# Oldham Local Plan

# Oldham's Monitoring Report April 2011 to March 2012



	Abbreviations	2
	Executive Summary	4
1	Introduction and Context	8
2	Implementation of the Local Development Scheme	13
3	The effects of the Local Development Framework	18
4	Implementation of the Statement of Community Involvement	79
5	Effects on social, environmental and economic objectives	82
6	Implementation of saved policies	86
7	Key findings and actions	94
8	Other Monitoring Matters	98
	Appendix 1 Local Housing Statistics	99
	Appendix 2 Public Transport Accessibility of new housing developments	102
	Appendix 3 Updated Sites of Biological Importance	110
	Appendix 4 Tracking saved UDP Policies	117
	Appendix 5 UDP Phase 1 housing allocations	126
	Appendix 6 Five-Year Housing Land Supply Schedule as at 1 April 2013 Sites Under Construction Sites with Planning Permission Sites Subject to a S106 'Other' Sites	129 130 135 141 142
	'Saved' Housing Allocations 'Potential' Sites	150 151
	Apppendix 7 - Method used to Identify the Five-Year Housing Land Supply	152
	Appendix 8 Adoption Statement for the Joint Core Strategy and Development Management Policies DPD	155

# **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**

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

# **Executive Summary**

# **Future of Monitoring**

Oldham's Monitoring Report (AMR) covers the period 1 April 2011 to 31 March 2012. During this period the council adopted the Joint Core Strategy and Development Management Policies DPD (the Joint DPD) in November 2011, which replaces the majority of polices within the Unitary Development Plan (UDP). The Joint DPD has a different monitoring framework from the UDP so this AMR is a transitional report that will monitor the indicators relevant to both local plans.

The Government has announced changes to the preparation and monitoring of local plans. On 30th March 2011 in a letter to Chief Planning Officers the following guidance on local plan monitoring was withdrawn:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators -Update 2/2008 (CLG, 2008)

The letter stated it was a matter for each council to decide what information to include in their monitoring reports, although they need to be prepared in accordance with relevant legislation.

There has also been 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 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 Local Development Scheme (LDS) in place at the start of the monitoring period was "Issue 6" (approved November 2009) along with a partial update carried out in February 2011 "Issue 6a". The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website <a href="https://www.oldham.gov.uk">www.oldham.gov.uk</a>. A further update to the LDS "Issue 7" was approved in February 2012, this update was needed as the Site Allocations DPD timetable required to be updated as it had last been refreshed in July 2009.

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.

- i) Performance on the LDS milestones between 1 April 2011 and 31 March 2012 was as follows:
  - Joint Core Strategy and Development Management Policies Development Plan Document (the Joint DPD):
    - Examination: A pre-hearing meeting was held on 21 April 2011.
    - Examination: The hearing sessions were held between 2 June 2011 and 16 June 2011.
    - The council received the Inspectors Report stating the Joint DPD was sound on 30 August 2011.
    - The council adopted the Joint DPD at Full Council on 9 November 2011.

- 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:
  - Examination: A pre-hearing meeting was held on 21 April 2011.
  - Examination: The hearing sessions were held between 28 June 2011 and 1 July 2011 and were then adjourned. The reason for this adjournment was that during the examination hearing sessions a number of proposed minor changes to the Submitted Waste Plan were proposed and the Planning Inspector requested that the proposed minor changes be publicised.
  - The JWDPD Minor Changes consultation undertaken between 22 July 2011 and 2 September 2011.
  - Examination: There was an extra hearing day in relation to the consultation on the proposed minor changes on 22 September 2011.
  - The Greater Manchester Minerals and Waste Planning Unit received the Inspector's Report stating the JWDPD was sound on 4 November 2011.
- 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:
  - Publication Report consultation undertaken between 22 July 2011 and 2 September
     2011
  - The JMDPD was submitted to the to the Planning Inspectorate for independent examination on 18 November 2011.
  - Examination: A Preliminary Meeting was held on 6 December 2011.
  - Examination: Hearing sessions were held between 21 and 23 February 2012. During
    these hearing sessions the ten Greater Manchester Councils indicated that they
    wished to make a number of Main Modifications to the Submitted Minerals Plan. The
    Inspector adjourned the hearing sessions to allow the Councils to approve the
    Modifications and complete public consultation.
- Housing Land Release SPD as in previous years there was no need to prepare this SPD during the monitoring period due to the fact that there is sufficient land within the five-year housing supply to meet current needs. Reference to the production of the Housing Land Release SPD has been removed from "Issue 7" of the LDS as timetables for SPD's are no longer required to be set out with the LDS.

### **Key Indicator Results**

#### ii) Employment

- 1,575 square metres (gross) of industrial and commercial floorspace completed. All of this development was on previously developed land.
- Land developed for business and industry was 0.39 hectares (gross).
- The total amount of employment land available for industrial and commercial use (Use Class B1, B2 and B8) was 90.71 hectares. The total consists of 68.91 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 21.80 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** 98% of new dwellings completed on major housing sites during the period April 2011 to March 2012 had good or very good public transport accessibility.
- v) **Open Space** There are seven Green Flag open spaces in Oldham (Alexandra Park, Brownhill Visitors Centre, Chadderton Hall Park, Coalshaw Green Park, Foxdenton Park, High Crompton Park, and Stoneleigh Park).
- vi) **Heritage** There were two applications for the loss of listed buildings. One was for the demolition of part of an existing extension on a mill building. The other was for the demolition and rebuilding of a single storey extension on a cottage. There was also the demolition of an unstable grade II Railway warehouse (Park Road). There was one application for the loss of a building in a conservation area. This was for the demolition of a former police station and court house. There was also an extension of time limit to a previously approved demolition of stable buildings.
- vii) **Biodiversity** There have been six changes to Sites of Biological Importance (SBI). This includes three habitat description changes and three boundary changes. This resulted in an increase in the extent of SBI's by 7.5 hectares.
- viii) **Renewable Energy** UDP: 13 out of 19 relevant major schemes granted permission achieved 10% of energy requirements from on-site renewable energy sources. LDF: Five out of six relevant major applications granted permission with a condition attached requiring applicants to meet Policy 18.
- ix) Retail 2,057 square metres of retail floorspace was completed during 2011/12.

# **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 LDF. 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 6'. A partial update to the LDS was undertaken again in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website <a href="https://www.oldham.gov.uk">www.oldham.gov.uk</a>. A further update to the LDS "Issue 7" was approved in February 2012, this update was required as the Site Allocations DPD timetable needed to be updated as it had last been refreshed in July 2009. As explained in previous LDS's it was agreed 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.

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 LDF through implementation of the Joint DPD and preparation of the Sites Plan.

# 1 Introduction and Context

# **Future of Monitoring**

- 1.1 Oldham's Monitoring Report (AMR) covers the period 1 April 2011 to 31 March 2012. During this period the council adopted the Joint Core Strategy and Development Management Policies DPD (the Joint DPD) in November 2011, which replaces the majority of polices within the Unitary Development Plan (UDP). The Joint DPD has a different monitoring framework from the UDP so this AMR is a transitional report that will monitor the indicators relevant to both local plans.
- 1.2 The Government has announced changes to the preparation and monitoring of local plans. On 30th March 2011 in a letter to Chief Planning Officers the following guidance on local plan monitoring was withdrawn:
  - Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
  - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
  - Regional Spatial Strategy and Local Development Framework: Core Output Indicators -Update 2/2008 (CLG, 2008)
- 1.3 The letter stated it was a matter for each council to decide what information to include in their monitoring reports, although they need to be prepared in accordance with relevant legislation.
- **1.4** There has also been 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**

- 1.5 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 a Local Development Framework (LDF). 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.
- 1.6 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 LDF 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.

- 1.7 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 eighth AMR.
- **1.8** 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.
- 1.9 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 LDF 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.
- **1.10** The AMR is the main mechanism for assessing the Oldham's Local Plan's performance and effects.

# Context

1.11 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 225,157 and 89,700 households. Around half the borough is open countryside and the southeast corner of the borough falls within the Peak District National Park.



#### Map showing the borough in its sub-regional setting

- 1.12 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.
- 1.13 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.
- 1.14 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.
- 1.15 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.

- 1.16 The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is a very diverse community, with 17% 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.
- 1.17 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 housing conditions, crime and community safety, health, educational attainment, strengthening the economy, raising incomes and tackling pockets of high unemployment.
- 1.18 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.
- 1.19 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 <a href="https://www.oldhaminfo.org">www.oldhaminfo.org</a>.

#### Plans for the Future

- 1.20 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.
- **1.21** 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.
- 1.22 Oldham Council has launched an exciting new multi-million pound package 'Invest in Oldham'. It oulines 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 viewed at <a href="http://www.investinoldham.com">http://www.investinoldham.com</a>.
- 1.23 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.
- 1.24 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".
- 1.25 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 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 approved and design work is underway. The estimated opening date for phase 3b is 2014.
- 1.26 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 LDF, 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.
- 1.27 These are very ambitious plans that can transform the quality of life enjoyed by those who live, work and visit the borough. The LDF 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 2011 to 31 March 2012 inclusive.
- 2.2 This section of the AMR examines the progress that the council has made in preparing the LDF 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 6'. However, an update is also included within this AMR on progress on LDF preparation from April to October 2012.

# Performance in Preparing Local Development Documents, 1 April 2011 to 31 March 2012.

# **Local Development Scheme**

2.4 The LDS in place at the start of the monitoring period was "Issue 6" (approved November 2009) along with a partial update carried out in February 2011 "Issue 6a". The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website <a href="www.oldham.gov.uk">www.oldham.gov.uk</a>. A further update to the LDS "Issue 7" was approved in February 2012, this update was required as the Site Allocations DPD timetable needed to be updated as it had last been refreshed in July 2009.

#### Supplementary Planning Documents (SPDs)

- Housing Land Release SPD
  - As in previous years there was no need to prepare this SPD during the monitoring period due to the fact that there was sufficient land within the five-year housing supply to meet the current needs. Reference to the production of the Housing Land Release SPD has been removed from "Issue 7" of the LDS as timetables for SPD's are no longer required to be set out with the LDS.
- Vibrant Centres SPD
  - A draft Vibrant Centres SPD was consulted on in February and March 2012.

#### Development Plan Documents (DPDs)

# Joint Core Strategy and Development Management Policies DPD (Joint DPD)

- Examination: A pre-hearing meeting was held on 21 April 2011.
- Examination: The hearing sessions were held between 2 June 2011 and 16 June 2011.
- The council received the Inspectors Report stating the Joint DPD was sound on 30 August 2011.
- The council adopted the Joint DPD at Full Council on 9 November 2011.

#### Greater Manchester Joint Waste Development Plan Document (JWDPD)

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  - Examination: A pre-hearing meeting was held on 21 April 2011.
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  - The JMDPD was submitted to the to the Planning Inspectorate for independent examination on 18 November 2011.
  - Examination: A Preliminary Meeting was held on 6 December 2011.
  - Examination: Hearing sessions were held between 21 and 23 February 2012. During these
    hearing sessions the ten Greater Manchester Councils indicated that they wished to make
    a number of Main Modifications to the Submitted Minerals Plan. The Inspector adjourned
    the hearing sessions to allow the Councils to approve the Modifications and complete
    public consultation.

#### Summary: LDF Milestones – April 2011 – March 2012

- 2.7 The LDS identified milestones in relation to the production of five LDF documents. For the monitoring period 1 April 2011 to 31 March 2012, Oldham Council has achieved some very positive milestones, the adoption of the Joint DPD in November 2011 and the letter from the Planning Inspectorate confirming that the JWDPD had been found sound, also in November 2011.
- 2.8 In relation to the other three documents, the JMDPD is being prepared by the GMMWPU so is not solely within the control of Oldham Council. Another was the Housing Land Release SPD that was included in the LDS only in case it was required to justify the release of the UDP's

phase 2 housing sites but which for this year it has not been required. As agreed with Government Office work on the Site Allocations DPD commenced after the adoption of the Joint DPD.

# Performance in Preparing Local Development Documents, April 2012 to October 2012

Supplementary Planning Documents (SPDs)

- Vibrant Centres SPD
  - The Vibrant Centres SPD was adopted on 23 July 2012.

# **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 Waste DPD (JWDPD)
  - The council adopted the JWDPD at Full Council on 1 April 2012.
- Greater Manchester Joint Minerals DPD (JMDPD)
  - Consultation on the proposed modifications to the Greater Manchester Minerals Plan undertaken between 3 August - 14 September.

#### **Timetables for Development Plan Documents**

2.9 As agreed with Government Office the timetables for the Site Allocations DPD and the GMDPD were updated within the monitoring period, in LDS "Issue 7", January 2012. Timetables for the documents can be found overleaf.

Timetable for the Site Allocations DPD

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

Timetable for the Greater Manchester Joint Minerals DPD

Document/Stage				20	2009/10	9							20	2010/11	=									20	2011/12	12			
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Joint Minerals DPD																													
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# 3 The effects of the Local Development Framework

- 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 2011 to 31 March 2012. During this period the council adopted the Joint DPD (in November 2011), because of this there are some indicators that link to both the UDP and the Joint DPD objectives and policies and some that just link to the Joint DPD objectives and policies.
- 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**

Core Output Indicator BD1: Total amount of additional floorspace by type (Joint DPD Indicator 3).

Local Indicator: Land developed for business and industry (uses B1, B2 and B8) and floorspace gained.

UDP Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d)).

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 2011/12 for industrial and commercial uses (use classes B1, B2 and B8) was 1,575 square metres (gross).

The breakdown of floorspace completed by type is:

B1 - 269 square metres

B2 - 198 square metres

B8 - 868 square metres

B1/B2/B8 - 240 square metres

Core Output Indicator BD1: Total amount of additional floorspace by type (Joint DPD Indicator 3).

Action needed: None.

Relevant UDP Policies: B1, B1.1, B1.2, B1.3, B2, B2.1.

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

Source: Oldham Council Development Management, Building Control and LDF and Urban Design sections.

# **Business, Industry and the Local Economy**

Core Output Indicator BD2: Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).

UDP Objective: Make better use of vacant and underused land and buildings in existing employment areas, and consolidate their potential as centres of future business and industrial growth (Business, Industry and the Local Economy objective (a)).

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.

Oldham Position: The floorspace developed for employment on previously developed land in 2011/12 was 1,575 sgm (gross), representing 100% of the total developed floorspace.

Action needed: None.

Relevant UDP Policies: B1, B2.

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

Source: Oldham Council Development Management, Building Control and LDF and Urban Design sections.

# **Business, Industry and the Local Economy**

Core Output Indicator BD3: Employment land available by type (Joint DPD Indicator 5).

UDP Objective: Provide a range of sites for a variety of uses to meet the needs of new firms in the borough and existing companies that wish to expand (Business, Industry and the Local Economy objective (e)).

# Core Output Indicator BD3: 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 90.71 hectares. The total consists of 68.91 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt allocations in the UDP, and 21.80 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 UDP Policies: B1, B1.1, B2, B2.1.

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

Source: Oldham Council Development Management, Building Control and LDF and Urban Design sections.

### **Business, Industry and the Local Economy**

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

UDP Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d)).

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 are no known losses of employment sites this year - 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 UDP Policies: B2.1, B2.2.

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

Source: Oldham Council LDF and Urban Design section.

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

UDP Objective: Provide enough employment land to meet the needs of businesses (Business, Industry and the Local Economy objective (d)).

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: 0.39 hectares of land was developed for business and industrial uses from April 2011 to March 2012 inclusive. Of this 0.03 hectares was developed for B1 uses, 0.18 hectares was developed for B2 uses, 0.08 hectares was developed for B8 uses and 0.10 hectares was developed for a mix of B1, B2 and B8 uses.

Action needed: None.

Relevant UDP Policies: B1, B1.1 B2.1.

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

Source: Oldham Council Development Management and LDF and Urban Design sections.

# **Business, Industry and the Local Economy**

### **Local Indicator: 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 2009/10 600 new businesses were formed in Oldham. (Please note there is a two year delay in receiving this information)

Action needed: None.

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

Source: Oldham Council.

# Local Indicator: 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% in 2011/12 (87,900 people aged 16 - 64 were employed out of 137,300 people aged 16 - 64).

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.

Action needed: None.

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

Source: Oldham Council Development Management and LDF and Urban Design section.

#### **Key issues**

3.3 Although it has been a tough 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.

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 2013 to 31 March 2018.

# Housing

Core Output Indicator H1: Plan period and housing targets

Core Output Indicator H2(a): Net additional dwellings – in previous years

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

Core Output Indicator H2(c) Net additional dwellings – in future years

Core Output Indicator H2(d) Managed delivery target

(Joint DPD Indicator 11)

UDP Objective: To provide for a spread of housing sites across the borough (Housing objective (d)).

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 LDF 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

Core Output Indicator H1: Plan period and housing targets

Core Output Indicator H2(a): Net additional dwellings – in previous years

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

Core Output Indicator H2(c) Net additional dwellings – in future years

Core Output Indicator H2(d) Managed delivery target

(Joint DPD Indicator 11)

Year	Completed (Net)	Variance
2009/10	-80	-369
2010/11	63	-226
2011/12	8	-281
Total	1643	-958

The number of net completions has fluctuated over the last nine years. In terms of trends, the level of house building fell to a low in 2004/05 and 2005/06 but increased year on year from 2006/07 to 2008/09. In 2009/10 completions fell to their lowest level since 2003/04 and then increased slightly in 2010/11. During 2011/12 completions fell to 228 dwellings (gross). The levels of clearance, however, in 2011/12 were high at 220 dwellings, resulting in the total net completions being 8 dwellings. The high levels of clearance that have taken place as a result of regeneration activity during 2003/04 to 2011/12 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 2012/13 is 256. This will bring the total number of completions for 2003/04 to 2012/13 to 1,899 dwellings and leaves a residual amount of 991 dwellings to be delivered over the remainder of the plan period.

Taking the residual into account, 4,748 dwellings need to be delivered over the remaining plan period.

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

- 119 dwellings cleared in 2012/13 based upon an assessment of demolitions in the first five months of 2012/13 plus knowledge of other demolitions expected during the year; and
- 260 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 2013/14 and also allows for a nominal amount of 20 dwellings a year from 2014/15 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 2011/12;

Core Output Indicator H1: Plan period and housing targets

Core Output Indicator H2(a): Net additional dwellings – in previous years

Core Output Indicator H2(b): Net additional dwellings – for the reporting year

Core Output Indicator H2(c) Net additional dwellings – in future years

Core Output Indicator H2(d) Managed delivery target

(Joint DPD Indicator 11)

- 2. The number of net additional dwellings forecast for completion during 2012/13;
- 3. The five-year deliverable housing land supply from 2013/14 to 2017/18; and
- 4. For the period beyond 2017/18, 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 8,836 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 6, and a partial update of the current SHLAA published December 2011. A more detailed review of the SHLAA will be carried out in 2013/14.

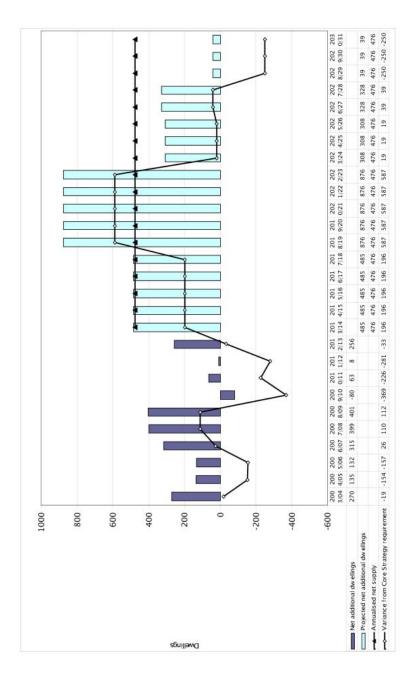
Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA in 2013/14.

Relevant UDP Policies: H1, H1.1.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

Housing Trajectory as at 1 April 2013



Core Output Indicator H3: New and converted dwellings – on previously developed land (Joint DPD Indicator 13)

UDP Objective: To make it a priority to re-use previously-developed land (Housing objective c).

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

Oldham Position: Within this reporting period (2011/12) Planning Policy Statement 3 on Housing (PPS3) sets out the national annual target for at least 60% of new housing to be on previously developed land. Reflecting this, the UDP sets out a requirement for at least 80% of new dwellings in the borough to be built on previously developed land. This approach is continued as part of the Joint DPD.

In 2011/12, 96% of new and converted dwellings were completed on previously developed land in Oldham.

The PDL trajectory shows:

- 1. 91.7% of all completions during 2003/04 to 2011/12 were on PDL;
- 2. 99.73% of forecasted completions in 2012/13 are on PDL;
- 3. Projections for the next five years (2013/14 to 2017/18) are based upon sites within the five-year housing land supply. The trajectory shows that 89% of the five-year supply is on PDL; and
- 4. Overall an average of 84% 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 this a mix of greenfield and previously developed land.

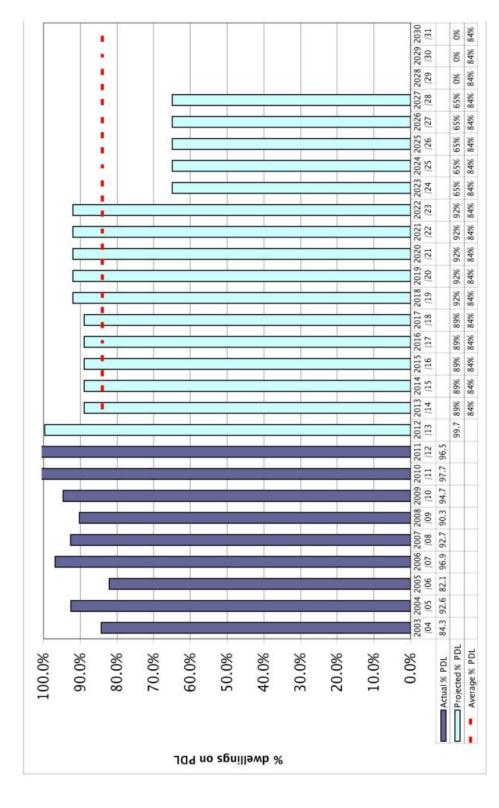
Action needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD.

Relevant UDP Policies: H1.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

Previously Developed Land Trajectory as at 1 April 2013



# Core Output Indicator H4: Net additional pitches (Gypsy and Traveller) (LDF Indicator 16)

Joint DPD Objective: 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 2011/12 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)

UDP Objective: To encourage the development of a variety of house types...including affordable housing....that reflect housing needs....in the borough and in a manner consistent with delivering the Plan's sustainability objectives (Housing objective (g)). To work with private developers and registered social landlords to maximise opportunities to develop affordable housing for those who cannot afford to rent or buy market priced housing, and housing that is suitable for people with special needs (Housing objective (h)).

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 with the exception of the 2011 AMR.

In 2011/12 112 new affordable homes were completed. Since 2008/09 there are have been 448 affordable homes delivered.

There are 178 affordable homes forecast for completion during 2012/13.

**Gross Affordable housing completions** 

(Joint DPD Indicator 15.i)

Action: To support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.

Relevant UDP Policies: H2.1.

Relevant Joint DPD Policies: 1, 3, 10.

Source: Oldham Council Housing Strategy Delivery Team

### Housing

Core Output Indicator H6: Housing Quality – Building for Life Assessments (Joint DPD Indicator 20)

UDP Objective: UDP Design chapter objectives a-h.

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 the 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 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 UDP Policies: D1.1, D1.2, D1.3, D1.4, D1.5, D1.6, D1.7, D1.11.

Relevant Joint DPD Policies: 1, 11, 20.

Source: Oldham Council.

Local Indicator: Development density in schemes of 5 dwellings or more, April 2010 - March 2011 (Joint DPD Indicator 14)

UDP Objective: To ensure that efficient use is made of land identified for housing development (Housing objective b) UDP).

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 228 dwellings completed during 2011/12 there were 185 dwellings on sites with a capacity of 5 dwellings or more, representing 81.1% of the total completions. Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 29.2% (5 dwellings)
- 30 to 50 dwellings per hectare = 45.4% (132 dwellings)
- Over 50 dwellings per hectare = 25.4% (200 dwellings)

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

Action needed: None.

Relevant UDP Policies: H1.4.

Relevant Joint DPD Policies: 1,3, 11.

Source: Oldham Council LDF and Urban Design section.

# Housing

Local Output Indicator: Housing completions by size and type

UDP Objective: To encourage the development of a variety of house types and sizes, including affordable housing and high value housing, that reflect housing needs and demands in the borough and in a manner consistent with delivering the Plan's sustainability objectives (Housing objective (g) UDP).

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.

# Local Output Indicator: Housing completions by size and type

#### Oldham Position:

The breakdown of dwellings completed in 2011/12 by type is shown below:

- Detached 32 (14%)
- Semi-detached 117 (51%)
- Terraced 39 (17%)
- Flats 40 (18%)

The breakdown of dwellings completed in 2011/12 by size is shown below:

- 1 bedroom 16 (7%)
- 2 bedrooms 46 (20%)
- 3 bedrooms 103 (45%)
- 4 or more bedrooms 63 (27%)

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 UDP Policies: H1.5.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

### Housing

### **Local Output Indicator: Windfall completions**

UDP Objective: New housing should be provided....(Planning Strategy Objective (c)).

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

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: The UDP contains the following allowances:

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

#### **Local Output Indicator: Windfall completions**

Oldham Position: When applications for housing are approved on brownfield sites, which were not allocated in the UDP, the sites 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 forecasts in the UDP, and to respond accordingly by managing the release of housing land. The three allowances are considered below:

- In 2011/12, 93 dwellings were completed on previously developed large windfall sites (i.e. 10 dwellings / 0.4 hectares and above). This is compared to 250 dwellings in 2012/11. Of this total, 78 dwellings were completed on sites that have come forward since April 2006. This number is below the allowance of 100 dwellings per annum built identified in the UDP.
- 2. As the UDP only allocates 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 2011/12, there were 65 dwellings completed on previously developed small sites. This is above the target of 55 dwellings set within the UDP. Overall, since 2004/05 there have been 604 dwellings completed on previously developed small sites. This provides an average of 75.5 dwellings per annum.
- 3. In the UDP, 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 2011/12, 40 dwellings were completed on clearance sites compared to an allowance of 160 dwellings. Development activity has therefore reduced significantly compared to 2010/11 when there were 8 dwellings completed on cleared sites.

In conclusion, one of the three allowances has been met in 2011/12.

Action needed: The council does not set out a 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 council's SHLAA and five-year supply in line with national planning guidance.

Relevant UDP Policies: H1.1.

Relevant Joint DPD: 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

# 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 LDF plan period up to 2026).

Oldham Position: Planning Policy Statement 3 on Housing and the NPPF requires local planning authorities to demonstrate that they have a five-year supply of deliverable housing land. NPPF 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 2013 the five-year supply contains sufficient land to accommodate 2,523 dwellings. A schedule of sites can be found in Appendix 6.

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 and this is broken down as follows:

Housing requirement for the period 2003/04 to 2012/13	2,890
Performance against housing requirement up to 2012/13	-991
Housing requirement for remainder of plan period (2013/14 to 2025/26)	3,757
Residual to be delivered over remainder of plan period	4,748
Estimated clearance up to 2025/26	260
Total housing requirement for the remainder of plan period	5,008
Annual housing requirement up to 2025/26	385.2
Total housing requirement for period 2013/14 to 2017/18	1,926

The five-year supply as at 1 April 2013 contains more dwellings (2,523) compared to the level of housing provision required across the period (1,926). This difference can be expressed in a number of ways:

As of 1 April 2013, the five-year supply represented 131% of the dwellings planned  $(2,523 / 1,926 \times 100)$ ; or

As of 1 April 2013, there is a 6.54 year supply of deliverable housing land in the borough (2,523 / 385.2).

# 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 3,700 dwellings that form part of the housing land supply. Under half (39%) are flats, comprised largely of two bedroomed properties. This has decreased since 2011/12 when 47% 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, PPS3 requires the AMR to show how many sites have actually been delivered from the five-year supply. This can only be demonstrated retrospectively. As at 1 April 2012 the five-year supply contained comprised of 242 sites, comprising 2,837 dwellings. During 2011/12, 12 of these sites (4.9%) were completed. In terms of dwellings, these accounted for 31 (1.1%) of the 2,837 dwellings in the supply.

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

Relevant UDP Policies: H1, H1.1

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council LDF and Urban Design section.

### Housing

# Local Output Indicator: Dwellings cleared (Joint DPD Indicator 17)

UDP Objective: To support the objectives of the Housing Market Renewal Fund Pathfinder (Housing objective (i)).

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 2011/12 there were 220 dwellings demolished.

Since 2006/07 there have been 1,415 dwelling demolished. An average of 236 dwellings per annum.

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

# Housing

# Local Output Indicator: Dwellings cleared (Joint DPD Indicator 17)

93.2% of the dwellings cleared during 2011/12 were located within the former HMR Pathfinder area at Werneth, Derker and 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.

Relevant UDP Policies: H1, H1.1.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council LDF and Urban Design section.

## Housing

## Local Output Indicator: Reduction in the vacancy rate (Joint DPD Indicator 18)

UDP Objective: To make the best use of the existing building stock (Housing objective (f)).

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.

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.

- Total stock as at 1st April 2011 = 94,486
- Total vacant as at 1st April 2011 = 4,781\*
- % Vacant as at 1st April 2011 = 5.06%
- (% Vacant as at 1st April 2010 = 4.5%)
- \* This includes the following long term vacancies:
- 301 properties vacant for more than six months as a result of an agreement with a private developer or partner to set these aside (to be demolished) for regeneration purposes or housing scheme purposes; and
- 1,551 private properties vacant for more than six months.
- Total stock as at 1st April 2012 = 94,555
- Total vacant as at 1st October 2011 = 1,803
- % vacant as at 1st October 2011 = 1.9%

# Housing

# Local Output Indicator: Reduction in the vacancy rate (Joint DPD Indicator 18)

The total and percentage vacant at 1st October 2011 includes long term vacancies only. The number of long term vacancies has therefore fallen slightly from 1,852 April 2011 to 1,803 in October 2011.

Action needed: None.

Relevant UDP Policies: H1.

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)

UDP Objective: To encourage the development of new housing stock in locations that meet the need to encourage more sustainable living patterns (Housing objective (a)).

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

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 228 dwellings completed during 2011/12 there were 143 dwellings located within the former HMR areas of which 118 had 3+ bedrooms. Therefore 82.52% of all dwellings completed within a former HMR area had 3+ bedrooms.

Action needed: None.

Relevant UDP Policies: H1.

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%\*.

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 228 dwellings were completed over the period 1 April 2011 to 31 March 2012. There were 220 properties lost due to clearance. As a result the net gain within the borough for 2011/12 was 8 dwellings.
- 3.7 Performance against the housing requirement from 2003/04 to 2012/13 has resulted in a residual of 991 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 over 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 2013 the borough's five-year supply contains sufficient land to accommodate 2,523 dwellings. This represents a 6.54 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 89% 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 increased during 2011/12 accounting for over half the total number of completions at 65%. The proportion of terraced properties and flats has fallen. The proportion of three and four bedroomed plus properties has also increased to 72% of all completions compared to 48% in 2010/11. This is reflective of the council's focus on the delivery or larger family accommodation as part of the overall mix on new developments. 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 in 2013/14.
- 3.12 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.
- 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 2012/13 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.

#### **Indicators**

#### **Transport**

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

UDP Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d)).

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: One non-residential development of 1,000 sqm and over within Use Classes A, B and D was completed. This was for an application for a new retail unit along with some smaller units and it complied with car parking standards.

Action needed: Improve awareness of parking standards.

Relevant UDP Policies: T3.3, Appendix E.

Relevant Joint DPD Policies: 1, 5,17.

Source: Oldham Council LDF and Urban Design section.

## **Transport**

Local Indicator: Public transport accessibility of new residential development to key services (Primary schools, secondary schools, GP's, hospitals, employment areas and major retail centre.

UDP Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d) UDP). To guide major developments to the most accessible locations and make efficient use of the existing transport network (Transport objective (g) UDP).

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.

Oldham Position: 98% of new dwellings completed on major<sup>(1)</sup>housing sites had good or very good public transport accessibility to all key services.

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

Local Indicator: Public transport accessibility of new residential development to key services (Primary schools, secondary schools, GP's, hospitals, employment areas and major retail centre.

Action needed: None.

Relevant UDP Policies: H1.1, H1.2, H1.3, T2, T2.1.

Relevant Joint DPD Policies: 1, 3, 5, 16, 17.

Source: Oldham Council LDF and Urban Design section.

# Key issues

3.19 The number of major housing developments with good or above public transport accessibility indicates that the policies on accessibility are generally being implemented effectively.

## **Transport**

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

UDP Objective: To minimise the impact of motorised traffic on the global climate and local air quality, and reduce its contribution to noise pollution (Transport objective (a)).

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: 10 travel plans have been secured as a condition of planning permission.

Action needed: None.

Relevant UDP Policies: T3.2.

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:

- i) Number of minor<sup>(2)</sup> residential developments with access to at least 2 key services (Joint DPD Indicator 23i)
- ii) Number of major<sup>(3)</sup> 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.

Oldham Position: 92% of minor residential developments (68 out of 74 dwellings) had access to at least 2 key services.

70% of major residential developments (105 of 154 dwellings) 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.

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

<sup>3</sup> The definition of major and minor development can be found in Policy 5 of the Joint DPD

Extension of Greater Manchester's light rail network, 'Metrolink', to the borough (Joint DPD Indicator 24).

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 17.

Sources: Oldham Council LDF and Urban Design section.

## **Key Issues**

3.22 There are currently no issues linked with this indicator.

#### **Future Action**

3.23 Continue to raise awareness of car parking standards and accessibility to key services in new residential developments. 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**

Core Output Indicator BD4: Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)

UDP Objective: To maintain the vitality and viability of the borough's centres as locations for a wide range of shopping and other services that are easily accessible by the whole community. (Retail and Leisure Development chapter, paragraph 7.7a.).

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, 2,057 square metres of floorspace was completed during the monitoring period, all of which was within the borough's centres.

In terms of office development (B1), 269 square metres of floorspace was completed during the monitoring period, none of which was within the borough's centres.

Action needed: None.

#### **Local Services – Town Centre Uses**

Core Output Indicator BD4: Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)

Relevant UDP Policies: S1.1, S1.2, S1.6, S1.7, B1.4.

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 to 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**

Local Indicator: Amount of eligible open spaces managed to Green Flag award standard

UDP Objective: Maintain and enhance the quantity, range and quality of open spaces, sport and recreational facilities throughout the borough (Open Space, Sport and Recreation Facilities, objective (c)).

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: N/A.

Oldham Position: There are seven open spaces with Green Flag awards at present (Alexandra Park, Brownhill Visitors Centre, Chadderton Hall Park, Coalshaw Green Park, Foxdenton Park, High Crompton Park, and Stoneleigh Park).

Action needed: None.

Relevant UDP Policies: R1, R2, R2.2.

Relevant Joint DPD Policies: 1, 6, 23.

Source: Oldham Council LDF and Urban Design section.

# **Local Services - Open Space**

Local Indicator: Net change in the extent of protected open space.

UDP Objective: Maintain and enhance the quantity, range and quality of open spaces and sport and recreational facilities throughout the borough (Open Space, Sport and Recreation Facilities, objective (c)).

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: N/A.

Oldham Position: It has not been possible to measure the net change in the extent of protected open space for the year 2011/12. However this information will be available to include in future AMRs, resources permitting. The council have prepared an Open Space Interim Planning Position Paper (March 2012) which sets out how the council will deal with open space contributions for the borough when determining relevant planning applications.

Action needed: Data gaps need to be addressed to provide a more comprehensive picture. Monitoring proforma should be established and undertaken.

Relevant UDP Policies: R1, R1.1, R2, R2.1.

Relevant Joint DPD Policies: 1, 6, 23.

Source: Oldham Council LDF and Urban Design section.

## **Key Issue**

3.26 A monitoring proforma to assess changes in the quality, quantity and accessibility of open space will be established. This information will be available to include in future AMRs, resources permitting.

#### **Future Action**

3.27 The policies within the Joint DPD protect, promote and enhance existing open space in the borough. There is a need to continue establishing a formal monitoring proforma and through this, undertake appropriate monitoring of the quality, quantity and accessibility of open space.

## **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).

## **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).

## 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: The council's Open Space Study (January 2008) includes a total of 1596.04 hectares of protected open space. The Study was last updated in January 2008.
- ii) It has not been possible to measure the net change in the extent of protected open space for the year 2011/12. However this information will be available to include in future AMRs, resources permitting. The council have prepared an Open Space Interim Planning Position Paper (March 2012) which sets out how the council will deal with open space contributions for the borough when determining relevant planning applications.

Action needed: Data gaps need to be addressed to provide a more comprehensive picture. Monitoring proforma should be established and undertaken.

Relevant Joint DPD Policies: 1, 6, 23.

Source: Oldham Council LDF and Urban Design section.

# **Key Issues**

3.28 A monitoring proforma to assess changes in the quality, quantity and accessibility of open space will be established. This information will be available to include in future AMRs, resources permitting.

#### **Future Action**

3.29 The policies within the Joint DPD protect, promote and enhance existing open space in the borough. There is a need to continue establishing a formal monitoring proforma and through this, undertake appropriate monitoring of the quality, quantity and accessibility of open space.

#### **MINERALS**

#### **Indicators**

## **Minerals – Primary Land Won Aggregates**

Core Output Indicator M1: Production of primary land won aggregates by mineral planning authority (Joint DPD Indicator 32).

UDP Objective: Encourage the sustainable use of mineral resources (Natural Resources and Environmental Quality objective (d)).

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 2011 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2010. Aggregate sales during 2010 was 0.29 million tonnes for crushed rock and 0.22 million tonnes for land-won sand and gravel, giving a total production figure of 0.51 million tonnes. Figures cannot be assigned to individual boroughs for reasons of confidentiality.

Action needed: None.

Relevant UDP Policies: NR4, NR4.1, NR4.2, NR4.3.

Relevant Joint DPD Policies: 1, 8.

Sources: North West Aggregate Working Party Annual Report 2011.

# Minerals - Secondary/Recycled Aggregates

Core Output Indicator M2: Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33).

UDP Objective: Encourage the sustainable use of mineral resources (Natural Resources and Environmental Quality objective (d)).

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

## Minerals – Secondary/Recycled Aggregates

Core Output Indicator M2: Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33).

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.

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 UDP Policies: NR4.2, NR4.3.

Relevant Joint DPD Policies: 1, 8.

Source: North West Aggregate Working Party Annual Report 2010.

## Key Issues

3.30 Oldham is dependent on the GMMWPU, the Regional Aggregate Working Party's (RAWP) annual monitoring and the DCLG for figures. Those 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. Therefore arisings are likely to be higher than is indicated. Information on mineral studies is provided within section 6.

#### **Future Action**

- 3.31 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. There will be a re-convened Hearing Session on 21<sup>st</sup> November 2012.
- 3.32 Along with the policies in the JMDPD the policies within the council's Joint DPD state we will promote the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources.

#### **WASTE**

#### **Indicators**

#### Waste

Core Output Indicator W1: Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).

UDP Objective: To monitor changes in the level of waste arising and changes in the proportions of waste recycled or reused (Waste Chapter).

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 this years monitoring period there were no new applications for waste management facilities granted.

Action needed: None.

Relevant UDP Policies: W1, W1.1, W1.2, W1.3, W1.4.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council LDF and Urban Design section.

## Waste

Core Output Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).

UDP Objective: To monitor changes in the level of waste arising and changes in the proportions of waste recycled or reused (Waste Chapter).

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: 77,932 tonnes.

Of the total household waste 31,634 tonnes was managed by recycling and composting. Percentage: 40.59%

#### Waste

Core Output Indicator W2: Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).

Total amount of household waste managed by landfill: 46,298tonnes. Percentage: 59.41%.

The overall recycling rate in Oldham for 2010/11 was 40.59%.

Action needed: None.

Relevant UDP Policies: W1, W1.1, W1.2, W1.4.

Relevant Joint DPP Policies: 1, 7.

Sources: Oldham Council.

#### **Key Issues**

**3.33** There are currently no issues linked with this indicator.

#### **Future Action**

**3.34** 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**

Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).

UDP Objective: To promote more sustainable forms of development (The Design of New Development objective (h)).

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 2011/12: 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.

# Flood Protection and Water Quality

Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).

Relevant UDP Policies: NR2.1, NR2.2.

Relevant Joint DPD Policies: 1, 19.

Source: Environment Agency and Oldham Council Development Management.

#### **Key Issues**

3.35 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 2011/12: There have been no SUDS consents approved by the Highway Assets team within the last year.

Action needed: To review SUDS approvals during 2012/13.

Relevant Joint DPD Policies: 1, 19.

Source: Oldham Council, Highway Assets and Network

## **Key Issues**

3.36 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**

3.37 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
- li) Improved local biodiversity (Joint DPD Indicator 38ii).

Local indicator: Net change in tree cover due to new development.

Joint DPD Objective: To conserve and enhance the biodiversity and geology of the borough (Open Environment – Nature and Landscape – objective (a)).

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: To increase tree cover across the borough from 3% to 5% by 2010.

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 slightly later this year (May 2012). There have been six changes to SBI's. Three SBI's had habitat description changes and three SBI's had changes to the site boundary and habitat description. The boundary changes resulted in an increase in the extent of SBI's by 7.5 hectares.

Defra publishes data on the 'Single data list 160-00 Nature Conservation: Local sites in positive conservation management'. The latest figures were published in May 2012 for 2010/11. This shows that in Oldham there are 37 sites (SBIs) with 9 (local authority owned) (24%) under positive conservation management. The percentage of sites under positive conservation management has increased from 18% since 2008/09.

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).

Ladcastle and Den Quarries Site of Special Scientific Interest (SSSI) was last assessed in July 2011 and was in favourable condition.

The Rochdale Canal SSSI was last assessed in 2010. This states that the canal is 'recovering' meaning that the canal should achieve favourable condition in time.

The Standedge Road Cutting SSSI has been merged with the South Pennine Moors designations. It was last reviewed in 2010 and is in favourable condition.

The South Pennine Moors SSSI was last assessed in 2009. This states that the SSSI is in 'recovering' condition.

Lowside Brickworks SSSI was last assessed in 2006 and was in favourable condition. Lowside Brickworks SSSI sits within Glodwick Lows Local Nature Reserve.

# **Biodiversity**

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

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

Action needed: None.

Relevant UDP Policies: D1.5, D1.6, OE2.3.

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**

3.38 There has been a overall increase in the extent of SBI's within the borough. The SBI's that have been updated are shown in Appendix 3. Two of these SBIs had a increase to their boundaries (10.4 hectares) and one SBI had a loss of 2.9 hectares. This loss was due to the loss of species rich grassland to agricultural improvement.

#### **Future Action**

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

## RENEWABLE ENERGY

#### **Indicators**

## **Renewable Energy**

Core Output Indicator E3: Renewable energy generation installed (Joint DPD Indicator 31)

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

UDP Objective: To encourage the generation of electricity from renewable resources and contribute to UK and regional targets in relation to renewable energy and climate change (Natural Resources and Environmental Quality objective (c)).

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.

Oldham position: Policy NR3.3 in the UDP requires 10% of the energy needs of all major new developments to be met from on-site renewable energy sources. Under the policy, between 1 April 2011 and 8 November 2011 (up until the Joint DPD was adopted on the 9 November) there were

## Renewable Energy

## Core Output Indicator E3: Renewable energy generation installed (Joint DPD Indicator 31)

13 out of 19 relevant major developments granted permission which will incorporate 10% of the energy requirements through on site renewable sources. This represents 68% of major new developments that were approved.

Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L building regulations. Since the 9 November 2011 and 31 March 2012 five out of six relevant major applications have been granted with a condition attached requiring applicants to meet Policy 18. This represents 80% of applications.

Over the past year there has been 10 major developments completed or partially completed which were required to incorporate renewable energy (under Policy NR3.3) (\*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).

For the schemes where information was available the following technologies were installed:

- Photovoltaics (PV) on housing within phase 1 of a development. Total scheme will provide 15% of energy from renewable sources.
- PV on housing development. Total scheme will provide 4% of energy from renewable sources as a viability assessment was accepted.
- PV provided on 3 plots as part of a larger housing scheme. In total the scheme will provide
  PV on 11 plots which equates to 10.21% of energy from renewable sources (126,654.65 kilo
  watts). In addition the scheme when completed will provide four Code 6 dwellings and two
  Passivhaus homes.
- Solar panels on 22 dwellings as part of a housing development. Equates to 16,011 kilo watt
- Passive solar wall on southern elevation of a youth centre. This equates to 14% of energy from renewable sources (17,730 kilo grams of CO2 per annum).
- New health centre incorporated a combined heat and power (CHP) generating system which runs on 100% sustainable bio-fuel. The bio-fuel is manufactured from waste used cooking oil. The cooking oil is collected by Convert2Green from restaurants, commercial and public sector buildings in the Oldham area. An air-source heat pump provides energy for the underfloor heating system. To ensure further reductions in carbon, energy and cost throughout the whole lifecycle of the building, all materials have been selected to minimise the environmental impact. All building envelope materials (walls, roof, flooring) achieve thermal insulation values (U-values) that are a minimum of 25% better than those required by Building Regulations.
- Air source heat pump incorporated into a primary school extension.

In addition there have been eight applications granted for solar panels/ PV and one air source heat pump. There were four wind turbine applications granted permission. Three of the applications were for single turbines and the remaining application was a Non Material amendment for a replacement of a previously approved wind turbine model.

# Renewable Energy

Core Output Indicator E3: 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 two accredited schemes in Oldham. These are Highmoor Landfill station at Scouthead, with a capacity of 4.2 megawatts and Oldham CHP (sewerage gas) at United Utilites Waste Water Treatment Works Foxdenton Lane, Chadderton with an installed capacity of 0.63 megawatts.

Information provided by AEA shows that total microgeneration in Oldham is 0.093 MWe (MegaWatt electric). This is split between PV (94.64%) and wind (5.36%) (based on Ofgem microgeneration data on schemes that have applied for Feed in Tariff accreditation up to June 2011). This equates to 0.06% of total microgeneration in the UK.

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

Relevant UDP Policies: NR3, NR3.1, NR3.2, NR3.3.

Relevant Joint DPD Policies: 1, 18.

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

# Key Issues

3.40 68% of major applications met the UDP NR3.3. The percentage of applications for new development meeting Policy 18 was 100%. There was also one major change of use application where Policy 18 was not applied.

## **Future Action**

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

## ADDITIONAL LOCAL INDICATORS

## **Green Belt and Open Land**

# **Green Belt**

Local Output indicator: Number and type of developments in the Green Belt (Joint DPD Indicator 36)

UDP Objective: To protect open parts of the borough from inappropriate development, while making sufficient sites available to meet future development needs (Open Environment – Green Belt and Other Protected Open Land).

#### **Green Belt**

Local Output indicator: 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: 98 applications approved in the Green Belt during 2011/12.

This is broken down into the following applications:

- Householder applications e.g. conservatory: 29
- Other Minor: 34
- Changes of use: 18
- Listed Building Alteration: 4
- Minor Dwellings: 4
- Minor retail, distribution and servicing: 2
- Non material amendments: 2
- Minor material amendment: 1
- Reserved matters relating to major housing: 1
- Extension of time limit: 1
- Conservation Area consent: 1
- Other householder: 1

Action needed: None.

Relevant UDP Policies: OE1, OE1.1, OE1.2, OE1.3, OE.1.4, OE1.5, OE1.6, OE1.7, OE1.8.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council LDF and Urban Design section.

#### **Key Issues**

3.42 The number of applications granted is lower than last year, which had 128 applications approved in the Green Belt.

# **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).

# **Other Protected Open Land**

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

Target: N/A.

Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2011/12 highlighted that there were ten applications granted. However the majority of these relate to sites that adjoin OPOL and therefore regard has been had to the relationship of the site to its surroundings. It is considered that there were two sites that were within OPOL.

This is broken down into the following applications:

- Minor other: 2 (within OPOL)
- Extension of time limit for minor retail, distribution and servicing: 1
- Extension of time limit for minor other: 1
- Householder applications: 3
- Minor retail, distribution and servicing:1
- Minor dwellings: 2

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council LDF and Urban Design section.

## **Key Issues**

3.43 There are no issues linked with this indicator. The two minor - other applications were for temporary access points and development relating to a bowling club.

## **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 2011/12.

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

## **Land Reserved for Future Development**

Number and type of developments in Land Reserved for Future Development (Joint DPD Indicator 39ii)

Source: Oldham Council LDF and Urban Design section.

# **Key Issues**

3.44 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 2011/12 there were two planning applications refused on matters relating to landscape. The applications, both for wind turbines, were refused for reasons relating to visual amenities and openness and in relation to policies 9, 18 and 21.

Action needed: None.

Relevant Joint DPD Policies: 1, 6, 18, 21.

Source: Oldham Council LDF and Urban Design section.

#### **Key Issues**

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

### **Future Action**

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

## **CONSERVATION**

## Conservation

Local Indicator: Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

UDP Objective: The conservation and enhancement of the borough's rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j)).

#### Conservation

Local Indicator: 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: An assessment of the planning applications approved for 2011/12 shows:

- Loss of listed buildings: There were two applications for the loss of listed buildings. One was
  for the demolition of part of an existing extension on a mill building. The other was for the
  demolition and rebuilding of a single storey extension on a cottage. There was also the
  demolition of an unstable grade II Railway warehouse (Park Road). Following assessments
  by structural engineers and Building Control professionals this warehouse was demolished
  to remove the danger of imminent collapse.
- Loss of buildings in conservation areas: There was one application for the loss of a building
  in a conservation area. This was for the demolition of a former police station and court house
  (Buckley Street, Uppermill). There was also an extension of time limit to a previously approved
  demolition of stable buildings.

Action needed: None. Policy 24 of the Joint DPD states that the council will protect, conserve and enhance heritage assets and their settings.

Relevant UDP Policies: C1, C1.2, C1.10.

Relevant Joint DPD Policies: 1, 24.

Source: Oldham Council LDF and Urban Design section.

#### **Key Issues**

3.47 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**

3.48 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 either started or completed between 1 April 2011 and 31 March 2012. These facilities were:

- Werneth Primary Care Centre completed and commissioned November 2011;
- Hill Top Surgery Fitton Hill contractual agreement to commence construction of Phase II Fitton Hill Neighbourhood Centre – March 2012; and
- Lees Medical Practice contractual agreement to commence construction March 2012.

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: N/A

Oldham Position: These indicators are no longer measured by the council. However 18.4% of the adult population in the borough take part in sport (latest data from survey between October 2009 and October 2011).

There is no information regarding children/young people's participation. This indicator is no longer required to be measured.

Action needed: N/A

Relevant Joint DPD Policies: 1, 2, 6, 23.

Source: Oldham Council.

## **Key Issues**

**3.49** 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. The Government is now working on the replacement new disability free life expectancy indicator however this is still in development. Existing general life expectancy indicators are as follows:

Life expectancy at birth: Male 75.7, Female 80.5 (latest figures 2008-10)

Life expectancy at 65: Male 16.5, Female 19.5 (latest figures 2008-10)

Action needed: NA

Relevant Joint DPD Policies: 1, 2, 6, 23.

Source: Oldham Council.

# **Key Issues**

3.50 The 'healthy life expectancy of 65' indicator was never fully implemented before being replaced. The Government is now working on the replacement new disability free life expectancy indicator however this is still in development.

#### **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 he 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.

#### **Education**

Number of education related developments started and/or completed (Joint DPD Indicator 43).

Oldham Position: Between 1 April 2011 and 31 March 2012 the following 5 education developments were started and/or completed:

- Oasis Academy Hollins Road (open September 2012);
- The Blessed John Henry Newman RC College (open September 2012);
- Waterhead Academy (was handed over in October 2012 and will open in November 2012);
- Oldham Academy North (under construction with anticipated open date of April 2013); and
- North Chadderton School (New build works complete and handed over. Phase two works continuing with anticipated completion date of Summer 2013).

Action needed: N/A

Relevant Joint DPD Policies: 1, 2.

Source: Oldham Council.

## **Key Issues**

3.51 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: SO5 To create safer and stronger inclusive communities by: a. promoting community cohesion.

Target: To engage as many people and organisations in the LDF consultation process in line with the council's adopted Statement of Community Involvement (SCI)

Oldham Position: There are 1224 people, agencies and organisations engaged in the LDF consultation process (as at March 2012).

Action needed: N/A

Relevant Joint DPD Policies: All policies.

Source: Oldham Council LDF and Urban Design section.

## **Key Issues**

**3.52** There are no key issues related to this indicator.

# **Supplementary Planning Documents**

3.53 The council has adopted six Supplementary Planning Documents (SPD) relating to the 2006 UDP. The council has identified local indicators as part of the preparation of the SPDs to monitor their effectiveness. Some of the indicators contained within the SPDs are already monitored through the AMR and therefore do not need to be duplicated below. For example, the Assessment of Employment Sites SPD did not propose any additional indicators above those already monitored.

# Air Quality and Development

## **Air Quality and Development**

**Local Indicator: Number of days of Air Pollution (Joint DPD Indicator 30)** 

UDP Objectives: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b)).

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 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. As this is from other sites it is not directly comparable with the results from previous years.

Annual Mean Nitrogen Dioxide in 2011 was 32.3 mgm3 (average across nine sites. Three Sites did not have a recording).

Previous years annual mean Nitrogen Dioxide levels were:

2010: 33.3 mgm3 (average across ten sites. Two sites did not have a recording).

2009: 46.5 mgm3 (average across ten sites. Two sites did not have a recording).

2008: 42.5 mgm3 (average across twelve sites).

2007: 41.3 mgm3 (average across twelve sites).

Action needed: None.

Relevant UDP Policies: NR1.2.

# **Air Quality and Development**

Local Indicator: Number of days of Air Pollution (Joint DPD Indicator 30)

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

#### **Key Issues**

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

#### **Future Action**

3.55 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

## **Local Indicator: Number of Air Quality Management Areas**

UDP Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b)).

Joint DPD Objective: SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough 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: One Air Quality Management Area designated in June 2001 and amended in March 2005.

Action needed: None.

Relevant UDP Policies: NR1.2.

Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

#### **Key Issues**

**3.56** Designation of air quality management areas is part of a Greater Manchester wide approach to improving air quality.

#### **Future Action**

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

## **Air Quality and Development**

## **Local Indicator: Number of quality bus corridors**

UDP Objective: To reduce the need to travel, especially by car, and the distance travelled (Transport objective (d)).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough 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: Oldham has two bus quality corridors.

Action needed: None.

Relevant UDP Policies: T1, T1.1, T1.2.

Relevant Joint DPD Policies: 1, 5, 17.

Source: Oldham Council.

## **Key Issues**

3.58 There are no issues linked with this indicator.

# **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 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 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 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.

# Air Quality and Development

Per capita emission estimates, industry, domestic and transport sectors (previously NI186) (Joint DPD Indicator 44)

Oldham Position: The latest information is for 2009 where there were 4.8 tonnes of per capita emissions.

2008: 5.3 tonnes

2007: 5.4 tonnes

2006: 5.6 tonnes

2005: 5.7 tonnes

Action needed: None

Relevant Joint DPD Policies: 1, 9, 18.

Source: DECC

## **Key Issues**

**3.59** 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**

3.60 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**

#### Local Indicator: Number of potentially contaminated sites in the borough

UDP Objective: To reduce current pollution levels where possible (Natural Resources and Environmental Quality objective (b)).

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: 2011/12: 4,544 sites

Action needed: None.

#### **Contaminated Land**

Local Indicator: Number of potentially contaminated sites in the borough

Relevant UDP Policies: NR1.6.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council, Environmental Health

#### **Key Issues**

**3.61** There are no issues linked with this indicator. The number of sites has remained the same as last year.

#### **Future Action**

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

#### **Contaminated Land**

# Local Indicator: Number of applications relating to contaminated sites

UDP Objective: To ensure that new development does not significantly add to pollution levels (Natural Resources and Environmental Quality objective (a)).

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: 2011/12: 315 applications.

Action needed: None.

Relevant UDP Policies: NR1.6.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

# **Key Issues**

3.63 There are no issues linked with this indicator. The number of applications related to contaminated sites has reduced since 2010/11.

#### **Future Action**

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

#### **Contaminated Land**

Local Indicator: Number of sites remediated as a result of planning permission (LDF Indicator 29)

UDP Objective:To ensure that new development does not significantly add to pollution levels (Natural Resources and Environmental Quality objective (a)).

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: 2011/12: 37. All sites remediated were as a result of the planning process.

Action needed: None.

Relevant UDP Policies: NR1.6

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

## **Key Issues**

3.65 There are no issues linked with this indicator.

#### **Future Action**

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

# Design

## **Urban Design**

## Number / percentage of listed buildings and Scheduled Ancient Monuments at risk

UDP Objective: The conservation and enhancement of the borough's rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j)).

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 environment, including their wider settings (SO4b).

Target: Zero

# **Urban Design**

# Number / percentage of listed buildings and Scheduled Ancient Monuments at risk

Oldham Position: There are six buildings at risk in the borough on the English Heritage 'Heritage at Risk' register. These are the Independent Methodist Chapel, George Street (Grade II\*); Foxdenton Hall, Chadderton (Grade II\*); Church of the Holy Trinity, Church Street, Oldham (Grade II); Church of St Mark with Christchurch, Glodwick Road (Grade II); Church of St Margaret, Chapel Road, Hollins (Grade II); and Holy Trinity Church, Church Road, Shaw (Grade II). It should be noted that previously the assessment of 'at risk' buildings only extended to an assessment of Grade II\* listed buildings. The assessment now includes Grade II listed buildings.

There are no Scheduled Ancient Monuments at risk in the borough.

Action needed: The council will continue apply Joint DPD policy 24 which states that the council will protect, conserve and enhance heritage asset and their settings.

Relevant UDP Policies: C1, C1.6, C1.8, C1.9, C1.10.

Relevant Joint DPD Policies: 1, 24.

Source: Oldham Council LDF and Urban Design section.

## **Key Issues**

**3.67** There are no issues linked with this indicator.

#### **Future Action**

**3.68** The council will continue to apply Joint DPD Policy 24 which states that the council will protect, conserve and enhance heritage assets and their settings.

#### **Urban Design**

# Local Indicator: Number / extent of conservation areas (Joint DPD Indicator 22ii)

UDP Objective: The conservation and enhancement of the borough's rich built heritage is key to achieving more sustainable development and successful, sustainable urban regeneration (General principle (j)).

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: To maintain the number and extent of Oldham's Conservation Areas.

Oldham Position: There are 36 conservation areas covering 250.79 hectares.

Action needed: None.

# **Urban Design**

Local Indicator: Number / extent of conservation areas (Joint DPD Indicator 22ii)

Relevant UDP Policies: C1, C1.1, C1.2, C1.3, C1.4.

Relevant Joint DPD Policies: 1, 24

Source: Oldham Council LDF and Urban Design section.

## **Key Issues**

3.69 There are no issues linked with this indicator.

#### **Future Action**

3.70 The council will continue to apply Joint DPD Policy 24 which states that the council will protect, conserve and enhance heritage assets and their settings.

## **Urban Design**

#### Local Indicator: Extent of derelict and underused land

UDP Objective: To promote more sustainable forms of development (Design objective (h)).

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.

Oldham Position: The last Derelict, Underused and Neglected (DUN) land survey was undertaken in 2005 and revealed that there was 221.65 hectares of derelict and underused land.

Action needed: None.

Relevant UDP Policies: D1, D1.1.

Relevant Joint DPD Policy: 1

Source: Oldham Council.

#### **Key Issues**

3.71 There is the need to reduce the amount of derelict and underused land in the borough.

#### **Future Action**

3.72 The policies within the Joint DPD state that the council will ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings.

# **Urban Design**

# Improved street and environmental cleanliness

UDP Objective: To promote public spaces, roads and footpaths that are attractive, safe, uncluttered and practical for use by the whole of the community, including children and disabled and elderly people (Design objective (c)).

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:

- Litter: 8% (6% previous year). Target is 6%
- Detritus: 2% (improvement from 6% previous year). Target is 7%
- Graffiti: 1% (improvement from 2% previous year). Target is 3%
- Fly-posting: 0%. Target is 0%.

With the exception of 'litter', the percentage of streets falling below 'Grade B' level has improved or remained the same for all comparable categories.

Action needed: None.

Relevant UDP Policies: D1, D1.1.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council.

#### **Key Issues**

3.73 There are no issues linked with this indicator.

## **Future Action**

3.74 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.

71

### **Urban Design**

Local Indicator: Number and percentage of major planning applications refused on poor design grounds. Changed

UDP Objective: Design objectives (a-h).

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: No major planning applications were refused on design grounds in 2011/12.

Action needed: Continue to encourage high quality design.

Relevant UDP Policies: D1, D1.1 to D1.13.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

### **Key Issues**

3.75 No major applications were refused on design grounds. This demonstrates that applicants are working with the policies of the Joint DPD (Policy 1 and Policy 20) to achieve high standards of design quality. Although the SPD was prepared to support the UDP, Policy 20 'Design' of the Joint DPD highlights that the Urban Design Guide SPD will continue to inform the Joint DPD planning policy.

### **Future Action**

3.76 The policies within the Joint DPD promote high quality design and sustainable construction of developments.

### **Urban Design**

### **Local Indicator: Number of Local Nature Reserves and Country Parks**

UDP Objective: To encourage further greening of the environment and improve local biodiversity through tree planting; high quality landscaping; the conservation and improvement of existing natural wildlife habitats and the creation of new ones (Design objective (b)).

Joint DPD Objectives: 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.

### **Urban Design**

### **Local Indicator: Number of Local Nature Reserves and Country Parks**

Oldham Position: Oldham has one Local Nature Reserve (Glodwick Lows) and two Country Parks (Daisy Nook and Tandle Hill).

Action needed: None.

Relevant UDP Policies: D1, D1.1.

Relevant Joint DPD Policies: 1, 6, 23.

Source: Oldham Council.

### **Key Issues**

3.77 The local nature reserve and country parks all contribute towards the greening of the borough's environment and improving and conserving biodiversity.

### **Future Action**

3.78 The policies within the Joint DPD will continue to identify, conserve and enhance the multi-functional Green Infrastructure network in the borough and maximise the benefits associated with Green Infrastructure.

### **Urban Design**

Local Indicator: Number of domestic burglaries per 1,000 households (now measured as the 'number of domestic burglaries')

UDP Objective: To promote community safety and well being, crime prevention and public health (Design objective (a)).

Joint DPD Objective: To create safer and stronger inclusive communities by 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: N/A

Oldham position: 1,362 cases of household burglary or 15.30 per 1,000 households (There has been a 17% decrease in the number of domestic burglaries from 2010/11 to 2011/12).

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3, D1.7.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Partnership (Performance Management 2010/2011).

### **Key Issues**

3.79 The number of domestic burglaries has decreased since the previous year.

### **Urban Design**

Local Indicator: Percentage of vehicle crimes per 1000 population (now measured as the number of incidents of 'vehicle taking (includes aggravated)' and the number of incidents of 'theft from a vehicle')

UDP Objective: To promote community safety and well being, crime prevention and public health (Design objective (a)).

Joint DPD Objective: To create safer and stronger inclusive communities by 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: N/A

Oldham Position: 2011/12 There have been 1,603 incidents of vehicle crimes (18.01 per 1,000 households). This is not comparable to previous years due to a change to the indicator available.

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3, D1.7.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

### **Key Issues**

3.80 There are no key issues related to this indicator. Policies of the Joint DPD aim to create safer and stronger inclusive communities.

### **Future Action**

3.81 Future development management decisions and the LDF should continue to encourage developments to create safe and attractive spaces.

### **Urban Design**

### Local Indicator: Number of cyclists involved in road accidents

UDP Objective: To promote safety and well being, crime prevention and public health (Design objective (a)).

Joint DPD Objective: To create safer and stronger inclusive communities by 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).

### **Urban Design**

### Local Indicator: Number of cyclists involved in road accidents

Target: N/A.

Oldham Position: In 2011 there were 197 cyclists involved in road accidents that were reported to the police. This information is not available for the year 2011/12.

The total number of cyclists involved in road injury accidents reported to the police in 2010/11 was 40.

As the timescales for each year differ, the figures are not comparable.

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3, D1.7.

Relevant Joint DPD Policies:1, 20.

Source: Oldham Council.

### **Key Issues**

3.82 There are no key issues related to this indicator. Policies of the Joint DPD aim to create safer and stronger inclusive communities.

### **Urban Design**

### Local Indicator: Number of pedestrians involved in road accidents

UDP Objective: To promote safety and well being, crime prevention and public health (Design objective (a)).

Joint DPD Objective: To create safer and stronger inclusive communities by 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: N/A.

Oldham Position: The number of pedestrians involved in road accidents reported to the police was 569 in 2011. This information is not available for the year 2011/12.

Total number of pedestrians involved in road injury accidents reported to the police 2010/11: 138

As the timescales for each year differ, the figures are not comparable.

Action needed: None.

Relevant UDP Policies: D1, D1.1, D1.3, D1.7.

### **Urban Design**

Local Indicator: Number of pedestrians involved in road accidents

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

### **Key Issues**

3.83 There are no key issues related to this indicator. Policies of the Joint DPD aim to create safer and stronger inclusive communities.

### **Urban Design**

### Extent of cycleway and footpath provision

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 (SO1(e)).

Target: N/A

Oldham Position: The total extent of cycleways in the borough is 19,097 metres (2006).

The total extent of the footpath network in the borough is approximately 449,811 metres.

This breaks down into:

- Footpaths 39,556 metres;
- Bridleways 39,556 metres;
- Restricted byways 2,717 metres; and
- Byways open to all traffic 1,206 metres.

Action needed: None

Relevant UDP Policies: T3.1.

Relevant Joint DPD Policies: 1, 5, 6.

Source: Oldham Council.

### **Key Issues**

**3.84** There are no key issues related to this indicator.

### Indicators that are no longer monitored

- 3.85 There are two indicators for the Urban Design SPD that are no longer monitored by the council so there is no information available for them. They are:
  - Extent of urban / rural footpaths in good condition;

- Percentage of public buildings accessible to people with physical disabilities; and
- Extent of Homezones, traffic calming and pedestrianisation measures.

### Renewable Energy

### Renewable Energy

Local Indicator: Number of wind turbine applications granted and refused planning permission

UDP Objective: To encourage the generation of electricity from renewable resources and contribute to UK targets in relation to renewable energy and climate change (Natural Resources and Environmental Quality objective (c)).

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.

Oldham Position: During 2011/12 there were four wind turbine applications granted permission. Three of the applications were for single turbines and the remaining application was a Non Material amendment for a replacement of a previously approved wind turbine model.

One wind turbine application was refused. The proposal was considered to be inappropriate development within the Green Belt and did not adequately demonstrate that very special circumstances existed to outweigh the harm to the Green Belt.

Action needed: Assess future wind turbine applications against Joint DPD and NPPF.

Relevant UDP Policies: NR3.1, NR3.2.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council LDF and Urban Design section.

### **Key Issues**

3.86 Monitoring indicates that local plan policy is promoting green energy, where appropriate.

### **Future Action**

3.87 There is the need to assess future wind turbine applications against the Joint DPD and NPPF.

### Indicators to be monitored

- 3.88 The following indicators were also included in the Contaminated Land SPD, Air Quality SPD and the Urban Design Guide SPD. The council is currently developing arrangements to monitor these indicators, resources permitting and therefore no information is available for inclusion in this AMR.
  - Cumulative area of contaminated land;

- Cumulative area of sites remediated;
- Number of properties within Air Quality Management Area;
- Water consumption;
- Percentage of new homes meeting Lifetime Homes standards in HMR areas and non HMR area;
- Percentage of residents who think that for their local area, that crime has got better or stayed the same; and
- Percentage of rivers of good or fair quality.

## 4 Implementation of the Statement of Community Involvement

### Analysis of responses to Local Development Framework consultations

- 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 LDF and in the consideration of planning applications. 4.1
- 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 LDF. The table below looks at the LDF consultations undertaken since 1 April 2011. 4.2
- 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 LDF 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. 4.3

LDF Document / Consultation dates	LDF Document / Consultation Techniques Used Consultation dates	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Strategic Housing Land Availability Assessment Update	Strategic Housing Letter / email to developers and Land Availability agents, AGMA authorities and Assessment other appropriate statutory consultees.	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
September - October 2011	Documents were available on the council website.				COIISOIRAIOI.
	Press release.				

LDF Document / Consultation dates	LDF Document / Consultation Techniques Used Consultation dates	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 LDF mailing list and other Oldham Council officers.  A Public Notice was issued in local newspapers.  Documents were available on the council website, and at public libraries, Civic Centre Access Oldham and Planning Reception.	1224	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 and at public libraries and on the council's website	m	2 organisations responded (66.6% response rate)	No equalities information provided.	Was a targeted consultation - response rate reflects this.

LDF Document / Consultation dates	LDF Document / Consultation Techniques Used Consultation dates	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 LDF mailing list and other Oldham Council officers.  A Public Notice was issued in local newspapers.  Documents were available on the council website, and at public libraries, Civic Centre Access Oldham and Planning Reception.	1230	7 people/ organisations responded (0.5% response rate)	Due to 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 Plan May - June 2012	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the LDF mailing list and other Oldham Council officers. A Public Notice was issued in local newspapers. Documents were available on the council website, and at public libraries, Civic Centre Access Oldham and Planning Reception.	1230	80 people / organisations responded (6.5% response rate)	Due to 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

### **Unitary Development Plan (UDP)**

- 5.1 The Sustainability Appraisal that was undertaken on the UDP identified 27 sustainability objectives under the following four themes:
  - Live
  - Protect
  - Grow
  - Save
- 5.2 For the purposes of this AMR, it is considered that these four themes still provide an appropriate means of assessing the effects of the above policies, objectives and targets as the UDP was still in place until early November 2011.

### Live

- **5.3** Key objectives under this heading include the need to:
  - Reduce poverty;
  - Improve access to jobs, services and amenities; and
  - Provide affordable homes.
- **5.4** The indicators show that:
  - 1,575 square metres of business and industrial development was completed in the last year;
  - 98% of new dwellings completed on major housing sites had good or above public transport accessibility to key services;
  - 2,057 square metres of retail floorspace was completed; and
  - 112 affordable homes completed during 2011/12.

### **Protect**

- 5.5 Key objectives under this heading include the need to:
  - Protect and enhance endangered and valued species and habitats;
  - Increase tree cover; and
  - Protect and improve river quality.
- **5.6** The indicators show that:
  - The total area of the borough covered by Sites of Biological Importance has increased by 7.5 hectares; and
  - There were no planning applications granted contrary to Environment Agency advice.

### Grow

- **5.7** Key objectives under this heading include the need to:
  - Optimise the beneficial use of brownfield land; and
  - Reduce the need to travel.

### **5.8** The indicators show that:

- 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
- 96% of residential development developed over the last year involved the reuse of previously developed land; and
- 98% of new dwellings completed on major housing sites had good or very good public transport accessibility to key services.

### Save

- **5.9** Key objectives under this heading include the need to:
  - Reduce emissions of gases which contribute to climate change; and
  - Minimise the production of waste and increase recycling and recovery rates.

### **5.10** The indicators show that:

- Under the UDP there were 13 schemes that incorporated 10% of the energy needs from on-site renewable energy sources;
- 98% of new dwellings completed on major housing sites had good or very good public transport accessibility to key services; and
- 40.59% of household waste arisings were dealt with through recycling or composting.

### **Future Action**

5.11 The above reports on the sustainability objectives used to appraise the UDP. Progress has been made in each of the AMRs, and will be further developed in future AMRs. The council has developed a sustainability appraisal toolkit for the LDF. This will be used in future monitoring reports. This years AMR is a hybrid and therefore the UDP sustainability objectives and the LDF sustainability objectives are both being used.

### **Local Development Framework (LDF)**

- 5.12 The Sustainability Appraisal that was undertaken on the LDF 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.

### Social progress which recognises the needs of everyone

- **5.13** 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
- **5.14** The indicators show that:

- As at March 2012 1,224 people, agencies and organisations were engaged in the LDF consultation process;
- The proportion of detached and semi-detached properties completed have increased during 2011/12 accounting for over half of the total completions at 65%; and
- Three health care premises were either started or completed between 1 April 2011 and 31 March 2012.

### Effective protection of the environment

### **5.15** 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

### **5.16** The indicators show that:

- 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
- 96% 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 LDF five major applications were granted with a condition attached requiring applicants to meet Policy 18.

### Prudent use of natural resources

### **5.17** 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

### **5.18** The indicators show that:

- No major planning applications were refused on design grounds;
- 40.59% of household waste arisings were dealt with through recycling or composting.
- 37 contaminated sites were remediated as a result of the planning process.

### Maintenance of high and stable levels of economic growth and employment

### **5.19** 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

### **5.20** The indicators show that:

- 1,575 square metres of business and industrial development was completed in the last year;
- The employment rate for 16 64 year olds was 64%;
- 2,057 square metres of retail floorspace was completed; and
- During 2011/12 five education developments were started and/or completed.

### 6 Implementation of saved policies

- 6.1 This section of the AMR analyses whether Oldham's planning policies in the UDP 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 Following adoption of the UDP in July 2006 its policies were automatically "saved" for three years under the provisions of the Act and Regulations, i.e. to July 2009. As the Joint DPD was adopted after July 2009, the council applied to the Secretary of State to "save" all UDP policies and the 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 9 and 10 in Appendix 4 outline which of the UDP policies are still saved and which have been replaced by policies within the Joint DPD.
- 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 2011 and March 2012 inclusive. Major applications are defined as: 10 or more residential units or, in the case of outline applications, a site of 0.4ha or more, and 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, because some policies by definition are not relevant to major applications. As mentioned previously this years AMR is a transitional document this indicator has had to be split between major applications approved under the UDP and major applications approved under the Joint DPD.
- **6.8** Between 1 April 2011 and 30 March 2012 28 major applications were approved or refused:
  - Using the UDP 22 major applications were approved or refused using a total of 46 policies out of 138.
  - Using the LDF six major applications were approved or refused using a total of 11 policies out of 25.

### Waste: National, North West and Local Policy

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

### **National Policy**

- 6.10 In June 2011, the Government published a full review of waste policy in England. The Review looked at the most effective ways of reducing waste, maximising the money to be made from waste and recycling, and how waste policies affect local communities and individual households as part of the Government's commitment to ensure we are on the path towards a 'zero waste' economy. A progress report, published in March 2012, revealed that good progress has been made since the Review was published with 90% of actions either completed or on track.
- 6.11 NPPF, published in March 2012, does not contain specific waste policies because national waste planning policy will be published at the end of 2013 as part of the National Waste Management Plan for England. Therefore, Planning Policy Statement 10: Sustainable Waste Management remains in place.

### **Regional Spatial Strategy**

6.12 The planning data and research held by the former Regional Assembly is still available to local authorities for the preparation of their local plans whilst they put their own alternative arrangements in place for the collection and analysis of evidence.

### **National Studies**

Construction, demolition and excavation waste (CDEW) arisings, use and disposal for England 2008.

6.13 In 2005 estimates were generated for certain key components of mainly-inert CDEW in England. WRAP, Capita Symonds and Alfatek Redox (UK) sought to update these estimates with the 2008 study named above. The headline figure was 83.24 million tonnes of CDEW generated in 2008, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste, 19.53 million tonnes was deposited at permitted landfill sites in 2008; which is down by 30% from the 2005 figure of 27.75 million tonnes.

### **Regional Studies**

Study to fill the evidence gaps for Construction, Demolition and Excavation waste streams in the North West region of England

6.14 The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities and the North West Regional Assembly) commissioned a waste survey for the North West region of England. This was funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM Authorities, Merseyside and Warrington), the Environment Agency and the North West Regional Assembly.

6.15 The study, 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. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006, compared to the national survey result of 10,792,823 tonnes for 2005.

### **Greater Manchester Construction, Demolition and Excavation Waste (CDEW)**

**6.16** The 2011 Environment Agency waste interrogator data provides a figure of 544,629 tonnes of CDEW for the Greater Manchester sub-region.

### North West England Commercial & Industrial Waste Arisings Survey 2009

6.17 The Local Authorities of the North West Region, plus 4NW, have commissioned a survey of the waste produced by Commercial and Industrial (C and I) companies throughout the region, to update the regional assessment of total waste arisings. The survey details that the total North West regional arisings for 2009 totals 7,631,158 tonnes, which is down 6% on the 2006 survey. Of the total arisings, 20.2% was landfilled and 59.8% was recycled.

### **Joint Waste Development Plan Document (JWDPD)**

- **6.18** The Greater Manchester Waste Plan was adopted by all 10 Greater Manchester Authorities on 1st April 2012.
- 6.19 As part of the evidence base for the Waste Plan, the Minerals and Waste Planning Unit commissioned a Needs Assessment in 2007; it was then updated in 2010. The Needs Assessment models future waste arisings alongside current/planned waste capacity data to identify future waste treatment and disposal requirements. The headline figures for waste arisings in Greater Manchester for 2009 are as follows:
  - 2,517,010 tonnes of Commercial and Industrial waste per annum;
  - 1,299,421 tonnes of Construction and Demolition waste per annum which is under management;
  - 275,000 tonnes of Solid Derived Fuel, created from the municipal solid waste management methods of the PFI sites; and
  - 300,000 tonnes of agricultural waste.

### **Municipal Waste Management Strategies (MWMS)**

6.20 There are two waste disposal authorities in Greater Manchester; they are Wigan Metropolitan Borough Council (WMBC) which manages waste produced within Wigan MBC and Greater Manchester Waste Disposal Authority (GMWDA) which manages the waste of the other 9 authorities in Greater Manchester. Each WDA is responsible for producing a Municipal Waste Management Strategy (MWMS).

### **Greater Manchester**

- 6.21 The Greater Manchester Municipal Waste Management Strategy, was adopted in 2004 and updated in 2007. It covers the other nine of the ten Greater Manchester districts and sets out a framework for managing Local Authority collected waste arisings up to 2030. The headline targets of the Strategy include:
- **6.22** Arresting the increases in Local Authority collected waste arisings to:

- no more than 1% per annum by 2010;
- zero by 2020; and
- no growth through to 2030.
- **6.23** Achieving levels of recycling and composting of household waste:
  - 33% by 2010; and
  - A minimum of 50% by 2020 and through to 2030.
- 6.24 Table 2 below indicates the forecast Local Authority collected waste arisings within the Greater Manchester Waste Disposal Authority area, at five year intervals throughout the Plan period, illustrating the predicted arrest in growth in waste arisings in line with the targets above.

### Table 2 Forecast Local Authority collected waste arisings within the Greater Manchester Waste Disposal Authority area

Wigan Waste Dis annum) 2009-202	posal Authority: Lo 7	ocal Authority colle	cted waste Arising	s (tonnes per
Waste Arisings 2009.Taken from the Needs Assessment 2010.	Forecast Waste Arisings 2012	Forecast Waste Arisings 2017	Forecast Waste Arisings 2022	Forecast Waste Arisings 2027
1,111, 271	1,115,480	1,114,077	1,114,077	1,114,077

- 6.25 To assist in delivering the strategy, in 2009, the GMWDA signed a 25 year Private Finance Initiative waste and recycling contract with Viridor Laing (Greater Manchester) Limited. The contract started a £640 million construction programme which will create a network of state-of-the-art recycling facilities over the next 5 years. The introduction of the facilities will divert more than 75% of Greater Manchester's waste away from landfill which will be the greatest amount of diversion of all local authorities across the UK.
- **6.26** Significant achievements have been delivered across the Greater Manchester partnership including:
  - 366,000 tonne reduction in Local Authority Collected Waste from 2004/05 to 2010/11;
  - an increase in recycling and composting to 37.01% in 2010/11; and
  - a reduction in waste sent to landfill by 483,000 tonnes from 2004/05 to 2010/11.

### Minerals: National, North West and Local Policy

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

### Construction, demolition and excavation waste streams in the North West region of England 2008

6.28 In 2005 estimates were generated for certain key components of mainly-inert CDEW in England. WRAP, Capita Symonds and Alfatek Redox (UK) sought to update these estimates with the 2008 study named above. The headline figure was 83.24 million tonnes of CDEW generated in 2008, which is down by 7% on the 2005 figure of 89.63 million tonnes. Of this waste, 19.53 million tonnes was deposited at permitted landfill sites in 2008; which is down by 30% from the 2005 figure of 27.75 million tonnes.

### **NWRAWP (AM2009)**

- 6.29 <u>Production of primary land-won aggregates</u> The AWP Annual Monitoring Report 2011 provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for the year 2010. Aggregate sales during 2010 was 0.29 million tonnes for crushed rock and 0.22 million tonnes for land-won sand and gravel, giving a total production figure of 0.51 million tonnes. Figures cannot be assigned to individual boroughs for reasons of confidentiality.
- 6.30 Production of secondary / recycled aggregates In 2005 Capita Symonds was commissioned by the Department for Communities and Local Government to produce a report on the arisings and use of alternatives in England. In 2007 their report 'Survey of Arisings and Use of Alternatives to Primary Aggregates in England 2005' was published. Table 3 illustrates the findings of the report for the North West and England.

**Table 3 Alternative Arisings in North West in 2005 (million tonnes)** 

Material	North West	England
Pulverised Fuel Ash	0.42mt	5.0mt
Furnace Bottom Ash	0.08mt	1.0mt
Slate Waste	0.20mt	0.5mt
Spent Railway Track Ballast	0.38mt	1.4mt
Waste (Container) Glass	0.27mt	2.0mt

6.31 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 1 January 2008 to 31 December 2008 in the North West. Table 4 illustrates the findings of this survey.

**Table 4 Alternatives Arisings in North West 2008 (million tonnes)** 

Material	Cheshire	Cumbria	Lancashire	G Manchester, H a I t o n , 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

- 6.32 The total arisings of Pulverised Fuel Ash (PFA) 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.
- 6.33 Revised apportionments were agreed upon during the AM2009 monitoring period in light of the release of the 'National and regional guidelines for aggregate provision in England 2005-2020'. Further details can be found within Chapter 12 of the North West Regional Aggregates Working Party Annual Monitoring Report 2010, the link to which is as follows:
- 6.34 http://cheshirewestandchester.gov.uk/planning\_and\_building\_control/spatial\_planning/minerals\_and\_waste/nwrawp.aspx
- 6.35 The table below identifies the North West Sub-regional apportionments 2005 2020 (mt).

Table 5 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

- 6.36 In March 2012, Government published the National Planning Policy Framework (NPPF). NPPF has introduced a new requirement on MPAs to produce, either jointly or individually, an annual Local Aggregate Assessment (LAA). The LAA 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.
- **6.37** The MWPU, on behalf of the 10 Greater Manchester Authorities, is preparing a joint LAA with Warrington, Halton and Merseyside. This should be completed by the end of 2012.

### Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England

6.38 The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (now AWP) (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities and the North West Regional Assembly) commissioned a waste survey for the North West region of England. This was funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM Authorities, Merseyside and Warrington), the Environment Agency and the North West Regional Assembly.

- 6.39 The study, 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.
- 6.40 The CDEW arisings generated, processed or handled and disposed of in 2006 are shown in Table 2 below. The survey estimated that some 11,345,222 tonnes of waste was generated in 2006, compared to the national survey result of 10,792,823 tonnes for 2005.

Table 6 Regional estimates of CDEW generated, processed or handled and disposed of in 2006

Operators that generate arisings	Regional estimate <sup>1</sup>	Operators that process / handle / transport arisings	Regional estimate <sup>1</sup>	Operators that dispose of arisings	Regional estimate <sup>1</sup>
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 <sup>3</sup>	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 <sup>3</sup>	3,438,940		
Land remediation firms	No data	Rail ballast recyclers	436,000		
Ports and harbours	<25,000	Skip hire operators	No data		
Power stations <sup>2</sup>	>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 CDEW and so appear in all three sections.

<sup>&</sup>lt;sup>1</sup> Regional estimate is the mean regional estimate of CDEW arisings or waste handled for all types of waste.

<sup>&</sup>lt;sup>2</sup> Only one power station reported producing and handling relevant waste, so data is not presented.

Operators that generate arisings	Regional estimate <sup>1</sup>	Operators that process / handle / transport arisings	Regional estimate <sup>1</sup>	Operators that dispose of arisings	Regional estimate <sup>1</sup>
<sup>3</sup> Data presented for Paragraph 9 and 1	• •	ES surveyed. There	e was 1,510,78	8 tonnes of wast	e received at

**6.41** The total arisings for the region when compared to the national survey were similar, although the source of waste differed.

### **Greater Manchester Construction, Demolition and Excavation Waste (CDEW)**

**6.42** The 2011 Environment Agency waste interrogator data provides a figure of 544,629 tonnes of CDEW for the Greater Manchester sub-region.

### **Development of a Joint Minerals Development Plan Document**

6.43 The 10 Greater Manchester Authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDFs. In August 2009, agreement was reached across the ten AGMA Authorities. The formal title of the Minerals Plan is the Greater Manchester Joint Minerals Development Plan Document (Minerals Plan). The production of the Minerals Plan commenced in November 2009, the date of adoption is currently (as of November 2012) set at April 2013. The Minerals Plan was submitted to the Secretary of State in November 2011 and the Hearing Sessions commenced in February 2012. There will be a re-convened Hearing Session on 21st November 2012.

### 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 LDF.

### 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, Acolaid, to facilitate
    the closer monitoring of the use of policies in decision-making; and
  - To continue to work with GMMWPU on the Minerals Plan.

### 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 2011/12 AMR.
  - Support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.
  - Set up 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's Strategic Housing Market Assessment, 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 "Issue 6" of the LDS came into effect in November 2009 to include the timetable for preparing a joint minerals DPD in Greater Manchester. The LDS was partially updated in February 2011.
- 7.5 Discussions may need to be had with the Planning Inspectorate and other appropriate agencies on formalising any amendments to the LDS that may be necessary in relation to the timetable of the Site Allocations DPD.

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

- **7.6** The key actions under this heading are:
  - To work with AGMA and the Greater Manchester Minerals and Waste Planning Unit to prepare the Joint Minerals DPD that will supersede the minerals policies in the UDP;
  - 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

- 7.7 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 & Sholver, and the Hathershaw and Fitton Hill New Deal for Communities area; and
  - The 'Invest in Oldham' Prospectus.
- 7.8 At present it is not proposed that any of the above masterplans will be progressed as LDF Area Action Plans or SPDs. They are, however, implemented and reflected through the LDF Joint Core Strategy and Development Management Policies DPD, where appropriate, and will be taken into account when preparing the Site Allocations DPD.

### Conclusion

- 7.9 The Government's good practice guidance on LDF 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.
- **7.10** 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 6'. A partial update to the LDS was undertaken again in February 2011. The LDS and the LDS Update should be read in conjunction and can be viewed on the council's website <a href="www.oldham.gov.uk">www.oldham.gov.uk</a>. 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 Core Strategy and Development Management Policies Development Plan Document had been adopted. Performance on the LDS milestones between April 2011 and March 2012 was as follows:

- Joint Core Strategy and Development Management Policies Development Plan Document (the Joint DPD) - Examination: A pre-hearing meeting was held on 21 April 2011. The hearing sessions were held between 2 June 2011 and 16 June 2011. The council received the Inspectors Report stating the Joint DPD was sound on 30 August 2011. The council adopted the Joint DPD at Full Council on 9 November 2011.
- Joint Waste Development Plan Document The GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control:
- Examination: A pre-hearing meeting was held on 21 April 2011.
- Examination: The hearing sessions were held between 28 June 2011 and 1 July 2011 and were then adjourned. The reason for this adjournment was that during the examination hearing sessions a number of proposed minor changes to the Submitted Waste Plan were proposed and the Planning Inspector requested that the proposed minor changes be publicised.
- The JWDPD Minor Changes consultation undertaken 22 July 2011 2 September 2011
- Examination: There was an extra hearing day in relation to the consultation on the proposed minor changes on 22 September 2011.
- The GMMWPU received the Inspector's Report stating the JWDPD was sound on 4 November 2011.
- Joint Minerals Development Plan Document the GMMWPU is preparing this on behalf of the ten local authorities, therefore its delivery is not solely within Oldham Council's control. The following consultations have been undertaken:
- Publication Report consultation undertaken 22 July 2011 2 September 2011.
- The JMDPD was submitted to the to the Planning Inspectorate for independent examination on 18 November 2011.
- Examination: A Preliminary Meeting was held on 6 December 2011.
- Examination: Hearing sessions were held between 21 and 23 February 2012. During these
  hearing sessions the ten Greater Manchester Councils indicated that they wished to make
  a number of Main Modifications to the Submitted Minerals Plan. The Inspector adjourned
  the hearing sessions to allow the Councils to approve the Modifications and complete
  public consultation.
- Housing Land Release SPD As in previous years there was no need to prepare this SPD during the monitoring period due to the fact that there is sufficient land within the five-year housing supply to meet the current needs. Reference to the production of the Housing Land Release SPD has been removed from "Issue 7" of the LDS as timetables for SPD's are no longer required to be set out with the LDS.
- **7.11** 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, and
    these gaps need to be addressed.
- **7.12** 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.

- 7.13 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.
- 7.14 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.
- 7.15 Whether policies need changing to reflect changes in national policy:
  - The LDF reflects updates to national policy.
- 7.16 Whether local development orders or simplified planning zones are achieving their purposes:
  - The borough has no such zones.
- 7.17 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 exploring the implications of CIL and looking at the evidence base that will need to be prepared to support it. This includes an Infrastructure Study and a Viability Assessment. As we progress with 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, including;
  - Tameside Council in October 2011
  - Contact with all of the authorities to the east of Oldham Borough regarding transport matters January 2012
  - British Waterways January 2012
  - Greater Manchester Ecology Unit January 2012
  - Tameside Council February 2012
  - Environment Agency February 2012
  - AGMA meeting regarding housing February 2012
  - Environment Agency March 20112
  - United Utilities March 20112

### **Appendix 1 Local Housing Statistics**

Table 7 Net House Building 2003/04 to 2011/12

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 Forecast	375	119	256	-33
Total	4,064	2,165	1,899	-991
Average	406	216	189	

Chart A: Dwellings completed and cleared, 2003/04 to 2011/12

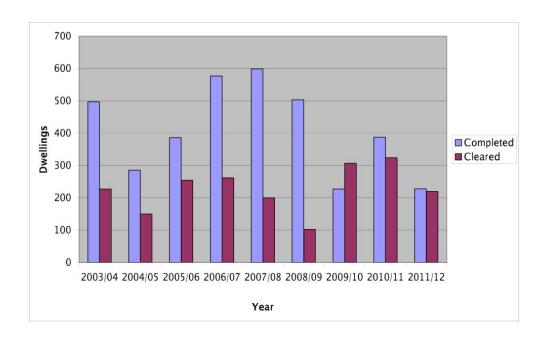


Chart B: Percentage of Completions by House Type, 2003/04 to 2011/12

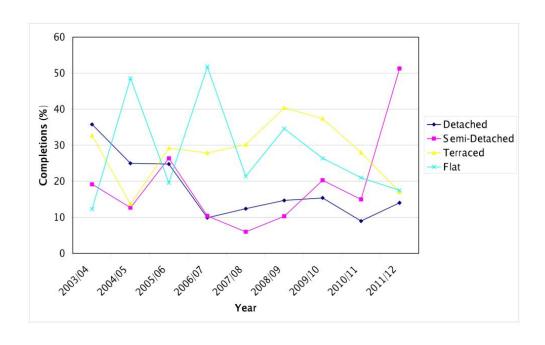


Table 8 Five-Year Deliverable Housing Land Supply as at 1 April 2013

Site Status	Dwellings	%
Sites under construction	666	26
Sites with planning permission	1,057	42
Sites where committee is minded to approve an application, subject to S106 being signed	53	2
Phase 1 housing sites in UDP	268	11
Phase 2 housing sites in UDP	0	0
Other sites	0	0
Potential	479	19
Total	2,523	100

# Appendix 2 Public Transport Accessibility of new housing developments

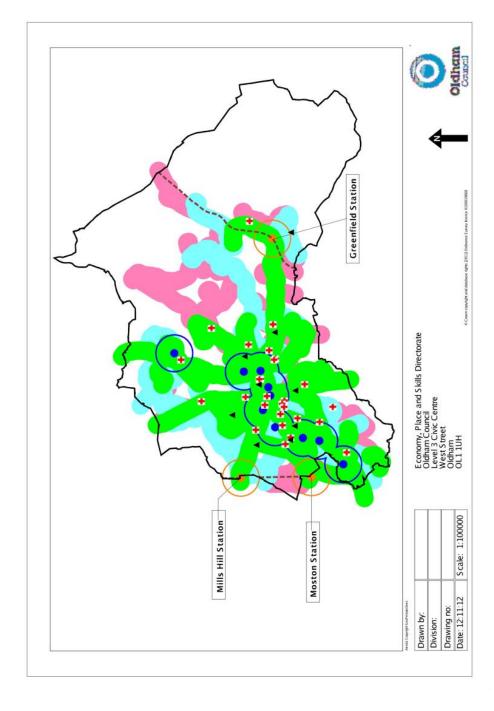
42.1 Below are a list of the housing developments completed on major housing sites between 1st April 2011 and 31st March 2012 grouped together based on the public transport accessibility of the site.

Oldham Council Reference	Location	Dwellings completed
Very good public transport accessibility	cessibility	
0285	Land bounded by St. Mary's Way, Egerton St., Horsedale St., Mackntosh Way	19
2376	Land at Flint Street, Oldham OL1 4EX	2
2656	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	22
2979	Land at South Werneth, bounded by Suffolk Street, Union Street, Spencer Street and Mill Lane, Oldham, OL9 7DH	37
Good public transport accessibility	bility	
2081	Site of former Athens Mill, Brook Lane (Athens Way)	က
2989	Land at Schofield Street, Ashton Road and Copsterhill Road, Oldham	54
2859(1)	Boundary Park, Furtherwood Road, Oldham	2
2476	Land at Hunt Lane (1), Chadderton (Taylor Woodrow Developments Millwood Grange)	12
Satisfactory public transport accessibility	ıccessibility	
1460	Land off Friezland Lane (behind Oak View Mill), Greenfield	3

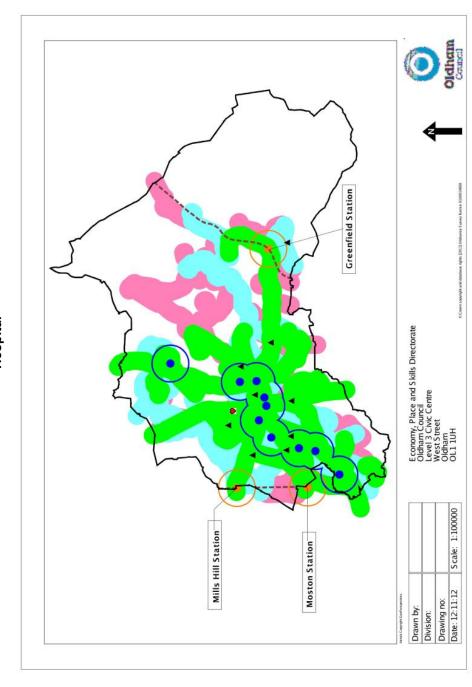
Athens Way and Co-op Station Road Grotton, Lidl Jardine Way, Morrison's Failsworth, Morrison's Hollinwood, Tesco Chew Valley Road, Tesco Notes to accompany the following maps: Major Retail Centres include: Asda Huddersfield Road, Asda Limeside Road, Asda Shaw, Co-op Express Ashton Road, Tesco Express Lees Road, Tesco Extra Failsworth, Tesco Extra Featherstall Rd North, Oldham Centre Retail Park,

Centre Central Shopping Core + superstores (Sainsbury's and Aldi Eagle Street). Employment areas correspond to Lower Super Output Areas in the 2001 Census with over 500 employees (47 areas in Oldham). Shaw Centre, Royton Centre, Huddersfield Road Centre, Chadderton Centre, Failsworth Centre, Lees Centre, Uppermill Centre, Oldham Town

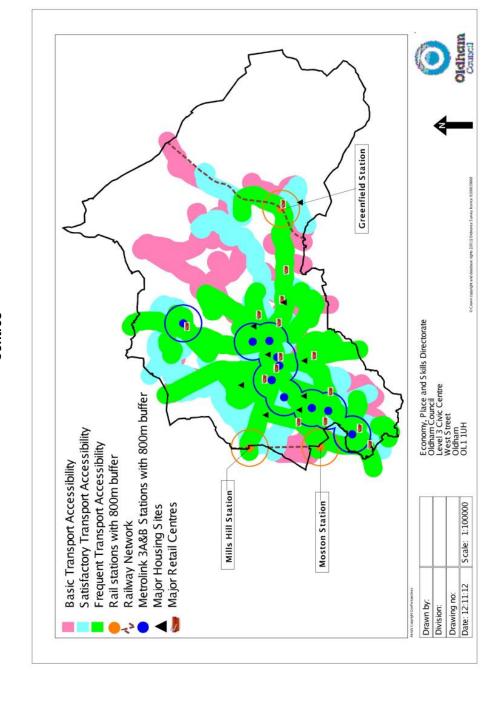
Map showing public transport accessibility of new major housing completions in relation to GP's



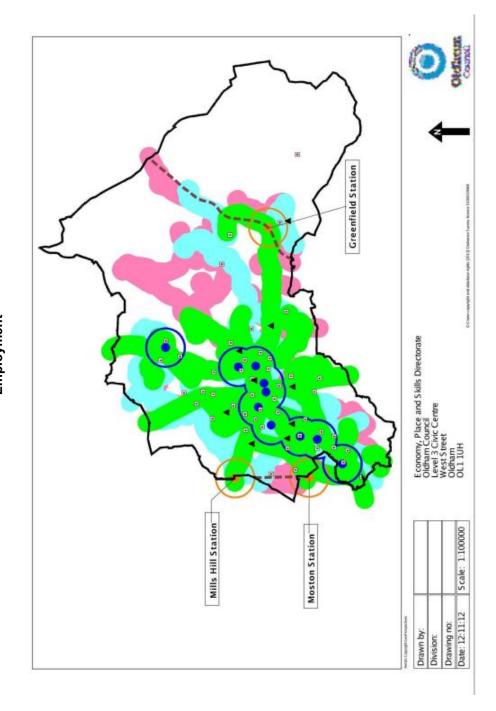
Map showing public transport accessibility of new major housing completions in relation to Royal Oldham Hospital



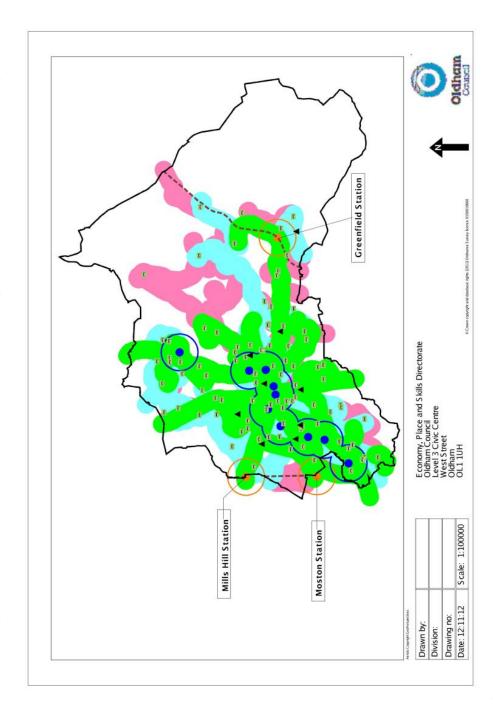
Map showing public transport accessibility of new major housing completions in relation to Major Retail



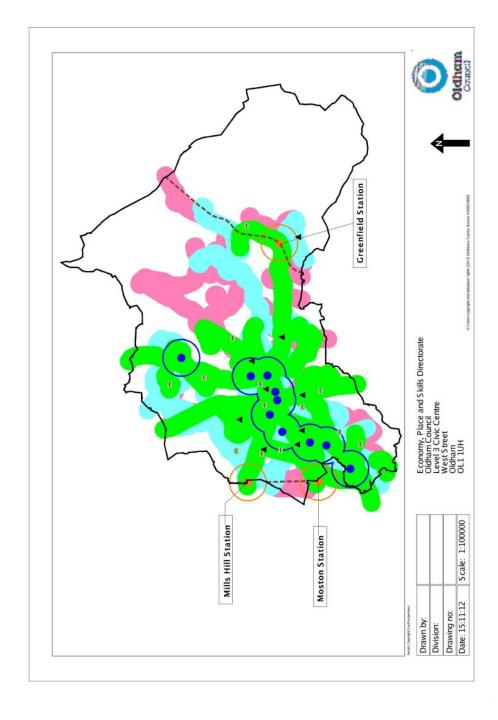
Map showing public transport accessibility of new major housing completions in relation to Areas of Employment



Map showing public transport accessibility of new major housing completions in relation to Primary Schools



Map showing public transport accessibility of new major housing completions in relation to Secondary Schools



# **Appendix 3 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 2012 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) District : Oldham Site Name: Huddersfield Narrow Canal (North) Location : Roaches to Diggle Grid Ref: SD980036-SE005079 Grade : A SITE LOCATION MAP (1:25000) ©Crown Copyright. All Rights Reserved. Greater Manchester Research Licence No LA 100022697, 2011

CD: SBI MAPS/CURRENT SBI MAPS/GOLDHAM/G19-4 21.6.10

Date:

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

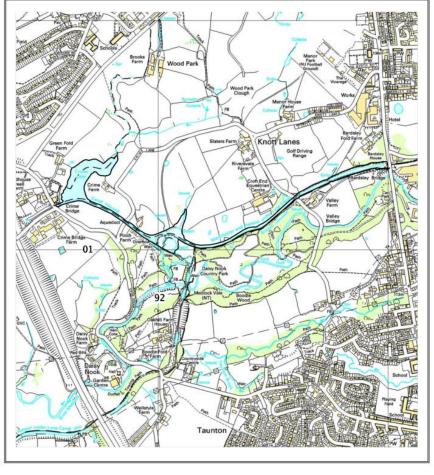


**Ecology Unit** 

Site Name : Crime Lake & Fairbottom Branch Canal District : Oldham

Location : Woodhouse Green Grid Ref : SD920010 Grade: B

SITE LOCATION MAP (1:10000)
© Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2011



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G9-4

Date: 6.7.10

# SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL Greater Manchester Ecology Unit (Private & Confidential) District : Oldham Site Name : Moorgate Quarry Location : Uppermill **Grid Ref** : SD992053 Grade: B © Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2011 Wharmton 99

CD: SBI MAPS/CURRENT SBI MAPS/G47-OLDHAM/G47-4 17.5.10

Date:

# SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL (Private & Confidential) Site Name : Alphin Pike & Buckton Moor (North) Location : Greenfield Grid Ref : SD998028 Grade : A SITE LOCATION MAP (1:10000) © Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2012

CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G37-4

Date: 24.6.10

# SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Ryecroft Hall, Manchester Road, Audenshaw, Manchester M34 5ZJ (Private & Confidential) Greater Manchester Ecology Unit Site Name: Crompton Moor (South) District : Oldham **Grid Ref** : SD957104 Location: Shaw Grade : A SITE LOCATION MAP (1:12000) © Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2009

CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G43-4

Date:2.9.10

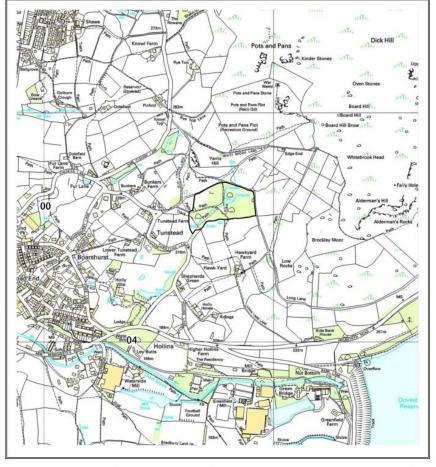
# SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER Greater Manchester Ecology Unit Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL



(Private & Confidential) **Ecology Unit** 

District : Oldham Site Name : Dick Clough Location : Greenfield, Uppermill Grid Ref: SE008046 Grade: B

SITE LOCATION MAP (1:10000) © Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2011



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G26-4 16.6.10

Date:

### **Appendix 4 Tracking saved UDP Policies**

A4.2 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 LDF. Table 9 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 LDF, which may be the Site Allocations DPD, or the Greater Manchester Minerals Plan, or another LDF document, as appropriate.

Table 9 UDP 'saved' policies

UDP Policy No.	UDP Policy Name	LDF 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	
NR4	THE NEED FOR MINERALS	JMDPD	
NR4.1	Prevention of Mineral Sterilisation	JMDPD	
NR4.2	Primary, Secondary and Recycled Aggregates	JMDPD	
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	JMDPD	
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	

A4.1 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 10.

Table 10 UDP Policies superseded

Policies supe	rseded 9 Novemeber 2011		
UDP Policy No.	UDP Policy Name	LDF Policy No.	LDF Policy Name
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	9	Local Environment
	Developments	17	Gateways and Corridors
		25	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

Policies super	Policies superseded 9 Novemeber 2011						
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment				
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 Inter	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 super	seded 9 Novemeber 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 super	rseded 9 Novemeber 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 super	seded 9 Novemeber 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 super	rseded 9 Novemeber 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
Т3	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 super	Policies superseded 9 Novemeber 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 super	seded 1 April 2012					
W1	WASTE	7	JWDPD			
W1.1	Waste Management Options	7	JWDPD			
W1.2	Provision of Sites for Waste Management Facilities	7	JWDPD			
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	7	JWDPD			
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	JWDPD			

# **Appendix 5 UDP Phase 1 housing allocations**

Table 11 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1st April 2010

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	Residential development is under construction comprising 93 no. 2, 3, 4 and 5 bedroom houses of mixed tenure with associated car parking and public open space.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Under-construction. 17 units complete, 1 under-construction and 6 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, 8 under-construction and 77 outstanding providing a total of 99 dwellings.
H1.1.19	Andrew Mill, Manchester Road	PDL	1.34	30	Main part of allocated site complete with 34 dwellings

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
	/ Chew Valley Road, Greenfield, Saddleworth				provided. Former stable 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. 37 units complete, 18 under

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
					construction and 57 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.
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	Planning permission granted for 41 dwellings in 2007/08.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Under-construction however stalled.15 units complete. Planning permission for 45 dwellings.

**Sites Under Construction** 

		sa .			35 35 36	D)	ar	bu	Вu	ar	ar.	D	- Du	ar		ar		D L
Comments		Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Large site under construction. Scheme is for 85 new dwellings and 365 existing dwellings refurbished. Overall site capacity is 450. 13 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 8 years.	Large site under construction. 1 dwelling forecast for completion during 2012/13. Site will then be completed.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. 33 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.	Large site under construction, 7 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. 1 dwelling forecast for completion during 2012/13. Remainder considered deliverable within 5 years.	Small site under construction, 6 dwellings forecast for completion during 2012/13. Site will then be completed.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Large site under construction. 11 dwellings forecast for completion during 2012/13. Site will then be completed.
Years	<del>1</del> 6+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to	10 Years	22	0	0	0	0	7	0	0	7	2	0	0	-	0	ю	0	0
First	5 Years	0	-	-	72	0	0	4	19	0	0	27	0	0	2	0	4	0
Achievable		<b>&gt;</b>	>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>\</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>
Aetibe		<b>&gt;</b>	>	>	>-	>-	>	>	>	>	>	>	>	>	>	>	>	>
Subtrib		<b>&gt;</b>	>-	>	<b>&gt;</b>	>	>	>	>	>	>	>	>	>	>	>	>	>
Indicative	Density	99	2		56	53	33	44	42	460	99	40	35	100	28	166	o o	49
hdicative	Capacity	52	-	2	450	124	2	47	99	7	2	28	9	-	2	15	œ	<b>±</b>
Area	(На)	0.33	0.20		7.90	2.33	90:0	1.05	0.71	0.02	90.0	0.70	0.17	0.01	0.07	60:0	0.14	0.22
Land	Туре	BF	noo	CON	BF	BF	CON	BF	BF	COU	CON	BF	BF	BF	BF	BF	BF	BF
Location		Land at Birches, near Birches Parade, Holts OL4 5PZ	Welcome Inn, Hots Lane, Oldham, OL4 5NJ	22-24 Brown Edge Road, Oldham, OL4 5QG	Crossley Estate, off Denton Lane and Walsh Street. Chadderton, Oldham	Land at Fields New Road (including Gem Mill), Chadderton, Oldham	157, Bumley Lane	Land off Dew Way, Oldham	Boundary Park, Furtherwood Road, Oldham	49 King Street, former Star Inn public house, Oldham, OL8 1DP	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD	North House, Rochdale Road, Oldham	Land at Cherry Hinton, Oldham, OL1 2PU	Land adj. To 124 Oldham Rd	Land adjacent to Greenhill Farm High Crompton Oldham OL2 7PB	Land off Granby Street	Land at Saint Georges Square, Chadderton, OL9 9NU	The Little Cot, Whiteley Street, Chadderton, Oldham, OL9 7HY
Reference		2227	3009	3029	2504	2656	2394	2290	2859(1)	2878	2906	2961	3050	2446	2998	2152	2955	3046
Ward		٩٢	٩٢	AL.	၁	၁	N O	00	8	8	00	8	8	S	SR	SS	SS	SS
Status		on on	2	2	on on	on .	on .	S)	2	2	uc	on on	Sn.	S	S)	Sn	Sn	on on

1972   Cave-Hil Stables, Daky Nock, Falkworth M35 9WJ   CGF   0.04   1   2.5   Y   Y     2844   Former fam house, Brick Hall Farm, Falkworth, M35 9WP   BF   0.10   10   100   Y   Y     2853   154 Medicic Road, Falkworth, M35 9WP   BF   0.10   10   100   Y   Y     2854   Former fam house, Brick Hall Farm, Falkworth, M35 9WP   BF   0.10   10   100   Y   Y     2855   154 Medicic Road, Falkworth, M35 9WP   BF   0.12   14   117   Y   Y     2856   201 Ashton Road East, Falkworth, M35 9WP   CCN   0.02   1   83   Y   Y     2872   Land add, Ballingdon Close, Holimwood, Oldham   BF   0.03   2   66   Y   Y     2847   Land add, Ballingdon Close, Holimwood, Oldham   BF   0.03   2   66   Y   Y     2848   Land add, Ballingdon Close, Holimwood, Oldham   BF   0.03   1   133   Y   Y     2849   Land add to Station Mews and B Hardman Lane, BF   0.06   9   150   Y   Y     2850   Land add to Station Mews and B Hardman Lane, BF   0.06   9   120   Y   Y     2860   Land add to Station Mews and B Hardman Lane, BF   0.03   1   18   Y   Y     2860   Class Add to Station Mews and B Hardman Lane, BF   0.00   1   1   4.00   Y   Y     2860   Class Add to Station Mews and B Hardman Lane, BF   0.00   1   1   1   1   1   1   1   1     2860   Class Add to Station Mews and B Hardman Lane, BF   0.00   1   1   1   1   1   1   1   1   1				
BF   0.04   1   25   Y     BF   0.15   1   7   Y     BF   0.04   4   100   Y     BF   0.03   1   13   Y     BF   0.06   9   150   Y     BF   0.06   9   150   Y     BF   0.03   1   13   Y     BF   0.06   9   150   Y     BF   0.03   1   14   14     BF   0.06   9   150   Y     BF   0.03   1   16   Y     BF   0.03   1   16   Y     BF   0.06   121   18   Y     BF   0.06   1   16   Y     CON   0.02   2   125   Y	5 Years	10 15	16+	
CGF         0.04         1         25         Y           BF         0.15         1         7         Y           BF         0.01         10         100         Y           CON         0.02         1         10         Y           BF         0.03         1         13         Y           BF         0.03         1         33         Y           BF         0.06         9         150         Y           BF         2.33         78         33         Y           BF         0.03         121         18         Y           BF         0.03         121         18         Y           BF         0.03         1         40         Y           BF         0.06         1         1         6		Years Years	SE.	
BF         0.15         1         7         Y           BF         0.10         10         100         Y           BF         0.04         4         100         Y           CON         0.02         1         83         Y           BF         0.03         2         66         Y           BF         0.03         1         13         Y           BF         0.06         9         150         Y           BF         2.33         78         33         Y           BF         0.03         121         18         Y           BF         0.03         121         18         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.06         1         1         6         Y           BF         0.06         1         1         6         Y           BF         0.06         1         1         Y         Y           BF         0.06         1         1         Y         Y           BF         0.06	<b>-</b>	0	0	Small site under construction. Considered deliverable within 5 years.
BF         0.10         10         100         Y           BF         0.04         4         100         Y           CON         0.02         1         83         Y           BF         0.03         2         66         Y           BF         0.03         1         13         Y           BF         0.08         1         13         Y           BF         0.06         9         150         Y           BF         2.33         7         Y         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.06         1         1         6         Y	>	1 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
BF         0.04         4         100         Y           CON         0.02         1         83         Y           CON         0.03         2         66         Y           BF         0.03         1         13         Y           BF         0.03         1         13         Y           BF         0.06         9         150         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.06         1         1         6           CON         0.06         1         1         6           CON         0.06         1         1         6	7	0	0	Large site under construction. Considered deliverable within 5 years.
BF         0.12         14         117         Y           CON         0.02         1         83         Y           BF         0.03         2         66         Y           BF         0.03         1         13         Y           BF         0.06         9         150         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.06         1         1         6           CON         0.06         1         1         6	o >-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
CON         0.02         1         83         Y           BF         0.03         2         66         Y           BF         0.01         2         243         Y           BF         0.08         1         13         Y           BF         0.03         1         33         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.03         1         40         Y           BF         0.03         1         16         Y           BF         0.06         1         16         Y           BF         0.06         1         16         Y	o >-	0	0	Large site under construction, 14 dwellings forecast for completion during 2012/13. Site will then be completed.
BF         0.03         2         66         Y           BF         0.01         2         243         Y           BF         0.08         1         13         Y           BF         0.03         1         33         Y           BF         7.30         290         39         Y           BF         2.33         78         33         Y           BF         0.03         1         40         Y           BF         0.02         4         200         Y           CON         0.06         1         16         Y           CON         0.02         2         1         16         Y	>	0	0	Small site under construction. Considered deliverable within 5 years.
BF         0.01         2         243         Y           BF         0.08         1         13         Y           BF         0.06         9         150         Y           BF         2.33         78         33         Y           BF         2.33         78         33         Y           BF         0.03         121         18         Y           BF         0.02         4         200         Y           BF         0.06         1         16         Y           CON         0.02         2         1         1         1           CON         0.02         2         1         1         1         1	o >-	0	0	Small site under construction. 1 dwelling forecast for completion during 2012/13. Site will then be completed.
BF         0.08         1         13         Y           BF         0.06         9         150         Y           BF         7.30         290         39         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.06         1         16         Y           CON         0.02         2         1         16         Y	o >-	2 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
BF         0.03         1         33         Y           BF         0.06         9         150         Y           BF         7.30         290         39         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.06         4         200         Y           CON         0.02         2         125         Y	o >-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
BF         0.06         9         150         Y           BF         7.30         290         39         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.02         4         200         Y           BF         0.06         1         16         Y           CON         0.02         2         125         Y	o >-	1 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
BF         7.30         290         39         Y           BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.02         4         200         Y           BF         0.06         1         16         Y           CON         0.02         2         125         Y	o >-	0	0	Small site under construction. 8 dwellings forecast for completion during 2012/13. Site will then be completed.
BF         2.33         78         33         Y           BF         6.50         121         18         Y           BF         0.03         1         40         Y           BF         0.02         4         200         Y           CON         0.06         1         16         Y           CON         0.02         2         125         Y	۲ 155	0	0	Large site under construction. 37 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
BF         6.50         121         18         Y           derton, BF         0.03         1         40         Y           BF         0.02         4         200         Y           BF         0.06         1         16         Y           CON         0.02         2         125         Y	7	0	0	Large site under construction. 1 dwelling forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
BF 0.02 4 200 Y BF 0.06 1 16 Y CON 0.02 2 125 Y	γ- -	0	0	Large site under construction. 38 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
BF 0.02 4 200 Y BF 0.06 1 16 Y CON 0.02 2 125 Y	o >-	1 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
CON 0.02 2 125 Y	o >-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
CON 0.02 2 125 Y	o >-	1 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
	o >-	2 0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
Lyon Mill, Crompton Way, Shaw BF 0.36 24 67 Y Y	7	0 0	0	Large site under construction. Considered deliverable within 5 years.

		moved out 5 year	vithin 5 years.	vithin 5 years.	moved out 5 year ).	sompletion during	ompletion during	completion during	vithin 5 years.	moved out 5 year	moved out 5 year	moved out 5 year	vithin 5 years.	vithin 5 years.	vithin 5 years.	moved out 5 year 1.	ompletion during	moved out 5 year . New application ward sooner.	vithin 5 years.	moved out 5 year	moved out 5 year
Comments		Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction, 7 dwellings forecast for completion during 2012/13. Site will then be completed.	Small site under construction. 1 dwelling forecast for completion during 2012/13. Site will then be completed.	Large site under construction, 74 dwellings forecast for completion during 2012/13. Site will then be completed.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. 1 dwelling forecast for completion during 2012/13. Site will then be completed.	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 sconer.	Small site under construction. Considered deliverable within 5 years.	Large site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Activity stalled therefore moved out 5 year
Years	16 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to	10 Years	-	0	0	-	0	0	0	0	7	28	22	0	0	0	-	0	19	0	90	-
First	5 Years	0	2	-	0	0	0	0	4	0	0	0	-	က	-	0	0	0	ю	0	0
Achievable		>-	>	>	>-	>-	>-	<b>&gt;</b>	<b>&gt;</b>	>-	>-	>	>	>-	>-	>	<b>&gt;</b>	>-	>	>	>-
Aeithe		>	>	>	>	>	>	>	>	>	>	>	>	>	>-	>	>	>	>	>	>
Suitable		>	>	>	>-	>	>	>	>	>	>-	>	>	>	>	>	>	>	>	>	>
Indicative	Density	£	160		20	61	4	37	54	200	483	539	118	ı	20	20	83	63	20	35	100
hdicative	Capacity	-	2	-	-	4	-	93	ဖ	7	28	57	-	4	7	8	ω	19	ო	45	-
Area	(На)	60:0	0.01		0.02	0.23	0.07	2.50	0.11	0.01	0.12	0.11	0.01		0.04	0.10	90:00	0:30	0.10	1.28	0.01
Land	Туре	ВЕ	BF	BF	BF	ВЕ	CGF	ВЕ	ВЕ	noo	ВЕ	ВЕ	BF	BF	ВF	ВЕ	COU	CON	BF/CON	ВЕ	CGF
Location		Land adj. 244 Buckstones Rd, Shaw OL2 8LS	Land adj 2 Lyon Street, Shaw, Oldham OL2 7RU	99A Manor Road, Shaw, OL2 7JG	1 Conduit Street, Moorside	Land at Flint Street, Oldham OL1 4EX	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	Land bounded by St. Mary's Way, Egerton St., Horsedale St., Mackntosh Way	Land opp., Roundthorn Primary School, Roundthom Road, Oldham	Land at 302/304 Lees Road, Oldham	Site of Cardinal Street Motors, Cardinal Street, Oldham	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham	183 Greengate Street, Glodwick, Oldham	308-310 Lees Road, Oldham OL4 1NZ	272-274 Lees Road, Oldham, OL4 1PA	Land at Grove House (Plots 2 & 3), 26 Hudersfield Road, Delph OL3 5EG	1-5 Ripponden Road, Denshaw	Victoria Works, Wool Road, Dobcross, OL3 5NS	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	Wade Hill Farm, Wade Hill Lane, Dobcross
Reference		2408	2970	3055	2318	2376	2911	0285	1786	2316	2412	2774	2903	2947	3056	2062(2)	2325	2369	2430	2447	2462
Ward		SH	SH	SH	S	S	S	SM	SM	SM	SM	SM	SM	SM	SM	S	NS N	S S	NS N	NS N	NS
Status		2	on C	on	on n	CC	on nc	On .	nc	CC	on n	On On	S	S	S	on on	nc	2	On n	On n	2

			out 5 year	from the	out 5 year	out 5 year	rears.	on during	on during ise 2	on during	out 5 year	out 5 year	/ears.	rears.	/ears.	ears.	rears.	out 5 year	on during	out 5 year	out 5 year
Comments			Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. Apartments have been excluded supply. Considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out supply and considered developable in the medium term.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Large site under construction. 4 dwellings forecast for completion during 2012/13. Site will then be completed.	Phase 1 under construction. 11 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years. Phase 2 considered developable within the medium term.	Large site under construction. 16 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years.	Small site under construction. Considered deliverable within 5 years	Large site under construction. Considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Large site under construction. 3 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
Years	16+		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15	Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to	10	Years	<del>-</del>	0	<b>-</b>	-	0	0	42	0	-	<b>-</b>	0	0	0	0	0	-	0	-	2
First	5 Years		0	25	0	0	ო	0	32	۷	0	0	-	-	-	-	4	0	4	0	0
Adrievable			<b>&gt;</b>	>	>-	>-	>-	>	>-	>-	>-	>-	>-	>-	>	>-	>-	>-	>-	>-	>-
Aathb			>	>	>	>	>	>	<b>&gt;</b>	>	>-	>	>	>	>	>	>	>	>	>	>-
Suith			>-	>-	>-	>	>	>	>	>-	>	>-	>	>	>	>	>	>	>	>-	>-
Indicative	Density		23	36	33		37	53	53	63	25	50	300	42	99	12	35	ω	36	33	200
hdicative	Capacity		<b>-</b>	33	-	-	ო	21	66	99	-	-	7	-	2	-	18	-	24	-	2
Area	(Ha)		0.04	1.70	0.03		0.08	0.40	1.85	1.05	0.04	0.02	0.01	0.05	0.03	0.08	0.51	0.13	0.61	0.03	0.01
Land	Type		CGF	BF	CGF	BF	noo	BF	BF	BF	CON	BF	noo	BF	BF	GF	BF	ВЕ	ВЕ	GF	noo
Location			Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	Barn adjacent to Dale Farm, Dale Lane, Delph, Oldham, OL3 5HY	9 & 11 Delph Road, Denshaw, OL3 5RY	Blackhorse Inn, Oldham Road, Denshaw OL35SL	Land off Friezland Lane (behind Oak View Mill), Greenfield	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	Royal George Mills, Friezland	Ladcastle Cottage, Ladcastle Rd	28 Carr Lane, Greenfield, OL3 7AX	15 Manchester Road, Greenfield Oldham	Land at High Barnes, The Park, Off Park Lane, Greenfield, Oldham, OL3	Oak View Park, Off Friezland Lane, Greenfield	Grotton Head Farm, Platting Road, Lydgate, Oldham, OL4 4JN	Land at Rhodes St/Owen Fold	29 Thornley Lane, Grotton	Site of former Athens Mill, Brook Lane (Athens Way)	R/o 737, Huddersfield Road	R/o, 93 High Street, Lees
Reference			2507	2860	2874	2930	3026	1460	2091	2146	2254	2432	2807	2838	2932	3054	0136	2019	2081	2196	2212
Ward			NS NS	NS NS	NS NS	NS NS	NS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SW&L	SW&L 2	SW&L 2	SW&L	SW&L
Status V			о Э	on on	on On	9) 2)	2	25	2)	2	on on	2	on On	9 2n	on On	on on	2	9 2n	9 2n	2	20

Status	Ward	Reference	Location	Land	Area	Indicative	Indicative	Suitable	Aeithe	Actievable	First	6 to	11 to	Years	Comments
				Туре	(Ha)	Capacity	Density				5 Years	10 Years	15 Years	16+	
2	SW&L	2274	Land off Athens Way (former Owl Mill site), Lees, Oldham (previously named Owl Mill Site, Acom Street)	Æ	0.27	12	44	>	>-	>	0	0	0	0	Large site under construction. 12 dwellings forecast for completion during 2012/13. Site will then be completed.
27	SW&L	2311(1)	Former Acorn Mill Site, Mellor Street, Lees, Oldham. OL4 3DH	BF	0.20	16	80	>	>	>	10	0	0	0	Large site under construction, 6 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
2	SW&L	2326	Land off New Street, Lees	BF	0.09	o o	102	>-	>-	>-	0	o o	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
25	SW&L	2772	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	-	78	>	<b>&gt;</b>	<i>&gt;</i>	0	-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
2	SW&L	2917	173 Oldham Road, Springhead, OL4 4QJ	CON	0.01	-	200	>	>	>	-	0	0	0	Small site under construction. Considered deliverable within 5 years.
S)	SW&L	2963(1)	Land to rear of 7 - 19 Ashes lane, Springhead, Oldham	GF	0.07	2	28	>	>-	<i>&gt;</i>	0	0	0	0	Small site under construction. 2 dwellings forecast for completion during 2012/13. Site will then be completed.
2	SW&L	2975	2 Walkers View, Springhead, Oldham, OL4 4QY	BF		-		>-	>	<b>&gt;</b>	-	0	0	0	Small site under construction. Considered deliverable within 5 years.
2	SW&L	2980	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.10	2	20	>	>-	<b>&gt;</b>	-	0	0	0	Small site under construction. 1 dwelling forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
2	SW&L	3025	Manor Farm, Knowls Lane, Oldham OL4 5RU	CON	90.0	-	16	>-	>	<b>&gt;</b>	-	0	0	0	Small site under construction. Considered deliverable within 5 years.
on.	SW&L	3027	237-239 Oldham Road, Grotton, OL4 4QL	CON	0.02	2	100	>	>	. \	2	0	0	0	Small site under construction. Considered deliverable within 5 years.
On.	SW&L	3059	The Grotton Hotel, Oldham Road, Grotton, Oldham, OL4 5SE	con	0.15	1	9	>	>	\ 	-	0	0	0	Small site under construction. Considered deliverable within 5 years.
2	WA	2147	Land off Wellyhole Street, Oldham	BF	0.90	56	24	>	>-	±) ≻	55	0	0	0	Large site under construction. 1 dwelling forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
2	WA	2198	Land adj 24 Morley St	ВЕ	0.01	-	100	>	>-	>	0	-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
S)	WE	2127	1 & 3 Ross Street	BF	0.01	-	100	>	>-	<i>&gt;</i>	0	-	0	0	Small site under construction. Activity stalled therefore moved out 5 year supply and considered developable in the medium term.
2	WE	2391	109-111 Windsor Road	noo	0.13	ო	7	>-	>	 ≻	e	0	0	0	Small site under construction. Considered deliverable within 5 years.
2	WE	2948	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.03	2	99	>	>	<b>&gt;</b>	-	0	0	0	Small site under construction. Considered deliverable within 5 years.
2	WE	2952	Marian Walker House, Frederick Street, Oldham, OL8 1SW	ВЕ	0.90	12	13	>	>-	<b>&gt;</b>	12	0	0	0	Large site under construction. Considered deliverable within 5 years.
nc	WE	2971	Land at the rear of 103/105 Newport Street, Oldham	BF	0.22	2	6	>	<b>&gt;</b>	<b>&gt;</b>	2	0	0	0	Small site under construction. Considered deliverable within 5 years.
On.	WE	2979	Land at South Werneth, bounded by Suffolk Street, Union Street, Spencer Street and Mill Lane, Oldnam, OL9 7DH	BF	3.37	112	33	>-	<b>&gt;</b>	<b>&gt;</b>	21	0	0	0	Large site under construction. 23 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
On .	WE	2999	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	64	31	>	<b>&gt;</b>	· ·	59	0	0	0	Large site under construction. 25 dwellings forecast for completion during 2012/13. Remainder considered deliverable within 5 years.
nc	WE	3021	Belford College, Grange Avenue, Oldham, OL8 4EL	COU		2		<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	2	0	0	0	Small site under construction. Considered deliverable within 5 years.

Sites with Planning Permission

and adj 63 Meldrim Street Oldbam Ol 8 1NI					Signal Signal				Years	Years	15 Years	Years	
Carott, Claridiii CEO	1NU BF		0.06		71	<i>,</i>	<i>&gt;</i>	, >	4	0	0	0	Small site. Considered deliverable within 5 years.
100 Alt Lane, Oldham, OL8 2EX	ŏ	COU	2	21		>	>	· -	-	0	0	0	Small site. Scheme is for change of use from 1 dwelling to 2 self contained flats. Considered deliverable within 5 years.
2 Honeywell Lane, Oldham, OL8 2AA	ŏ	con 0	0.09		22	<i>&gt;</i>	<i>&gt;</i>	···	2	0	0	0	Small site. Considered deliverable within 5 years.
Rear of 58 Queens Road, Chadderton	BF		0.15 2		4	<b>&gt;</b>	>	···	2	0	0	0	Small site. Considered deliverable within 5 years.
Land adj., 32 Laurel Avenue, Chadderton, Oldham. OL9 9NJ	ldham, GF		0.04		25	<b>&gt;</b>	<i>&gt;</i>	· -	-	0	0	0	Small site. Considered deliverable within 5 years.
Nodgate Farm, Cragg Road	ŏ	CGF 0.	0.04		. 22	<b>&gt;</b>	<i>&gt;</i>	···	ю	0	0	0	Small site. Considered deliverable within 5 years.
Hilltop Farm, Chadderton, Oldham	ŏ	CGF 0.	0.18 5		28	<b>&gt;</b>	<b>&gt;</b>	<i>→</i>	2	0	0	0	Small site. Considered deliverable within 5 years.
5 Cinder Hill Lane, Chadderton, Oldham, OL1 2SX	-1 2SX GF	· LL	-			<i>&gt;</i>	<i>&gt;</i>	· -	-	0	0	0	Small site. Considered deliverable within 5 years.
Land at Burnley Lane, Chadderton, Oldham	HB F		0.13 4		31	<b>&gt;</b>	<b>&gt;</b>	>	0	0	0	0	Small site. Forecasted for completion during 2012/13.
Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	n, OL1 BF		0.21	41	29	<b>&gt;</b>	<i>&gt;</i>	· -	41	0	0	0	Large site. Considered deliverable within 5 years.
53 - 55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU	Club BF		0.15	126	840	<i>&gt;</i>	<i>&gt;</i>	>	0	126	0	0	Large site comprising 100% apartments. Not considered deliverable within 5 years.
Boundary Park, Futherwood Road, Oldham	HB HB		7.80	8693	68	<i>&gt;</i>	<i>&gt;</i>	· -	150	150	20	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. Capacity is based on adjusted assumptions regarding mix.
Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	ı, OL1 BF	Ц	-		,	<i>&gt;</i>	<i>&gt;</i>	· -	-	0	0	0	Small site. Considered deliverable within 5 years.
62 Colwyn Street, Oldham, OL9 6BE	ŏ	COU	0.01		137	<b>&gt;</b>	<b>&gt;</b>	· -	-	0	0	0	Small site. Considered deliverable within 5 years.
Land at Haworth Street, Oldham	GF		0.09		44	<b>&gt;</b>	<i>&gt;</i>	, >	4	0	0	0	Small site. Considered deliverable within 5 years.
Land off Craven Street, Oldham, OL1 2BY	GF		0.29	12 4	14	<b>&gt;</b>	<i>&gt;</i>	· >-	12	0	0	0	Large site. Considered deliverable within 5 years.
Land at Blakelock Street, Shaw, Oldham	BF		0.07		22	<b>&gt;</b>	<i>&gt;</i>	, >	4	0	0	0	Small site. Considered deliverable within 5 years.
11 Sweetbriar House, Glebe Street, Shaw, Oldham, OL2 7SZ	ldham, BF	, L	7		,	<b>&gt;</b>	<i>&gt;</i>	· · ·	8	0	0	0	Small site. Considered deliverable within 5 years.
452 Shaw Road, Royton, Oldham, OL2 6PG		con	2	0.		<b>&gt;</b>	<i>&gt;</i>	· -	1	0	0	0	Small site. Considered deliverable within 5 years.
131A Long Lane, Chadderton, Oldham, OL9 8AY	9 8AY BF		0.01		100	<b>&gt;</b>	<i>&gt;</i>	· -	<del>-</del>	0	0	0	Small site. Considered deliverable within 5 years.
Land at rear of 103/107 Ashton Road East, Failsworth, M35 9PR	BF		0.03		33	<i>&gt;</i>	<i>&gt;</i>	· -	_	0	0	0	Small site. Considered deliverable within 5 years.
Land adjoining 9 Duke Street, Failsworth, Manchester, M35 9DN	GF		0.03		. 29	<b>&gt;</b>	<i>&gt;</i>	···	2	0	0	0	Small site. Considered deliverable within 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	ndicative Capacity	Indicative Density	Suith	Actible A	Achievable Fir	First 5 6 to Years Yea	6 to 10 11 Years 15	11 to 11 15 Y Years	16+ Years	Comments
4	ΡW	2407	Former United Reform Church, Victoria St / Oldham Rd, Failsworth	BF	90:0	13	217	<b>&gt;</b>	> >	13	0	0	0		Large sile. New application in 2010 for extension to time limit. Considered deliverable within 5 years.
ЬР	FW	2770	Land off Hughes Close, Hale Lane, Failsworth	BF	90.0	4	80	>	<b>&gt;</b>	4	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	FW	2819	Land between 16 and 18 Propps Hall Drive, Failsworth	BF	0.07	2	28	<b>&gt;</b>	<b>&gt;</b>	7	0	0	0		Small site. Planning permission granted in 2010 for extension to time limit. Considered deliverable within 5 years.
ЬР	FW	2904(1)	Land at Casson Street, Failsworth, M35 0ED	BF	0.01	-	100	>	<b>&gt;</b>	-	0	0	0		Small site. Considered deliverable within 5 years.
<u>d</u>	ΡW	2994	Land between 21/23 Elm Street, Failsworth, Manchester M35 0AF	BF	0.07	-	4	>	> >	-	0	0	0		Small site. Considered deliverable within 5 years.
<u>d</u>	ΡW	3008	Site of The Brookdale, Coronation Road, Failsworth, M35 0LT	BF	0.22	28	127	>	> >	58	0	0	0		Large site. Considered deliverable within 5 years.
<u>d</u>	ΡW	3030	Land at Coronation Road, Failsworth, Manchester. M35 0LT	BF	0.07	4	57	>	> >	4	0	0	0		Small site. Considered deliverable within 5 years.
<u>4</u>	오	2953	Land at Byron Green, Byron Street, Hollinwood, Oldham	BF	0.56	27	84	<b>&gt;</b>	<b>&gt;</b>	72	0	0	0		Large site. Considered deliverable within 5 years.
ЬР	오	3010	419-421 Hollins Road, Oldham OL8 3TL	noo	0.01	2	200	>	<b>&gt;</b>	7	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	오	3023	207 Chapel Road, Oldham, OL8 4QL	noo	,	-		<b>&gt;</b>	<b>&gt;</b>	-	0	0	0		Small site. Considered deliverable within 5 years.
Ь	N/	2367	Greenhurst Crescent, Fitton Hill	PF	0.65	32	49	<b>&gt;</b>	<b>&gt;</b>	32	0	0	0		Large cleared former housing site. Considered deliverable within 5 years.
ЬР	M	2872	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	10	20	>	> >	10	0	0	0		Large site. Considered deliverable within 5 years.
ЬР	W/	2896	Land at Rosary Road, Oldham, OL8 2QE	BF	1.55	72	46	<b>&gt;</b>	> >	, 72	0	0	0		Large cleared former housing site. Considered deliverable within 5 years.
ЬР	N/	2949	Angelo House, Byrth Road, Oldham, OL8 2TJ	BF	60:0	4	4.4	<b>&gt;</b>	>	ო	0	0	0		Small site. Considered deliverable within 5 years.
РР	MV	2956	Land off Thatcher Street, Oldham, OL8 2JX	BF	0.10	8	30	<b>&gt;</b>	<b>&gt;</b>	ε .	0	0	0		Small site. Considered deliverable within 5 years.
РР	MV	3043	1 Grendon Avenue, Oldham, OL8 4HT	BF	0.02	2	100	<b>&gt;</b>	\ \	-	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	MV	3049	Land at Lee Street/Clay Street, Oldham	GF	0.03	4	133	<b>&gt;</b>	<b>&gt;</b>	4	0	0	0		Small site with outline planning permission granted. Considered deliverable within 5 years.
РР	RN	2942	Garage Plot 4, Lorne Avenue, Royton	BF	62.0	8	4	<b>&gt;</b>	<b>≻</b>	ε ,	0	0	0		Small site. Considered deliverable within 5 years.
Ъ	R N	2943	Land at the side of 5 Cinder Hill Lane, Chadderton, OL 1 2SX	BF	60:0	-		<b>&gt;</b>	<b>&gt;</b>	<u>_</u>	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	R N	2959	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	-	100	<b>&gt;</b>	<b>&gt;</b>	-	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	Z Z	2978	Land Adj. 12 Kensington Avenue, Royton, Oldham. OL2 5SA	BF	0.02	-	20	>	> >	-	0	0	0		Small site. Considered deliverable within 5 years.
ЬР	RS	2945	Land off Hebron Street, Royton, Oldham, OL2 6LU	BF	0.10	1	10	<b>&gt;</b>	<b>&gt;</b>	-	0	0	0		Small site. Considered deliverable within 5 years.
PP	RS	2965	Money Controls Ltd, New Coin Street, Royton, OL2 6JZ	BF	2.53	139	22	<b>&gt;</b>	<b>≻</b>	0	139	0	0		Large site and permission linked to the relocation of an existing business. Not considered deliverable within 5 years.
Ь	SH	2368	Birshaw Farm, Oldham Rd, Shaw	COU	09:0	2	8.0	<b>&gt;</b>	> >	5	0	0	0		Small site. Considered deliverable within 5 years.

			e relocation of an years.				area. Considered			area. Considered													
Comments	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site with outline planning permission linked to the relocation of an existing business. Not considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.	Large cleared former housing site within the former HMR area. Considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large cleared former housing site within the former HMR area. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.
16+ Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to 15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to 10 Years	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First 5 Years	-	-	0	7	41	4	18	7	-	148	-	ro.	7	∞	-	46	2	-	-	2	-	-	-
Adrievable	<b>&gt;</b>	>-	>-	>	>	>	>-	>-	>	>-	>	>-	>-	>-	>	>	>	>	>-	>-	>-	>-	>-
Aratible	>	>	>-	>	>	>	>	>-	>	>-	>	>-	>-	>	>	>	>	>	>	>-	>-	>-	>
Suitable	<b>&gt;</b>	>	>-	>	>	>	>	>-	>	>	>	>-	>	>	>	>	>	<b>&gt;</b>	>	>-	>-	>-	>
Indicative Density	33	50	14	7	64	64	46	44	33	35	50	83	88	267		27	100	6.4	100	17	£	13	40
Indicative Capacity	<del>-</del>	-	80	7	41	41	18	£	-	148	-	D.	7	80	-	46	2	1	-	2	-	-	-
Area (Ha)	90:0	0.02	1.93	0.63	0.22	0.22	0.39	0.25	0.03	4.20	0.02	90:0	90:08	0.03		1.79	0.01	0.16	0.01	0.12	60:0	90:08	0.05
Land	BF	BF	BF	ВЕ	BF	BF	GF	BF	BF	BF	ВЕ	BF	GF	BF (COU)	COU	BF	BF	BF	COU	BF	BF	BF	CON
Location	Land Adjacent to 17 Grains Road, Shaw, Oldham, CL2 8HZ	Rushey Fields Farm, Dorset Avenue, Shaw, Oldham, OL2 7DS	P & D Northern Steels Ltd, Mosshey Street, Shaw, EQL 8QL	Crompton Hall, Buckstones Road, Shaw, OL28LS	Land off Ripponden Road / Cornhill Street	Land off Ripponden Road / Cornhill Street	Land off Acre Lane, Oldham	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	44 Browning Road, Oldham, OL1 4NF	London Road, Derker, Oldham	15 Sunfield Avenue, Oldham, OL4 2NH	Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formely Land adj. 308, Waterloo St)	Land adj to Bowling Green, New Earth Street, Oldham	104 Henshaw Street, Oldham, OL1 2BL	102 Greengate Street, Oldham, OL4 1EB	Land at former site of Lumb Mill, Delph, Oldham	1 Midgrove Lane, Delph	Ballybunion, Redwood Road,Uppermill,Oldham	The Coaching House, Woods House, 3 Sugar Lane  Dobcross	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	Mill House, Woodbrook Road, Springhead, Oldham, CL4 4BS	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	1 Nook Cottages, Thorpe Lane, Austerlands, OL4 3QN
Reference	2985	2993	3028	3037	2101	2101	2276	2515	2939	2990	3041	2207	2817	3016	3018	0288(1)	2431	2478	2800	2830	2833	2881	2913
Ward	SH	SH	SH	SH	જ	SJ	S	S	SJ	S	જ	SM	SM	SM	SM	NS	NS	SN	NS	NS	NS	NS N	NS
Status	ЬР	Ь	В	ЪР	ЪР	ЬР	Ь	В	ЬР	В	ЬР	В	В	Ь	Ъ	PP	PP	PP	ЬР	В	<b>A</b>	<u>A</u>	ЬР

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Comments	Large site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site. New planning permission granted June 2011. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	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.	Small site. Application 2011 for extension of time limit. Considered deliverable within 5 years.	Six dwellings forecast for completion during 2012/13. Remainder of site considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.
16+ Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to 15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to 10 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0
First 5 Years	41	o	-	-	7	4	-	-	10	-	-	-	-	-	9	2	-	-	0	4	4	14
Achievable	>	>-	>	>-	>-	>	>-	>-	>-	>-	>-	>-	>	>-	>-	>-	>-	>-	>-	>-	>-	>
Addition	<i>&gt;</i>	<i>&gt;</i>	<b>&gt;</b>	<i>&gt;</i>	>	<b>&gt;</b>	>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	>	<i>&gt;</i>	<b>&gt;</b>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	>	<i>&gt;</i>
Suitable	>	>-	>-	>	>-	>	>-	>-	>-	>-	>-	>-	>	>-	>-	>-	>-	>-	>	>-	>-	>
Indicative Density	28	24	25	7.9		57	100	16	62	33	33		,	5.0	86	17	33		20	19	83	48
hdicative Capacity	4	o	-	-	7	4	-	-	10	-	-	-	2	-	9	2	-	2	-	4	10	41
Area (Ha)	0.49	0.36	0.04	0.13		0.07	0.01	90:00	0.16	0.03	0.03		,	0.20	0.07	0.12	0.03	0.05	0.05	0.21	0.12	0.86
Land	BF	HR.	BF	PF.	CGF	BF	BF	BF (CON)	BF (partial conesion)	noo	COU	COU	CON	GF	CONBF	GF	BF	BF	BF.	BF	CON	BF
Location	Land at Ladcastle Road, Dobcross	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	135 Den Lane, Springhead, OL4 4SG	Paddock End, 1 Ambrose Crescent, Diggle, OL3 5XG	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	Land off, Knowsley Avenue, Springhead, Oldham.	Garage adj., to 15 and 16 Treetops Close, Dobcross, Oldham. OL4 5DS.	Doyen House, 8 Buckley Drive, Denshaw, Oldham, OL3 5RT	Land at the rear of Saddleworth Business Centre (Lumb Mill)	1 Delph Road, Denshaw, Oldham OL3 5RY	Shiloh Farm Barn, Shiloh Lane, Strinesdale, Oldham, OL4 3RE	Friarswood House, Oldham Road, Denshaw, Oldham, OL3 5SW	19 Tamewater Court, Dobcross, Oldham, OL3 5GD	Belle Vue Farm, Harrop Edge Lane, Diggle, Oldham, OL3 5GA	Red Lion PH, 778 Huddersfield Road, Austerlands, Oldham. OL4 3QB	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 67Z	Land to the rear of the former Black Horse Inn, Oldham Road, Denshaw, OL3 5SL	2 Laureates Place, Woodbrook, Oldham, OL44DB	Land at The Park, Grasscroft, Oldham, OL4 4ES.	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	Police Station, Buckley St, Uppermill	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham
Reference	2934	2935	2937	2950	2983	2984	3000	3004	3007	3011	3015	3022	3032	3034	3035	3042	3044	3052	1177	2089(1)	2137	2448
Ward	NS N	S	NS NS	S	NS N	NS NS	NS N	NS N	NS	NS NS	NS N	N N	NS NS	NS N	NS N	NS N	N N	NS NS	SS	SS	SS	SS
Status	ЬР	В	ЬР	Ь	<u>4</u>	ЬР	<u>4</u>	<u>4</u>	d d	ЬР	<u>4</u>	<u>4</u>	ЬР	<u>4</u>	dd.	В	<u>4</u>	PP.	d d	<u>4</u>	<u>a</u>	<b>6</b>

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Comments	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Renewal of planning permission granted April 2011. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Large site. Hotel cleared and ready for development. Considered deliverable within 5 years.
16+ Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to 15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to 10 Years																							
First 5 6 Years Y	0	0	0		0	0	0	0	0	0	0		0	0	0	0	0	0	0	12 0	0	0	35 0
Activate F	<i>г</i> о		φ .			4						4		-				4	. 7			о	
Aethe A	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>
Suitible A	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	>	<b>&gt;</b>	>	>	<b>&gt;</b>	<b>&gt;</b>	>	>	<b>&gt;</b>	>	>	>	<b>&gt;</b>	>	>	>	>	<b>&gt;</b>
Indicative S Density	<b>&gt;</b>	<b>&gt;</b>	>	> 8	<b>&gt;</b>	>	>	>	>	>	>	∀	>	>	>	.≻	>	>	>	>	> 0	>	>
holicative Inc Capacity De	64	41	75	8.4	3.7	•	20	20	12	12	10	133	17	33	43	125	22	20	99	4	200	48	95
	ю	-	ဖ	7	-	4	-	-	7	8	-	4	-	-	-	-	-	4	70	12	7	စ	35
Area (Ha)	0.05	0.07	0.08	1.46	0.27	1	0.05	0.02	0.17	0.17	0.10	0.03	90.0	0.03	0.02	0.01	0.05	0.20	0.03	0.27	0.01	0.19	0.37
Land Type	ВЕ	BF	ВF	GF	Н	CON	ВF	BF (CON)	COU	GF	BF	ВF	BF	ВF	BF	BF	Н	ВЕ	В	ВЕ	ВЕ	ВF	ВF
Location	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	11 Wharmton Rise, Grasscroft, OL4 4ET	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	62 - 70 Oldham Road, Grasscroff,Oldham, OL4 4HU	Land adjacent to 39 Manchester Road, Greenfield, Oldham (different site to record: 2155)	694 Huddersfield Road, Lees, OL4 3PZ	Land adjacent to 21 Lovers Lane, Grasscroff, Oldham, OL4 4DP	Tatchins Barn, Church Road, Uppermill, Oldham	91-95 Stockport Road, Lydgate, Oldham, OL4 4JJ	Land at 104 Oldham Road, Grasscroff, Oldham, OL4 4HU	11 Burnedge Lane, Grasscroft, OL4 4EA	25 High Street, Uppermill, Oldham OL3 6HS	Land off Albert Street, Lees	Land to the rear of 25 Woodend Street, Lees, Oldham.	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ	Land adjacent to 10 Dellhide Close, Springhead, OL4 4PJ	Land to the rear of 694 Huddersfield Road, Lees, Oldham	Land to North of Den Lane, Uppermill, Oldham, OL3 6DD	Land off Athens Way (former Owl Mill site), Lees, Oldham	10 Walkers Court, Cooper Street, Springhead, OL4 4QX	Manor Fam, Constantine Street, Oldham, OL4 3HE	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN
Reference	2783	2812	2857	2940(1)	2941	2964	2969	3002	3013	3033	3047	3051	2232	2846	2907	2908	2920	2921	2977	3039	3053	2120	2924
Ward	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	WA	WA
Status	dd.	Ь	ЬР	ЬР	ф	ЬР	ЬР	ЬР	д	ЬР	Ь	<u>д</u>	ЬР	ЬР	д	В	Ь	ЬР	Ь	<u>d</u>	4	В	ЬР

Comments	Small site. Considered deliverable within 5 years.	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.	Large cleared site owned by Oldham Council. Falls within a former HMR Intervention Area. Considered deliverable within 5 years.	Large site requiring refurbishment/ demolition of listed mill building. Falls within a former HMR Intervention Area. Not considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.	Small site. Considered deliverable within 5 years.
16+ Years	0	0	0	0	0	0	0	0
11 to 15 Years	0	0	0	0	0	0	0	0
6 to 10 Years	0	0	0	158	0	0	0	0
First 5 Years	-	62	72	0	-	-	-	-
Adrievable	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	>-	>-	>-	>-
Arathbe	>	<b>&gt;</b>	<b>&gt;</b>	>-	>	>	>	>-
Suitab	>	>	>	>-	>	>	>	>
Indcative Density	,	62	52	58	40	50	25	25
holicative Capacity	2	62	72	158	-	-	-	-
Area (Ha)		1.00	1.39	2.70	0.02	0.02	0.04	0.04
Land Type	CON	BF	ВЕ	BF	ВЕ	BF	GF	BF
Location	65 Esther Street, Oldham, OL4 3EP	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.	Land at North Werneth Zone 5, Land bounded by Harford Mill to the west, Edward Street to the north, and Milne Street to the east	Land at North Werneth Zone 6 (Hartford Mill, Edward St)	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	Land adj., 101 Park Street, Oldham, OL8 1EQ	115 Windsor Road, Oldham, OL8 1RQ	115b Windsor Road, Oldham, OL8 1RQ
Reference Location	2996	2661	2662	2663	2780	2849(1)	2987	3045
Ward	WA	WE	WE	WE	WE	WE	WE	WE
Status	ЬР	ЬР	ЬР	Ь	ВР	ЬР	Ь	Ь

# Sites Subject to a S106

Comments	Small site unlikely to come forward in next 5 years as S106 still to be signed. Considered developable in the medium term.	Large site. Considered deliverable within 5 years.	Small site unlikely to come forward in next 5 years as S106 still to be signed. Considered developable in the medium term.	Large site. Considered deliverable within 5 years however would require the relocation of existing business(s).	Large site unlikely to come forward in next 5 years as 100% apartment scheme. Considered developable within the medium term.
16+ Years	0	0	0	0	0
11 to 15 Years	0	0	0	0	0
6 to 10 11 to Years 15 Years	-	0	Ω.	0	24
First 5 Years	0	13	0	40	0
Adrivable	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>-
Aathe	<b>&gt;</b>	>	>	>	>-
Sultide	<b>&gt;</b>	>	>	>	>-
Indicative Density	33	59	20	13	73
Indicative Capacity	1	13	2	40	24
Area (Ha)	0.03	0.22	0.25	3.10	0.33
Land	BF	BF	BF	HB.	GF
Location	Land at Estate Street	Land at Cheetham Street, Failsworth, Manchester, M35 9DS	Land at Gainsborough Avenue	Wallhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham
Reference Location	1852	3006	1782	2925	2654
Ward	AL	H	₩	S	SS
Status	S106	S106	S106	S106	S106

'Other' Sites

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Comments		Small site. Planning permission expired. Site considered developable within the medium to long term.	Small site. Planning permission expired 2008. Considered developable in the medium to long term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2011 . Considered developable in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010. Currently in use as a car park for the Health and Well-Being Centre in Chadderton however considered developable in the medium term.	Granted permission in 1995. Partly built out many years back. Remainder of site considered developable in the medium to long term.	Large site. Planning permission expired 2009 . Considered developable in the medium term.	Large site. Planning permission expired 2009 although section 106 never signed. Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Large site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2011 . Considered developable in the medium term.	Large site. Planning permission expired 2006 however in council ownership therefore considered developable in the medium term.
Years	16+ +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	ro	-	0	0	0	0	0	0	0	ဖ	0	0	0	0	0	0	0
6 to	10 Years	0	0	-	-	-	-	-	-	ဖ	0	17	20	т	105	ω	-	13
First	5 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actievable															>-			<b>&gt;</b>
Aeithe				>	>-	>	>	>	>	>	>-	>	>	>	>	>	<b>&gt;</b>	>
Suitable		>	>-	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>
Indicative	Density	83	25	100	4	59	73	100	18	09	12	40	286	49	43	80	12	30
hdicative	Capacity	D.	-	-	-	-	-	-	-	ဖ	თ	17	20	е	105	ω	-	13
Area	(На)	90:00	0.04	0.01	0.07	0.02	0.03	0.01	0.05	0.10	0.48	0.42	0.07	0.07	2.45	0.10	0.08	0.43
Land	Туре	BF	BF	CGF	BF	BF	BF	COU	CGF	BF	BF	BF	ВЕ	BF	ВЕ	ВЕ	BF	ВЕ
Location		Estate St/Panmure St	Land adj. Milard Hse, Millard St	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	1 Fountains Walk, Chadderton, OL9 8PX	131 Foxdenton Lane, Chadderton, M24 1GN	25-31 Mill Brow, Chadderton	Healds Green Farm, Healds Green, Chadderton, OL 1 2SP	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	Grovsvenor Hall, Ward Street	Land off Booth Hill Lane	Land at 67 Godson Street (Appollo Day Nurseries Ltd), Oldham, OL 1 2DB	Land at junction of Chadderton Way and West End Street, Oldham	Oldham NHS Trust, Westhulme Avenue, Oldham, OL1 2PN	Land at Dunbar Street, Oldham	Land at 223A, Rochdale Road	New Barn Junior School, Kings Rd, Shaw
Reference		2118	1833	2281	2652	2895	2926	2244	2506	2840	0019	2409	2503	2517	2793	2835	1658	2166
Ward		AF.	8	ပ္ပ	22	ပ္ပ	္ပ	N O	N O	N	00	8	00	00	00	00	CR	CR
Status		Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other

	Location	Land	Area	Indicative	Indicative	Suitable	Arabbbe	Achievable	First	6 to	11 to	Years	Comments
		Type	(Ha)	Capacity	Density				5 Years	10 Years	15 Years	16+	
12	128 Oldham Rd, Shaw	COU	0.01	-	100	>	>		0	-	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
Z	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	-	40	>	>-		0	-	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Ö	Oak Works, Moor Street, Shaw, Oldham	BF.	0.04	10	250	>	>-		0	10	0	0	Large site. Planning permission expired 2011 . Considered developable in the medium term.
12 12	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	-	55	>	>-		0	-	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
I	Hillcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	-	45	>	>-		0	-	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
2 €	Land off Ashton Road East, Failsworth, Manchester (former Macedonia United Reform church)	PF	0.14	4	30	>	>-		0	4	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
٥٣	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	BF	0.05	-	20	>	>-		0	-	0	0	Small site. Planning permission expired 2009. Considered developable in the medium term.
ت	Land off Hale Lane/Stanhope Way	BF	0.04	4	100	>	>-		0	0	4	0	Small site. Planning permission expired 2003. Considered developable in the medium to long term.
N Ľ	Land at rear of 15 Bethel Ave (Land at Booth Street), Failsworth	BF	90.0	7	33	>	>-		0	2	0	0	Small site. Planning permission expired 2009. Considered developable in the medium term.
	Land adj to 265 Oldham Road, Failsworth	BF	0.13	23	169	>	>-		0	22	0	0	Large site. Planning permission expired 2011 . Considered developable in the medium term.
ઌૻ	34-36 Miriam Street, Fallsworth	BF.	0.05	т	09	>	>-		0	ю	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
≥	Land off Hale Lane/Hughes Close, Failsworth, Manchester	BF	0.42	38	06	>	>-		0	38	0	0	Large site. Planning permission expired 2010 . Considered developable in the medium term.
	Land adj., 48 Norfolk Crescent, Failsworth, Manchester	BF	0.03	-	40	>	>-		0	-	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
	Land to rear of 31 Oak Rd, Hollinwood	BF	0.08	ю	37	>	>		0	0	е	0	Small site. Planning permission expired 2005. Considered developable in the medium to long term.
N	231 Hollins Road	con	0.01	-	11	>	>		0	-	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
9	609 Hollins Road	COU	0.01	-	100	>	>		0	-	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
	Land adjacent to 510 Chamber Road, Oldham	HR.	0.02	-	45	>	>		0	-	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
ωŢ.	Byron Street Social Club, Byron Street, Hollinwoood, Oldham, OL8 4QT	ВF	0.07	12	179	>	>		0	12	0	0	Large site. Planning permission expired 2009 . Considered developable in the medium term.
ФО	Prescott's Garage, Clowes Street, Hollinwood, Oldham	CON	0.01	<del>-</del>	100	>-	>		0	<del>-</del>	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.

		Ε	ø).	ø)		ВE	Φ	Φ	ø.	6	6:	Ф	gy	0	Ф	4:	Φ	Φ	0	o.
Comments		Application withdrawn. Small site considered developable in the medium to long term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009. Considered developable in the medium term.	Small site. Planning permission expired 2009 however temporary planning permission granted for prayer room. Considered developable in the medium to long term.	Small site. Planning permission expired 2012 . Considered developable in the medium term.	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.	Small site. Planning permission expired. Considered developable in the medium to long term.	Small site. Planning permission expired 2009. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium to long term.	Small site. Planning permission expired 2006 . Considered developable in the medium to long term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Large site. Planning permission expired 2009 . Considered developable in the medium term.	Large site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011 . Considered developable in the medium term.
Years	<b>+91</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	m	0	0	0	ω	0	7	4	0	0	0	ю	0	-	0	0	0	0	0
6 to	10 Years	0	ω	4	7	0	-	0	0	4	-	е	0	-	0	2	-	28	71	2
First	5 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Achievable																				
Aethe			>-	>-	>-		>	>-	>	>-	>	>	>-	>-	>-	>	>-	>-	>-	>
Suitable		>-	>	>	>	<b>&gt;</b>	>	>	>	>	>	>	>	>	>	>	>	>	>	>
Indicative	Density	13	50	19	50	53	40	50	80	80	50	21	30	50	20	30	13	26	169	6.7
hdicative	Capacity	က	ω	4	2	ω	1	2	4	4	-	е	е	-	-	2	-	28	71	2
Area	(На)	0.23	0.16	0.21	0.04	0.15	0.05	0.04	0.05	0.05	0.02	0.14	0.11	0.02	0.05	0.07	90.0	0.29	0.42	0:30
Land	Туре	BF	BF	BF	BF	NOO	BF	BF	BF	BF	CGF	BF	BF	BF	HB.	BF	BF	BF	BF	GF
Location		Land at Wilson Street	Land off Tanners Fold, Fitton Hill, Oldham	Land off Nicholas Road (Eastside), Oldham	Land at Crofton Street, Oldham	Corner of Gainsborough Avenueue (Clydesdale Works)	53 Langham Road, Oldham, OL8 1AX	Land at Crofton Street, Oldham	1-9 Dogford Rd	Land off Malvern Close, Royley, Royton	Barn1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SU	Land adjacent to Hamilton Avenue Royton Oldham	389-395 Middleton Rd, Royton (Lorne Avenue)	Land adj. 323 Middleton Rd, Royton	Land adj 51 Dogford Road, Royton	Land adj. Haifway House, 499 Rochdale Road, Royton, OL2 5RY	Downey House, Church Street, Royton, OL2 5JS	Land off Royley, Royton (former garage court)	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	Land to the rear of 2 Holly Brook, Chadderton, Oldham
Reference		1779	2225	2358	2419	2445	2918	2938	1274	1331	1655	2160	2168	2399	2416	2511	2518	2771	2785	2912
Ward		₽	₩	₩	₩	M	₩	₩	N N	Z Z	N N	N N	Z Z	N N	N N	N N	N N	N N	N N	Z Z
Status		Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other

	Indicative Sulable	Suite	Indicative Suitable Density	Suitable		Aethe	Actievable First	6 to	11 to	Years 16+	s Comments
				Density			Years				
>	Y Y Y	>	۲2 ۲	>	>		0	0	ю	0	Small site. Planning permission expired 2007. Considered developable in the medium to long term.
>	25 Y Y	>	25 Y	>	>		0	0	-	0	Small site. Planning permission expired 2008 . Considered developable in the medium to long term.
>	33	>	33	>	>		0	-	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
>	200 Y Y	>	200 Y	>	>		0	ဖ	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
>	7 Y	>	<b>4</b> 1 ≻	>	>		0	7	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
>	711 Y	>	7+	>	>		0	10	0	0	Large site. Planning permission expired 2010 . Considered developable in the medium term.
>	>- >-	>	.≻	>	>		0	<del>-</del>	0	0	Small site. Planning permission expired 2012 . Considered developable in the medium term.
>	Y Y	>	٧ ٢٤	>	<b>&gt;</b>		o >-	4	0	0	Small site within the former HMR Wave 1 Interventin Area. Planning permission expired 2008 however considered developable within the medium term. HMR offices no longer on the site.
>	25 Y Y	>	25 Y	>	>		0	0	-	0	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.
>	100 Y	>	100 Y	>	>		0	-	0	0	Small site. Planning permission expired 2010 . Considered developable in the medium term.
>	> × ×	>	> >	>	>		o >	65	0	0	Large site within the former HMR Wave 1 Intervention Area. Some uncertainty around timescales however considered developable in the medium term.
>	У	>	٧ ٨	>	>		0	40	0	0	Large site within the former HMR Wave 1 Intervention Area. Developable area reduced by 50% as part of site to be used as Metrolink Park and Ride. Remainder of site considered developable within the medium term.
>	222 Y	>-	222 Y	>-	>		0	<del>-</del>	0	0	Small site. Planning permission expired 2011. Considered developable in the medium term.
>	33	>	33	>	>		0	2	0	0	Small site. Planning permission expired 2011 . Considered developable in the medium term.
>	Z8 ×	>-	Z8 ×	>-	>		0	0	2	0	Small site. Planning permission expired. Considered developable in the medium to long term.
>	100 Y Y	>	۲ ۷ ۷	>	>		0	0	1	0	Small site. Planning permission expired. Considered developable in the medium to long term.
>	۲ ۲ ۲	>	۲ ۷ ۷	>	>		0	-	0	0	Small site. Planning permission expired 2009 . Considered developable in the medium term.
>	175 Y Y	>	۲۶ ۲	>	>		0	21	0	0	Large site. Vacant mill building and scope to incorporate neighouring sites as part of potential development opportunity. Planning permission expired 2010. Considered development expiring the medium term.

		e) C	e) C	e c	ole ole	e) C	he	ā	e]C	e C	ā	<u>o</u>	e) C	e) C	e C	ole	<u>o</u>	ā	ā	e c
Comments		Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Large site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2012 . Considered developable in the medium term.	Small site. Planning permission expired. Considered developable in the medium to long term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011 . Considered developable in the medium to long term.	Small site. Planning permission expired 2007 . Considered developable in the medium to long term.	Small site. Planning permission expired 2008. Considered developable in the medium to long term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2007. Considered developable in the medium to long term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Years	16+ +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	0	0	0	0	0	2	0	0	-	<del>-</del>	0	-	0	0	0	0	0	0	0
6 to	10 Years	7	7	е	30	-	0	7	-	0	0	4	0	-	4	-	-	-	-	2
First	5 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adrievable																				
Arabthe		>	>-	>-	>	>-	>	>	>-	>-	>	>	>	>-	>-	>	>	>	>	>
Suitable		>	>	>	>	>	>	<b>&gt;</b>	>-	>-	<b>&gt;</b>	>	>	>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>
Indicative	Density	22	80	100	606	20	29	4	100	100	17	09	17	17	13	4	50	200	100	æ
Indicative	Capacity	2	2	က	30	-	2	2	-	-	1	4	-	-	4	-	-	-	-	2
Area	(На)	60:0	0.03	0.03	0.03	0.02	0.07	0.78	0.01	0.01	90.0	0.07	90:0	90:0	0:30	0.07	0.02	0.01	0.01	0.37
Land	Туре	BF	CON	BF	BF	BF	BF	CON	CGF	CGF	BF	BF	BF	BF	CON	con	con	con	CGF	CON
Location		Land adj 10 Cranbrook Street, Oldham	177 Lees Road, Oldham, OL4 4QJ	43-47 Brompton Street, Glodwick, Oldham	169 Union Street, Oldham	Land adj., Bridge Inn PH, Becket Meadow Street, Oldham, OL4 1JE	Land at Saint Annes Sq	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	Bam adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham	Edge Hill farm, Dark Lane, Delph	Springmeadow, 6, Ladcastle Rd, Dobcross	Land off Knowsley Avenue, Springhead, Oldham	Land at rear of 32 Thorpe Lane	Land adjacent to 3 Midgrove Lane	Land at Friarswood, Oldham Road	Millcroft House, Millcroft Lane	Rear of 91-95 Stockport Road, Lydgate (Lydgate Smithy)	24 The Square, Dobcross, OL3 5AA	Nebo Farm, Whitegate Lane, Strinsdale	Ramsclough Farm, Oldham Road, Denshaw, OL3
Reference		2438	2486	2497	2796	2916	1082	2062(3)	2136	2140	2197	2236	2248	2292	2293	2322	2333	2423	2443	2779
Ward		SM	SM	SM	SM	SM	NS	NS	NS NS	NS NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	SN
Status		Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other

		sidered developable	. Considered developable	. Considered developable	nsidered developable	nsidered developable	. Considered developable	nsidered developable	nsidered developable	nsidered developable	nsidered developable	nsidered developable	nsidered developable	sidered developable	sidered developable					
Comments		Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2007. Cor in the medium to long term.	Small site. Planning permission expired 2006. Cor in the medium to long term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009. Cor in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2006 . Considered developable
Years C	<del>1</del>																			
11 to	15 1 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to 1	10 1	0	0	0	0	0	0	-	7	0	0	0	0	0	0	0	0	0	0	-
First 6	Years Y	-	-	-	-	-	-	0	0	7	-	-	-	7	7	-	-	-	-	0
Adrievable Fi	io ≯	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actible A		>	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>-	>
Suitable		, >	>	>	>	>	<i>&gt;</i>	<i>&gt;</i>	<i>&gt;</i>	>	>	>	>	>	>	>	<b>&gt;</b>	<i>&gt;</i>	<i>&gt;</i>	>
Indicative	Density	2	ω	25	50	12	45	80	50	29	ro.	10	41	100	231	231	7.5	10	33	17
holicative	Capacity	-	-	-	-	-	-	-	7	7	-	-	-	7	8	-	-	-	-	-
Area	(На)	0.40	0.13	0.08	0.02	0.08	0.04	0.12	0.04	0.03	0.19	0.10	0.07	0.02	0.01	0.01	0.13	0.10	0.03	90.0
Land	Туре	Ha .	HB.	HR.	GF	HR.	NOO	Ha .	NOO	HR.	HR.	HB.	HR.	NOO	NOO	NOO	HR.	HB.	HR.	BF
Location		Shaymere, Delph New Road, Delph, OL3 5BY	Whitegate Cottage, Whitegates Lane, Strinesdale, EOL4 3RF	Land adj., 842 Huddersfield Road, Austerlands, OL4 4BA	Husteads Farm, Husteads Lane, Dobcross, OL3 65RA	Land at Near Moordale, Huddersfield Road, Diggle, OL3 5NT	Freechurch House, 9-11 Church Street, Delph, OL3 65DR	Land adjacent to 3 Burnedge Lane, Grasscroft	Former Greenfield Co-op, Manchester Road, Greenfield	R/o Victoria House, High St, Uppermill	Land at Grove Bank, Rush Hill Rd, Uppermill	Land opposite 37 Manchester Rd, Greenfield	Rear of 12 Dacres Drive	118-120 High Street, Uppermill, Oldham OL3 6BT	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	50A Springmeadow Lane, Uppermill, Oldham, OL3 EHH.	Land at The Hollies, 2 Grove Road, Uppermill, Oldham, OL3 6JR	Lane View, Coverhill Road, Grotton, OL4 5RF	Land adj. 36 Stamford Rd, Lees (Old Vicarage)
Reference		2782	2792	2832	2834	2855	2880	1830	2030	2156	2204	2296	2328	2481	2484	2485	2498	2668	1133	2195
Ward		NS S	N N	S N	N S	S N	NS NS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SW&L	SW&L
Status		Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other

		able	able	able	able	able	able	aple	aple	able	able	aple	aple	able	able	able	able	able	able	able
Comments		Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.	Small site. Planning permission expired 2009 . Considered developable in the medium term.
Years	16 +	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11 to	15 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6 to	10 Years	2	-	-	-	-	o o	7	-	7	1	-	-	-	-	-	-	-	-	80
First	5 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actievable																				
Arabathe ,		>	>	>-	>-	>-	>-	>	>-	>-	<b>&gt;</b>	>-	>-	>-	>	>	>	>	>-	>
Subtre		>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	<b>&gt;</b>	<b>&gt;</b>	>-	>	>	>-	>-	<b>&gt;</b>	>
Indicative	Density	100	80	100	87	40	257	400	2	37	25	70	12	100	30	37	144	25	19	20
Indicative	Capacity	2	-	-	-	-	o o	7	-	7	1	-	-	-	-	-	-	-	-	80
Area	(На)	0.02	0.13	0.01	0.01	0.03	0.04	0.01	0.22	0.08	0.04	0.03	0.08	0.01	0.03	0.03	0.01	0.04	0.16	0.39
Land	Type	COU	BF	CON	CON	CON	ВЕ	con	ВЕ	CON	BF	CON	BF	BF	BF	BF	N CO CO	ВF	con	BF
Location		237-239, Oldham Rd, Springhead	Land adjacent to Highfield House, Cooper St	113 Stamford Road, Lees, OL4 3NB	189 Oldham Road, Springhead, OL4 4QJ	80-82 High Street, Lees, Oldham	Land at Hartshead Street, Lees. Oldham	3 Atherton Street, Springhead, OL4 5TF	1 Grotton Meadows, Grotton, OL4 5RQ	19 Stonebreaks Road, Springhead, OL4 4BZ	Land adj., Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	150 Oldham Road, Springhead, OL4 5SN	9 Marsham Close, Grotton, OL4 5RB	Land adj. 21 Clarksfield St, Oldham OL4 3AW	17 Radcliffe Road, Oldham, OL4 2NR	Land adjacent 7 Towers Street, Waterhead, Oldham	380 Huddersfield Road, Oldham, OL4 2EX	R/o 152/160 Chamber Rd	80a Windsor Road	Land adj to 155 Wellington Road, Oldham
Reference		2223	2285	2480	2487	2501	2516	2798	2837	2884	2885	2886	2890	2202	2788	2814	2879	2187	2261	2400(1)
Ward		SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	SW&L	WA	WA	WA	WA	WE	WE	WE
Status		Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other

Comments			Large cleared site within the former HMR area. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2010. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.	Small site. Planning permission expired 2011. Considered developable in the medium term.
Years	16+		0	0	0	0	0
11 to	15	Years	0	0	0	0	0
6 to	10	Years	99	-	-	2	œ
First	5 Years		0	0	0	0	0
Actible Actionable First			<b>&gt;</b>				
Acitible			<b>&gt;</b>	>	>	>	>
Suitable			<b>&gt;</b>	<b>&gt;</b>	>	>	>
Indicative	Density		61	33	33	75	114
holicative	Capacity		90	-	-	2	80
Area	(Ha)		0.49	0.03	0.03	0.07	0.07
Land	Type		BF	BF	BF	BF	BF
Location			Land at North Werneth Zone 2, Land east of St Johns bounded by Affred St. Featherstall Rd South and Porter St	Land adj to 118 Coppice Street,Oldham	Land adj to 101 Park Street, Oldham	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	Beech House, Springbank Street, Oldham, OL8 4LH
Reference Location			2659	2848	2849	2893	2901
Ward			WE	WE	WE	WE	WE
Status			Other	Other	Other	Other	Other

'Saved' Housing Allocations

Comments	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large site, one of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered deliverable within 5 years.	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.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.	Large 'saved' UDP Mixed-Use Allocation, incorporating phase 1 housing considered deliverable within 5 years.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.	Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
16+ Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82
11 to 15 Years	0	0	0	0	0	0	0	0	0	0	51	20	78	18	12	18	19	150
6 to 10 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First 5 Years	45	30	10	41	22	ю	18	50	26	50	0	0	0	0	0	0	0	0
Activable	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>
Aætbe	>	>	>	>	>	>	>	>-	>	>	>	>	>	>	>	>	<b>&gt;</b>	>
Sulate	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>	>
Indicative Density	30	91	9	30	40	30	30	58	40	19	30	30	30	40	30	30	30	40
Indicative Capacity	45	30	10	4	22	е	18	50	26	20	51	20	78	18	12	18	19	232
Area (Ha)	1.26	0.33	1.56	0.46	0.55	0.10	09:0	0.86	99.0	2.61	1.71	99.0	2.59	0.46	0.40	0.59	0.63	5.80
Land	ВЕ	ВЕ	BF	BF	FF.	BF	GF	CON	BF	ВЕ	GF	GF	BF	GF	BF	GF	GF	GF
Location	Rose Mill, Coalshaw Green Road, Chadderton	Land at Springhey Mill, Huddersfield Road	Land at Oldham Road/ Hardman Street, Failsworth	Pretoria Road, Oldham	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	Land off Mellor Street, Royton. North of Sandy Mill	Blackshaw Lane, Royton	Bailey Miil, Delph	Jowett Street, Oldham	Huddersfield Road/Dunkerley Street, Oldham	Ashton Rd, Woodhouses	Medlock Road, Woodhouses	Land at Lower Lime Road	Danisher Lane	Holden Fold Lane, Royton	Lilac View Close, Crompton	Land at Ripponden Rd	Land at Knowls Lane
Reference	2233	2234	2090	2351	2338(1)	2338(2)	2452	2088	2352	2353	0029	2093	0178	2451	2449	2094	9200	0112
Ward	SS	WA	ΡW	오	RS	SS S	RS	NS NS	WA	WA	H	11	오	M	RS	HS.	NS NS	SW&L
Status	UDP 1	UDP 1	UDP1	UDP1	UDP1	LDP1	UDP1	UDP1	UDP1	UDP1	UDP2							

'Potential' Sites

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PPS3Comments	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP), Expected to be completed by March 2014. Capacity adjusted in line with AHP. Considered deliverable within 5 years.	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. Considered deliverable within 5 years and over the medium term.	In SHLAA as potential housing site deliverable 6 to 10 years, Identified in the Limehurst Village Masterplan. Currently being prepared. Considered deliverable within 5 years.	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP). Expected to be completed by March 2013. Capacity adjusted in line with AHP. Considered deliverable within 5 years.	In SHLAA as potential housing site deliverable 6 to 10 years, Identified in the Linehurst Village Masterplan, currently bring prepared, and in the council's Affordable Homes Programme (AHP). Expected to be completed by March 2013. Considered deliverable within 5 years.	In SHLAA as potential housing site deliverable 6 to 10 years. Identified in council's Affordable Homes Programme (AHP). Expected to be completed by March 2014. Capacity adjusted in line with AHP. Considered deliverable within 5 years.	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 Marth 2015 (25 wellings). For the remainder of the site the council are looking to identify a developer partner and anticipate site will be delivered within 5 years. Capacity in SHLAA adjusted to reflect this. Considered deliverable within 5 years.	FCHO site identified in council's Affordable Homes Programme (AHP). Expected to be completed by March 2015. Considered deliverable within 5 years.	In SHLAA as potential housing site deliverable 6 to 10 years. Granted OUT planning permission March 2012 subject to a legal agreement. Capacity adjusted in line with the recent PP. Considered deliverable within 5 years.	In SHLAA as potential housing 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 within 5 years.	In SHLAA as potential housing 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 within 5 years.
Years 16+	0	0	0	0	0	0	0	0	0	0	0
Years 11 to 15	0	0	0	0	0	0	0	0	0	0	0
Years 6 to 10	0	72	0	0	0	0	0	0	0	0	0
First 5 Years	22	72	99	13	21	ю	71	2	59	12	20
Activable	>	>	<b>&gt;</b>	>	>	>	<b>&gt;</b>	>	>	>	>
Actible	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>-
Suitable	<b>&gt;</b>	<b>&gt;</b>	<b>&gt;</b>	>-	>	>-	<b>&gt;</b>	>	>	>-	>
Indicative Density	4	1	40	43	40	40	79	1	38	26	13
hdicative Capacity	22	144	64	13	21	ю	17	2	59	12	50
Area (Ha)	0.5	ı	1.6	0.3	0.52	0.02	0.89	ı	1.57	0.46	3.82
Land Type	BF	XI	BF	BF	XIW	BF	BF	BF	BF	BF	ВЕ
Location	Eustace Street Primary School	Lancaster Sports Club	Rowan Tree Road, Limeside, Oldham	Corner of Hollins Road and Hawthorne Road, Hollinwood (aka Cardiff Close)	Land at former Greengate PH off Acacia Road, Limeside, Oldham	Land at Shepherd Street, Royton	Sholver Housing Estate (Doyle and Goldsmith)	Huddersfield Road, Diggle	Land east of Constantine Street, Oldham	Land at comer of Mine and Tamworth Street, Werneth	South Werneth, Oldham (aka Reedham Walk)
Reference	SHLAA854		SHLAA2	SHLAA210	3+LAA1087	3+LAN1385	SHLAA821		SHLAA56	S+LAX1041	SHAMI374
Ward	N O	Α	오	오	오	Z Z	જ	NS	<b>₩</b>	WE	WE
Status	POTENTIAL	POTENTIAL	POTENTIAL	POTENTIAL	POTENTIAL	POTENTIAL	POTENTIAL.	POTENTAL	POTENTIAL	POTENTIAL	POTENTIAL.

# **Apppendix 7 - Method used to Identify the Five-Year Housing Land Supply**

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

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

This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2013 to 31 March 2018. More detailed information on each of the steps is set out below.

# Level of housing provision between 1 April 2013 and 31 March 2018

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

Table 12

Housing requirement since 2003/04 up to 2012/13	2,890
Residual remaining due to performance since 2003/04	-991
Housing requirement over remainder of plan period (2013/14 to 2025/26)	3,757
Clearance proposed over remainder of plan period	260
Total housing requirement to be delivered over remainder of plan period (910 + 4,046 + 594)	5,008
Annual housing requirement over remainder of plan period (5,549 / 14)	385.2
Total housing requirement for period 2012/13 to 2016/17 (396 x 5)	1,926

With regards to the period 1 April 2013 to 31 March 2018 the requirement is for the delivery of 1,926 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: ie the site is available now;
- Suitable: ie offers a suitable location for development now and contribute to the creation of sustainable mixed communities; and
- Achievable: there is a reasonable prospect that housing will be delivered on the site within five years.

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 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. 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 2013 (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 8 Adoption Statement for the Joint Core Strategy and Development Management Policies DPD**

#### Oldham Council Local Development Framework Joint Core Strategy and Development Management Policies Development Plan Document

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

#### **ADOPTION STATEMENT - 9 NOVEMBER 2011**

#### Title

Joint Core Strategy and Development Management Policies Development Plan Document.

#### **Subject Matter**

This Adoption Statement gives notice that Oldham Council has resolved to adopt the Joint Core Strategy and Development Management Policies Development Plan Document on 9 November 2011.

The Joint Core Strategy and Development Management Policies Development Plan Document forms part of the Local Development Framework.

Any person aggrieved by the Joint Core Strategy and Development Management Policies Development Plan Document may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004.

Any application must be 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 Joint Core Strategy and Development Management Policies Development Plan Document.

#### Date of adoption

9 November 2011

#### Area covered by the document

Whole borough, except the part that falls within the Peak District National Park.

#### **Availability**

Copies of the Adoption Statement, the adopted Joint Core Strategy and Development Management Policies Development Plan Document, the Sustainability Appraisal and the Inspector's Report are available for inspection at the following places and times:

Council website www.oldham.gov.uk

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

Civic Centre, Access Oldham (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 4151 / 1672 or email <a href="mailto:spi@oldham.gov.uk">spi@oldham.gov.uk</a>

Elaine McLean Executive Director, Economy, Place and Skills November 2011