6.40 Planning permission was granted for waste developments on the following areas in line with the Waste Plan:

- TR17 Trafford Park Area
- BU8 Land at Pimhole, Pimhole Road
- SL3 Cobden Street
- OL1 Land in the area between Higginshaw Lane and the Higginshaw Railway

6.41 Three applications which will result in additional waste management capacity were granted which were not within sites or areas identified in the Waste Plan. These applications were assessed in line with Waste Plan Policy 10.

6.42 No planning permissions were granted in 2012/13 which were not in line with the Waste Plan and therefore the target was met.

Action

6.43 No action is required.

Policy 6: Inert Residual Waste Disposal

6.44 This policy sets out the criteria under which permission will be granted for inert residual waste disposal.

Target	Variance
Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.	Less than 100% of appropriate applications granted permission/demonstrate the highest level of recycling.

6.45 No planning permissions were granted/refused for inert residual waste disposal in 2012/13.

Action

6.46 No action is required.

Policy 7: Non Hazardous Residual Waste Disposal

6.47 This policy sets out the sites which have been identified as potentially suitable for non-hazardous residual waste disposal. The target and variance for capacity required in this reporting year is:

Target	Variance
Planning permission is only granted for developments identified as appropriate in the Waste Plan. The highest level of recycling is demonstrated by the applicant.	Less than 100% of appropriate applications granted permission/demonstrate the highest level of recycling.

6.48 No planning permissions for non-hazardous waste disposal were granted/refused in 2012/13.

Action

6.49 No action is required.

6.50 A screening request relating to a potential extension at Whitehead Landfill was submitted to Wigan MBC in January 2013. Should a planning application be made during the reporting year 2013/14, this will be detailed in next year's AMR.

6.51 Policy 8: Requirements for Combined Heat and Power

6.52 This policy sets out a requirement for waste management facilities that have the potential to utilise biogas or energy from waste technologies to provide combined heat and power (CHP) unless it can be demonstrated that they have the potential to deliver important waste infrastructure.

Target	Variance
Eligible energy recovery facilities generate heat and energy	Less than 75%

6.53 Planning permission was granted in August 2012 for the construction of two buildings for the housing of process plant and CHP and the storage of wood biomass fuel together with ancillary administrative facilities including offices incorporating a learning centre. This was the only application granted in 2012/13 with the potential to offer CHP. As CHP does form part of the development, the Waste Plan monitoring target has been met.

Action

6.54 No action is required.

Policy 9: Restoration and Aftercare

6.55 This policy sets out a requirement for applications for landfill/landraise to demonstrate that the site will be adequately restored.

Target	Variance
Restoration and aftercare will be carried out in accordance with Annex A of MPG7 to meet standards required by DEFRA for restoration to agriculture, Forestry Commission Bulletin 110 for restoration to forestry and Natural England for restoration to nature conservation.	Non compliance with the standards

6.56 No planning permissions for landfill/landraise were granted in 2012/12 and no landfill/landraise sites were closed during 2012/13.

Action

6.57 No action is required.

Policy 10: Unallocated Sites

6.58 This policy sets out the criteria under which applications for waste management facilities on unallocated sites will be permitted.

Target	Variance
Planning permission is granted for developments which contribute to achieving the Waste Plan and take place on sites considered appropriate by the Plan.	Non compliance with the standards
HRA Screening is applied to applications for waste management facilities on unallocated sites and site based mitigation is implemented where appropriate.	Less than 100% of applications granted permission
	Less than 100% of appropriate applications apply HRA Screening

6.59 Three applications which will result in additional waste management capacity which were not within sites or areas identified in the Waste Plan were granted in 2012/13. These are set out on the accompanying spreadsheet. These applications were assessed in line with Waste Plan Policy 10 and deemed to comply with the standards.

Action

6.60 No action is required.

Policy 11: Safeguarding of Allocated Sites

6.61 This policy sets out the requirement to safeguard sites allocated for waste management in the Waste Plan and safeguarding of sites required for the delivery of the Municipal Waste Management Strategies.

Target	Variance
Sites of key importance for the achievement of the Waste Plan Retained	100% of sites retained

6.62 The GMMWPU has been consulted on applications for non-waste development on or adjacent to allocated sites. No allocated sites were lost in 2012/13 and therefore 100% of sites have been retained.

Action

6.63 No action is required.

Policy 12: Safeguarding Existing Waste Management Capacity

6.64 This policy sets out how existing waste management capacity will be safeguarded. Applications for non-waste uses on sites with a permitted waste use will be permitted where it is demonstrated (by the applicant) that there is no longer a need for the facility, that the capacity will be met elsewhere in Greater Manchester, or that there is an overriding need for the non-waste development in that location.

Target	Variance
Sites of key importance for the achievement of the Waste Plan Retained	100% of sites retained

6.65 The GMMWPU are not aware of issues arising from the closure of any existing waste management sites. However, it is possible that sites have closed due to the recession or other reasons.

Action

6.66 Operators of existing waste management sites will be written to in early 2014 as part of the update of the Waste Needs Assessment. This will provide further information on this monitoring target and will be reported on in the next AMR.

Monitoring of Scenario 2 of the Needs Assessment

6.67 A Waste Needs Assessment was prepared to inform the development of the Waste Plan. This illustrated the impacts of increasing recovery and recycling of C&I and CD&E waste on future capacity requirements against maintaining the status quo. Members of Greater Manchester council agreed to adopt Scenario 2 (Maximised Recycling and Recovery).

Target	Variance
Achievement of Scenario 2 targets: 100% of the recyclable C&I waste going to landfill is recycled, 50% of the possibly recyclable C&I waste is recycled and 25% remaining use for energy recovery by 2015.	Year specific targets not achieved 2015 target not achieved

6.68 It is not possible to comment on this target until the Waste Needs Assessment has been updated in 2014.

Action

6.69 This will be considered following the updated Waste Needs Assessment and will be reported on in the next AMR.

Article 28 of EU Waste Framework Directive

6.70 In line with Article 28 of the EU Waste Framework Directive please see below a list of existing permitted waste sites within Oldham.

Landfills with an Effective Environmental Permit for an Installation Activity End June 2013:

Permit Reference	Facility Name	Facility Address	Facility Type Description	District	Planning Region	Grid Ref
BU9092IR	Highmoor Quarry Landfill	Doctor Lane, Scouthead, Oldham OL4 3SA	L04 - Non Hazardous	Oldham	North West	SD96980659

Effective permits for a Waste Operation Activity End June 2013:

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Closed Landfill	Closed Landfill	50468	CB3038RE/A001	Berks Quarry	A5: Landfill taking Non-Biodegradable Wastes	0	Berks Quarry, Moss Down Road, Royton, Oldham, OL2 6HS,	02-Aug-07	SD 93 07
Closed Landfill	Closed Landfill	53477	KP3692CA/A001	Meek Street Landfill Site	A5: Landfill taking Non-Biodegradable Wastes	0	Meek Street, Shaw, Oldham, OL9 6HH,	01-Feb-94	SD 93438 06676
Closed Landfill	Closed Landfill	53651	PP3496CL/A001	Chadderton Landfill Site	A1: Co-Disposal Landfill Site	0	Greenside Way, Middleton, Manchester, M24 1SW,	14-Jul-95	SD 88083 03754
Closed Landfill	Closed Landfill	53878	YP3896CD/A001	Higher Hills Farm Inert Landfill	A5: Landfill taking Non-Biodegradable Wastes	0	Burnedge Lane, Grasscroft, Oldham, OL4 4DZ,	24-Dec-91	SD 97720 05145
Closed Landfill	Closed Landfill	53956	MP3891CJ/A001	Oldham Wastewater Treatment Works Landfill Site	A7: Industrial Waste Landfill (Factory curtilage)	0	Foxdenton Lane, Chadderton, Oldham, OL9 9QR,	28-Apr-83	SD 89370 04180
Metal Recovery	Vehicle Depollution	50048	NP3598CG/V002	Mill Lane	A19: Metal Recycling Site (Vehicle Dismantler)	0	Mill Lane, Fallsworth, Manchester, M35 0BJ,	07-Jun-02	SD 88385 01078
Metal Recovery	Vehicle Depollution	50135	YP3898CP/A001	International Cars Spares	A19: Metal Recycling Site (Vehicle Dismantler)	4999	11 Windsor St, Off Shaw Rd, Oldham, OL1 4AE,	18-Aug-03	SD 93300 06400
Metal Recovery	Metal Recycling	50143	JP3098CW/A001	Britannia Import Export Ltd	A20: Metal Recycling Site (mixed MRS's)	4999	Land At Stock Lane, Chadderton, Oldham, OL9,	17-Mar-03	SD 90631 04983
Metal Recovery	Vehicle Depollution	50237	SP3494CS/T002	Dronsfelds Mercedes Ltd	A19a: ELV Facility	4999	Wall Hill Mill, Wall Hill Road, Dobcross, Oldham, OL3 5BN,	24-May-04	SD 98007 06131
Metal Recovery	Vehicle Depollution	50239	SP3294CJ/A001	Sanderson Brothers	A19a: ELV Facility	2500	Leach Street Works, Leach Street, Shaw, Oldham, OL2 8QW,	14-Jun-04	SD 94025 08751
Metal Recovery	Vehicle Depollution	50260	NB3036RJ/T001	L G M Auto's	A19a: ELV Facility	2499	L G M Auto's, Mossdown Road, Heyside, Royton, Oldham, OL2 6HS,	25-Jun-04	SD 93514 07152
Metal Recovery	Vehicle Depollution	50283	UP3794CH/A001	Oldham Motorcycles	A19a: ELV Facility	2500	Unit A Borough Mill, Schofield Street, Oldham, OL8 1QJ,	23-Feb-05	SD 92496 03483
Metal Recovery	Metal Recycling	53475	LB3939AL/T001	Mossdown Road Transfer Station	A20: Metal Recycling Site (mixed MRS's)	0	Mossdown Road Transfer Station, Mossdown Road, Royton, Oldham, OL2 6HS,	13-Nov-98	SD 93600 07100
Metal Recovery	Vehicle Depollution	53485	TP3492CQ/A001	Broadbent Auto Spares	A19: Metal Recycling Site (Vehicle Dismantler)	0	Land/premises At, Broadbent Road, Oldham, OL1 4HY,	24-Sep-99	SD 94200 06500
Metal Recovery	Vehicle Depollution	53606	DP3992CW/A001	Fallsworth Autospare	A19: Metal Recycling Site (Vehicle Dismantler)	0	Sandfield House, Morton Street, Fallsworth, Manchester, M35 0BN,	29-Mar-96	SD 88392 00904
Metal Recovery	Vehicle Depollution	100404	FB3538AF/T001	Booth Hill Autos	A19a: ELV Facility	2499	Land/premises At, Booth Hill Lane, Oldham, OL1 2JT,	16-Jul-08	SD 9225 0640
Metal Recovery	Vehicle Depollution	100856	AP3898EJ/A001	Pennine Works	S0820: Vehicle depollution facility	2499	Pennine Works, Moss Down Road, Royton, Oldham, OL2 6HS,	17-Mar-09	SD 9360 0725

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Metal Recovery	Vehicle Depollution	101018	DP3795VN/A001	Miles Street Car Breakers	S0820: Vehicle depollution facility	74999	Yard 1 Miles Street, Derker, Oldham, OL1 3PJ,	18-Sep-09	SD 93896 05678
Metal Recovery	Vehicle Depollution	101270	FP3198LP/A001	VW & Audi Breakers	S0820: Vehicle depollution facility	74999	Yard 2, Mosshey Street, Shaw, Oldham, Lancashire, OL2 8QL,	27-May-10	SD 9414 0868
Metal Recovery	Vehicle Depollution	101482	GP3198VF/A001	The Old Stoneyard	S0820: Vehicle depollution facility	74999	The Old Stoneyard, 7 Derker Street, Oldham, OL1 4BE,	06-Jul-10	SD 93547 05733
Metal Recovery	Vehicle Depollution	102457	TP3892ET/A001	Seat Skoda Breakers	S0820: Vehicle depollution facility	74999	Yard 1, Mosshey Street, Oldham, OL2 8QL,	30-Mar-11	SD 94134 08714
Metal Recovery	Vehicle Depollution	103664	DB3736RS/A001	UK Vauxhall Spares	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	UK Vauxhall Spares, 4 Lansdowne Road, Chadderton, Oldham, OL9 9EF,	02-Mar-12	SD 91135 05010
Metal Recovery	Vehicle Depollution	103907	FB3136AQ/A001	Prestige Aliparts Ltd	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	Prestige Aliparts Ltd, Mossdown Road, Royton, Oldham, OL2 6HS,	21-Feb-12	SD 39342 40706
Metal Recovery	Vehicle Depollution	104297	HB3339DN/A001	Gravel Walk Autos Ltd	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	24-28 Gravel Walk, Bottom O' Th Moor, Oldham, OL4 1JZ,	08-Jun-12	SD 93586 05201
Metal Recovery	Vehicle Depollution	104627	KB3535RL/A001	Crown Auto Parts	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	Crown Auto Parts, 11 Windsor Street, Oldham, OL1 4AE,	01-Oct-12	SD 93173 06403
Metal Recovery	Vehicle Depollution	104840	MB3031RF/A001	Dronfield Limited	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	Woodbrook Farm, Laureates Place, Springhead, Oldham, OL4 4DB,	12-Apr-13	SD 96790 05389
Metal Recovery	Vehicle Depollution	104892	MB3335AK/A001	Greengate Metals Ltd	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	Greengate Metals Ltd, Moston Road, Middleton, Manchester, M24 1SF,	02-Jan-13	SD 88632 04089
Metal Recovery	Vehicle Depollution	400250	PB3333AR/A001	Tubzy's Townfield Dismantlers	SR2011 N03: Vehicle Depollution Facility <5000 tps	4999	Townfield Ind Est, Mount Pleasant Street, Oldham, OL4 1HH,	02-Apr-13	SD 93783 05202
Transfer	Hazardous transfer	50096	LB3338RA/T001	Mossdown Road Transfer Station	A9: Special Waste Transfer Station	74999	Mossdown Road Transfer Station, Mossdown Road, Royton, Oldham, OL2 6HS,	25-Jul-02	SD 93620 07158
Transfer	Household, Industrial & Commercial Transfer	50195	PP3294CRV/002	D & M Demolitions Ltd	A11: Household, Commercial & Industrial Waste Transfer Station	4999	Land/premises At, Meek Street, Royton, Oldham, OL2 6HL,	01-Dec-03	SD 93600 06750
Transfer	Household, Industrial & Commercial Transfer	50387	NP3294CW/A001	Hagues Skip Hire Ltd	A11: Household, Commercial & Industrial Waste Transfer Station	25000	Albion House, Under Lane, Chadderton, Oldham, OL9 7PP,	01-Jul-05	SD 90582 03007
Transfer	Household, Industrial & Commercial Transfer	50445	RP3694CU/A001	J C B Skip Hire	A11: Household, Commercial & Industrial Waste Transfer Station	0	Unit 5, Moss Down Road, Heyside Royton, Oldham, Lancashire, OL2 6HS,	17-Mar-06	SD 93538 07107
Transfer	Household, Industrial & Commercial Transfer	53482	TP3992CT/A001	Moorhey Street Depot	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/premises At, Moorhey Street, Oldham, OL4 1JF,	12-Feb-85	SD 93805 04653
Transfer	Household, Industrial & Commercial Transfer	53631	JP3292CT/A001	Skips R Us	A11: Household, Commercial & Industrial Waste Transfer Station	0	Hargreaves House, Hargreaves Street, Oldham, OL9 9ND,	03-Nov-95	SD 91443 04770
Transfer	Household, Industrial & Commercial Transfer	53652	PP3296CQ/V004	Oldham Transfer Station	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/premises At, Arkwright Street, Chadderton, Oldham, OL9 9LZ,	10-Jul-95	SD 91254 04898

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Transfer	Household, Industrial & Commercial Transfer	53657	BP3396CF/A001	C P L Skip Hire	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/premises At, Albert Street, Hollinwood, Oldham, OL8 3QP.	15-May-95	SD 90624 02218
Transfer	Civic Amenity Site	53678	SP3796CCV/002	Arkwright Street Civic Amenity Site	A13: Household Waste Amenity Site	0	Land/premises At, Arkwright Street, Oldham, OL9 9LZ.	01-Feb-95	SD 91254 04904
Transfer	Household, Industrial & Commercial Transfer	53768	FP3496CW/A001	Holroyd Skip Hire Ltd	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/premises At, Hamilton Street, Oldham, OL4 1DA.	12-Oct-93	SD 93628 05039
Transfer	Household, Industrial & Commercial Transfer	53849	AP3696CV/A001	East Lilac Mill Transfer Station	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/premises At, Shaw, Oldham, OL2 8JF.	15-Jun-92	SD 94300 08700
Transfer	Household, Industrial & Commercial Transfer	53932	SP3591CUV/002	Wheelodon Bros Oldham Transfer Station	A11: Household, Commercial & Industrial Waste Transfer Station	0	Land/ Premises At, Mossdown Road, Royton, Oldham, OL2 6HS.	11-Sep-85	SD 93577 07108
Transfer	Household, Industrial & Commercial Transfer	53944	BP3996EB/T001	Holden Fold Lane Transfer Station	A11: Household, Commercial & Industrial Waste Transfer Station	0	Holden Fold Lane Transfer Station, Holden Fold Lane, Royton, Oldham, OL2 8BY.	01-Nov-89	SD 91600 07400
Transfer	Civic Amenity Site	100218	AP3393LZV/004	Arkwright Street Resource Recovery Centre	A13: Household Waste Amenity Site	74999	Arkwright Street Resource Recovery Centre, Arkwright Street, Chadderton, Oldham, OL9 9LZ.	28-Mar-08	SD 9140 0490
Treatment	MRF	50029	ZP3399CE/A001	F & F Drum Reconditioners	A15: Material Recycling Treatment Facility	0	Land/premises At, Cobden Street, Chadderton, Oldham, OL9 9LE.	16-Jun-00	SD 90900 05300
Treatment	Biological Treatment	50090	WP3798CDV/002	Oldham Wwtw	A23: Biological Treatment Facility	240000	Oldham Broadway Bus Park, Off The Causeway, Chadderton, Oldham, OL9 9XD.	26-Feb-02	SD 89454 04282
Treatment	MRF	50119	DP3998CUV/002	Britannia Import Export Ltd	A15: Material Recycling Treatment Facility	24999	Britannia Works, Ledbury Road, Off Green Lane, Falsworth, Manchester, M35 0PB.	07-Nov-02	SD 89600 00200
Treatment	Physical and/or chemical treatment	100041	HP3695EQ/A001	Jacques Products Ltd	A16: Physical Treatment Facility	4999	11 C, Chadderton Industrial Estate, Greengate Way, Middleton, Manchester, M24 1SN.	10-Mar-08	SD 388128 404066
Treatment	Physical and/or chemical treatment	102224	RP3097EB/A001	Beal Valley Recycling Centre	SR2010 No12: Treatment of waste to produce soil <75,000 tpy	74999	Meek Street, Royton, Oldham, OL2 6HL.	05-Jan-11	SD 935 067
Treatment	Physical and/or chemical treatment	104364	HB3733AG/A001	Electricity North West Whitegate Depot	A16: Physical Treatment Facility	750	Gateway Crescent, Oldham Broadway Business Park, Chadderton, Oldham, OL9 9XB.	24-Oct-12	SD 89273 03656
Use	Construction	103232	BB3433DU/A001	Beal Valley Golf Course	SR2010 No8: Use of waste in construction <100,000 tps	99999	Beal Valley Golf Course, Off Meek Street, Royton, Oldham, OL2 6HL.	07-Dec-11	SD 935 067

Effective EPR Permits with installation activities (former PPC regime) End June 2013:

Permit Reference	Site Name	Site Address	Activities	Grid Reference	District / Local or Unitary Authority	Effective Date
HP3231LK	Oldham Wastewater Treatment Works	The Causeway, Off Gateway Crescent, Oldham OL9 9XD	1.1 A(1) b) (i), 5.3 A(1) c) (i), 5.3 A(1) c) (ii)	SD89620416	Oldham	24/10/2007

Minerals Policy

6.71 The text below in relation to waste has been prepared on behalf of Oldham Council by GMMWPU.

6.72 Production of primary land-won aggregates

6.73 The Aggregate Working Party (AWP) Annual Monitoring Report 2013 (draft version) provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the 2012. Aggregate sales during 2012 were 0.81 million tonnes for crushed rock and 0.24 million tonnes (mt) for land-won sand and gravel, giving a total production figure of 1.05 million tonnes for land-won material. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

6.74 The table below identifies the North West Sub-regional apportionments 2005 – 2020 (mt).

Table 3 North West Sub-regional apportionments 2005 – 2020 (mt).

Sub-region	Sand and gravel apportionment 2005 -2020	Total requirement 2005-2020	Crushed rock apportionment 2005 -2020	Total requirement 2005 - 2020
Cheshire	1.51	24.18	0.04	0.66
Cumbria	0.88	14.1	4.02	64.4
Greater Manchester/Merseyside/Warrington	0.43	7.04	1.32	21.12
Lancashire	0.44	6.86	4.24	67.9
North West Total	3.26mt	52.18mt	9.62mt	154.08mt

6.75 National Planning Policy Framework has introduced a new requirement on Mineral Planning Authorities (MPAs) to produce an annual Local Aggregate Assessment. The Local Aggregate Assessment should seek to provide an assessment of the demand for and supply of aggregates in the MPA area. It should be based on a rolling average of 10 years sales data and other relevant local information, and an assessment of all supply options.

- 6.76** The Minerals and Waste Planning Unit (MWPU), on behalf of the 10 Greater Manchester Authorities, is preparing a joint Local Aggregate Assessment with Warrington, Halton and Merseyside. A draft joint Local Aggregate Assessment was submitted to the Aggregate Working Party (AWP) in May 2013 and has been through an AWP-mandated consultation process. A number of improvements were suggested by AWP and the updated Local Aggregate Assessment will be sent for external consultation. It is anticipated that the Local Aggregate Assessment will be published in December 2013 and will be the apportionment figure which the sub-region provides towards for 2013 onwards
- 6.77** Under the Local Aggregate Assessment, the 10-year average figure for sand and gravel is 0.39mt, down 0.04mt on the 2005 – 2020 annual apportionment requirement of 0.43mt. The 10-year average figure for crushed rock is 1.07mt, down 0.25 mt on the 2005 – 2020 annual apportionment requirement of 1.32 mt.
- 6.78** Under this forecast, the sand and gravel landbank would be 12.4 years and the crushed rock landbank would be 15.9 years. This meets the requirement set out in NPPF for a land bank of 7 years (sand and gravel) and 10 years (crushed rock).

Construction, Demolition and Excavation Waste

- 6.79** A Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England, published in July 2007, was undertaken by Smiths Gore and represents the most up-to-date information available for this waste stream. However, the results have not been broken down below regional estimates due to the low return rate of surveys.
- 6.80** The CDEW arisings generated, processed or handled and disposed of in 2006 are shown in the table below. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006.

Table 4 Regional estimates of CDEW generated, processed or handled and disposed of in 2006

Operators that generate arisings	Regional estimate ¹	Operators that process / handle / transport arisings	Regional estimate ¹	Operators that dispose of arisings	Regional estimate ¹
Demolition contractors	No data	Crushers and screens	5,168,157	Landfill sites	4,113,878
House builders	183,245	Composters	44,500	Registered exempt sites ³	3,438,940
Highway works	27,500	MRFs and WTSs	3,357,349	Quarries	1,499,436
Land regeneration firms	No data	Registered and exempt sites ³	3,438,940		
Land remediation firms	No data	Rail ballast recyclers	436,000		
Ports and harbours	<25,000	Skip hire operators	No data		

Operators that generate arisings	Regional estimate ¹	Operators that process / handle / transport arisings	Regional estimate ¹	Operators that dispose of arisings	Regional estimate ¹
Power stations ²	>5,000,000	Quarries	1,499,436		
Pre-cast concrete manufacture	3,957,360				
Quarries	1,499,436				
All figures are in tonnes.					
'No data' means that due to the low response rate received from this operator group, data is not presented for them.					
Some operators (eg quarries) generate, process and dispose of Construction Demolition and Excavation Waste (CDEW) and so appear in all three sections.					
¹ Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.					
² Only one power station reported producing and handling relevant waste, so data is not presented.					
³ Data presented for all types of RES surveyed. There was 1,510,788 tonnes of waste received at Paragraph 9 and 19 RESs.					

Secondary / recycled aggregates

6.81 The figures below on alternative arisings in the North West are the most up-to-date and were collected as part of the AM2008 Annual Monitoring Survey for the period 01.01.2008 to 31.12.2008 in the North West. The table below illustrates the findings of this survey.

Table 5

Material	Cheshire	Cumbria	Lancashire	Greater Manchester, Halton, Merseyside & Warrington	Total North West England
Pulverised Fuel Ash	-	-	-	0.13mt	0.13mt
Furnace Bottom Ash	-	-	-	0.01mt	0.01mt
Slate Waste	-	0.29mt	-	-	0.29mt
Total Alternatives	-	0.29mt	-	0.14mt	0.43mt

-
- 6.82** The total arisings of Pulverised Fuel Ash has fallen by 31% since 2005, from 0.42mt to 0.13mt in 2008. Total arisings of Furnace Bottom Ash has also fallen dramatically since 2005 by 87.5%, from 0.08mt to 0.01mt in 2008. The arisings of slate waste has increased by 31%, from 0.20mt in 2005 to 0.29mt in 2008.

Development of a Joint Minerals Development Plan Document (JMDPD)

- 6.83** The Greater Manchester Joint Minerals Plan was adopted by all 10 Authorities in April 2013. The Minerals Plan sets out policies to guide future minerals development and identifies Areas of Search and Mineral Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028. The first monitoring period for the Minerals Plan will be from April 2013 – March 2014 and the first Minerals Plan AMR will be prepared in late 2014.

7 Key findings and actions

7.1 A number of actions have been identified throughout this AMR that are needed in order to:

- Respond to signs about any unintended effects of policies that the indicators reveal;
- Respond to any new policy or evidence that the monitoring has drawn attention to; and
- Achieve the milestones for preparing the Local Plan.

Action needed to address gaps in information

7.2 The key actions under this heading are:

- To continue working with the council's Development Management section to ensure that data is entered into the planning applications management system to facilitate the closer monitoring of the use of policies in decision-making.

Action needed to respond to indicators

7.3 The key actions under this heading are:

- Continue to update the council's five year deliverable housing land supply annually in line with NPPF and update the council's SHLAA in 2013/14.
- Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether on new or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- Planning applications for the conversion and change of use of agricultural buildings to residential use, and which are technically classified as greenfield developments, (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits.
- Not to release Phase 2 Housing allocations and to roll forward preparation of the Housing Land Release SPD for consideration as part of 2013/14 AMR.
- Support delivery of the council's Affordable Housing Strategy supporting action plan and the affordable homes delivery programme.
- Set up a system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place, resources permitting.
- Encourage the provision of larger family (three/four plus bed) accommodation and higher value / aspirational housing as part of the mix of new residential developments and utilise local evidence, including the both the Greater Manchester and Oldham Strategic Housing Market Assessments, to ensure that housing delivered meets the needs of the local community.
- The Site Allocations DPD will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence.

Action needed to update timetables in the Local Development Scheme

- 7.4** The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website www.oldham.gov.uk. There has been a 12 month delay in the preparation of the Site Allocations DPD therefore the council will provide a further update to the LDS to amend the Site Allocations DPD timetable.

Action needed to respond to new policy/prepare new development plan documents

- 7.5** The key actions under this heading are:

- To continue work on the preparation of the Site Allocations DPD and Proposals Map; and
- To continue work with AGMA partners on taking forward the Greater Manchester Strategy and the Greater Manchester Spatial Framework.

Action needed to respond to master planning activity

- 7.6** As reported in previous AMRs there has been a considerable amount of master planning activity taking place in the borough including:

- Masterplans that have been or will be prepared to guide local action to turn the ideas in Oldham Beyond into reality;
- A masterplan has been prepared for the Hollinwood Business District, areas in and around Oldham Town Centre, Chadderton Technology Park, Alt and Sholver, and the Hathershaw and Fitton Hill New Deal for Communities area; and
- The 'Invest in Oldham' Prospectus.

- 7.7** At present it is not proposed that any of the above masterplans will be progressed as Local Plan Area Action Plans or SPDs. They are however implemented and reflected through the Joint DPD where appropriate and will be taken into account when preparing the Site Allocations DPD.

Conclusion

- 7.8** The Government's good practice guidance on Local Plan monitoring reports (now withdrawn) sets out in its Table 3.2 the matters to be addressed in the AMR. These will be considered in turn below to check that all the necessary data has been presented and to bring together the conclusions relating to each aspect.

- 7.9** *Whether the timetables and milestones for the preparation of documents set out in the local development scheme have been met:*

The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website www.oldham.gov.uk. As explained in previous LDS's it was agreed with Government Office for the North West (GONW) that work on the Sites Allocation DPD would commence after the Joint DPD had been adopted. Performance on the LDS milestones between April 2012 and March 2013 was as follows:

- Site Allocations DPD

- The Scoping Report for the Site Allocations DPD was published for comments and a 'Call for Sites' exercise was undertaken between 7 May - 22 June 2012.
- Joint Waste Development Plan Document (JWDPD) - the Greater Manchester Minerals and Waste Planning Unit (GMMWPU) were preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
 - The council adopted the JWDPD at Full Council on 1 April 2012.
- Joint Minerals Development Plan Document (JMDPD) - the GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
 - Consultation on the proposed modifications to the JMDPD undertaken between 3 August - 14 September 2012
 - Examination: An additional hearing session was held on 21 November 2012
- The GMMWPU received the Inspector's Report stating the JMDPD was sound in January 2013
- The council also adopted a Vibrant Centres SPD on 23 July 2012. However, timetables for SPD's are no longer required to be set out within the LDS.

7.10 *Whether policies and targets in Local Development Documents have been met or progress is being made towards meeting them:*

- Overall the impacts on objectives, targets and indicators are positive. Any areas of concern have been identified as issues that can be picked up in planned policy review work. In some areas there are data gaps that hamper precise measurement of performance. These gaps need to be addressed.

7.11 *The impacts policies are having on national targets:*

- Overall the impacts are positive or where we cannot report due to the absence of data, action is in hand to address the gaps.

7.12 *The significant effects that the implementation of policy is having on sustainability objectives:*

- The AMR explains the links between sustainability objectives and plan objectives and indicates that there are no adverse significant effects.

7.13 *Whether saved policies need adjusting or replacing because they are not working as intended:*

- This AMR considers the effects of saved policies and it is considered whether policies are being implemented. The monitoring indicates that no replacement or adjustment is needed beyond that already planned.

7.14 *Whether policies need altering to reflect changes in national policy:*

- The Local Plan reflects updates to national policy.

7.15 *Whether local development orders or simplified planning zones are achieving their purposes:*

- The borough has no such zones.

7.16 *If policies need changing, the action being taken to achieve it:*

- No policies need changing beyond the work already identified.

8 Other Monitoring Matters

Neighbourhood Development Order and Neighbourhood Development Plans

- 8.1** Oldham Council has no Neighbourhood Development Orders or Plans in place and currently has no plans to produce any.

Community Infrastructure Levy (CIL)

- 8.2** Oldham Council are currently preparing the necessary evidence base for CIL, including an Infrastructure Study and an Economic Viability Study. Following the completion of this evidence and consideration of its findings a decision will be made as to how, and if, to proceed with CIL. As we progress CIL any information regarding consultations will be made available on the council's website.

Duty to Co-operate

- 8.3** The consultations that have been undertaken in the monitoring period have all been carried out in accordance with our adopted SCI, with all the relevant Statutory consultees contacted for comment.
- 8.4** At an AGMA level Oldham Council are involved in exploring how we meet the Duty to Co-operate requirement. In relation to the preparation of the Site Allocations DPD, the council has met with and had contact with a number of organisations in the interests of Duty to Co-operate during the monitoring period. The table below outlines

Table 6

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
AGMA	Duty to Co-operate	AGMA meeting to discuss the Duty to Co-operate requirements.	31.08.12	To continue to work together on the Duty to Co-operate agenda.
AGMA	Gypsies, Travellers and Travelling Showpeople	AGMA meeting discussing how to take forward work on Gypsies, Travellers and Travelling Showpeople	05.09.12	To continue to work together on Gypsies, Travellers and Travelling Showpeople
AGMA	Duty to Co-operate	AGMA meeting to discuss the Duty to Co-operate requirements.	09.11.12	To continue to work together on the Duty to Co-operate agenda.
Bury	Core Strategy (Second Draft) consultation	Oldham Council sent a letter to Bury in response to the consultation. Issues covered included the description of the north of the Manchester City Region, Bury's aspirations, public transport links and future joint working.	Email sent 29.11.12	Response to consultation.
Calderdale	Core Strategy Preferred Options Report consultation	Oldham Council sent a letter via email to Calderdale in response to the consultation. Issues covered included and the protection of the South Pennine Moors.	Email sent 14.12.12	Response to consultation.
Derbyshire	Oldham Site Allocations DPD	Derbyshire County Council emailed to confirm that they see no cross boundary issues relating to the provision of strategic infrastructure.	Email sent 28.09.12	General correspondence – will continue to liaise with each other.
English Heritage	Oldham Site Allocations DPD - input from English Heritage	Meeting to discuss PPS25 flood risk assessment template.	Meeting 14.03.12	We will continue to liaise with each other throughout the Site Allocations DPD process.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Environment Agency and United Utilities	Oldham Site Allocations DPD - input from EA and UU	Meeting to discuss flood risk issues	Meeting 17.04.12	We will continue to liaise with each other throughout the Site Allocations DPD process.
Environment Agency and United Utilities	Oldham Site Allocations DPD- input from EA and UU	Meeting to discuss rapid response catchments.	Meeting 12.06.12	We will continue to liaise with each other throughout the Site Allocations DPD process.
Environment Agency	Oldham Site Allocations DPD- input from EA	Meeting to discuss working with Environment Agency throughout the Site Allocations DPD process.	Meeting 08.11.12	We will continue to liaise with each other throughout the Site Allocations DPD process.
Kirklees	Duty to Co-operate and Transport modelling work	On-going discussions regarding Kirklees Core Strategy and Transport Modelling.	Telephone discussions and emails sent during August 2012.	General correspondence – will continue to liaise with each other.
NHS	Oldham Site Allocations DPD	Meeting to open a dialogue between the NHS and Oldham Planners on the borough's future health needs and the spatial / land-use planning system.	01.05.12	To continue to work together.
Peak Park	Issues and Preferred Approaches for Development Management Policies consultation	Oldham Council sent a letter via email to the Peak Park in response to the consultation. Comments were made regarding the importance of the South Pennine Moors.	Email sent 14.12.12	Response to consultation.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Rochdale	Duty to Co-operate event	Discussion was had surrounding Rochdale's Draft Core Strategy proposals. It was a general discussion around housing numbers, employment sites, the impact of the Census, community facilities, Green Belt and Protected Open Land, transport issues and deliverability.	Event held 21.08.12	Note of discussions circulated
Rochdale	Rochdale Publication Core Strategy consultation	Oldham Council sent a letter via email to Rochdale Council in response to the consultation. Comments were made regarding the travel flows between Oldham and Rochdale, support for proposed improvements to Mills Hill station, comments on housing figures and affordable housing and support to the proactive approach to development.	Email sent 08.03.13	Response to consultation.
Salford	Greengate Salford Masterplan - consultation	Oldham Council sent an email to Salford Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	Email sent 08.03.13	Response to consultation.
Tameside	Meeting with Tameside to discuss Tameside's imminent Core Strategy Issues and Options consultation	General discussion around Issue and Options	Meeting held 06.02.12	Response to consultation.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Tameside	Meeting held between Oldham Council and Tameside Council under the Duty to Co-operate	Both updated on progress of Local Plan documents. Also a discussion was held about the emerging Census findings and potential implications for future housing needs, transport modeling, CIL and the AGMA Duty to Co-operate work that is currently underway.	Meeting held 02.08.12	We will continue to liaise with each other throughout the Site Allocations DPD process.
Tameside	Preferred Options stage of Tameside's Core Strategy consultation	Oldham Council sent a letter via email to Tameside Council in response to the consultation. Comments were made regarding the enhancement of transport links and corridors between Oldham and Tameside, support was given to the 80% brownfield target and comments were made on housing numbers.	Email sent 15.02.13	Response to consultation.
United Utilities	Critical Drainage Areas	On-going liaison regarding Critical Drainage Areas.	April 2012	General correspondence – will continue to liaise with each other.
United Utilities	Oldham Site Allocations DPD	Discussion surrounding the Site Allocations DPD and United Utilities PLC's infrastructure capacity.	16.05.12	That we will continue to liaise with each other though the Site Allocations DPD process.
United Utilities, Environment Agency and Unity Partnership	Lead Local Flood Authority discussion	Meeting to discuss roles, responsibilities and joint working.	25.03.13	That we will continue to liaise with each other.

Appendix 1 Local Housing Statistics

Table 7 Net House Building 2003/04 to 2012/13

Year	Completed	Cleared	Net	Variance from annual requirement of 289
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	503	102	401	112
2009/10	227	307	-80	-369
2010/11	387	324	63	-226
2011/12	228	220	8	-281
2012/13	329	77	252	-37
2013/14 Forecast	339	100	239	-50
Total	4,357	2,223	2,134	-1045
Average	396	202	194	

Chart A: Dwellings completed and cleared, 2003/04 to 2012/13

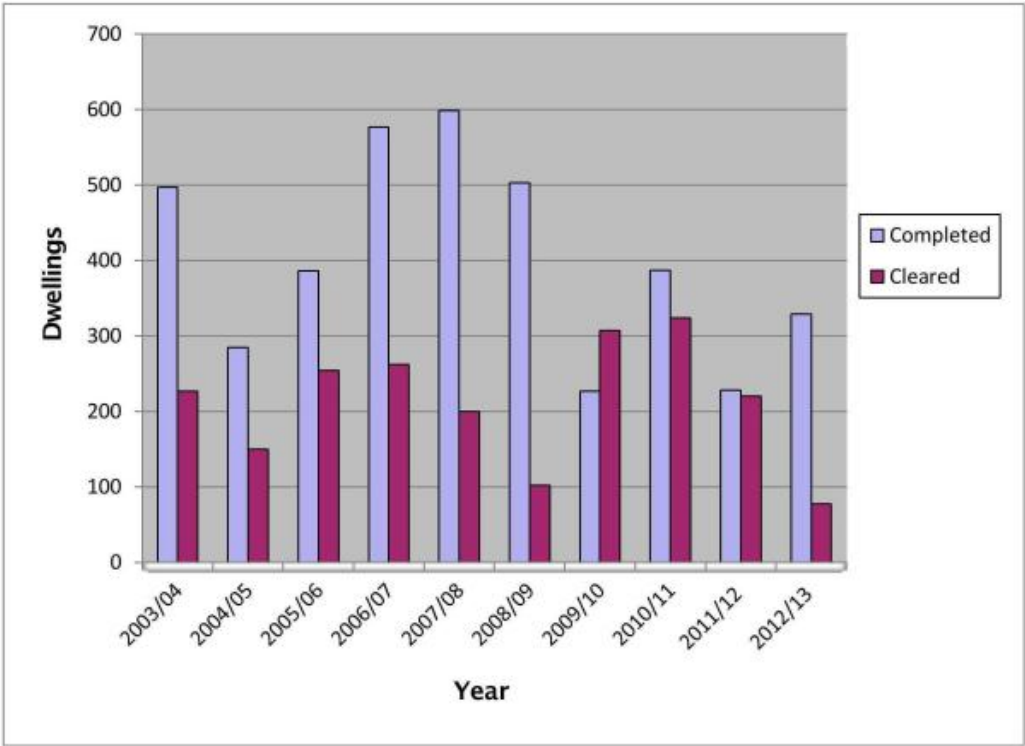


Chart B: Percentage of Completions by House Type, 2003/04 to 2012/13

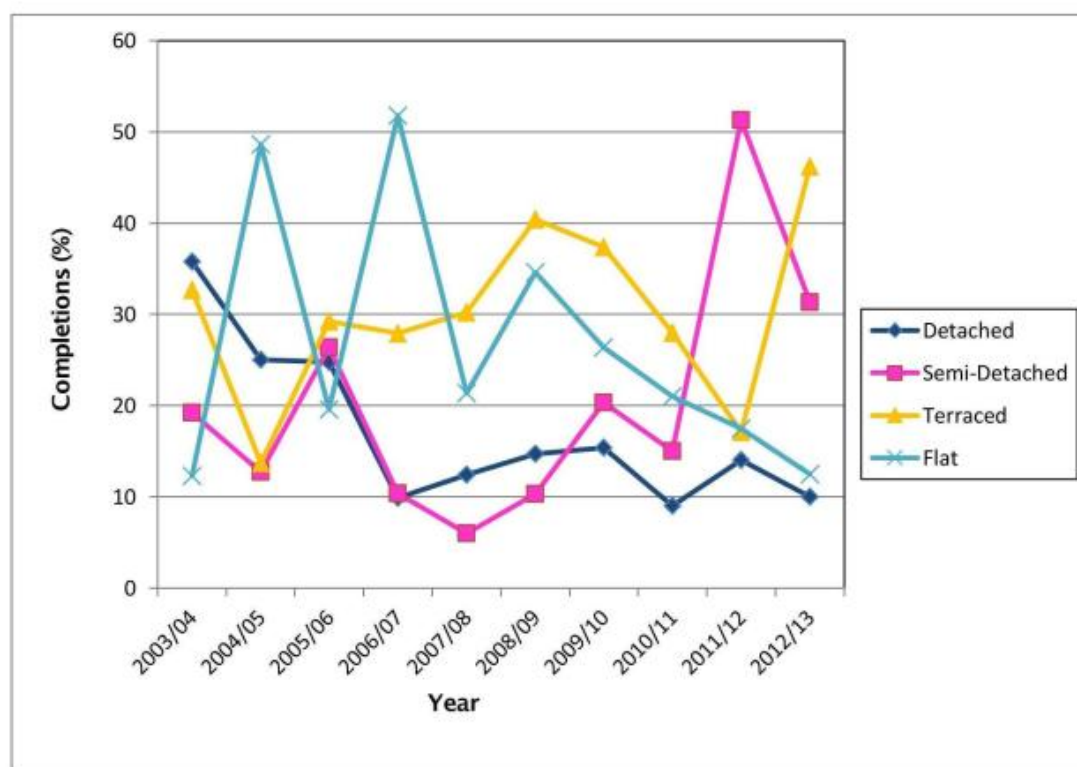


Table 8 Five-Year Deliverable Housing Land Supply as at 1 April 2014

Site Status	Dwellings	%
Sites under construction	871	28
Sites with planning permission	765	24.6
Sites where committee is minded to approve an application, subject to S106 being signed	46	1.5
Phase 1 housing sites in UDP	332	10.7
Phase 2 housing sites in UDP	0	0
Other sites	135	44.3
Potential	965	31
Total	3,114	100

Appendix 2 Updated Sites of Biological Importance

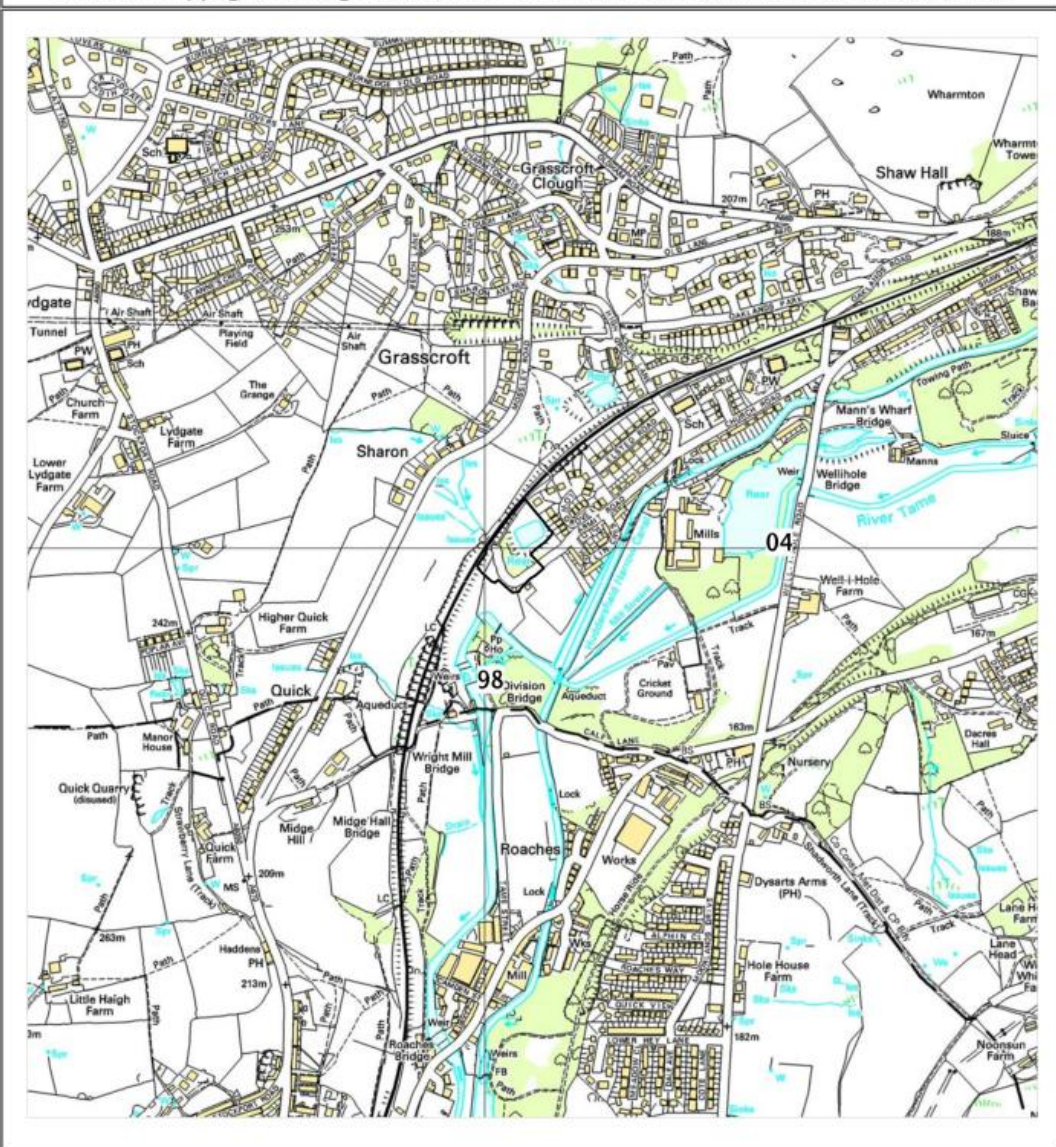
The maps below show the Sites of Biological Importance that were reviewed in 2010 by Greater Manchester Ecology Unit and received and approved in 2013 by Oldham Council.

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Armit Road Lodge		District : Oldham
Location : Freizland, Saddleworth	Grid Ref : SD980039	Grade : C

SITE LOCATION MAP (1:10000)
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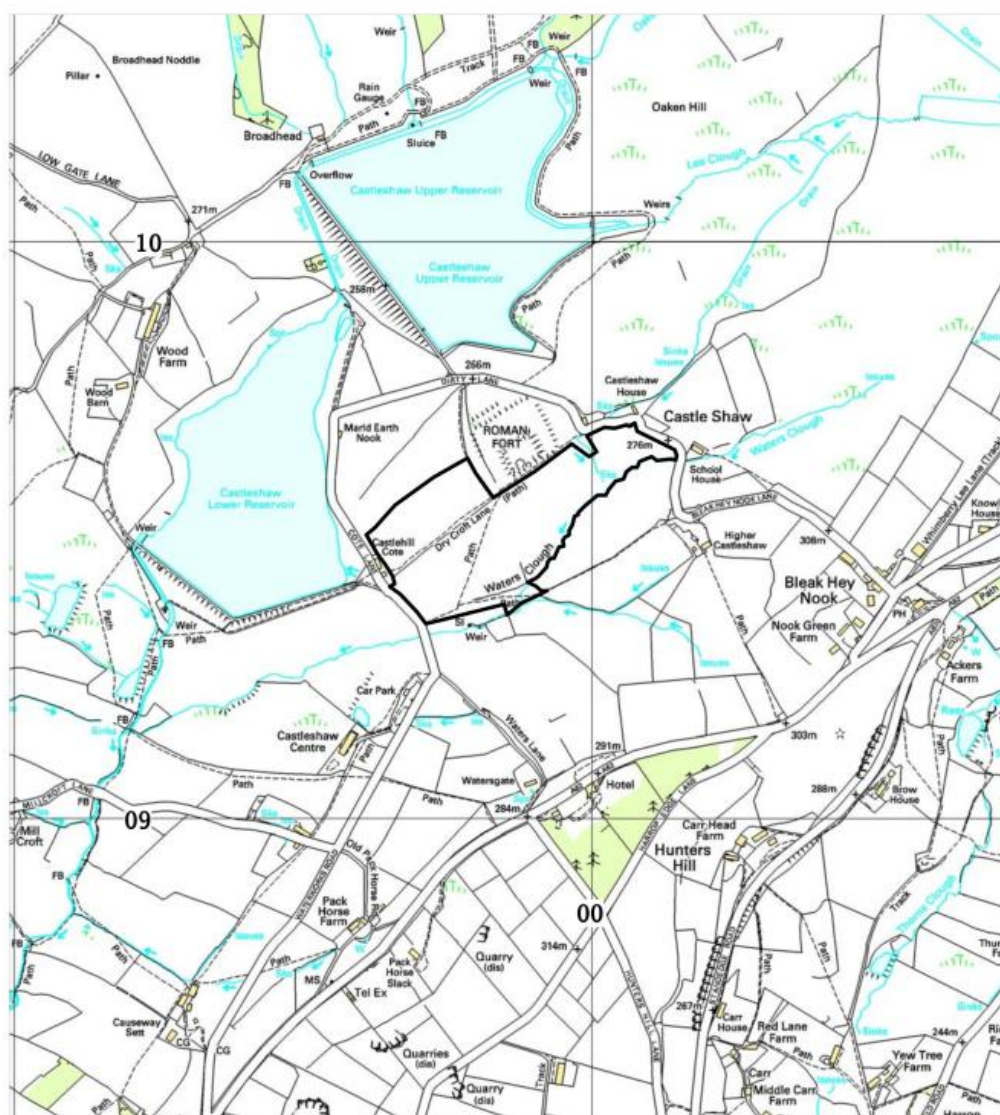


SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
 Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ
(Private & Confidential)



Site Name : Castleshaw Pasture	District : Oldham
Location : Castleshaw	Grid Ref : SD998094
	Grade : C

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CD: SBI MAPS/CURRENT SBI MAPS/G-Oldham/G51/G51-4

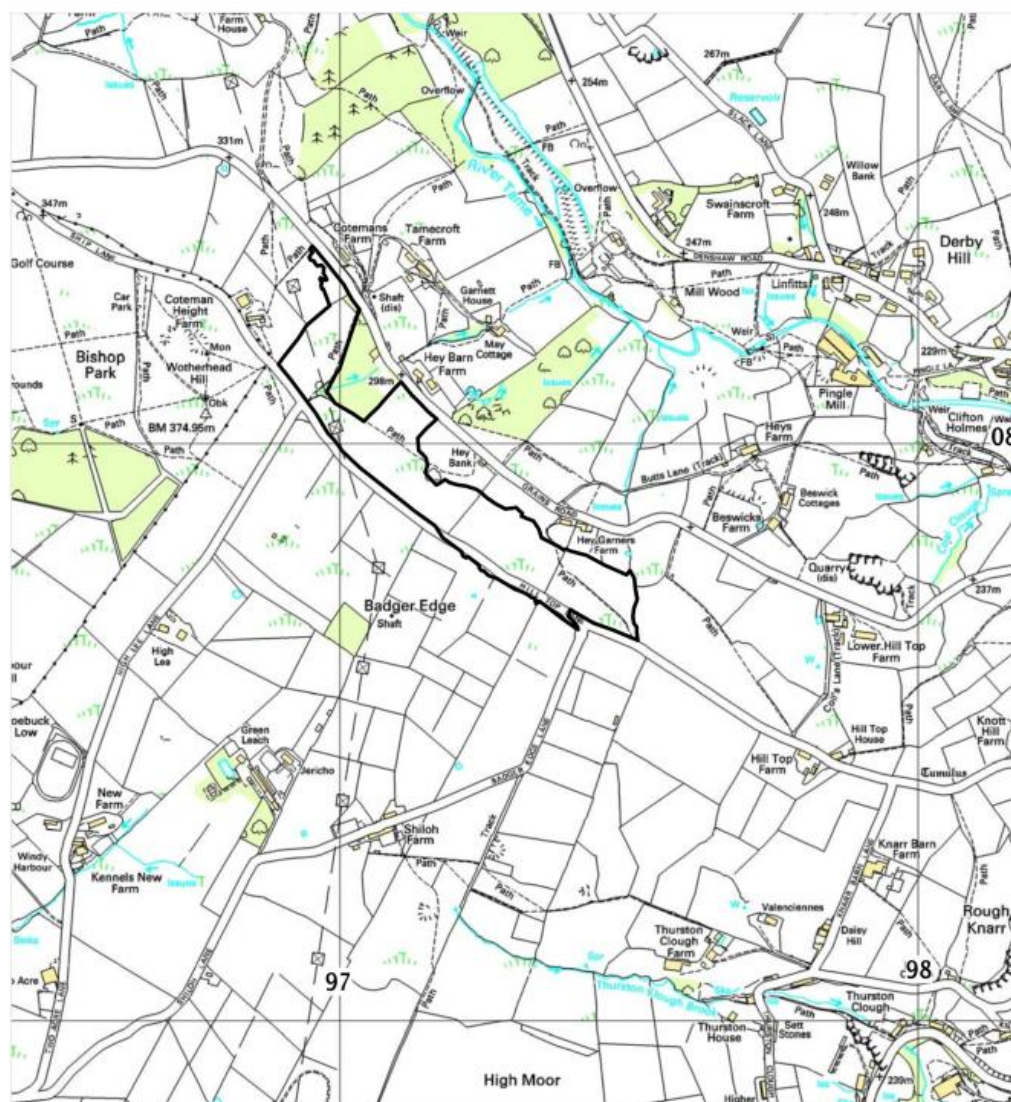
Date: 15.6.11

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Hey Bank		District : Oldham
Location : Saddleworth	Grid Ref : SD972078	Grade : B

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Date: 26.7.11

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Hull Brook		District : Oldham
Location : Castleshaw - Delph	Grid Ref : SD985082-SD992093	Grade : A

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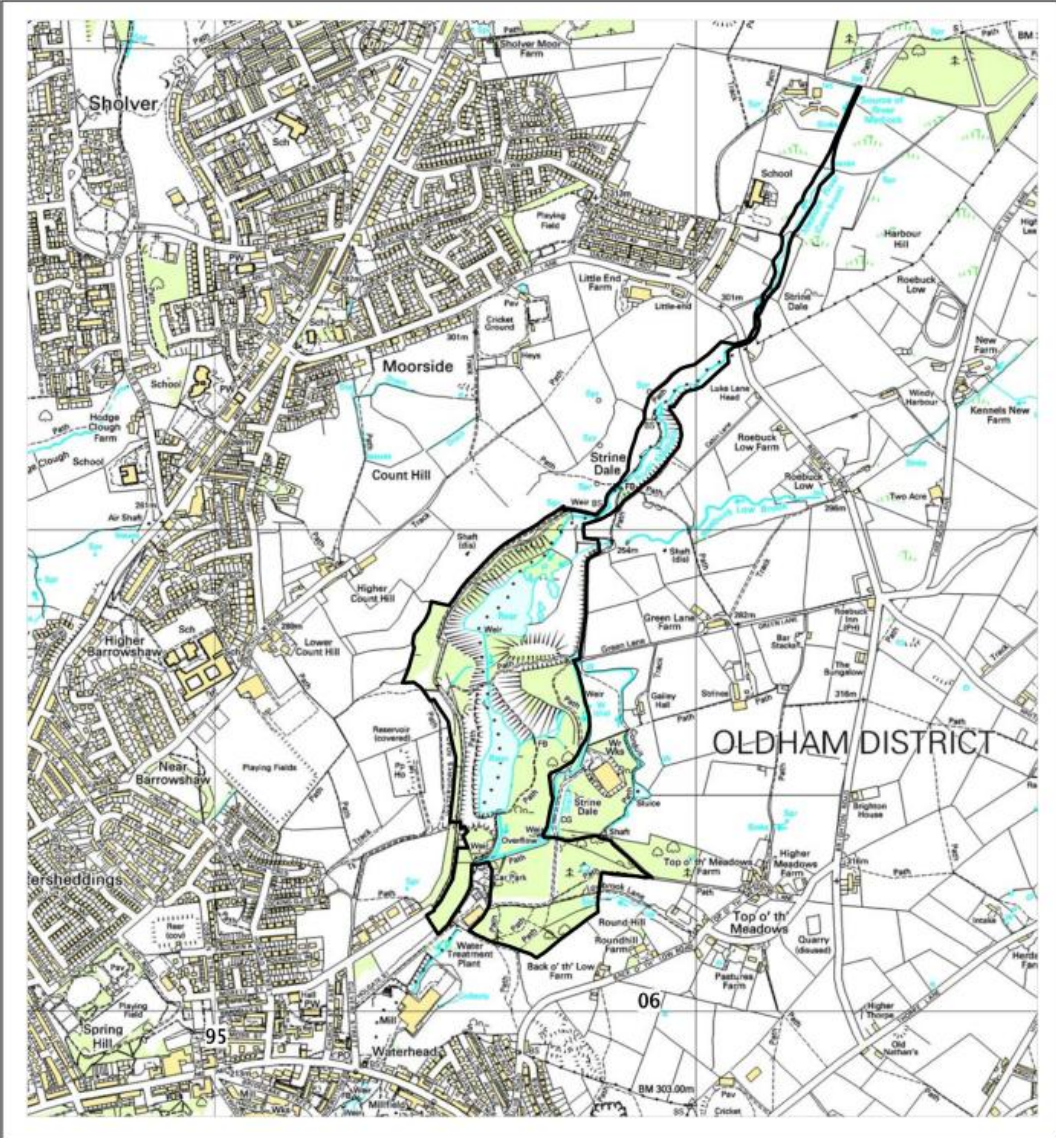
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SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Medlock Headwater & Strinesdale		District : Oldham
Location : Strine Dale	Grid Ref : SD956068	Grade : B

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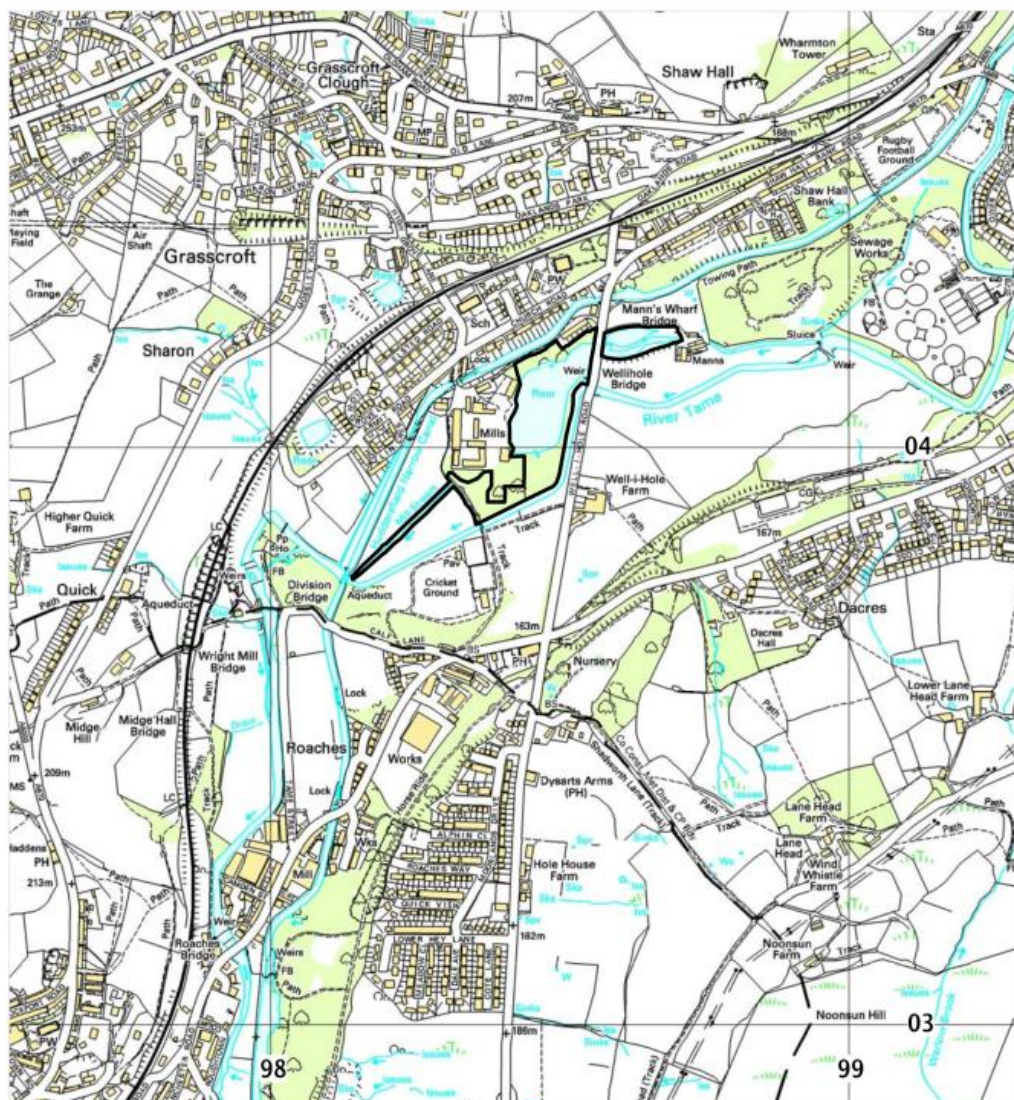
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SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Royal George		District : Oldham
Location : Greenfield, Saddleworth	Grid Ref : SD984040	Grade : B

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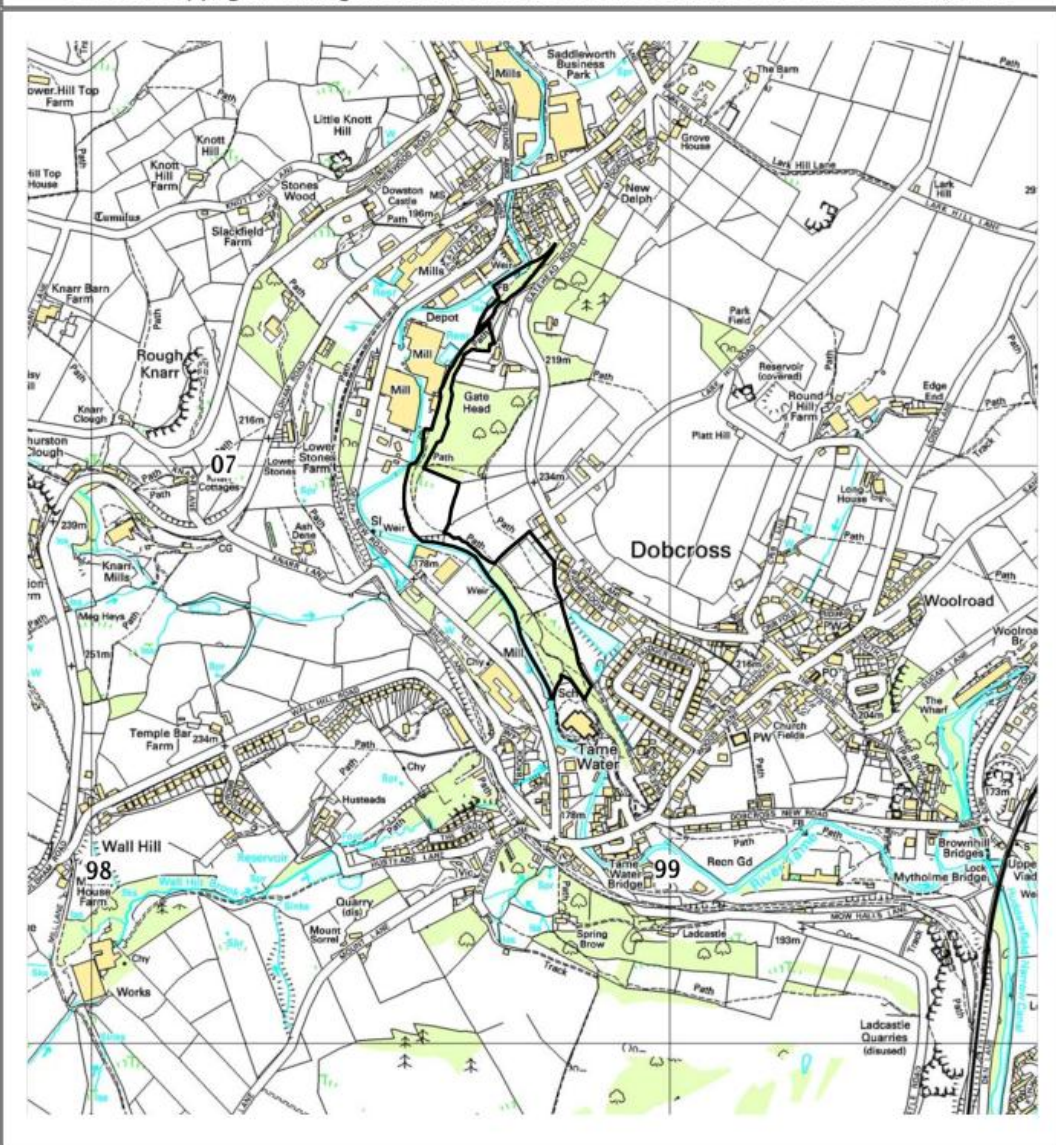
Date: 26.7.11

SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER
Greater Manchester Ecology Unit
Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL
(Private & Confidential)



Site Name : Tame Water Woodland	District : Tameside
Location : Dobcross, Saddleworth	Grid Ref : SD987067
	Grade : C

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Date: 13.4.11

Appendix 3 Tracking saved UDP Policies

The UDP was adopted in July 2006. The policies were further 'saved' by the Secretary of State in May 2009 (for an unspecified period of time) until replaced by the relevant part of the Local Plan. Table 8 lists the UDP policies that have remained unaffected by the adoption of the Joint DPD and the Greater Manchester Waste DPD. They will continue to be 'saved' until replaced by the relevant part of the Local Plan, which may be the Site Allocations DPD, or the Greater Manchester Minerals Plan, or another Local Plan document, as appropriate.

Table 9 UDP 'saved' policies

UDP Policy No.	UDP Policy Name	Local Plan document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Site Allocations DPD and/or JWDPD and/or JMDPD
B1.1	Business and Industrial Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD
B1.2	Business and Office Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD
B1.3	Mixed Use Allocations	Site Allocations DPD and/or JWDPD and/or JMDPD
D1.5	Protection of Trees on Development Sites	Site Allocations DPD
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Site Allocations DPD
H1.2	Housing Land Release – Phase 2	Site Allocations DPD
OE1.8	Major Developed Site in the Green Belt	Site Allocations DPD
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Site Allocations DPD
TC1.2	Allocated Site	Site Allocations DPD

Now that the Joint DPD and the Greater Manchester Waste DPD have been adopted a number of the 2006 UDP have been superseded. These are detailed in Table 9.

Table 10 UDP Policies superseded

Policies superseded 9 November 2011			
UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name

Policies superseded 9 Novemeber 2011			
B1.4	Business, Office and Industrial Development on Unallocated Land	5 9	Promoting Accessibility and Sustainable Transport Choices Local Environment
B1.5	Working from Home	9	Local Environment
B1.6	Freight Generating Developments	9 17 25	Local Environment Gateways and Corridors Developer Contributions
B2	EXISTING BUSINESS AND INDUSTRIAL AREAS	13 14	Employment Areas Supporting Oldham's Economy
B2.1	Primary Employment Zones	13 14 25	Employment Areas Supporting Oldham's Economy
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment
C1.3	Retention of Distinctive Local Features or Structures in Conservation Areas	24	Historic Environment
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment

Policies superseded 9 November 2011			
C1.7	The Re-Use of Historic Buildings	24	Historic Environment
C1.8	Alterations, Extensions and Additions to Listed Buildings	24	Historic Environment
C1.9	Development Affecting the Setting of a Listed Building	24	Historic Environment
C1.10	Demolition of a Listed Building or Structure	24	Historic Environment
C1.11	The Preservation of the Sites of Important Archaeological Remains and their Settings	24	Historic Environment
C1.12	Preservation or Recording of Archaeological Remains	24	Historic Environment
C1.13	The Protection of Parks and Gardens of Special Historic Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	2 25	Communities Developer Contributions
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment

Policies superseded 9 November 2011			
D1.4	Habitat and Wildlife on Development Sites	20 21	Design Protecting Natural Environmental Assets
D1.6	Landscape Design and Tree Planting	20	Design
D1.7	Designing for Safety and Security	20 9	Design Local Environment
D1.8	Shop Front Design	20	Design
D1.9	Advertisements on Business Premises	20	Design
D1.10	Freestanding Signs and Advertisements	20	Design
D1.11	House Extensions	20 9	Design Local Environment
D1.13	Design of Development Adjoining Main Transport Corridors and at Gateway Locations in Town and District Centres	20	Design
H1	HOUSING LAND REQUIREMENT AND SUPPLY	3	An Address of Choice
H1.3	Assessing Non-Allocated Sites and the Renewal of Planning Permissions	3 11	An Address of Choice Housing Density and Mix
H1.4	Housing Density	11	Housing Density and Mix
H1.5	Housing Choice and Diversity	11	Housing Density and Mix
H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment

Policies superseded 9 Novemeber 2011			
NR1.2	Air Quality	9	Local Environment
NR1.3	Odour	9	Local Environment
NR1.4	Noise and Vibration	9	Local Environment
NR1.5	Light Pollution	9	Local Environment
NR1.6	Contaminated Land	9	Local Environment
NR1.7	Hazardous Installations	9	Local Environment
NR2	WATER RESOURCES AND INFRASTRUCTURE	19	Water and Flooding
NR2.1	Water Infrastructure	19	Water and Flooding
NR2.2	Flooding & Flood Protection	19	Water and Flooding
NR2.3	Protection of Open Watercourses	19	Water and Flooding
NR2.4	Surface Water Run-off and Sustainability	19	Water and Flooding
NR3	RENEWABLE ENERGY DEVELOPMENTS	18	Energy
NR3.1	Renewable Energy Developments	18	Energy
NR3.2	Wind Developments		Energy
NR3.3	Renewable Energy in Major New Developments	18	Energy
OE1	PROTECTING OPEN LAND	22	Protecting Open Land
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land
OE1.2	New Building in Green Belt	22	Protecting Open Land
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land

Policies superseded 9 November 2011			
OE1.6	Replacement Dwellings in the Green Belt	22	Protecting Open Land
OE1.7	Re-use of Existing Buildings in the Green Belt	22	Protecting Open Land
OE1.9	Land Reserved for Future Development	22	Protecting Open Land
OE1.10	Other Protected Open Land	22	Protecting Open Land
OE1.12	New Agricultural or Forestry Buildings	22	Protecting Open Land
OE2	NATURE AND LANDSCAPE	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.1	Landscape	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.2	Green Corridors and Links	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.3	Habitat Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	2 23 6	Communities Open Spaces and Sports Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports

Policies superseded 9 November 2011			
R1.2	Protection of Indoor Sport and Recreation Facilities	2	Communities
R1.3	The Protection of Playing Fields	23	Open Spaces and Sports
R2	THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES	20 23	Design Open Spaces and Sports
R2.1	Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments	23	Open Spaces and Sports
R2.2	General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities	20	Design
S1	TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES	15	Centres
S1.1	Development Within The Central Shopping Core	15	Centres
S1.2	Development Beyond The Central Shopping Core	15	Centres
S1.3	Primary Shopping Frontages	15	Centres
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities

Policies superseded 9 November 2011			
S2.2	Protection of Local Shop Premises	16	Local Services and Facilities
S2.3	Small Shops Outside the Town and District Centres	16	Local Services and Facilities
S2.4	Local Leisure Facilities	16	Local Services and Facilities
T1	THE TRANSPORT NETWORK	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T1.1	Transport Infrastructure	17	Gateways and Corridors
T1.2	The Road Network	17	Gateways and Corridors
T1.3	The Network of Routes for Non-Motorised Travel	17	Gateways and Corridors
T1.4	Canal Corridors	21	Protecting Natural Environmental Assets
T1.5	Disused Rail Infrastructure	17 25	Gateways and Corridors Developer Contributions
T2	THE ACCESSIBILITY OF NEW DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices
T3	Public Transport Accessibility	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.3	Parking	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions

Policies superseded 9 November 2011			
TC1	THE ROLE OF THE TOWN CENTRE	15	Centres
TC1.3	Town Centre Parking	5 15	Promoting Accessibility and Sustainable Transport Choices Centres
TC1.4	Town Centre Parking	5	Promoting Accessibility and Sustainable Transport Choices
TC1.5	Pedestrian Permeability and the Public Realm	20	Design
TC1.6	Diversity and Vitality	15	Centres
TC1.7	Residential Development Within the Town Centre	15 3	Centres An Address of Choice
Policies superseded 1 April 2012			
W1	WASTE	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.1	Waste Management Options	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.2	Provision of Sites for Waste Management Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	Sustainable Use of Resources - Waste Management and JWDPD
Policies superseded 26 April 2013			
NR4	THE NEED FOR MINERALS	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.1	Prevention of Mineral Sterilisation	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.2	Primary, Secondary and Recycled Aggregates	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	8	Sustainable Use of Resources - Minerals and JMDPD

Appendix 4 UDP Phase 1 housing allocations

Table 11 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1st April 2013

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site Completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	10	Mixed-use allocation including residential development.
H1.1.6	St Mary's Way, Oldham	PDL	2.56	180	Site completed. 93 dwellings provided. All affordable units with a mix of affordable rent and shared ownership.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Under-construction. 18 units complete, 3 under-construction and 3 outstanding providing a total of 24 dwellings.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	New planning permission granted for 46 dwellings. This supersedes previous permission and has not implemented. Planning permission granted on site to rear of Lumb Mill for 10 dwellings. Providing a total of 56 dwellings.
H1.1.15	Bailey Mill, Oldham Road, Saddleworth	PDL	0.86	50	Allocation. Permission granted to provide access road to site in 2007/08.
M1	Frenches Wharf / Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	Under-construction. 14 units complete, 20 under-construction and 65 outstanding providing a total of 99 dwellings.
H1.1.19	Andrew Mill, Manchester Road / Chew Valley	PDL	1.34	30	Main part of allocated site complete with 34 dwellings provided. Former stable

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
	Road, Greenfield, Saddleworth				building on separate part of allocated site complete providing 3 units. Remainder of allocated site granted planning permission for 4 dwellings. 41 dwellings to provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Planning permission disposed of therefore site status reverted back to housing allocation along with associated capacity and density.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	Site completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation
M4	Huddersfield Road / Dunkerley Street, Oldham	PDL	2.61	50	Mixed-use allocation including residential development.
H1.1.26	Spencer Street, Oldham	PDL	3	150	Under construction. 59 units complete, 37 under construction and 16

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
					outstanding providing a total of 112 dwellings.
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	160	Outline planning permission granted for 158 dwellings, however permission expired.
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	Site completed. 23 units provided.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	Allocation
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Under construction. 0 units complete, 40 units under construction and 1 outstanding providing a total of 41 dwellings.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Under-construction however stalled.16 units complete. Planning permission for 45 dwellings.

Appendix 5 Five-Year Housing Land Supply Schedule as at 1 April 2014

Sites Under Construction

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	AL	2227	Land at Birches, near Birches Parade, Holts OL4 5PZ	BF	0.33	22	66.66	Y	Y	Y	0	22	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	AL	3009	Welcome Inn, Hots Lane, Oldham, OL4 5NJ	COU	0.20	1	5.00	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	AL	3029	22-24 Brown Edge Road, Oldham, OL4 5QG	CON		2		Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	CC	2504	Crossley Estate, off Denton Lane and Walsh Street. Chadderton, Oldham	BF	7.90	450	56.96	Y	Y	Y	71	0	0	0	Large site under construction. 13 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
UC	CN	2394	157, Burnley Lane	CON	0.06	2	33.00	Y	Y	Y	2	0	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term. Recent activity on

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	CN	3079	Eustace Street Primary School	BF	0.5	23	46	Y	Y	Y	0	0	0	0	site therefore moved into 5 year supply.
UC	CO	2290	Land off Dew Way, Oldham	BF	1.05	47	44.76	Y	Y	Y	1	0	0	0	Large site under construction. 7 dwellings forecast for completion 13/14. Remainder considered deliverable within 5 years.
UC	CO	2859(1)	Boundary Park, Furtherwood Road, Oldham	BF	0.71	30	42.00	Y	Y	Y	26	0	0	0	Large site under construction. Considered deliverable within 5 years.
UCS	CO	2878	49 King Street, former Star Inn public house, Oldham, OL8 1DP	COU	0.02	7	460.00	Y	Y	Y	0	7	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	CO	2906	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD	CON	0.06	2	66.60	Y	Y	Y	2	0	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term. Recent activity on site therefore

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															moved into 5 year supply.
UCS	CR	2446	Land adj. To 124 Oldham Rd	BF	0.01	1	100.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	CS	2152	Land off Granby Street	BF	0.09	15	166.00	Y	Y	Y	0	3	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	CS	2955	Land at Saint Georges Square, Chadderton, OL9 9NU	BF	0.14	8	9.12	Y	Y	Y	4	0	0	0	Small site under construction. Considered deliverable within 5 years.
UCS	FE	2097	Oak Hill Stables, Daisy Nook, Failsworth M35 9WJ (barn conversion)	CGF	0.04	1	25.00	Y	Y	Y	0	1	0	0	Small site under construction. Considered deliverable within 5 years. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	FE	2312	Garage site to rear of 27-35 Glenmore Drive	BF	0.15	1	7.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	FE	2844	Former farm house, Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN	BF	0.10	10	100.00	Y	Y	Y	0	10	0	0	out 5 year supply and considered developable in the medium term. Large site under construction. Considered deliverable within 5 years. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	FE	2888	201 Ashton Road East, Failsworth, M35 9PP	CON	0.02	1	83.00	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	FW	2809	Land to ther rear of 114 Lord Lane, Failsworth	BF	0.08	1	13.20	Y	Y	Y	1	0	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term. Recent activity on site therefore moved into 5 year supply.
UC	FW	2858	Land adj to Station Mews and 8 Hardman Lane, Failsworth	BF	0.06	9	150.00	Y	Y	Y	8	0	0	0	Small site under construction. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	FW	3060	232 Oldham Road, Failsworth, Manchester M35 0HB	CON	0.01	2	200	Y	Y	Y	2	0	0	0	Small site deliverable in 5 years
UC	HO	3061	79 Collier Hill, Oldham, OL8 4ND	COU	0.01	1	100	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
UC	HO	3077	Land at former Greengate PH off Acacia Road, Limeside, Oldham (SHLAA 1037)	BF	0.52	22	40	Y	Y	Y	0	0	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in the Limehurst Village Masterplan and in the council's Affordable Homes Programme (AHP). Forecasted completion in 13/14.
UC	MV	2778	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	7.30	290	39.72	Y	Y	Y	80	0	0	0	Large site under construction. 37 dwellings forecast for completion during 2013/14. Remainder considered deliverable within 5 years.
UC	MV	2960	Fitton Hill Junior School, Keswick Avenue, Oldham, OL8 2LD	BF	2.33	78	33.47	Y	Y	Y	62	0	0	0	Large site under construction. 16 dwellings forecast for completion 2013/14. Remainder considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	MV	2989	Land at Schofield Street, Ashton Road and Copsterhill Road, Oldham	BF	6.50	121	18.60	Y	Y	Y	43	0	0	0	Large site under construction. Considered developable in 5 years.
UCS	RN	2803	Land off Middleton Road, Streetbridge, Chadderton, Oldham	BF	0.03	1	40.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	RN	3065	Land at Shepherd Street, Royton (SHLAA1385)	BF	0.07	4	57.1	Y	Y	Y	0	0	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP). Site forecast for completion 13/14.
UC	RN	3063	Northgate House, Fir Bank Road, Royton, OL2 6TU	CON	0.43	9	20.9	Y	Y	Y	9	0	0	0	Small site deliverable in 5 years
UCS	RS	2053	37 & 39 Park Street, Royton	BF	0.02	4	200.00	Y	Y	Y	0	4	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	RS	2922	70-72 Heyside, Royton, OL2 6LS	CON	0.02	2	125.00	Y	Y	Y	0	2	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SH	2370	Lyon Mill, Crompton Way, Shaw	BF	0.36	24	67.00	Y	Y	Y	11	0	0	0	Large site under construction. Considered deliverable within 5 years.
UC	SH	3090	15 Buckley Street, Shaw, Oldham, OL2 8EZ	BF	0.01	1	100	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years.
UC	SJ	2990	London Road, Derker, Oldham	BF	4.20	165	35.20	Y	Y	Y	129	0	0	0	Large cleared former housing site within the former HMR area. Considered deliverable within 5 years. New app 2012 for 165 dwellings. Based on a build out rate of 30 dwellings per year 150 in 5 year and 15 in post 5 year supply. 36 dwellings forecast for completion 2013/14 leaving 129 in the 5 year.
UCS	SJ	2318	1 Conduit Street, Moorside	BF	0.02	1	50.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SJ	2376	Land at Flint Street, Oldham OL1 4EX	BF	0.23	14	61.00	Y	Y	Y	1	0	0	0	therefore moved out 5 year supply and considered developable in the medium term.
UC	SJ	2911	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	CGF	0.07	1	14.30	Y	Y	Y	1	0	0	0	Large site under construction, 7 dwellings forecast for completion during 2012/13. Site will then be completed. 2013 - 3 dwellings forecast for completion in 13/14, remainder in 5 year supply.
UC	SJ	3070	Land at Coleridge Road, Oldham, OL1 4RH (part of SHLAA 821)	BF	0.93	27	29.00	Y	Y	Y	0	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SJ	3080	Land at Acre Lane, Derker, Oldham	BF	0.16	12	75	Y	Y	Y	0	0	0	0	Site expected for completion in 2013/14.
UC	SJ	3062	21-23 Cheltenham Street, Oldham, OL1 4DA	COU	0.01	2	100	Y	Y	Y	2	0	0	0	Site forecast for completion in 2013/14.
UC	SJ														Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SJ	3123	633 Ripponden Road, Oldham, OL1 4JU	COU	0.02	1	50	Y	Y	Y	0	0	0	0	Site forecast for completion in 2013/14.
UC	SM	1786	Land opp., Roundthorn Primary School, Roundthorn Road, Oldham	BF	0.11	6	54.00	Y	Y	Y	4	0	0	0	Small site under construction. Considered deliverable within 5 years.
UCS	SM	2412	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.12	160	483.00	Y	Y	Y	160	0	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term. Capacity changed to 160 and moved into 5 year supply due to new application approved September 2013.
UCS	SM	2774	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham	BF	0.11	57	539.00	Y	Y	Y	0	57	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SM	2947	308-310 Lees Road, Oldham OL4 1NZ	BF		4		Y	Y	Y	3	0	0	0	Small site under construction. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SM	3056	272-274 Lees Road, Oldham, OL4 1PA	BF	0.04	2	50.00	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SM	2167(1)	Land adjoining and to the south of 204 Roundthorn Road, Oldham, OL4 5LD	BF	0.03	2	66.70	Y	Y	Y	0	0	0	0	Site forecast for completion in 2013/14.
UCS	SN	2062(2)	Land at Grove House (Plots 2 & 3), 26 Hudersfield Road, Delph OL3 5EG	BF	0.10	2	20.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved of out 5 year supply and considered developable in the medium term.
UCS	SN	2369	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.30	17	56.60	Y	Y	Y	17	0	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term. New application to be submitted for 9 dwellings therefore may come forward sooner, considered deliverable in 5 years.
UC	SN	2430	Land at Denshaw Vale,	BF	0.10	3	20.00	Y	Y	Y	2	0	0	0	Small site under construction.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Denshaw, Oldham (Plots 5, 6 and 7)												Considered deliverable within 5 years.
UCS	SN	2447	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	45	35.20	Y	Y	Y	0	30	0	0	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	SN	2462	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	1	100.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	SN	2507	Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	CGF	0.04	1	23.15	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SN	2860	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	BF	1.70	33	36.00	Y	Y	Y	25	0	0	0	Large site under construction. Apartments have been excluded from the supply. Considered deliverable within 5 years.
UCS	SN	2874	Barn adjacent to Dale Farm, Dale Lane, Delph,	CGF	0.03	1	33.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Oldham, OL3 5HY												therefore moved out 5 year supply and considered developable in the medium term.
UCS	SN	2930	9 & 11 Delph Road, Denshaw, OL3 5RY	BF		1		Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SN	3115	Rear of 9 and 9a, Diggle, Diggle, OL3 5LA	CGF		1		Y	Y	Y	0	0	0	0	Site forecast for completion in 2013/14.
UC	SN	3064	Moorlands Caravan Park, Ripponden Road, Denshaw, OL3 5UN	GF	0.01	1	100	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years.
UC	SS	2091	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	99	53.50	Y	Y	Y	43	42	0	0	Phase 1 under construction, considered deliverable within 5 years. Phase 2 considered developable within the medium term.
UC	SS	2146	Royal George Mills, Friezland	BF	1.05	66	63.00	Y	Y	Y	14	0	0	0	Large site under construction. 3 dwellings forecast for completion 13/14. Remainder considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															deliverable within 5 years.
UCS	SS	2254	Ladcastle Cottage, Ladcastle Rd	CON	0.04	1	25.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	SS	2838	Land at High Barnes, The Park, Off Park Lane, Greenfield, Oldham, OL3	BF	0.05	1	42.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SS	3054	Grotton Head Farm, Platting Road, Lydgate, Oldham, OL4 4JN	GF	0.08	1	12.50	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SS	3068	87 Shaw Hall Bank Road, Greenfield, OL3 7LE	CON	0.09	2	22.20	Y	Y	Y	0	0	0	0	Site forecast for completion in 13/14.
UC	SW&L	2884	19 Stonebreaks Road, Springhead, OL4 4BZ	CON	0.08	2	37.50	Y	Y		2	0	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term. Now UC.
UC	SW&L	2232	Land off Albert Street, Lees	BF	0.06	1	17.00	Y	Y	Y	0	0	0	0	Small site. Renewal of

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SW&L	0136	Land at Rhodes St/Owen Fold	BF	0.51	18	35.30	Y	Y	Y	2	0	0	0	planning permission granted April 2011. Considered deliverable within 5 years. Site forecast for completion in 13/14.
UCS	SW&L	2019	29 Thornley Lane, Grotton	BF	0.13	1	8.00	Y	Y	Y	0	1	0	0	Large site under construction. 1 dwelling forecast for completion in 2013/14. Remainder in 5 year supply.
UC	SW&L	2081	Site of former Athens Mill, Brook Lane (Athens Way)	BF	0.61	24	39.00	Y	Y	Y	6	0	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	SW&L	2196	R/o 737, Huddersfield Road	GF	0.03	1	33.00	Y	Y	Y	0	1	0	0	Large site under construction. 1 dwelling forecast for completion 2013/14. Remainder considered deliverable within 5 years.
															Small site under construction. Activity stalled therefore moved out 5 year supply and considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	SW&L	2212	R/o, 93 High Street, Lees	COU	0.01	2	200.00	Y	Y	Y	0	2	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SW&L	2311(1)	Former Acorn Mill Site, Mellor Street, Lees, Oldham. OL4 3DH	BF	0.20	16	80.00	Y	Y	Y	12	0	0	0	Large site under construction. 4 dwellings forecast for completion in 2013/14. Remainder considered deliverable within 5 years.
UCS	SW&L	2772	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	1	78.10	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UC	SW&L	2917	173 Oldham Road, Springhead, OL4 4QJ	CON	0.01	1	200.00	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SW&L	2975	2 Walkers View, Springhead, Oldham, OL4 4QY	BF		1		Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SW&L	2980	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.10	2	20.00	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SW&L	3059	The Grotton Hotel, Oldham Road, Grotton, Oldham, OL4 5SE	COU	0.15	1	6.66	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	SW&L	2274(1)	Land at Acorn Street, Lees, Oldham, OL4 3PD	BF	0.43	25	58.10	Y	Y	Y	25	0	0	0	Small site, considered deliverable in 5 years.
UC	WA	2924	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.37	35	95.00	Y	Y	Y	17	0	0	0	Large site. Hotel cleared and ready for development. 3 dwellings forecast for completion in 2013/14. Remainder in 5 year supply.
UCS	WA	2198	Land adj 24 Morley St	BF	0.01	1	100.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
UCS	WE	2127	1 & 3 Ross Street	BF	0.01	1	100.00	Y	Y	Y	0	1	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered

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															developable in the medium term.
UC	WE	2391	109-111 Windsor Road	COU	0.13	3	7.70	Y	Y	Y	3	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	WE	2948	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.03	2	66.60	Y	Y	Y	1	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	WE	2952	Marian Walker House, Frederick Street, Oldham, OL8 1SW	BF	0.90	12	13.30	Y	Y	Y	10	0	0	0	Large site under construction. Considered deliverable within 5 years. 2 dwellings forecast for completion 2013/14. Remainder in 5 year supply.
UC	WE	2971	Land at the rear of 103/105 Newport Street, Oldham	BF	0.22	2	9.10	Y	Y	Y	2	0	0	0	Small site under construction. Considered deliverable within 5 years.
UC	WE	2979	Land at South Werneth, bounded by Suffolk Street, Union Street, Spencer Street and Mill Lane, Oldham, OL9 7DH	BF	3.37	112	33.20	Y	Y	Y	37	0	0	0	Large site under construction. 20 dwellings forecast for completion 2013/14, remainder in 5 year supply.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	WE	2999	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	64	31.40	Y	Y	Y	19	0	0	0	Large site under construction. 16 forecast for completion 13/14. Remainder considered deliverable within 5 years.

Sites with Planning Permission

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	AL	2902	Land adj., 63 Meldrum Street, Oldham OL8 1NU	BF	0.06	4	7	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
PP	AL	3014	2 Honeywell Lane, Oldham, OL8 2AA	COU	0.09	2	22.20	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	AL	3114	Day Nursery, 41-43 Course View, Oldham, OL4 5QA	CON	0.01	2	200	Y	Y	Y	2	0	0	0	Small site deliverable in 5 years
PP	AL	3013	45 Queens Road, Oldham, OL8 2AX	COU	0.07	1	14.3	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years
PP	CC	2899	Land adj., 32 Laurel Avenue, Chadderton, Oldham, OL9 9NU	GF	0.04	1	25.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	CN	2222	Nodgate Farm, Cragg Road	CGF	0.04	3	75.00	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
PP	CN	2808	Hilltop Farm, Chadderton, Oldham	CGF	0.18	5	27.70	Y	Y	Y	0	5	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	CN	2943(1)	5 Cinder Hill Lane, Chadderton, Oldham, OL1 2SX	GF		1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	CN	3058	Land at Burnley Lane, Chadderton, Oldham	BF	0.13	4	30.76	Y	Y	Y	0	0	0	0	Small site. Forecasted for completion during 2013/14.
PP	CO	2012(1)	Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	BF	0.21	14	66.60	Y	Y	Y	14	0	0	0	Large site. Considered deliverable within 5 years.
PP	CO	2831	53 - 55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU	BF	0.15	126	840.00	Y	Y	Y	0	126	0	0	Large site comprising 100% apartments. Not considered deliverable within 5 years.
PP	CO	2859	Boundary Park, Fetherwood Road, Oldham	BF	7.80	693	89.00	Y	Y	Y	100	100	0	0	Phase 1 (2859(1)) is under-construction. Large site and delivery split over the short, medium and medium to long-term due to build out rate applied.
PP	CO	3017	62 Colwyn Street, Oldham, OL9 6BE	COU	0.01	1	136.90	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	CO	3031	Land at Haworth Street, Oldham	GF	0.09	4	44.40	Y	Y	Y	4	0	0	0	Small site. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	CO	3040	Land off Craven Street, Oldham, OL1 2BY	GF	0.29	12	41.37	Y	Y	Y	12	0	0	0	Large site. Considered deliverable within 5 years.
PP	CO	3093	3 King Street, Oldham, OL8 1DW	COU	0.02	4	200	Y	Y	Y	3	0	0	0	Small site. deliverable in 5 years.
PP	CR	2775	Oak Works, Moor Street, Shaw, Oldham	BF	0.04	5	250.00	Y	Y		5	0	0	0	Large site. Planning permission expired 2011 . Considered developable in the medium term. Revised scheme for 5 dwellings approved May 2012. Small development, deliverable within 5 years
PP	CR	2889	Land at Blakelock Street, Shaw, Oldham	BF	0.07	4	55.55	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
PP	CR	3001	11 Sweetbriar House, Glebe Street, Shaw, Oldham, OL2 7SZ	BF	0.00	2		Y	Y	Y	0	2	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	CR	3117	8 Hillside Avenue, Shaw, Oldham. OL2 8HR	BF	0.04	1	25	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	CR	3108	Starkey Farm, Thornham Road, Royton, OL2 6YG	COU	0.06	1	16.7	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	CS	3048	131A Long Lane, Chadderton, Oldham, OL9 8AY	BF	0.01	1	100.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	CS	3096	586/588 Broadway, Chadderton, Oldham, OL9 9NF	COU	0.06	2	33.30	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	FE	2997	Land at rear of 103/107 Ashton Road East, Failsworth, M35 9PP	BF	0.03	1	33.30	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	FE	3036	Land adjoining 9 Duke Street, Failsworth, Manchester, M35 9DN	GF	0.03	2	66.60	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	FE	3076	Land at former site of Star Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.08	4	50.00	Y	Y	Y	4	0	0	0	Small site, deliverable in 5 years.
PP	FE	3084	Land at former site of Star Inn, Church Street, Failsworth, M35	BF	0.06	4	66.70	Y	Y	Y	4	0	0	0	Small site, deliverable in 5 years.
PP	FE	3074	Land adj., 23 Derby Street, Failsworth, Manchester	BF	0.02	3	150.00	Y	Y	Y	3	0	0	0	Small site, deliverable in 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	FW	2407	Former United Reform Church, Victoria St / Oldham Rd, Failsworth	BF	0.06	13	216.60	Y	Y	Y	0	13	0	0	Large site. New application in 2010 for extension to time limit. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	FW	2819	Land between 16 and 18 Propps Hall Drive, Failsworth	BF	0.07	2	27.70	Y	Y	Y	0	2	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	FW	2904(1)	Land at Casson Street, Failsworth, M35 0ED	BF	0.01	1	100.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	FW	2994	Land between 21/23 Elm Street, Failsworth, Manchester M35 0AF	BF	0.07	1	14.20	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	FW	3008	Site of The Brookdale, Coronation Road, Failsworth, M35 0LT	BF	127.00	28	0.22	Y	Y	Y	28	0	0	0	Large site. Considered deliverable within 5 years.
PP	FW	3030	Land at Coronation Road, Failsworth,	BF	0.07	4	57.10	Y	Y	Y	4	0	0	0	Small site. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Manchester. M35 OLT												deliverable within 5 years.
PP	FW	3078	Lancaster Sports Club	MIX	5.96	144	24.2	Y	Y	Y	72	72	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Granted OUT planning permission since April 2012. Split between five year and 6 to 10 year due to capacity and OUT status.
PP	FW	3071	Land at Failsworth Mill, Ashton Road West, Failsworth, Manchester, M35 0ES	BF	1.17	59	50.4				0	59	0	0	Outline permission only therefore in medium supply.
PP	FW	3083	130 Lord Lane, Failsworth, M35 0GS	BF	0.05	1	20	Y	Y	Y	0	0	0	0	Site expected to be complete in 2013/14.
PP	HO	3010	419-421 Hollins Road, Oldham OL8 3TL	COU	0.01	2	200.00	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	HO	3023	207 Chapel Road, Oldham, OL8 4QL	COU		1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	HO	3097	861 Hollins Road, Oldham, OL8 3QE	COU		1		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	MV	2367	Greenhurst Crescent, Fitton Hill	BF	0.65	32	49.00	Y	Y	Y	32	0	0	0	Large cleared former housing site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	MV	2872	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	10	50.00	Y	Y	Y	0	10	0	0	Large site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	MV	2896	Land at Rosary Road, Oldham, OL8 2QE	BF	1.55	72	46.50	Y	Y	Y	72	0	0	0	Large cleared former housing site. Considered deliverable within 5 years.
PP	MV	2956	Land off Thatcher Street, Oldham, OL8 2JX	BF	0.10	3	30.00	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
PP	MV	3043	1 Grendon Avenue, Oldham, OL8 4HT	BF	0.02	2	100.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	MV	3049	Land at Lee Street/Clay Street, Oldham	GF	0.03	4	133.30	Y	Y	Y	4	0	0	0	Small site with outline planning permission granted. Considered deliverable within 5 years.
PP	RN	1331	Land off Malvern Close, Royley, Royton	BF	0.05	3	80.00	Y	Y		3	0	0	0	Small site. Considered developable in 5 years.
PP	RN	2942	Garage Plot 4, Lorne Avenue, Royton	BF	0.79	3	4.00	Y	Y		0	3	0	0	Small site. Considered deliverable within 5 years. Permission expired therefore post 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	RN	2959	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	1	100.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	RN	2978	Land Adj. 12 Kensington Avenue, Royton, Oldham. OL2 5SA	BF	0.02	1	50.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SH	2368	Birshaw Farm, Oldham Rd, Shaw	COU	0.60	5	8.00	Y	Y	Y	5	0	0	0	Small site. Considered deliverable within 5 years.
PP	SH	2985	Land Adjacent to 17 Grains Road, Shaw, Oldham, OL2 8HZ	BF	0.06	1	33.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SH	2993	Rushey Fields Farm, Dorset Avenue, Shaw, Oldham, OL2 7DS	BF	0.02	1	50.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SH	3028	P & D Northern Steels Ltd, Mosshey Street, Shaw, OL2 8QL	BF	1.93	80	41.45	Y	Y	Y	0	80	0	0	Large site with outline planning permission linked to the relocation of an existing business. Not considered deliverable within 5 years.
PP	SH	3037	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	BF	0.63	7	11.00	Y	Y	Y	7	0	0	0	Small site. Considered deliverable within 5 years.
PP	SJ	2101	Land off Ripponden Road / Cornhill Street	BF	0.22	14	63.60	Y	Y	Y	14	0	0	0	Large site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SJ	2276	Land off Acre Lane, Oldham	GF	0.39	18	46.00	Y	Y	Y	18	0	0	0	Large cleared former housing site within the former HMR area. Considered deliverable within 5 years.
PP	SJ	2515	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.25	11	44.00	Y	Y	Y	11	0	0	0	Large site. Considered deliverable within 5 years.
PP	SJ	3041	15 Sunfield Avenue, Oldham, OL4 2NH	BF	0.02	1	50.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SJ	3116	23 - 25 Whitehall Lane, Oldham, OL4 2LS	BF	0.03	2	66.70	Y	Y	Y	2	0	0	0	Small site deliverable in 5 years
PP	SJ	3094	227 Ripponden Road, Oldham, OL1 4HR	COU	0.1	1	10	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years
PP	SJ	3069	Land at 104 Vulcan Street, Oldham, OL1 4LH	GF	0.02	1	50	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years
PP	SM	2438	Land adj 10 Cranbrook Street, Oldham	BF	0.09	2	22.00	Y	Y		2	0	0	0	Small site. Considered developable in 5 years.
PP	SM	2207	Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formerly Land adj. 308, Waterloo St)	BF	0.06	5	83.00	Y	Y	Y	0	5	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered deliverable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SM	3016	104 Henshaw Street, Oldham, OL1 2BL	COU	0.03	8	266.60	Y	Y	Y	0	8	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	SM	3018	102 Greengate Street, Oldham, OL4 1EB	COU		1		Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	SM	3104	3-5 Hamilton Street, Oldham, OL4 1DA	COU	0.02	11	73.30	Y	Y	Y	11	0	0	0	Small site deliverable in 5 years
PP	SM	3089	Land adjacent to 11 New Earth Street, Oldham, OL4 5ES	BF	0.09	3	33.30	Y	Y	Y	3	0	0	0	Small site deliverable in 5 years
PP	SM	3100	2 Hardcastle Street, Oldham, OL1 1SU	COU	0.01	1	100.00	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years
PP	SM	3107	122 Henshaw Street, Oldham, OL1 2BL	COU	0.04	1	25.00	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years
PP	SM	3082	Cabaret Club, 2 Bridge Street, Oldham, OL1 1EA	BF	0.36	12	33.30	N	N	N	0	12	0	0	Outline permission only therefore medium term supply.
PP	SN	0288(1)	Land at former site of Lumb Mill, Delph, Oldham	BF	1.79	46	27.30	Y	Y	Y	46	0	0	0	Large site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SN	2431	1 Midgrove Lane, Delph	BF	0.01	2	100.00	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2800	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	1	100.00	Y	Y	Y	0	0	0	0	Small site. Considered deliverable within 5 years. Site forecast for completion 13/14.
PP	SN	2830	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.12	2	16.60	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2833	Mill House, Woodbrook Road, Springhead, Oldham, OL4 4BS	BF	0.09	1	11.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2881	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.08	1	13.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2913	1 Nook Cottages, Thorpe Lane, Austerlands, OL4 3QN	CON	0.05	1	40.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2934	Land at Ladcastle Road, Dobcross	BF	0.49	14	28.00	Y	Y	Y	14	0	0	0	Large site. Considered deliverable within 5 years.
PP	SN	2935	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	BF	0.36	9	24.00	Y	Y	Y	9	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2937	135 Den Lane, Springhead, OL4 4SG	BF	0.04	1	25.00	Y	Y	Y	1	0	0	0	Small site. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SN	2983	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	CGF		2		Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	2984	Land off, Knowsley Avenue, Springhead, Oldham.	BF	0.07	4	57.00	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3000	Garage adj., to 15 and 16 Treetops Close, Dobcross, Oldham. OL4 5DS.	BF	0.01	1	100.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3004	Doyen House, 8 Buckley Drive, Denshaw, Oldham, OL3 5RT	CON	0.06	1	16.60	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	SN	3007	Land at the rear of Saddleworth Business Centre (Lumb Mill)	BF (partial conversion)	0.16	10	62.50	Y	Y	Y	10	0	0	0	Large site. New planning permission granted June 2011. Considered deliverable within 5 years.
PP	SN	3011	1 Delph Road, Denshaw, Oldham OL3 5RY	COU	0.03	1	33.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3015	Shiloh Farm Barn, Shiloh Lane, Strinesdale, Oldham, OL4 3RE	COU	0.03	1	33.30	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															therefore considered developable in the medium term.
PP	SN	3032	19 Tamewater Court, Dobcross, Oldham, OL3 5GD	CON		2		Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3034	Belle Vue Farm, Harrop Edge Lane, Diggle, Oldham, OL3 5GA	GF	0.20	1	5.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3035	Red Lion PH, 778 Huddersfield Road, Austerlands, Oldham. OL4 3QB	BF/CON	0.07	6	85.70	Y	Y	Y	0	0	0	0	Small site. Considered deliverable within 5 years. 2 dwellings forecast for completion in 13/14. Site will then be complete.
PP	SN	3042	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 5TZ	GF	0.12	2	16.60	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3044	Land to the rear of the former Black Horse Inn, Oldham Road, Denshaw, OL3 5SL	BF	0.03	1	33.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3052	2 Laureates Place, Woodbrook, Oldham, OL4 4DB	BF	0.05	2	0.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SN	3066	Huddersfield Road, Diggle	GF	0.06	2	33.3	Y	Y	Y	2	0	0	0	FCHO site identified in council's Affordable Homes Programme (AHP). Expected to be

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SN	3087	Moorcroft Farm, Milcroft Lane, Delph, OL3 5UX	CGF	0.21	3	14.3	Y	Y	Y	3	0	0	0	completed by March 2015, therefore in 5 year supply.
PP	SN	3085	Primrose Cottage, Horest Lane, Denshaw, OL3 5ST	CGF	0.36	2	2.8	Y	Y	Y	0	0	0	0	Small site deliverable in 5 years.
PP	SN	3112	Woods Farm, Church Fields, Dobcross, OL3 5AB	CON	0.11	1	9.1	Y	Y	Y	1	0	0	0	Site forecast for completion in 2013/14.
PP	SN	3072	Land to the rear of 2-10 High Street, Delph, OL3 5DJ	BF	0.15	1	6.7	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years.
PP	SN	3081	Land at Dark Lane, Delph, Oldham, OL3 5TY	GF	1.6	1	0.6	Y	Y	Y	1	0	0	0	Small site deliverable in 5 years.
PP	SN	3110	26 The Square, Dobcross, Oldham, OL3 5AA	COU		1		Y	Y	Y	1	0	0	0	Small site deliverable in 5 years.
PP	SS	1177	Land at The Park, Grasscroft, Oldham, OL4 4ES.	BF	0.05	1	20.00	Y	Y	Y	0	1	0	0	Outline permission granted for single dwelling with all matters reserved. Permission has been renewed numerous times since 1979 therefore not considered deliverable within 5 years.
PP	SS	2089(1)	Remainder of Andrew Mill site,	BF	0.21	4	19.00	Y	Y	Y	0	4	0	0	Small site. Considered deliverable within 5

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Chew Valley Road, Greenfield, Oldham												years. Application close to expiry date, therefore considered developable in the medium term.
PP	SS	2448	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham	BF	0.86	41	48.00	Y	Y	Y	35	0	0	0	Large site. Considered deliverable within 5 years. 2013 - 6 completions forecast for 2013/14. Remainder in 5 year supply.
PP	SS	2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	3	63.97	Y	Y	Y	3	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	2812	11 Wharmton Rise, Grasscroft, OL4 4ET	BF	0.07	1	14.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.08	6	75.00	Y	Y	Y	6	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	2940(1)	62 - 70 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	1.46	7	4.80	Y	Y	Y	6	0	0	0	Small site. Considered deliverable within 5 years. 1 dwelling forecast for completion in 2013/14. Remainder in 5 year supply.
PP	SS	2964	694 Huddersfield Road, Lees, OL4 3PZ	CON		4		Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SS	2969	Land adjacent to 21 Lovers Lane, Grasscroft, Oldham, OL4 4DP	BF	0.05	1	20.00	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	SS	3002	Tatchins Barn, Church Road, Uppermill, Oldham	CGF	0.02	1	50.00	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
PP	SS	3013	91-95 Stockport Road, Lydgate, Oldham, OL4 4JJ	COU	0.17	2	11.70	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	3033	Land at 104 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	0.17	2	11.80	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	3047	11 Burnedge Lane, Grasscroft, OL4 4EA	BF	0.10	1	10.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	3051	25 High Street, Uppermill, Oldham OL3 6HS	BF	0.03	4	133.30	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
PP	SS	2460(1)	Springfield Farm, Friezland Lane, Greenfield, Oldham, OL3 7EU	CGF	0.16	2	12.50				0	2	0	0	Outline permission only therefore considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SS	3088	Land Adjacent to 3 Tame Street, Uppermill, Saddleworth, OL3 6BG	GF	0.02	2	100.00	Y	Y	Y	2	0	0	0	Small site deliverable in 5 years
PP	SS	3098	129 Chew Valley Road, Greenfield, OL3 7JJ	COU	1.06	1	0.90	Y	Y	Y	0	0	0	0	Site forecast for completion in 13/14.
PP	SS	3091	The Coach House, Platting Road, Lydgate, OL4 4JN	CGF	0.13	1	7.70	Y	Y	Y	1	0	0	0	Small site considered deliverable in 5 years.
PP	SS	3095	Kirklea, Gelfield Lane, Uppermill, Oldham, OL3 6LJ	CGF	0.37	1	2.70	Y	Y	Y	1	0	0	0	Small site considered deliverable in 5 years.
PP	SS	3111	Barn Adj., to Holly House, Hollins Lane, Greenfield, OL3 7NR	CGF	0.09	1	11.10	Y	Y	Y	1	0	0	0	Small site considered deliverable in 5 years.
PP	SS	3113	Ballgrove, Rush Hill Road, Uppermill, Oldham, OL3 6JG	CGF		1		Y	Y	Y	1	0	0	0	Small site considered deliverable in 5 years.
PP	SW&L	2846	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	1	33.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	2907	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	BF	0.02	1	43.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	2908	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ	BF	0.01	1	125.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SW&L	2920	Land adjacent to 10 Delhite Close, Springhead, OL4 4PJ	BF	0.05	1	22.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	2921	Land to the rear of 694 Huddersfield Road, Lees, Oldham	BF	0.20	4	20.00	Y	Y	Y	4	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	2977	Land to North of Den Lane, Uppermill, Oldham, OL3 6DD	BF	0.03	2	66.00	Y	Y	Y	2	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	3053	10 Walkers Court, Cooper Street, Springhead, OL4 4QX	BF	0.01	2	200.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	SW&L	3105	99A/99B High Street, Lees, OL4 4LY	COU	0.01	4	400.00	Y	Y	Y	4	0	0	0	Small site, considered deliverable in 5 years.
PP	SW&L	3059(1)	The Grotton Hotel, Oldham Road, Grotton, Oldham, OL4 5SE	BF	0.15	1	6.70	Y	Y	Y	1	0	0	0	Small site, considered deliverable in 5 years.
PP	WA	2814	Land adjacent 7 Towers Street, Waterhead, Oldham	GF	0.03	1	37.00	Y	Y		1	0	0	0	Small site, considered deliverable in 5 years.
PP	WA	2120	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.19	9	48.00	Y	Y	Y	9	0	0	0	Small site. Considered deliverable within 5 years.
PP	WA	2996	65 Esther Street, Oldham, OL4 3EP	CON		2		Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	WA	2147	Land off Wellyhole Street, Oldham	BF	0.90	56	24.50	Y	Y	Y	56	0	0	0	Large site. Considered deliverable in 5 years.
PP	WA	3073	Land east of Constantine Street, Oldham	BF	1.5	59	39.3	Y	Y	Y	0	59	0	0	Outline planning permission only. No intention to develop the site immediately therefore considered deliverable in the medium term.
PP	WA	3102	10 Sharples Hall Street, Oldham, OL4 2QZ	COU	0.04	6	150	Y	Y	Y	6	0	0	0	Small site. Considered deliverable in 5 years
PP	WA	3086	Land adjacent to The Church Inn PH, Howard Street, Oldham, OL4 2JE	BF	0.03	2	66.6	Y	Y	Y	2	0	0	0	Small site. Considered deliverable in 5 years
PP	WE	2780	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	1	40.30	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	WE	2849(1)	Land adj., 101 Park Street, Oldham, OL8 1EQ	BF	0.02	1	50.00	Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered deliverable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	WE	2987	115 Windsor Road, Oldham, OL8 1RQ	GF	0.04	1	25.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	WE	3045	115b Windsor Road, Oldham, OL8 1RQ	BF	0.04	1	25.00	Y	Y	Y	1	0	0	0	Small site. Considered deliverable within 5 years.
PP	WE	3067	Land at corner of Milne and Tamworth Street, Werneth (SHLAA1041)	BF	0.46	12	26	Y	Y	Y	12	0	0		In SHLAA as potential housing site deliverable 6 to 10 years. Identified in councils Affordable Homes Programme (AHP). Expected to be completed by March 2015 therefore in 5 year supply.
PP	WE	3106	94 Werneth Hall Road, Oldham, OL8 4BD	COU	0.04	1	25	Y	Y	Y	1	0	0	0	Small site, deliverable in 5 years
PP	WE	3101	2 Edward Street, Oldham, OL9 7QW	COU		1		Y	Y	Y	1	0	0	0	Small site, deliverable in 5 years

Sites Subject to a S106

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
S106	AL	1852	Land at Estate Street	BF	0.03	1	33.00	Y	Y	Y	0	1	0	0	Small site unlikely to come forward in next 5 years as S106 still to be signed. Considered developable in the medium term.
S106	CN	3119	Land to the rear of Rifle Range PH and Constellation Mill Site, Chadderton Way/Fernhurst Street, Chadderton, Oldham	BF	3.78	60	31.7	N	N	N	0	60	0	0	Outline permission only. Report states there is no residential developer on board yet therefore medium supply.
S106	CR	2166	New Barn Junior School, Kings Rd, Shaw	BF	0.43	14	30.00	Y	Y	Y	14	0	0	0	Large site. Planning permission expired 2006 however in council ownership therefore considered developable in the medium term. New permission Sept 2013 for 14 dwellings.
S106	FE	2657	Land off Ashton Road East, Failsworth, Manchester (former	BF	0.14	4	29.60	Y	Y		0	4	0	0	Extension of time limit in 2011 however outline application and subject to S106 therefore

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
S106	FE	3120	Macedonia United Reform church) Phoenix Mill, Cheetham Street, Failsworth, Manchester, M35 9DS	BF	1.46	86	58.90	Y	Y	Y	30	56	0	0	Outline permission however won at appeal so likely to bring it forward soon. Existing businesses on site need relocating therefore assume start of development in 4 years. Therefore 30 dwellings in 5 year and remainder in post 5 years
S106	FW	3118	Land at, Woodhall Street, Failsworth, Oldham, M35 0DD	BF	0.32	12	37.5	Y	Y	Y	0	12	0	0	Outline permission only therefore in medium supply.
S106	MV	1782	Land at Gainsborough Avenue	BF	0.25	5	20.00	Y	Y	Y	0	5	0	0	Small site unlikely to come forward in next 5 years as S106 still to be signed. Considered developable in the medium term.
S106	SN	2925	Wallhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB	BF	3.10	40	12.90	Y	Y	Y	0	40	0	0	Large site. S106 still not signed and businesses need to re-locate therefore

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
S106	SN	3092	The Barn, Adj., to The Old Original, Thorpe Lane, Scouthead, Oldham	CGF	0.05	2	40	Y	Y	Y	2	0	0	0	considered developable in the medium term.
S106	SS	2654	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham	GF	0.33	24	72.70	Y	Y	Y	0	24	0	0	Full permission subject to S106, however small site so deliverable in 5 years. Large site unlikely to come forward in next 5 years as 100% apartment scheme. Considered developable within the medium term.
S106	SW&L	3122	Former Springhead Quarry, Cooper Street, Springhead, Oldham	BF	2.33	50	21.50	N	N	N	0	50	0	0	Outline permission only and subject to S106 therefore medium supply.
S106	WA	3121	Land at Haven Lane, Moorside, Oldham, OL4 2PZ	GF	1.93	59	30.6	N	N	N	0	59	0	0	Outline permission only and subject to S106 therefore medium supply.

'Other' Sites

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	AL	2118	Estate St/Panmure St	BF	0.06	5	83.30	Y			0	0	5	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	AL	2968	100 Alt Lane, Oldham, OL8 2EX	COU		2		Y	Y	Y	0	1	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	CC	1833	Land adj. Millard House, Millard St	BF	0.04	1	25.00	Y	Y		0	0	1	0	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.
Other	CC	2281	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	CGF	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CC	2652	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	BF	0.07	1	14.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	CC	2895	1 Fountains Walk, Chadderton, OL9 8PX	BF	0.02	1	59.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
Other	CC	2926	131 Foxdenton Lane, Chadderton, M24 1GN	BF	0.03	1	73.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	CC	2781	Rear of 58 Queens Road, Chadderton	BF	0.15	2	13.61	Y	Y		0	2	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	CN	2244	25-31 Mill Brow, Chadderton	COU	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CN	2506	Healds Green Farm, Healds Green, Chadderton, OL1 2SP	CGF	0.05	1	18.52	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CN	2840	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.10	6	60.00	Y			0	6	0	0	Small site. Planning permission expired 2010 . Currently in use

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															as a car park for the Health and Well-Being Centre in Chadderton however considered developable in the medium term.
Other	CO	2409	Land off Booth Hill Lane	BF	0.42	17	40.50	Y	Y		0	17	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CO	2503	Land at 67 Godson Street (Appollo Day Nurseries Ltd), Oldham, OL1 2DB	BF	0.07	20	286.00	Y	Y		0	20	0	0	Large site. Planning permission expired 2009 although section 106 never signed. Considered developable in the medium term.
Other	CO	2517	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	3	49.40	Y	Y		0	3	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CO	2793	Oldham NHS Trust, Westnailme Avenue, Oldham, OL1 2PN	BF	2.45	105	42.90	Y	Y	Y	0	105	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CO	2835	Land at Dunbar Street, Oldham	BF	0.10	8	80.00	Y	Y		0	8	0	0	Small site. Planning

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	CO	2967	Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	BF		1		Y	Y		0	1	0	0	permission expired 2010 . Considered developable in the medium term.
Other	CR	1658	Land at 223A, Rochdale Road	BF	0.08	1	12.50	Y	Y		0	1	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	CR	2277	128 Oldham Rd, Shaw	COU	0.01	1	100.00	Y	Y		0	1	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CR	2773	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	1	40.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	CR	2900	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	1	55.50	Y	Y		0	1	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	CR	2919	Hillcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	1	45.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
Other	CR	3024	452 Shaw Road, Royton, Oldham, OL2 6PG	COU		2		Y	Y	Y	0	1	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	FE	2667	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	BF	0.05	1	20.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	FW	1772	Land off Hale Lane/Stanhope Way	BF	0.04	4	100.00	Y			0	0	4	0	Small site. Planning permission expired 2003 . Considered developable in the medium to long term.
Other	FW	2291	Land at rear of 15 Bethel Ave (Land at Booth Street), Failsworth	BF	0.06	2	33.00	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	FW	2357	Land adj to 265 Oldham Road, Failsworth	BF	0.13	22	169.00	Y	Y		0	22	0	0	Large site. Planning permission expired 2011 .

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	FW	2375	34-36 Miriam Street, Failsworth	BF	0.05	3	60.00	Y	Y		0	3	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	FW	2842	Land off Hale Lane/Hughes Close, Failsworth, Manchester	BF	0.42	38	90.00	Y	Y		0	38	0	0	Large site. Planning permission expired 2010 . Considered developable in the medium term.
Other	FW	2915	Land adj., 48 Norfolk Crescent, Failsworth, Manchester	BF	0.03	1	40.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
Other	FW	2770	Land off Hughes Close, Hale Lane, Failsworth	BF	0.05	4	80.00	Y	Y		0	4	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	HO	2119	Land to rear of 31 Oak Rd, Hollinwood	BF	0.08	3	37.50	Y			0	0	3	0	Small site. Planning permission expired 2005 . Considered developable in the medium to long term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	HO	2249	231 Hollins Road	COU	0.01	1	111.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	HO	2397	609 Hollins Road	COU	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	HO	2514	Land adjacent to 510 Chamber Road, Oldham	BF	0.02	1	45.50	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	HO	2650	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	12	179.10	Y	Y		0	12	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Other	HO	2777	Prescott's Garage, Clowes Street, Hollinwood, Oldham	CON	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	MV	1779	Land at Wilson Street	BF	0.23	3	13.04	Y			0	0	3	0	Application withdrawn. Small site considered developable in the medium to long term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	MV	2225	Land off Tanners Fold, Fitton Hill, Oldham	BF	0.16	8	50.00	Y	Y		0	8	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	MV	2358	Land off Nicholas Road (Eastside), Oldham	BF	0.21	4	19.00	Y	Y		0	4	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	MV	2419	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Y			0	2	0	0	Small site. Planning permission expired 2009. Considered developable in the medium term.
Other	MV	2445	Corner of Gainsborough Avenueue (Clydesdale Works)	CON	0.15	8	53.00	Y			0	0	8	0	Small site. Planning permission expired 2009 however temporary planning permission granted for prayer room. Considered developable in the medium to long term.
Other	MV	2918	53 Langham Road, Oldham, OL8 1AX	BF	0.05	1	40.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	MV	2938	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Y			0	0	2	0	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.
Other	MV	2949	Angelo House, Byrth Road, Oldham, OL8 2TJ	BF	0.09	4	4.40	Y	Y		0	3	0	0	Small site. Considered deliverable within 5 years. Permission expired therefore moved into post 5 years.
Other	RN	1274	1-9 Dogford Rd	BF	0.05	4	80.00	Y			0	0	4	0	Small site. Planning permission expired. Considered developable in the medium to long term.
Other	RN	1655	Barn1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SU	CGF	0.02	1	50.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	RN	2160	Land adjacent to Hamilton Avenue Royton Oldham	BF	0.14	3	21.40	Y	Y		0	3	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium to long term.
Other	RN	2399	Land adj. 323 Middleton Rd, Royton	BF	0.02	1	50.00	Y	Y		0	1	0	0	Small site. Planning

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	RN	2416	Land adj 51 Dogford Road, Royton	BF	0.05	1	20.00	Y			0	0	1	0	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.
Other	RN	2511	Land adj. Halfway House, 499 Rochdale Road, Royton, OL2 5RY	BF	0.07	2	30.50	Y	Y		0	2	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	RN	2518	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	1	13.20	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	RN	2771	Land off Royley, Royton (former garage court)	BF	0.29	28	97.00	Y	Y		0	28	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Other	RN	2785	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.42	71	169.00	Y	Y		0	71	0	0	Large site. Planning permission expired 2010. Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	RN	2912	Land to the rear of 2 Holly Brook, Chadderton, Oldham	GF	0.30	2	6.66	Y	Y		0	2	0	0	the medium term.
Other	RS	2132	Brownlow Farm, Hebron Street, Royton	BF	0.11	3	27.30	Y			0	0	3	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
Other	RS	2403	Treetops, 2 Sunfield Cres, Royton	BF	0.04	1	25.00	Y			0	0	1	0	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.
Other	RS	2910	Cowgate Farm, Low Crompton Road, Royton, OL2 6YR	BF	0.03	1	33.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.
Other	RS	2945	Land off Hebron Street, Royton, Oldham, OL2 6LU	BF	0.10	1	10.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	RS	2965	Money Controls Ltd, New Coin Street, Royton, OL2 6JZ	BF	2.53	139	54.90	Y	Y	Y	0	0	139	0	Large site and permission linked to the relocation of an existing business. Not considered deliverable within 5 years.
Other	SH	2259	Land at 30 Eastway, Shaw	CON	0.03	6	200.00	Y	Y		0	6	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SH	2816	Burn Spring Farm, Grains Bar Road, Oldham	CGF	0.14	2	14.30	Y	Y		0	2	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SH	2836	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	10	111.00	Y	Y		0	10	0	0	Large site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SH	2914	Park Farm, Milnrow Road, Shaw, OL2 8BL	CGF	0.17	1	5.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
Other	SJ	1863	Land at Flint Street Derker	BF	0.07	4	57.00	Y	Y	Y	0	4	0	0	Small site within the former HMR Wave 1 Interventia Area. Planning

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															permission expired 2008 however considered developable within the medium term. HMR offices no longer on the site.
Other	SJ	2183	797-799 Ripponden Rd	BF	0.04	1	25.00	Y			0	0	1	0	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.
Other	SJ	2508	Hodge Clough Farm, Wilkes Street, Oldham, OL1 4JW	CGF	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SJ	2664	Land at Derker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Derker, Oldham	BF	1.18	65	55.00	Y	Y	Y	0	65	0	0	Large site within the former HMR Wave 1 Intervention Area. Some uncertainty around timescales however considered developable in the medium term.
Other	SJ	2666	Land at Derker (Derker Station Site), bounded by Yates Street, Acre Lane, Acton Street and Oldham/Rochdale railway line	BF	0.85	40	46.50	Y	Y	Y	0	40	0	0	Large site within the former HMR Wave 1 Intervention Area. Developable area reduced by 50% as part of site to

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															be used as Metrolink Park and Ride. Remainder of site considered developable within the medium term.
Other	SJ	2882	49 Ripponden Road, Oldham, OL1 4EW	COU	0.00	1	222.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SJ	2894	Land bounded by Wilkes Street and Hodge Road, Oldham, OL1 4JW	BF	0.06	2	33.30	Y	Y		0	2	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SJ	2939	44 Browning Road, Oldham, OL1 4NF	BF	0.03	1	33.00	Y	Y		0	1	0	0	Small site. Considered deliverable within 5 years. Permission expired May 2012 therefore moved out of 5 year supply.
Other	SM	1297	Land at Preston Street	BF	0.18	5	27.78	Y			0	0	5	0	Small site. Planning permission expired. Considered developable in the medium to long term.
Other	SM	2257	116 Union St	COU	0.01	1	100.00	Y			0	0	1	0	Small site. Planning

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															permission expired. Considered developable in the medium to long term.
Other	SM	2302	2/4 Morris Street	COU	0.01	1	100.00	Y			0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SM	2377	Bank Mill, Huxley Street, Oldham OL4 5JX	CON	0.12	21	175.00	Y	Y	Y	0	21	0	0	Large site. Vacant mill building and scope to incorporate neighbouring sites as part of potential development opportunity. Planning permission expired 2010. Considered developable within the medium term.
Other	SM	2486	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	2	80.00	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SM	2497	43-47 Brompton Street, Glodwick, Oldham	BF	0.03	3	100.00	Y	Y		0	3	0	0	Small site. Planning permission expired 2010 . Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SM	2796	169 Union Street, Oldham	BF	0.03	30	909.00	Y			0	30	0	0	Large site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SM	2916	Land adj., Bridge Inn PH, Becket Meadow Street, Oldham, OL4 1JE	BF	0.02	1	50.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
Other	SM	2817	Land adj to Bowling Green, New Earth Street, Oldham	GF	0.08	7	88.00	Y	Y		0	7	0	0	Small site. Considered deliverable within 5 years. Application close to expiry date, therefore considered developable in the medium term.
Other	SN	1082	Land at Saint Annes Sq	BF	0.07	2	28.57	Y			0	0	2	0	Small site. Planning permission expired. Considered developable in the medium to long term.
Other	SN	2062(3)	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	CON	0.78	2	3.80	Y			0	2	0	0	Small site. Planning permission expired 2010. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SN	2136	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham	CGF	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium to long term.
Other	SN	2140	Edge Hill farm, Dark Lane, Delph	CGF	0.01	1	100.00	Y	Y		0	0	1	0	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.
Other	SN	2197	Springmeadow, 6, Ladcastle Rd, Dobcross	BF	0.06	1	17.00	Y	Y		0	0	1	0	Small site. Planning permission expired 2008. Considered developable in the medium to long term.
Other	SN	2236	Land off Knowsley Avenue, Springhead, Oldham	BF	0.07	4	60.00	Y	Y		0	4	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SN	2248	Land at rear of 32 Thorpe Lane	BF	0.06	1	17.00	Y			0	0	1	0	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SN	2292	Land adjacent to 3 Midgrove Lane	BF	0.06	1	17.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SN	2293	Land at Friarswood, Oldham Road	CON	0.30	4	13.00	Y	Y		0	4	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SN	2322	Millcroft House, Millcroft Lane	COU	0.07	1	14.30	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SN	2333	Rear of 91-95 Stockport Road, Lydgate (Lydgate Smithy)	COU	0.02	1	50.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SN	2423	24 The Square, Dobcross, OL3 5AA	COU	0.01	1	200.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SN	2443	Nebo Farm, Whitegate Lane, Strinsdale	CGF	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															developable in the medium term.
Other	SN	2779	Ramsclough Farm, Oldham Road, Denshaw, OL3	CON	0.37	2	8.20	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SN	2782	Shaymere, Delph New Road, Delph, OL3 5BY	BF	0.40	1	2.50	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SN	2792	Whitegate Cottage, Whitegates Lane, Strinesdale, OL4 3RF	BF	0.13	1	7.70	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SN	2832	Land adj., 842 Huddersfield Road, Austerlands, OL4 4BA	BF	0.08	1	25.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SN	2834	Husteads Farm, Husteads Lane, Dobcross, OL3 5RA	GF	0.02	1	50.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SN	2855	Land at Near Moordale, Huddersfield Road, Diggle, OL3 5NT	BF	0.08	1	12.50	Y	Y		1	0	0	0	Small site. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															developable in 5 years.
Other	SN	2880	Freechurch House, 9-11 Church Street, Delph, OL3 5DR	CON	0.04	1	45.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SN	2478	Ballybunion, Redwood Road, Uppermill, Oldham	BF	0.16	1	6.40	Y	Y	Y	0	1	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	SN	2950	Paddock End, 1 Ambrose Crescent, Diggle, OL3 5XG	BF	0.13	1	7.90	Y	Y	Y	0	1	0	0	Small site. Planning permission expired. Site considered developable within the medium to long term.
Other	SN	3022	Friarswood House, Oldham Road, Denshaw, Oldham, OL3 5SW	COU		1		Y	Y	Y	0	1	0	0	Small site. Considered deliverable within 5 years. Permission expired March 2013 therefore moved out of 5 year supply.
Other	SS	1830	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	1	8.00	Y	Y		0	0	1	0	Small site. Planning permission expired 2007. Considered developable in

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SS	2030	Former Greenfield Co-op, Manchester Road, Greenfield	CON	0.04	2	50.00	Y			0	0	2	0	Small site. Planning permission expired 2006 . Considered developable in the medium to long term.
Other	SS	2156	R/o Victoria House, High St, Uppermill	BF	0.03	2	66.66	Y	Y		0	2	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SS	2204	Land at Grove Bank, Rush Hill Rd, Uppermill	BF	0.19	1	5.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2296	Land opposite 37 Manchester Rd, Greenfield	BF	0.10	1	10.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2328	Rear of 12 Dacres Drive	BF	0.07	1	14.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SS	2481	118-120 High Street, Uppermill, Oldham OL3 6BT	CON	0.02	2	100.00	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2484	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	CON	0.01	2	230.80	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2485	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	CON	0.01	1	230.80	Y	Y		0	1	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
Other	SS	2498	50A Springmeadow Lane, Uppermill, Oldham, OL3 6HH.	BF	0.13	1	7.48	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2668	Land at The Hollies, 2 Grove Road, Uppermill, Oldham, OL3 6JR	BF	0.10	1	10.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SS	2941	Land adjacent to 39 Manchester Road, Greenfield, Oldham (different site to record: 2155)	BF	0.27	1	3.70	Y	Y	Y	0	1	0	0	Small site. Planning permission expired. Site considered developable

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															within the medium to long term.
Other	SW&L	1133	Lane View, Coverhill Road, Grotton, OL4 5RF	BF	0.03	1	33.00	Y	Y	Y	0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SW&L	2195	Land adj. 36 Stamford Rd, Lees (Old Vicarage)	BF	0.06	1	17.00	Y			0	0	1	0	Small site. Planning permission expired 2006 . Considered developable in the medium to long term.
Other	SW&L	2223	237-239, Oldham Rd, Springhead	COU	0.02	2	100.00	Y	Y		0	2	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SW&L	2285	Land adjacent to Highfield House, Cooper St	BF	0.13	1	8.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SW&L	2480	113 Stamford Road, Lees, OL4 3NB	CON	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	SW&L	2487	189 Oldham Road, Springhead, OL4 4QJ	CON	0.01	1	86.96	Y	Y		0	1	0	0	Small site. Planning

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SW&L	2501	80-82 High Street, Lees, Oldham	CON	0.03	1	40.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009. Considered developable in the medium term.
Other	SW&L	2516	Land at Hartshead Street, Lees. Oldham	BF	0.04	9	257.00	Y	Y		0	9	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SW&L	2798	3 Atherton Street, Springhead, OL4 5TF	COU	0.01	2	400.00	Y	Y		0	2	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SW&L	2837	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	1	5.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	SW&L	2885	Land adj., Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	BF	0.04	1	25.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SW&L	2886	150 Oldham Road, Springhead, OL4 5SN	CON	0.03	1	70.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	SW&L	2890	9 Marsham Close, Grotton, OL4 5RB	BF	0.08	1	12.50	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	WA	2202	Land adj. 21 Clarksfield St, Oldham OL4 3AW	BF	0.01	1	100.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	WA	2788	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	1	30.30	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	WA	2879	380 Huddersfield Road, Oldham, OL4 2EX	CON	0.01	1	144.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	WE	2187	R/o 152/160 Chamber Rd	BF	0.04	1	25.00	Y			0	1	0	0	Small site. Planning permission expired 2009 . Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	WE	2261	80a Windsor Road	COU	0.16	1	19.00	Y	Y		0	1	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	WE	2400(1)	Land adj to 155 Wellington Road, Oldham	BF	0.39	8	20.50	Y	Y		0	8	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Other	WE	2659	Land at North Werneth Zone 2, Land east of St Johns bounded by Alfred St, Featherstall Rd South and Porter St	BF	0.49	30	61.20	Y	Y		0	30	0	0	Large site owned by Oldham Council and cleared. Planning permission expired 2010. Considered developable in the medium term.
Other	WE	2848	Land adj to 118 Coppice Street, Oldham	BF	0.03	1	33.30	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.
Other	WE	2849	Land adj to 101 Park Street, Oldham	BF	0.03	1	33.30	Y	Y		0	1	0	0	Small site. Planning permission expired 2010. Considered developable in the medium term.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	WE	2893	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	BF	0.07	5	75.00	Y	Y		0	5	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	WE	2901	Beech House, Springbank Street, Oldham, OL8 4LH	BF	0.07	8	114.00	Y	Y		0	8	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
Other	WE	2661	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	62.00	Y	Y	Y	62	0	0	0	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Full application due to be submitted. Consider deliverable in 5 years.
Other	WE	2662	Land at North Werneth Zone 5, Land bounded by Hartford Mill to the west, Edward Street to the north, and Milne Street to the east	BF	1.39	72	51.80	Y	Y	Y	72	0	0	0	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Full application due to be submitted. Considered deliverable within 5 years.
Other	WE	2663	Land at North Werneth Zone 6 (Hartford Mill, Edward St)	BF	2.70	158	58.50	Y	Y	Y	0	158	0	0	Large site requiring refurbishment / demolition of listed mill building. Falls

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															within a former HMR Intervention Area. Not considered deliverable within 5 years.

'Saved' Housing Allocations

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3 Comments
UDP1	CS	2233	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	109	86.50	Y	Y	Y	109	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years. Capacity amended in line with potential pp information.
UDP1	WA	2234	Land at Springhey Mill, Huddersfield Road	BF	0.33	30	91.00	Y	Y	Y	30	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	FW	2090	Land at Oldham Road/ Hardman Street, Failsworth	BF	1.56	10	6.41	Y	Y	Y	10	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	HO	2351	Pretoria Road, Oldham	BF	0.46	14	30.00	Y	Y	Y	14	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	RS	2338(1)	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	22	40.00	Y	Y	Y	22	0	0	0	Large site, one of two remaining portions of developed UDP Phase 1 Housing

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UDP1	RS	2338(2)	Land off Mellor Street, Royton. North of Sandy Mill	BF	0.10	3	30.00	Y	Y	Y	3	0	0	0	Allocation (H1.1.24) without planning permission. Considered deliverable within 5 years.
UDP1	RS	2452	Blackshaw Lane, Royton	GF	0.60	18	30.00	Y	Y	Y	18	0	0	0	Small site, one of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered deliverable within 5 years.
UDP1	SN	2088	Bailey Mill, Delph	CON	0.86	50	58.14	Y	Y	Y	50	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	WA	2352	Jowett Street, Oldham	BF	0.66	26	40.00	Y	Y	Y	26	0	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UDP1	WA	2353	Huddersfield Road/Dunkerley Street, Oldham	BF	2.61	50	19.00	Y	Y	Y	50	0	0	0	Large 'saved' UDP Mixed-Use Allocation, incorporating phase 1 housing, considered deliverable within 5 years.
UDP2	FE	0029	Ashton Rd, Woodhouses	GF	1.71	51	30.00	Y	Y	Y	0	0	51	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	FE	2093	Medlock Road, Woodhouses	GF	0.66	20	30.00	Y	Y	Y	0	0	20	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	HO	0178	Land at Lower Lime Road	BF	2.59	78	30.00	Y	Y	Y	0	0	78	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	MV	2451	Danisher Lane	GF	0.46	18	40.00	Y	Y	Y	0	0	18	0	Large 'saved' UDP Phase 2 Housing Allocation

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UDP2	RS	2449	Holden Fold Lane, Royton	BF	0.40	12	30.00	Y	Y	Y	0	0	12	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SH	2094	Lilac View Close, Crompton	GF	0.59	18	30.00	Y	Y	Y	0	0	18	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SN	0076	Land at Ripponden Rd	GF	0.63	19	30.00	Y	Y	Y	0	0	19	0	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SW&L	0112	Land at Knowls Lane	GF	5.80	232	40.00	Y	Y	Y	0	0	150	82	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.

'Potential' Sites

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	CC	SHLAA880	Foxdenton, Chadderton	MIX	44.00	25	275	Y	Y	Y	120	120	35	0	In SHLAA as potential housing site deliverable over the short, medium and medium to long term given the capacity. Housing proposed to enable delivery of premium employment site.
POTENTIAL	CS	SHLAA976	Chadderton South School	BF	3	100	33.3	Y	Y	Y	100	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years. Area and capacity changed in line with new information received from PDI.
POTENTIAL	FE	SHLAA133	Failsworth Secondary School, Partington Street, Failsworth	BF	1.11	30	33	Y	Y	Y	33	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	HO	SHLAA2	Rowan Tree Road, Limeside, Oldham	BF	1.6	64	40	Y	Y	Y	64	0	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in the Limehurst Village Masterplan. Considered deliverable in 5 years.
POTENTIAL	HO	SHLAA210	Corner of Hollins Road and Hawthorne Road, Hollinwood (aka Cardiff Close)	BF	0.3	13	43	Y	Y	Y	13	0	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP). Capacity adjusted in line with AHP. Considered deliverable in 5 years.
POTENTIAL	HO	SHLAA804	Royd Mill	BF	1.02	49	48	Y	Y	Y	49	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Imminent planning permission therefore move forward into 5 year supply.
POTENTIAL	HO		Durban Mill, Mafeking Street	BF		80		Y	Y	Y	80	0	0	0	Full planning permission expected imminently. Considered

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	HO		Land at Cardiff Close, Oldham, OL8 3QQ	BF	0.33	15	45.5	Y	Y	Y	15	0	0	0	Full planning permission expected imminently. 100% affordable housing, applicant in talks with Regenda. Considered deliverable in 5 years.
POTENTIAL	MV	SHLAA112	Site at corner off Knott Lane and Ashton Road, Oldham	BF	2.27	78	34.4	Y	Y	Y	78	0	0	0	Full planning permission expected imminently. Considered deliverable in 5 years.
POTENTIAL	RN		Land at Northgate House, Fir Bank Road, Royton, OL2 6TU	BF	0.27	8	29.6	Y	Y	Y	8	0	0	0	Full planning permission expected imminently. Considered deliverable in 5 years.
POTENTIAL	RS	SHLAA1079	Byron Street School, Byron Street, Royton	BF	0.41	12	30	Y	Y	Y	12	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	RS	SHLAA1080	Our Lady's Roman	BF	1.09	33	30	Y	Y	Y	33	0	0	0	In the SHLAA as potential housing

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	SJ	SHLAA821	Catholic School, Roman Road, Royton, Oldham	BF	0.89	44	79	Y	Y	Y	44	0	0	0	site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	SJ	SHLAA130	Sholver Housing Estate (Doyle and Goldsmith)	BF	0.68	20	30	Y	Y	Y	20	0	0	0	In SHLAA as potential housing site deliverable 6 to 10 years. Part identified in council's Affordable Homes Programme (AHP) and expected to be completed by March 2015 (25 dwellings). For the remainder of the site council are looking to identify a developer partner and anticipate site will be delivered within 5 years. Capacity in SHLAA adjusted to reflect this.
POTENTIAL	SJ	SHLAA130	Hill Top School, Arncliffe Rise, Oldham	BF	0.68	20	30	Y	Y	Y	20	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	SM		Land at Mortimer Street, Oldham	BF	0.3	13	43.3	Y	Y	Y	13	0	0	0	Full planning permission expected imminently. Considered deliverable in 5 years.
POTENTIAL	SM	SHLAA1168	Breeze Hill School, Roxbury Avenue, Oldham	BF	2.33	70	30	Y	Y	Y	70	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	SN	SHLAA1380	Land at Ward Lane, Diggle	GF	0.4	8	20	Y	Y	Y	8	0	0	0	In SHLAA as potential housing site deliverable in 5 years.
POTENTIAL	WA	SHLAA1101	Counthill School. Counthill Road, Higher Barrowhsaw	BF	3.09	93	30	Y	Y	Y	93	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	WA		Fernac Works, Stephenson Street, Oldham, OL4 2HH	BF	0.17	14	82.4	Y	Y	Y	14	0	0	0	Full planning permission expected imminently. Considered deliverable in 5 years.
POTENTIAL	WE	SHLAA1374	South Werneth,	BF	3.82	50	13	Y	Y	Y	50	0	0	0	In SHLAA as potential housing

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Oldham (aka Reedham Walk)												site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP). Expected to be completed by March 2015. Capacity adjusted in line with AHP. Considered deliverable in 5 years.
POTENTIAL	WE	SHLAA1047	St Augustines School, Chamber Road, Werneth	BF	1.6	48	30	Y	Y	Y	48	0	0	0	In the SHLAA as potential housing site deliverable in 6 to 10 years. Part of the BSF program and expected to come forward within the next 5 years.

Appendix 6 - Method used to Identify the Five-Year Housing Land Supply

NPPF 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 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.

This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2014 to 31 March 2019. More detailed information on each of the steps is set out below.

Level of housing provision between 1 April 2014 and 31 March 2019

The borough's housing requirement from 2013/14 to 2025/26 taking into account past performance and projected clearance, is set out below.

Table 12

Housing requirement since 2003/04 up to 2013/14	3,179
Residual remaining due to performance since 2003/04	-1,045
Housing requirement over remainder of plan period (2014/15 to 2025/26)	3,468
Clearance proposed over remainder of plan period	240
Total housing requirement to be delivered over remainder of plan period (1045 + 3,468 + 240)	4,753
Annual housing requirement over remainder of plan period (4,753 / 12)	396.1
Total housing requirement for period 2012/13 to 2016/17 (5 x 289 + 1045 + 100)	2,590

With regards to the period 1 April 2014 to 31 March 2019 the requirement is for the delivery of 2,590 dwellings.

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

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

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

- Available: i.e. the site is available now;
- Suitable: i.e. 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.

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 been regarded as available in the medium to long term.

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.

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, the Affordable Home Programme and project timetables for regeneration schemes as appropriate.

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.

In relation to large sites discussions have taken place with Development Management and internal colleagues 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.

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.

Sites Under Construction

Sites where building activity has stalled were excluded from the five-year supply (with the exceptions of Cardinal Street Motors (HLA2412) and Victoria Works (HLA2369) which have been included in the 5 year supply due to information received from Development Management). The remaining 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 2014 (with the exception of Frenches Wharf (HLA2091) where Phase 2 is considered developable in the medium term). 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

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

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

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

UDP Phase 2 Housing Allocations

All sites in this category were excluded from the 5-year supply and considered developable in the medium to long-term.

Other Sites

Sites with a status of 'Other' were excluded from the 5-year supply. Dwellings within this category include those which 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.

Potential Sites

Sites with a status of 'Potential' form part of the five-year and post five-year supply. The majority of these sites are included within the councils Strategic Housing Land Availability Assessment and through discussions taking place with Development Management, Housing Strategy and other internal colleagues and considered likely to come forward and be built out within the next five or in the medium term, depending on there indicative capacity.

Appendix 7 Adoption Statement for the Waste Development Plan Document

**Oldham Council
Local Development Framework
Waste Development Plan Document**

Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004
(as amended)

ADOPTION STATEMENT – 1 APRIL 2012

Title

Waste Development Plan Document

Subject Matter

This Adoption Statement has been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) and gives notice that Oldham Council has resolved to formally adopt its Waste Development Plan Document with effect from 1 April 2012.

The Waste Development Plan Document (the 'Waste Plan') identifies how Greater Manchester will deliver the spatial vision for waste development to 2027. The Waste Plan sets out policies to guide future waste development and identifies sites and areas suitable for the location of waste development across Greater Manchester to 2027. The Waste Plan allocates seven sites within Greater Manchester specifically for waste management uses, and identifies a further 26 areas which are considered suitable locations for a range of waste management uses. Two sites and two areas have been identified in Oldham:

Sites - OL4 Land at Mossdown Road and OL5 Land at Millstream Lane, Clayton Bridge

Areas - OL1 Land in the area between Higginshaw Lane and the Oldham to Shaw railway line and OL3 Land off Higginshaw Lane (part of former Higginshaw Gas Works)

The Waste Plan production has been accompanied by a Sustainability Appraisal, which sets out the likely social, economic and environmental effects of the policies and proposals. The Waste Plan forms part of Oldham's Local Development Framework (LDF) and has been produced following extensive public consultation. Monitoring measures are outlined in the Waste Plan.

The Waste Plan was considered by an independent Inspector as part of a Public Examination between February and November 2011. The Inspector's Report was published on 18 November 2011 and concluded that the Waste Plan was 'sound', subject to two soundness changes. The Report also endorsed other minor changes

that the councils suggested. The adopted Waste Plan incorporates the recommendations of the Inspector.

Any person aggrieved by the adoption of the Waste Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that:

- (a) the document is not within the appropriate power;
- (b) a procedural requirement has not been complied with.

Any application must be made not later than the end of the period of six weeks of the date of adoption of the Waste Plan.

Date of adoption

1 April 2012

Area covered by the document

The ten Metropolitan boroughs of Greater Manchester. In Oldham it relates to the whole of the borough, except the part that falls within the Peak District National Park.

Availability

Copies of this Adoption Statement, the adopted Waste Plan, the Sustainability Appraisal and the Inspector's Report are available for inspection on the Waste Plan website at www.gmwastedpd.co.uk, and at the following places and times:

Civic Centre, Access Oldham and Planning Reception (Monday - Friday, 8.40am - 5pm, except Wednesdays when its 9:30 - 5pm)

Chadderton Library (Monday - Thursday 9am - 8pm, Friday 9am - 5pm, Saturday 9am - 4pm, Sunday 10am - 4pm)

Crompton Library, Failsworth Library, Lees Library and Royton Library (Monday 9.30am - 7pm, Tuesday 9.30am - 5pm, Wednesday - Thursday 9.30am - 7pm, Friday 9.30am - 5pm, Saturday 9.30am-1pm)

Fitton Hill Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 1pm - 6pm, Friday 12 noon - 5pm, Saturday 10am -1pm)

Greenfield Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 1pm -7pm, Friday 1pm - 5pm, Saturday 10am - 1pm)

Limehurst Library (Monday 10am - 6pm, Tuesday Closed, Wednesday 1pm - 7pm, Thursday 1pm - 6pm, Friday 10am - 5pm, Saturday 10am - 1pm)

Northmoor Library (Monday 10am - 5pm, Tuesday and Thursday Closed, Wednesday 12.30pm - 6pm, Friday 12.30pm - 5pm, Saturday 10am - 1pm)

Oldham Library (Monday - Thursday 9am - 9.30pm, Friday 9am - 5pm, Saturday 9am - 4pm, Sunday 10am - 4pm)

Uppermill Library (Monday 9.30am - 7pm, Tuesday 9.30am - 1pm, Wednesday - Thursday 9.30am - 7pm, Friday 9.30am - 5pm, Saturday 9.30am - 1pm)

Delph Library (Monday – Thursday 2pm - 4.30pm, Friday – Saturday 10am - 12.30pm)

For any enquiries, please contact the Strategic Planning and Information section on telephone 0161 770 4139 / 4151 or email spi@oldham.gov.uk

Elaine McLean

Executive Director, Economy, Place and Skills

April 2012