

**Oldham**

**Local**

**Plan**

# **Oldham's Monitoring Report April 2013 to March 2014**

**January 2015**



**Oldham**  
Council

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## Abbreviations

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

**AAP** – Area Action Plan

**AGMA** - Association of Greater Manchester Authorities

**AMR** – Authorities 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

**GMSF** - Greater Manchester Spatial Framework

**Ha** - Hectares

**HMR** - Housing Market Renewal

**JMDPD** – Joint Minerals Development Plan Document for Greater Manchester

**JWDPD** – Joint Waste Development Plan Document for Greater Manchester

**LDD** – Local Development Document

**LDS** – Local Development Scheme

**LPA** - Local Planning Authority

**NPPF** - National Planning Policy Framework

**PPS** – Planning Policy Statement

**RAWP** – Regional Aggregate Working Party

**SAC** - Special Area of Conservation

**SCI** – Statement of Community Involvement

**SBI** –Sites of Biological Importance

**SEA** – Strategic Environmental Assessment

**SPA** - Special Protection Area

**SPD** – Supplementary Planning Document

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**SUDS** - Sustainable Urban Drainage System

**Sqm** - Square metres

**UDP** – Unitary Development Plan

### **Availability of Document**

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## Executive Summary

### Local Development Scheme Progress

The Local Development Scheme (LDS) in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk). In light of a 12 month delay to the preparation of the Site Allocations DPD the LDS was updated and "Issue 8" was approved in December 2013 to reflect changes to the plan-making process in the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

i) Performance on the LDS milestones between 1 April 2013 and 31 March 2014 was as follows:

- Site Allocations DPD - In line with the revised timetable for the Site Allocations DPD set out in "Issue 8" consultation was held on the Site Allocations DPD Options Report from 10 January to 28 February 2014 (this included a one week extension to the public consultation due to the high level of responses received).
- Joint Minerals Development Plan Document (JMDPD) - the GMMWPU prepared the Minerals Plan on behalf of the ten local authorities in Greater Manchester, therefore its delivery has not been solely within Oldham Council's control. Following receipt of the Inspectors Report stating that the Minerals Plan was found sound in January 2013, the Minerals Plan was approved by Full Council on 17 April 2013 and came into effect on 26 April 2013.

### Key Indicator Results

#### ii) Employment

- 1,643.2 square metres (gross) of industrial and commercial floorspace was completed. All of this development was on previously developed land.
- Land developed for business and industry was 0.46 hectares (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) was 93.17 hectares. The total consists of 67.11 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt saved UDP allocations and 26.06 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction. In addition outline planning permission has been granted at Foxdenton Strategic Site, which measures 49 hectares.

#### iii) Housing

- As of 1 April 2015 the borough's five-year housing land supply contains sufficient land to accommodate 2,999 dwellings, equating to more than a 6.1 year supply of deliverable housing land and with 84% being on previously developed land.
- A partial update of the Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there is sufficient potential housing land supply (8,034 dwellings) to meet the borough's housing requirements over the plan period.

- In 2013/14 there were 355 gross completions and 4 dwellings cleared, resulting in a net gain within the borough of 351 dwellings.
- 98% (348 out of 355) of completions during 2013/14 took place on previously developed land.

iv) **Transport** - The second phase (3b) of the Metrolink extension, which runs through Oldham Town Centre from Werneth to Mumps opened in January 2014. The extension of Metrolink through the borough is now complete. Eleven travel plans have been secured as a condition of planning permission.

vi) **Heritage** - Whilst there were no applications for the loss of a listed building in their entirety, there were two applications granted for the part demolition of listed buildings (removing modern additions). Eight applications for the demolition of buildings in conservation areas were granted, where they did not reflect the characteristics of the conservation area and it was felt that the losses would not detract from the conservation area itself.

vii) **Biodiversity** – There have been seven changes to Sites of Biological Importance (SBI's). Four SBI's had habitat changes, two had updates to their site and one had its grading updated. The changes have resulted in a decrease in the extent of the SBI's by -0.1ha.

viii) **Renewable Energy** – 24 out of 28 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18. This represents 86% of applications.

ix) **Retail** – 5,110 square metres of retail floorspace was completed during 2013/14.

## 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 in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk). In light of a 12 month delay to the preparation of the Site Allocations DPD the LDS was updated and "Issue 8" was approved in December 2013. Work on the Site Allocations DPD has progressed in line with the revised timetable set out in "Issue 8". However, the preparation of the Greater Manchester Spatial Framework (GMSF) and its timetable will have implications for the council's Local Plan, including the emerging Site Allocations DPD. A revised LDS will therefore be published in due course, which will also set out details of the Greater Manchester joint DPD.

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

# 1 Introduction and Context

## Oldham's Monitoring Report

- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2013 to 31 March 2014.
- 1.2** 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 tenth AMR. Previous AMR's produced by the council are available on the council's website at [www.oldham.gov.uk](http://www.oldham.gov.uk).
- 1.3** 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.
- 1.4** In more detail, under Section 35 of the Act (amended under Section 113 of the Localism Act), Regulation 34 of the Town and Country Planning Regulations and Regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004 ("the SEA Directive"), the council is required to:
- Report actual progress for the preparation of Local Plan documents against the timetable and milestones in the LDS;
  - Report progress on the policies and related targets to assess the extent to which policies are being implemented;
  - Where policies are not being implemented, to explain why and set out what steps are to be taken to ensure that they are implemented or whether the policy is to be replaced;
  - Identify the significant effects of implementing policies in Local Development Documents (LDDs) and whether they are as intended;
  - Set out whether policies are to be amended or replaced; and
  - Include progress against indicators and update the housing trajectory.
- 1.5** The AMR is the main mechanism for assessing the Oldham's Local Plan performance and effects.

## Context

- 1.6** 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 227,313 and 95,037 households <sup>(1)</sup>. Around

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1 Mid-year estimates 2013

half the borough is open countryside and the South East corner of the borough falls within the Peak District National Park, providing a unique and high quality rural / semi-rural aspect to the borough.

- 1.7** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is home to a growing, young population and has a rich and diverse community with 22.5%<sup>(2)</sup> of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage.

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



- 1.8** Regeneration, in all its forms - physical, social and economic - plays a huge part in the recent history and future development of the borough. There are still significant challenges that the borough faces on a range of issues including: housing conditions; crime and community safety; health; educational attainment; strengthening the economy; raising incomes and tackling pockets of high unemployment.
- 1.9** 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. During 2013/14 Oldham College has continued with its transformation, completing an Innovation Hub (specifically for Early Years, Childcare and Business courses) and developing the Greater Manchester Sustainable Engineering University Technical College. The College, together with Oldham Sixth Form, offer a huge range of academic and vocational education courses.



- 1.10** 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, whilst the borough is home to the headquarters of a number of well known and high profile businesses. As part of our 'Arc of Opportunity' (see below) the council is continuing to work with the private sector to promote significant development opportunities in and around Hollinwood Junction (J22 M60) and to develop the Foxdenton Business Park into a premium business location. During 2013/14 work has also begun on the construction of a new flagship location for First Choice Home on Union Street, Oldham.
- 1.11** Oldham Town Centre lies at the heart of the borough and is the focus for commercial, retail and education activity, whilst the borough's other centres contribute to the economic, social and environmental fabric of the borough. The council's ambitions for Oldham Town Centre are central to the delivery of 'Invest in Oldham' (see below) with the aim being to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester. As part of this during 2013/14 work has now started on the restoration of the Old Town Hall, a Grade II Listed Building, into a new 805-seat family cinema with restaurants and cafe, as well as a new £15million flagship leisure facility. The second phase (3b) of the Metrolink extension, which runs through Oldham Town Centre from Werneth to Mumps has also been completed and is now up and running. Oldham Town Centre offers great capacity for growth, with Metrolink, ultrafast next generation broadband and improved public realm creating the setting for new development and investment opportunities in the future.
- 1.12** Oldham's status as a centre of tourism and leisure 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. The council are continuing to work with the Coliseum Theatre to develop a new theatre and heritage centre next to Gallery Oldham and Oldham Library and Lifelong Learning Centre as part of the cultural quarter within Oldham Town Centre. There are plans to improve a number of key green spaces in the coming years with significant investment, including a new skate park for Coalshaw Green Park, improved playing pitches and facilities at Crossley Playing Fields and Churchill Playing Fields.
- 1.13** Detailed information about the social, economic, and environmental characteristics of the borough, and of neighbourhoods within it, is available on the Oldham Info website. Further information may be obtained at [www.oldhaminfo.org](http://www.oldhaminfo.org).

## **Plans for the Future**

- 1.14** The ambition, to deliver a co-operative future where everyone does their bit to create a confident and ambitious borough, is set out in the 2012-2015 Corporate Plan (updated September 2014).
- 1.15** 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.
- 1.16** Oldham Council is continuing to implement and deliver the multi-million pound package 'Invest in Oldham', which outlines the council's vision for the Town Centre and the wider borough. The aim of the package is for people to see Oldham differently - as a place with excellent infrastructure and opportunities. More information on 'Invest in Oldham' can viewed at

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<http://www.investinoldham.com>. Sitting under this is the Residential Development Prospectus, which sets out how we will deliver our ambitions, to increase long-term value and stimulate new quality housing investment, and our Place Marketing Strategy.

- 1.17** 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 Chadderton Technology Park, Foxdenton and Broadway in Chadderton and on to Hollinwood Business District. It forms a natural extension to Manchester City Centre.
- 1.18** The Association of Greater Manchester Authorities (AGMA) and the ten local planning authorities (LPA's) have begun preparation of the Greater Manchester Spatial Framework (GMSF) which will be the overarching framework within which the ten LPA's identify and manage the supply of land for jobs and new homes in Greater Manchester. Further details regarding the GMSF can be found on AGMA's website at [www.agma.gov.uk](http://www.agma.gov.uk). The preparation of the GMSF and the recent announcement regarding the Devolution Agreement will have implications for the council's Local Plan, including the emerging Site Allocations DPD. It is anticipated that a revised LDS will therefore be published in due course, which will also set out details of the Greater Manchester joint DPD.
- 1.19** These are very ambitious plans that can transform the quality of life enjoyed by those who live, work and visit the borough. The Local Plan plays a role in the development and delivery of these plans.

## 2 Implementation of the Local Development Scheme

- 2.1** The Planning and Compulsory Purchase Act 2004 ("the Act") requires LPA's to prepare and publish a Local Development Scheme (LDS), which is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 2.2** This section of the AMR therefore examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan during the monitoring period 1 April 2013 to 31 March 2014 inclusive. It addresses the questions:
- Have the timetables and milestones for LDD preparation set out in the LDS been met?
  - Is progress being made towards them?
  - If not, what are the reasons and what action is being taken?
- 2.3** The assessment of timetables and milestones is undertaken against the LDS that was in force at the start of this monitoring period, which was "Issue 7". The report also looks at 'Issue 8' (approved December 2013) and an update is also included within this AMR on progress on Local Plan preparation from April to October 2014.

### **Performance in Preparing Local Development Documents, 1 April 2013 to 31 March 2014.**

#### Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk). In light of a 12 month delay to the preparation of the Site Allocations DPD the LDS was updated and "Issue 8" was approved in December 2013 to reflect changes to the plan-making process in the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

#### Development Plan Documents (DPDs)

##### Site Allocations DPD

The timetable set out in "Issue 7" was for the Regulation 25 stage consultations to take place during May 2012 and August 2013 with approval of, and consultation on, the publication DPD scheduled for Autumn 2013. Due to capacity and resource constraints, alongside changes in legislation this timetable has not been met. The LDS was, therefore, updated during the monitoring period, and "Issue 8" was approved in December 2013. In line with the revised timetable for the Site Allocations DPD consultation was held on the Site Allocations DPD Options Report from 10 January to 28 February 2014 (which also allowed for a one week extension to the public consultation due to the high number of responses received).

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

- 2.5** The GMMWPU prepared the Minerals Plan on behalf of the ten local authorities in Greater Manchester, therefore its delivery has not been solely within Oldham Council's control. Following receipt of the Inspector's Report stating that the Minerals Plan was found sound in January 2013, the Minerals Plan was approved by full Council on 17 April 2013 and came into effect on 26 April 2013.

#### Summary: Local Plan Milestones – April 2013 – March 2014

- 2.6** The LDS identified milestones in relation to the production of two Local Plan documents. During the monitoring period 1 April 2013 to 31 March 2014 Oldham Council achieved some very positive milestones including the adoption of the Minerals Plan in April 2013 and consultation on the Site Allocations DPD Options Report.

## **Performance in Preparing Local Development Documents, April 2014 to October 2014**

### Development Plan Documents (DPDs)

#### Site Allocations DPD

- 2.7** The timetable set out in "Issue 8" scheduled consultation on the Site Allocations DPD Preferred Options Report for Autumn 2014 followed by the approval of, and consultation on, the Publication DPD in February and March 2015. This timetable has so far not been met as since publication of the last LDS work has progressed on the Greater Manchester Spatial Framework (GMSF) and it has now been agreed that this will be an overarching joint DPD within which the ten local planning authorities identify and manage the supply of land for jobs and new homes in Greater Manchester.
- 2.8** The Association of Greater Manchester Authorities (AGMA) consulted on the initial evidence base for the GMSF during Autumn 2014. This "Initial Evidence on Future Growth" identifies the level and type of growth Greater Manchester should be planning for over a 20 year period. Further details regarding the GMSF can be found at [www.agma.gov.uk](http://www.agma.gov.uk).
- 2.9** The preparation of the joint DPD and its timetable will have implications for the council's Local Plan, including the emerging Site Allocations DPD. A revised LDS will therefore be published in due course, which will also set out details of the Greater Manchester joint DPD.

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

- 2.10** The timetable for the Site Allocations DPD can be found overleaf. The timetable comes from LDS "Issue 8" (December 2013) however as previously stated the LDS will be updated in due course.

# Site Allocations DPD Timetable - Oldham's Local Development Scheme, Issue 8

Site Allocations DPD Preparation Stage	2012												2013												2014												2015											
	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
SA Determination Statement																																																
Regulation 25 Consultations																																																
Approval of Publication Sites DPD by Full Council																																																
Consultation on Publication Sites DPD																																																
Submission of DPD to PINS / Examination Start																																																
Pre-Hearing Meeting / Examination Hearings																																																
Inspectors Report																																																
Adoption																																																



### 3 The effects of the Local Plan

**3.1** This section of the AMR examines the effects that Oldham's planning policies are having by measuring a series of indicators. It covers the period 1 April 2013 to 31 March 2014. The indicators relate to the Joint DPD.

**3.2** Key questions to address in this section are:

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

#### IMPACTS ON TARGETS AND OBJECTIVES

#### BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

##### Indicators

Business, Industry and the Local Economy
Total amount of additional floorspace by type (Joint DPD Indicator 3)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by providing employment land which is fit for the 21st century for existing and new businesses (SO3b).
Target: N/A.
Oldham Position: The total floorspace completed during 2013/14 for industrial and commercial uses (use classes B1, B2 and B8) was 1,643.2 square metres (gross). Of this: 978 square metres were developed for B1 uses and 665.2 square metres were developed for B2 uses.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy
Total Amount of employment floorspace (gross) on previously developed land by type (Joint DPD Indicator 4).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by ensuring the effective and efficient use of land and buildings (SO1c).
Target: N/A.
Oldham Position: The floorspace developed for employment on previously developed land in 2013/14 was 1,643.2 sqm (gross), representing 100% of the total developed floorspace.

## Business, Industry and the Local Economy

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

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry and the Local Economy

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

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

Target: N/A.

Oldham Position: The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) was 93.17 hectares. The total consists of 67.11 hectares of Business and Industry, Mixed Use and Major Developed Site in the Green Belt saved UDP allocations and 26.06 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

In addition outline planning permission has been granted at Foxdenton Strategic Site. This is a large strategic site, measuring 49 hectares, which will include employment, housing and infrastructure such as access and open space.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

## Business, Industry and the Local Economy

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

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

Target: N/A.

Oldham Position: There were no known losses of employment sites in 2013/14 - this is based on officer knowledge.

Action needed: The Strategic Planning and Information section will work further with Development Management to improve the monitoring of this indicator, resources permitting.



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

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

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

Source: Oldham Council Strategic Planning and Information section.

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

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

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

Target: N/A.

Oldham Position: 0.46 hectares of land was developed for business and industrial uses in 2013/14. Of this 0.40 hectares were developed for B1 uses and 0.06 hectares were developed for B2 uses.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

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

### **New business registration rate (Joint DPD Indicator 8)**

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

Target: N/A.

Oldham Position: In 2012 695 new businesses were formed in Oldham. This is the latest information available.

Action needed: None.

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

Source: Oldham Council.

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

### **Overall employment rate (Joint DPD Indicator 9)**

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

## Business, Industry and the Local Economy

### Overall employment rate (Joint DPD Indicator 9)

Target: N/A.

Oldham Position: Oldham's employment rate for ages 16 - 64 was 66.5% in 2013/14.

This has increased slightly from the previous year: 64.7% in 2012/13.

Action needed: None.

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

Source: Oldham Council.

## Business, Industry and the Local Economy

### Foxdenton developed as a premium employment site (Joint DPD Indicator 46)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by encouraging and facilitating the development of new and emerging industries (such as high technology, knowledge based, innovative, environmental technologies and creative industries) in appropriate locations (such as Foxdenton, Hollinwood Business District and Chadderton Technology Park) (SO3d).

Target: N/A.

Oldham Position: A hybrid planning application for the site was submitted to Oldham Council and approved subject to legal agreement at Planning Committee on 12 February 2014. The planning permission consists of: A) Full planning permission for: 1) A new spine road connecting the A663 'Broadway' and B6189 'Foxdenton Lane' with associated ground re-modelling 2) The means of vehicular access into the site 3) The demolition of all existing buildings within the site; and B) Outline planning permission for an employment-led mixed use development with access to be considered and all other matters reserved for: 1) Office (Use B1a use); Light Industrial (B1c use); General Industrial (B2 use) and Storage and Distribution (B8 use) floorspace; 2) Residential (C3 use) units; and 3) Area of public open space in the form of a new linear park.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

## Key issues

- 3.3** There has been a small amount of employment development completed in the past year, which is significantly lower than the AMRs published in 2013 and 2011 and more similar to the employment development completed in the AMR published in 2012. However an Outline planning application for an employment-led mixed-use development on land at Foxdenton has been approved. The employment rate for 16-64 years olds has also improved over the past couple of years. This will provide office (B1a use), light industrial (B1c use), general industrial (B2 use)

and storage and distribution (B8 use). The system in place for monitoring employment land losses needs to be built on, resources permitting. This is important to provide sufficient evidence for the council to take development management decisions 'in the round' where it is proposed to release employment land for other uses, typically housing.

## Future Actions

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

## Housing

- 3.5** Some of the indicators and text in this section relate to the five-year housing land supply. The five-year housing land supply is forward looking and covers the period 1 April 2015 to 31 March 2020.

Housing		
Plan period and housing targets; Net additional dwellings – in previous years; Net additional dwellings – for the reporting year; Net additional dwellings – in future years; and Managed delivery target (Joint DPD Indicator 11)		
Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)).		
Target: Annual average of 289 net additional dwellings (UDP) / At least 289 dwellings per year, net of clearance, on average over the Local Plan period up to 2026 (Joint DPD).		
Oldham Position: The total housing provision for Oldham over the 18 year period 2003 to 2021 is 5,200 dwellings net of clearance, increasing to 6,647 dwellings when covering the plan period set out in the Joint DPD up to 2026. This equates to an annual average of 289 dwellings to be delivered per year net of clearance.		
The table below shows the number of net completions over the last nine years compared to the annual average of at least 289 dwellings.		
Year	Completed (Net)	Variance
2003/04	270	-19
2004/05	135	-154
2005/06	132	-157
2006/07	315	26
2007/08	399	110
2008/09	401	112
2009/10	-80	-369

## Housing

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

Year	Completed (Net)	Variance
2010/11	63	-226
2011/12	8	-281
2012/13	252	-37
2013/14	351	62
<b>Total</b>	<b>2246</b>	<b>-933</b>

The number of net completions has fluctuated over the last ten years. During 2013/14 completions increased to 355 dwellings (gross). The level of clearance fell to 4 dwellings, resulting in the total net completions being 351 dwellings. This is the highest level of net completions since 2008/09. The high levels of clearance that have taken place as a result of regeneration activity during 2003/04 to 2012/13 have had a significant impact on the levels of net completions achieved during this time, along with the economic conditions witnessed during the latter years. The low level of clearance in 2013/14 reflects the end of high clearance activity related to current major regeneration projects in the borough.

The estimated number of completions, net of clearance, for 2014/15 is 313. This will bring the total number of completions for 2003/04 to 2014/15 to 2,557 dwellings and leaves a residual amount of 911 dwellings to be delivered over the remainder of the plan period.

Taking the residual into account, 4,090 dwellings need to be delivered over the remaining plan period.

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

- 20 dwellings cleared in 2014/15 based upon an assessment of demolitions in the first five months of 2014/15 plus knowledge of other demolitions expected during the year; and
- 220 dwellings cleared during the remainder of the plan period. Due to the clearance activity linked to PFI4 at Primrose Bank and the former HMR areas coming to a close, clearance figures are expected to be much lower than previous years. The figure of 220 allows for a nominal amount of 20 dwellings a year from 2015/16 to 2025/26).

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

1. Completions that have taken place during 2003/04 to 2013/14;
2. The number of net additional dwellings forecast for completion during 2014/15;
3. The five-year deliverable housing land supply from 2015/16 to 2019/20; and
4. For the period beyond 2019/20, projected dwellings are based on the post 5 year supply contained within the borough's potential housing land supply.

## Housing

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

The housing trajectory shows that there is sufficient potential housing land supply identified to deliver 8,034 dwellings and meet the borough's housing requirement over the remainder of the plan period and beyond. This is based on the borough's five-year housing land supply, details of which can be found in Appendix 5, and a partial update of the current SHLAA published December 2011. A more detailed review of the SHLAA will be carried out to inform the preparation of the Site Allocations DPD.

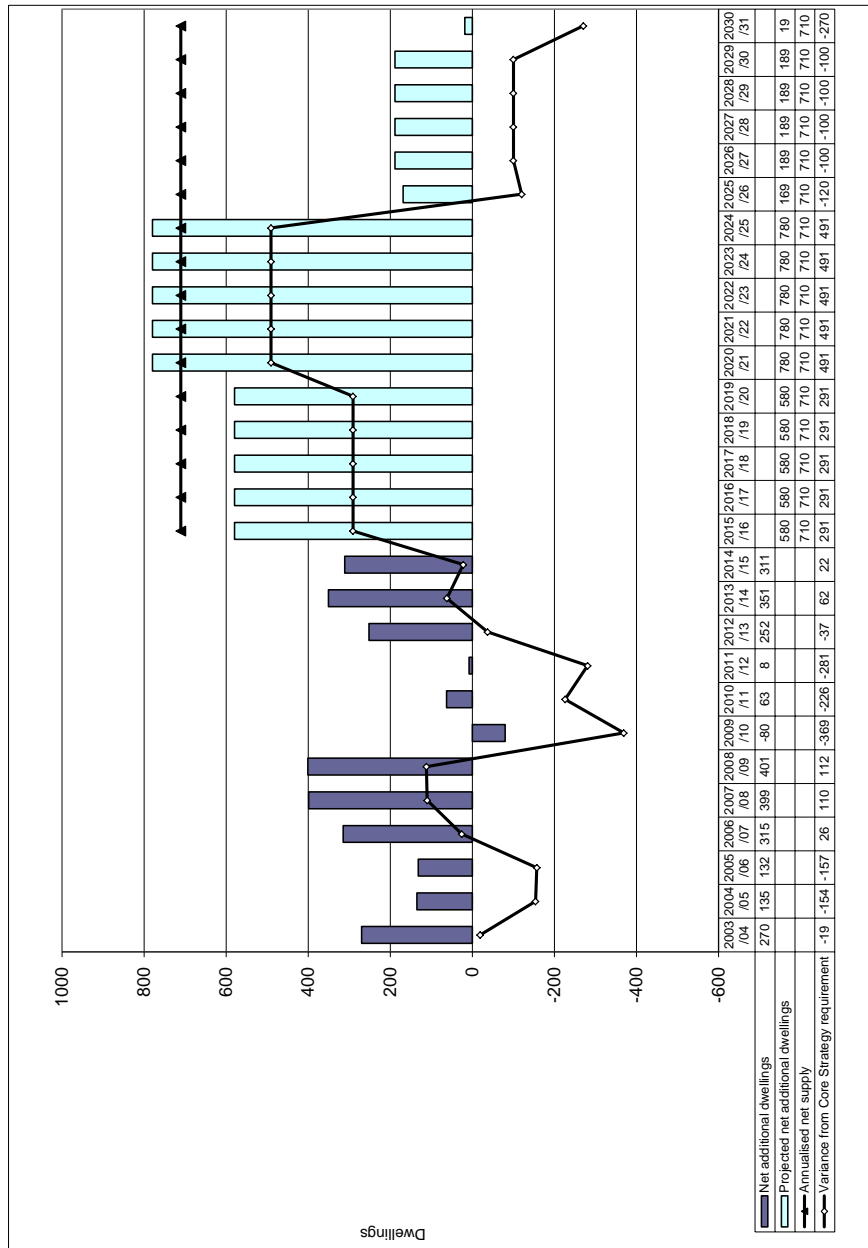
Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA to inform the preparation of the Site Allocations DPD.

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

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

## 2013/14 Housing Trajectory





## Housing

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

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

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

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

In 2013/14, 98% of new and converted dwellings were completed on previously developed land in Oldham.

The PDL trajectory shows:

1. 92.7% of all completions during 2003/04 to 2013/14 were on PDL;
2. 98% of forecasted completions in 2014/15 are on PDL;
3. Projections for the next five years (2015/16 to 2016/17) are based upon sites within the five-year housing land supply. The trajectory shows that 84% of the five-year supply is on PDL; and
4. Overall an average of 80% of all dwellings identified as part of the borough's potential housing land supply are on PDL.

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

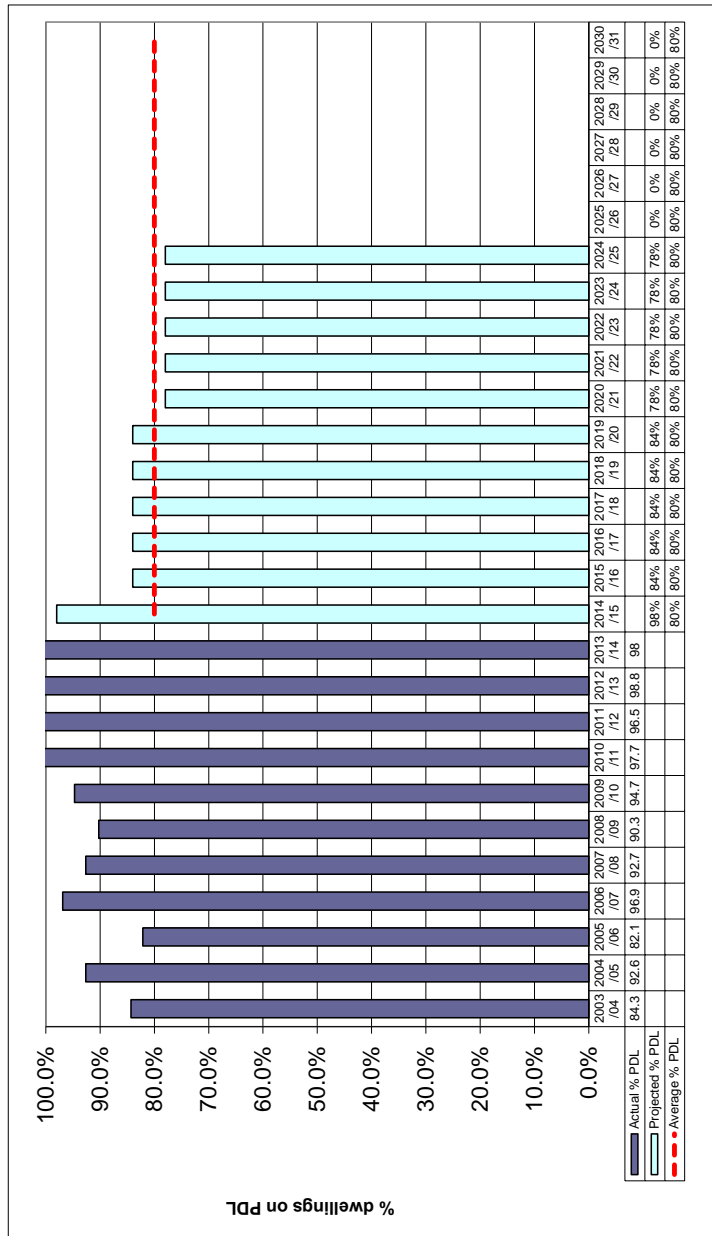
Action needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.



## 2013/14 Previously Developed Land Trajectory





<b>Housing</b>
<b>Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)</b>
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 2013/14 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 Strategic Planning and Information section.

<b>Housing</b>
<b>Gross Affordable housing completions (Joint DPD Indicator 15.i)</b>
Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and  Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).
Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.
Oldham Position: This indicator continues the approach adopted in the 2011 AMR and presents information on the gross affordable units completed. Figures quoted below are therefore not comparable with those quoted in previous AMR's up to 2010.  In 2013/14 202 new affordable homes were completed. Since 2008/09 there have been 877 affordable homes delivered.  There are 297 affordable homes forecast for completion during 2014/15.
Action: To support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.
Relevant Joint DPD Policies: 1, 3, 10.
Source: Oldham Council Housing Strategy Delivery Team

## Housing

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

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

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

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

Oldham Position: No information available.

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

Relevant Joint DPD Policies: 1, 11, 20.

Source: Oldham Council.

## Housing

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

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and

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

Target: N/A.

Oldham Position: Out of 355 dwellings completed during 2013/2014 there were 323 dwellings on sites with a capacity of 5 dwellings or more, representing 91% of the total completions. Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 9.6% (31 dwellings)
- 30 to 50 dwellings per hectare = 64.7% (209 dwellings)
- Over 50 dwellings per hectare = 25.7% (83 dwellings)

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

Action needed: None.

## Housing

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

Relevant Joint DPD Policies: 1,3, 11.

Source: Oldham Council Strategic Planning and Information section.

## Housing

### Housing completions by size and type (Local Indicator)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)).

Target: N/A.

Oldham Position: The breakdown of dwellings completed in 2013/14 by type is shown below:

- Detached - 29 (8%)
- Semi-detached - 149 (42%)
- Terraced - 153 (43%)
- Flats - 24 (7%)

The breakdown of dwellings completed in 2013/14 by size is shown below:

- 1 bedroom - 11 (3%)
- 2 bedrooms - 61 (17%)
- 3 bedrooms - 162 (46%)
- 4 or more bedrooms - 121 (34%)

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

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

## Housing

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

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and

## Housing

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

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

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

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

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

As of 1 April 2015 the five-year supply contains sufficient land to accommodate 2,999 dwellings. A schedule of sites can be found in Appendix 5.

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

Housing requirement for the period 2003/04 to 2014/15	3,468
Performance against housing requirement up to 2014/15	-911
Housing requirement for remainder of plan period (2015/16 to 2025/26)	3,179
Residual to be delivered over remainder of plan period	4,090
Estimated clearance up to 2025/26	220
Total housing requirement for the remainder of plan period	4,310
Annual housing requirement up to 2025/26	391.8
Total housing requirement for period 2015/16 to 2019/20 (taking account of delivery of past performance in first five years)	2,456

The five-year supply as at 1 April 2015 contains more dwellings (2,999) compared to the level of housing provision required across the period (2,456). This difference can be expressed in a number of ways:

As of 1 April 2015, the five-year supply represented 122.1% of the dwellings planned ( $2,999 / 2,456 \times 100$ ); or

## Housing

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

As of 1 April 2015, there is a 6.1 year supply of deliverable housing land in the borough (2,999 / 491.2).

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).

Finally, NPPF requires the AMR to show how many sites have been delivered from the five-year supply. This can only be demonstrated retrospectively. As at 1 April 2014 the five-year supply contained 178 sites, comprising 3,114 dwellings. During 2013/14, 12 of these sites (6.7%) were completed. In terms of dwellings, these accounted for 39 (1.3%) of the 2,523 dwellings in the supply.

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

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council Strategic Planning and Information section.

## Housing

### Dwellings cleared (Joint DPD Indicator 17)

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

Target: N/A

Oldham Position: During 2013/14 there were 4 dwellings demolished.

Since 2006/07 there have been 1,496 dwellings demolished. This is an average of 187 dwellings per annum.

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

75% of the dwellings cleared during 2013/14 were located within a former HMR Pathfinder area at Derker. Levels of clearance are expected to continue at a much lower level than in past years, reflecting that there is very little clearance planned through regeneration activity.

Action needed: None.

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

## Housing

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

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

Target: 3% vacancy rate.

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 onwards are therefore not comparable with those quoted in previous AMR's.

- Total stock as at 1st October 2014 = 96,021
- Total vacant as at 1st October 2014 = 1,254
- % Vacant as at 1st October 2014 = 1.3%
- Total stock as at 1st October 2013 = 94,328
- Total vacant as at 1st October 2013 = 1,261
- % Vacant as at 1st October 2013 = 1.3%

There has been no change in the percentage of long term vacancies from 2013 to 2014.

Action needed: None.

Relevant Joint DPD Policies: 1, 3.

Source: Oldham Council Housing Strategy Delivery Team.

## Housing

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

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

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.

There were 182 dwellings completed in 2013/14 within the former HMR area with 3+ bedrooms, representing 87.5%.



<b>Housing</b>
<b>Number of properties added to stock which have 3+bedrooms in HMR area (Joint DPD Indicator 19)</b>
Action needed: None.
Relevant Joint DPD Policies: 1, 3 and 11
Source: Oldham Council Strategic Planning and Information section.

<b>Housing</b>
<b>Previously developed land that has been vacant or derelict for more than 5 years (Joint DPD Indicator 2)</b>
<p>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</p> <p>Ensure over the lifetime of the Local Plan up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole (SO2(g)).</p>
Target: N/A
<p>Oldham Position: The latest figure available is for 2009 where 1.99% of developed land in the borough was vacant or derelict.</p> <p>Previous years figures were:</p> <p>2008 = 2.32%;</p> <p>2007 = 2.76%; and</p> <p>2006 = 0.14%*.</p> <p>The proportion of developed in the borough that is vacant or derelict has fluctuated during 2006 to 2009.</p>
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 355 dwellings were completed over the period 1 April 2013 to 31 March 2014. There were 4 properties lost due to clearance. As a result the net gain within the borough for 2013/14 was 351 dwellings.

- 3.7** Performance against the housing requirement from 2003/04 to 2014/15 has resulted in a residual of 911 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 a result of regeneration activity across the borough. This clearance has started to draw to a close and sites prepared for development have started to come forward. This is reflected in the increase of net additional dwellings over the past 3 years. It is anticipated that housing delivery will continue to increase over the remainder of the plan period to meet the borough's housing requirements. The council are working with developers and key partners to bring sites forward and facilitate housing delivery and housing growth.
- 3.8** As of 1 April 2015 the borough's five-year supply contains sufficient land to accommodate 2,999 dwellings. This represents a 6.1 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** 98% (348 out of 355 completions) of completions 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 2013/14 to 50% from 41% in 2012/13. The proportion of terraced properties has fallen from 46% in 2012/13 to 43%. The proportion of three and four bedroomed plus properties has remained at 80% of all completions. The need for larger family accommodation continues, along with the need to encourage development of higher value aspirational housing that will provide opportunities for existing residents to aspire to live in and attract new residents to the borough. The supply and delivery of new houses and apartments in the borough will continue to be monitored.

### **Future Action**

- 3.11** Continue to update the council's five-year deliverable housing land supply annually in line with NPPF and update the council's SHLAA to inform the preparation of the Site Allocations DPD.
- 3.12** Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- 3.13** Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits; and
- 3.14** 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.
- 3.15** Support delivery of the council's Affordable Housing Strategy, supporting action plan and the affordable homes delivery programme.
- 3.16** 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.

- 3.17** 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. 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.
- 3.18** In past years key actions have been that 'Saved' UDP Phase 2 Housing Allocations are not brought forward and released for development and that preparation of the SPD on the "Release of UDP Phase 2 Housing Allocations" will be rolled forward twelve months (with its preparation subject to the conclusions of the next Monitoring Report). These have however been superseded now that work is progressing on the Site Allocations DPD following adoption of the Joint DPD.

## Transport

### Indicators

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

### Key issues

- 3.19** To determine a way forward regarding car parking standards.

Transport
<b>Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).</b>
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: Eleven travel plans were secured as a condition of planning permission in 2013/14.
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.

## Transport

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

Sources: Oldham Council Strategic Planning and Information section.

### Key Issues

**3.20** There are currently no issues linked with this indicator. The number of travel plans secured has increased over the past two years.

## Access to services

### Access to services:

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

**ii) Number of major<sup>(2)</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: 69% of minor residential developments (34 out of 49 dwellings) in 2013/14 had access to at least 2 key services.

78% of major residential developments (240 of 306 dwellings) in 2013/14 had access to at least 3 key services.

Action needed: None.

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

Sources: Oldham Council Strategic Planning and Information section.

### Key Issues

**3.21** The percentage of residential developments with access to services has significantly decreased since last year. There is a need to raise awareness regarding the need to ensure accessibility of new residential development to key services.

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

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

## 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 second phase (3b) of the Metrolink extension, which runs through Oldham Town Centre from Werneth to Mumps opened in January 2014. The extension of the Metrolink to the borough is now complete.

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 17.

Sources: Oldham Council Strategic Planning and Information section.

## Key Issues

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

## Future Action

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

## LOCAL SERVICES

### Town Centre Uses

#### Indicators

### Local Services – Town Centre Uses

#### Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors (SO3e).

Target: N/A.

Oldham Position:

## Local Services – Town Centre Uses

### Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)

There was one A1 retail development completed during 2013/14. The development was for the refurbishment and recladding of an existing, vacant A1 building including new entrance features and corner signage tower. The new development has a gross internal floorspace of 5,110 m<sup>2</sup>. The previous floorspace of the site was 5,241.25 m<sup>2</sup>. This development was not within any of the borough's centres.

There were no office developments (B1) completed within the borough's centres during 2013/14.

Action needed: None.

Relevant Joint DPD Policies: 1, 4, 15.

Sources: Oldham Council Strategic Planning and Information section.

## Key Issues

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

## Future Action

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

## Local Services - Open Space

### Indicators

#### Local Services - Open Space

i) Extent of protected (Joint DPD Indicator 37i); and

ii) Percentage of quality and accessible open spaces meeting local standards (Joint DPD Indicator 37ii).

Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).

Target: i & ii) Aim to meet the Open Space Standards of the Joint DPD Policy 23

Oldham Position: It has not been possible to measure the net change in the extent of protected open space in the borough or the percentage of quality and accessible open spaces meeting local standards for the year 2013/14. The position is therefore the same as that of the previous year's AMR. This information will be available to include in future AMRs, resources permitting.

i) The extent of protected open space in the borough: As at 1st April 2010 the council's Open Space Study included a total of 1597 hectares of protected open space.

## 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).

#### ii) Percentage of quality and accessible open spaces meeting local standards:

- 65% of allotments meets the quality standard
- 6.74% of amenity greenspace sites meet the quality standard
- 36.67% of cemeteries and churchyards meet the quality standard
- 2.84% of natural and semi-natural open spaces meet the quality standard
- 44.78% of outdoor sports facilities meet the quality standard
- 51.51% of parks and gardens meet the quality standard
- 36.23% of provision for children and young people meet the quality standard

The accessibility of open spaces is measured from the proposed development site rather than from the open space facility and can not therefore be measured through the AMR. The council will continue to apply Policy 23 'Open Spaces and Sports' which will consider the accessibility of proposed residential development sites to open spaces when assessing planning applications.

Action needed: 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 Strategic Planning and Information section.

## Key Issues

- 3.26** A monitoring proforma to assess changes in the quality, quantity and accessibility of open spaces 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.

## MINERALS

### Indicators

Minerals – Primary Land Won Aggregates
Production of primary land won aggregates by mineral planning authority (Joint DPD Indicator 32 and Joint Minerals DPD Indicator M1).
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 Greater Manchester Minerals and Waste Planning Unit (GMMWPU) have provided an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for 2013.
Aggregate crushed rock landbank as at 31 December 2013:
Permitted reserves: 20.32 million tonnes
Annual apportionment requirement 2005-2020: 1.32 million tonnes
Landbank: 15.4 years
Aggregate land-won sand and gravel landbank as at 31 December 2013:
Permitted reserves: 4.27 million tonnes
Action needed: None.
Relevant Joint DPD Policies: 1, 8.
Source: Greater Manchester Mineral and Waste Planning Unit.

Minerals – Secondary/Recycled Aggregates
Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33 and Joint Minerals DPD Indicator M2).
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 GMMWPU have provided information on this indicator. Please see Section 6 'Implementation of policies'.



## Minerals – Secondary/Recycled Aggregates

### Production of secondary and recycled aggregates by mineral planning authority (Joint DPD Indicator 33 and Joint Minerals DPD Indicator M2).

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Source: Greater Manchester Minerals and Waste Planning Unit.

## Key Issues

- 3.28** Oldham is dependent on the GMMWPU and the Regional Aggregate Working Party's (RAWP) annual monitoring and the DCLG for aggregate figures. These figures provide an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. They cannot be assigned to individual boroughs for confidentiality reasons.
- 3.29** The Joint Minerals DPD was adopted on 17 April 2013. The Joint Minerals DPD contained a number of additional indicators to monitor the effectiveness of the plan policies. These indicators are contained Section 6 'Implementation of policies'.

## Future Action

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

## WASTE

### Indicators

#### Waste

### Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).

Target: N/A

Oldham Position: During 2013/14 planning permission was granted for the erection of a storage tank and associated works to provide a waste oil recycling facility (5 no. tanks with a capacity of 30 tonnes; 2 no. tanks with a capacity of 60 tonnes; and 1 no. tank with a capacity of 20 tonnes).

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council Strategic Planning and Information section.

<b>Waste</b>
<b>Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).</b>
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.
Total Amount of Household Waste Arisings 2013/14: 73,020 tonnes.
Of the total household waste 26,600 tonnes was managed by recycling and composting. Percentage: 36%
Total amount of household waste managed by landfill: 46,360 tonnes. Percentage: 63%.
The overall recycling rate in Oldham for 2013/14 was 37%.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council.

### Key Issues

**3.31** There are currently no issues linked with this indicator. The overall recycling rate has fluctuated slightly in recent years but generally there has been a significant improvement in recycling since monitoring in 2006.

### Future Action

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

## FLOOD PROTECTION AND WATER QUALITY

### Indicators

<b>Flood Protection and Water Quality</b>
<b>Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).</b>
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).

<b>Flood Protection and Water Quality</b>
<b>Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).</b>
Target: N/A
Oldham Position 2013/14: There were no Environment Agency objections on the basis of water quality. There were three applications which received Environment Agency objections on the basis of flood risk – two applications were resolved and one application was withdrawn.
Action needed: Continue to ensure that Environment Agency advice is addressed.
Relevant Joint DPD Policies: 1, 19.
Source: Environment Agency and Oldham Council Development Management.

### Key Issues

- 3.33** There were no planning applications granted contrary to Environment Agency advice in the monitoring period as has been the case over the past few years.

<b>Flood Protection and Water Quality</b>
<b>Number of new developments where agreed with the council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).</b>
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 2013/14:  There were 33 planning applications that either had a condition attached to design and implement SUDS or have included SUDS in their development.  2012/13: There were three SUDS consents approved.
Action needed: To review SUDS approvals during 2013/14.
Relevant Joint DPD Policies: 1, 19.
Source: Oldham Council, Highway Assets and Network

### Key Issues

- 3.34** There has been a significant increase in the number of developments incorporating SUDS since last year.

## Future Action

**3.35** There is a need to SUDS to continue to be incorporated into the design of new developments.

## BIODIVERSITY

### Indicators

Biodiversity
<b>i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and ii) Improved local biodiversity (Joint DPD Indicator 38ii).</b>
Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b)
Target: N/A
<p>Oldham Position: Changes to designated Sites of Biological Importance (SBIs) were reported for the period 2012/13 by the Greater Manchester ecology unit in December 2013. These changes were adopted by the council in October 2014. There were seven changes to SBIs. Four SBIs had habitat changes, two had updates to their site boundaries and one had its grading updated. The changes resulted in an decrease in the extent of SBI's by -0.1 hectares.</p> <p>Defra publishes data on the 'Single data list 160-00 Nature Conservation: Local sites in positive conservation management'. The latest figures were published in November 2013 for 2012/13. However, there was no report published this year for Oldham. 2012/13 figures show that in Oldham, nine SBIs are under positive conservation management. The percentage of sites under positive conservation management has remained the same since 2010/11.</p> <p>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 (JNCC DEFRA, latest changes SAC and SPA list, October 2012 - February 2014, tranches 43 - 47).</p> <p>The following Sites of Special Scientific Interest (SSSI's) have been assessed since last year's monitoring report:</p> <ul style="list-style-type: none"><li>• South Pennine Moors units 124, 125, 126, 150, 151, 152, 153 and 157 - all found to be in unfavourable recovering condition; and</li><li>• Dark Peak unit 245 - condition unfavourable but recovering.</li></ul>
Action needed: None.
Relevant Joint DPD Policies: 1, 6, 21.
Source: Greater Manchester Ecology Unit and Oldham Council Report on update of Sites Of Biological Importance, Defra, Natural England and Joint Nature Conservation Committee

## Key Issues

- 3.36** There has been an overall decrease in the extent of SBIs within the borough in the past year. However, since 2007 there has been an overall increase in the extent of SBIs of 19.4ha. The updated SBIs are shown in Appendix 3 of this document.

## Future Action

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

## RENEWABLE ENERGY

### Indicators

Renewable Energy
Renewable energy generation installed (Joint DPD Indicator 31)
Local Indicator: Percentage of large developments incorporating low carbon generation.
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by supporting carbon neutral developments by following the principles of the zero carbon hierarchy (SO1a).
Target: N/A.
<p>Oldham position: Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L building regulations. In 2013/14, 24 out of 28 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 86% of applications. There were also three change of use applications which did not have any conditions attached.</p> <p>Over the past year there have been twenty four major developments completed or partially completed (housing schemes) which were required to meet energy reduction targets (twenty were implemented under UDP Policy NR3.3 requiring 10% of energy from renewable sources and four were developed under DPD Policy 18). There were also six applications completed which should have been reported in last year's AMR which were required to meet policy NR3.3.</p> <p>For the schemes where information is available, the following technologies were stated to be installed:</p> <p>Non-Residential</p> <ul style="list-style-type: none"><li>• Renal Haemodialysis unit and independent office facilities: solar photovoltaic (PV) panels on the south facing roof to give the building an annual CO2 offset of approx 11753 kgCO<sub>2</sub>/annum (Policy 18 Joint DPD)</li><li>• Women's and children's facility: 11.9% of the total energy requirements of the development are provided by the renewable waste heat</li><li>• Academy: 25% energy improvement will be achieved through air source heat pumps, ground source heat pumps, solar thermal hot water and photo voltaic panels (Policy NR3.3, UDP)</li><li>• Academy: 45% energy improvement achieved through energy efficiency, a 500kw biomass boiler and air source heat pumps (Policy NR3.3, UDP);</li></ul>

## Renewable Energy

### Renewable energy generation installed (Joint DPD Indicator 31)

- Academy: Solar Panels
- College: Biomass Boiler and solar thermal panels provide 54% of the energy requirements (Policy NR3.3, UDP);
- Tesco extension: Officers report noted biomass generators were proposed (Policy NR3.3, UDP)

Housing development completed:

- North House (PFI scheme): dwellings built to code level 3, including 10% renewable energy using solar thermal energy.
- Crossley Estate (PFI scheme): dwellings built to code level 3, including 10% renewable energy using solar thermal energy.
- South Werneth: 11 out of 112 dwellings completed. Whole site providing 4% renewable energy (due to viability) through Photovoltaics.
- Former Greenfield Bowling Club: 10% energy targets achieved through energy efficiency and building fabric.
- Schofield Street (Borough Mill): 18 dwellings completed with Photovoltaics installed
- Alfred Street: 14 dwellings completed with Photovoltaics installed.
- Acorn Street: 25 dwellings met condition through building fabric and energy efficiency.
- Former Eustace Street County Primary School: dwellings built to Code Level 3, renewable energy technology includes solar energy.
- Land at Acre Lane: Homes built to Code Level 3.
- London Road: Reduced carbon emissions through building fabric and reducing unregulated emissions equating to 18.96%.
- Land at Dew Way: Homes built to code level 3.

In addition planning permission has been granted for:

- Two air source heat pumps;
- Increased number of photovoltaics on college roof;
- Five applications for solar panels; and a
- Small scale hydroelectric scheme.

Action needed: Ensure the Joint DPD is being applied to all major developments.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council, Strategic Planning. Ofgem.

## Key Issues

- 3.38** The percentage of applications with a condition attached requiring development to meet Policy 18 is 86%. This has increased since the past four years. There is a need to ensure that a condition requiring the policy is complied with is added to all relevant applications.

## Future Action

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

## GREEN BELT AND OPEN LAND

Green Belt
Number and type of developments in the Green Belt (Joint DPD Indicator 36)
<p>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</p> <p>To improve and value the borough's environment by maintaining Green Belt boundaries, and permitting only appropriate developments (SO4e).</p>
Target: N/A.
<p>Oldham Position: There were 84 applications approved in the Green Belt during 2013/14. These included:</p> <ul style="list-style-type: none"><li>• Householder developments: 20</li><li>• All other minor developments: 20</li><li>• Major - retail, distribution and servicing: 1</li><li>• Changes of use: 12</li><li>• Listed building consent alterations / extensions: 10</li><li>• Conservation area consent: 1</li><li>• Minor dwellings: 10</li><li>• Certificate of lawfulness: 7</li><li>• Extension of time limits: 1</li><li>• Non material amendments: 1</li><li>• Hedgerows: 1</li></ul>
Action needed: None
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council Strategic Planning and Information section.

## Key Issues

- 3.40** The number of applications granted is lower than last year, when there were 105 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).
Target: N/A.
<p>Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2013/14 highlighted that there were six applications granted on sites including or part including OPOL.</p> <p>The applications include the following:</p> <ul style="list-style-type: none"> <li>• Major dwelling: 1</li> <li>• Change of use: 1</li> <li>• Householder developments: 1</li> <li>• Major - all other major developments: 2</li> <li>• Advertisement: 1</li> </ul>
Action needed: None.
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council Strategic Planning and Information section.

### Key Issues

- 3.41** There were more applications granted on OPOL in 2013/14 than in 2012/13 when there were three applications granted on or adjoining OPOL. The council should protect OPOL from development unless the proposed development is appropriate, small scale or ancillary development close to existing buildings within the OPOL, which does not affect openness, local distinctiveness or visual amenity in line with the Local Plan policy.

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 2013/14. This was also the case in 2012/13.
Action needed: None.



## Land Reserved for Future Development

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

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

#### Key Issues

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

## Landscape Character

### Number of planning applications refused on landscape character grounds (Joint DPD Indicator 27)

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

Target: 100% of planning applications that do not protect and / or enhance landscape character, where appropriate, should be refused.

Oldham Position: During 2013/14 there were five planning applications refused on matters relating to landscape character. The applications, three for wind turbines, one for a proposed agricultural building and one for a proposed new dwelling, were refused for reasons including negative impacts to openness and landscape character, impacts on surrounding views of the landscape and detriment to visual amenity in relation to Policies 1, 9, 18, 21 and 22.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

#### Key Issues

**3.43** Monitoring shows that proposals are being refused on matters relating to landscape character. In 2012/13 there were three applications refused on landscape character grounds.

#### Future Action

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

## CONSERVATION

<p><b>Conservation</b></p> <p><b>i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)</b></p> <p><b>ii) Number/extent of Conservation Areas (Joint DPD 22ii)</b></p> <p><b>iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).</b></p>
<p>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).</p>
<p>Target: No loss</p>
<p>Oldham Position in 2013/14:</p> <p>i) There are six buildings in the borough on the English Heritage at Risk Register. They are: Church of Holy Trinity, Church Street; Church of St. Margaret, Chapel Road, Hollins; Church of St. Mark with Christchurch, Glodwick Road; 1 -5 Hollins Road, Oldham; Foxdenton Hall, Foxdenton Lane; and Holy Trinity Church, Church Road, Shaw. Foxdenton Hall and 1 - 5 Hollins Road are Grade II* listed, the remaining are Grade II. There are no Scheduled Ancient Monuments in the borough on the English Heritage at Risk Register.</p> <p>ii) There are 36 conservation areas in the borough covering 250.79 hectares.</p> <p>iii) An assessment of the planning applications approved for 2013/14 shows:</p> <ul style="list-style-type: none"> <li>• Loss of listed buildings: There were 0 planning applications granted for the whole demolition of listed buildings. However, there were 2 applications approved for the part demolition of listed buildings. These include the demolition of a 1960's extension to a listed school building and the demolition of modern conservatory added to a listed house.</li> <li>• Buildings lost in conservation areas: There were 8 planning applications granted for the loss of all or part of buildings in conservation areas in the borough between 1st April 2013 and 31st March 2014. All eight of the applications were for the loss of buildings or parts of buildings that did not reflect the characteristics of the conservation area and it was felt that the losses would not detract from the conservation areas. Many of the buildings proposed for demolition are of no architectural or historical interest and currently detract from the character and appearance of the conservation areas.</li> </ul>
<p>Action needed: None. Policy 24 of the Joint DPD states that the council will protect, conserve and enhance heritage assets and their settings.</p>
<p>Relevant Joint DPD Policies: 1, 24.</p>
<p>Source: Oldham Council Strategic Planning and Information section.</p>

## Key Issues

**3.45** The low number of applications for the part loss of listed buildings reflects the council's policy which highlights the importance of the conservation and protection of listed buildings. Whilst the number of applications for demolitions in conservation areas has increased, the decisions to approve the applications was for the improvement of the character and appearance of the conservation areas which again reflects the implementation of policy 24 of the Local Plan and of the NPPF.

## Future Action

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

## HEALTH, EDUCATION AND COMMUNITIES

Health
<b>Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).</b>
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 a new Hollinwood Medical Centre on Clive Street in Hollinwood is due to open in Summer 2014. Construction is also underway on the Delph Medical Centre. This new facility will replace the existing temporary facility which has now closed.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Health
<b>i) Adult participation in sport (Joint DPD Indicator 41i).</b>
<b>ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).</b>
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i) The council target for this indicator is 20%.

## 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).

Oldham Position in 2013/14:

i) Adult participation (aged 16 and over) in sport and recreation (3 x 30 minutes per week): 22.3%.

Source: Adult Participation Survey 2014. In 2012/13 the figure was 17.6%. This therefore shows an increase in adult participation in sport and recreation.

ii) There is no information regarding children/young people's participation in high quality sports and PE.

Action needed: N/A

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

Source: Oldham Council.

## Key Issues

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

## Health

### Healthy life expectancy at 65 (Joint DPD Indicator 42).

Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities and h. improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5g).

Target: N/A

Oldham Position:

Healthy life expectancy remaining at 65:

Male 18.32 years - last known figure 16.8 years

Female: 20.81 years - last known figure 19.6 years

(Source: ONS 2011 - 2013)

Life Expectancy at Birth:

Male: 77.1 years - last known figure 76.3 years. (Source ONS 2010 - 2012)

## Health

### Healthy life expectancy at 65 (Joint DPD Indicator 42).

Female: 81.1 years -last known figure 80.9 years. (Source ONS 2010 - 2013)

Action needed: NA

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

Source: Oldham Council.

## Key Issues

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

## Education

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

Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by supporting the borough's transforming education agenda to improve education and skills: by i) facilitating improvements to the borough's schools through programmes such as the Primary Capital Programme. ii) facilitating higher and further education proposals such as those of the University Campus Oldham, the Oldham College and the Oldham Sixth Form College including the development of the Regional Science Centre Oldham in Oldham Town Centre (SO3g).

Target: Number determined by Local Education Authority.

Oldham Position:

Redevelopment of the Oldham College buildings commenced in 2012/13. Campus transformation includes four new or redeveloped buildings which will house teaching facilities for Early Years, Childcare and Business Courses, the Greater Manchester Sustainable Engineering University Technical College, a Digital Career College and teaching facilities and a commercial based salon for Hair and Beauty courses and Travel and Tourism, Sport and Uniformed Public Services learning.

The first phase of the development opened in April 2014 and the final phase in April 2015.

Action needed: N/A

Relevant Joint DPD Policies: 1, 2.

Source: Oldham Council.

## Key Issues

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

## Communities

### Number of people who are engaged in the LDF consultation process (Joint DPD Indicator 1).

Joint DPD Objective: To create safer and stronger inclusive communities by promoting community cohesion (SO5a).

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

Oldham Position: There are 1,299 people, agencies and organisations engaged in the Local Plan consultation process (as at January 2014). This has increased from 1,218 in March 2013.

Action needed: N/A

Relevant Joint DPD Policies: All policies.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

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

## AIR QUALITY AND DEVELOPMENT

### Air Quality and Development

#### Number of days of Air Pollution (Joint DPD Indicator 30)

Joint DPD Objective: SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1I).

Target: Annual mean nitrogen dioxide (NO<sub>2</sub>) target = 40 milligram per cubic metre (mgm<sup>3</sup>); 1 hour mean of 200 mgm<sup>3</sup> 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, however a new real-time monitoring site was installed in February 2014 on Crompton Way in Shaw, so real time monitoring results should be available next year.

The annual mean nitrogen dioxide concentration in 2013 was 30.07 mg/m<sup>3</sup> (average across seven sites).

Previous year's annual mean Nitrogen Dioxide levels were:

- 2012: Annual Mean Nitrogen Dioxide in 2012 was 31.8 mgm<sup>3</sup> (average across seven sites).

## Air Quality and Development

### Number of days of Air Pollution (Joint DPD Indicator 30)

- 2011: 32.3 mgm3 (average across nine sites. Three Sites did not have a recording). This year's recording was not comparable with previous years due to a change in monitoring processes.
- 2010: 33.3 mgm3 (average across 10 sites. Two sites did not have a recording).
- 2009: 46.5 mgm3 (average across 10 sites. Two sites did not have a recording).
- 2008: 42.5 mgm3 (average across 12 sites).
- 2007: 41.3 mgm3 (average across 12 sites).

Action needed: None.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

## Key Issues

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

## Future Action

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

## Air Quality and Development

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

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

To mitigate and adapt to climate change, and to promote sustainable development in the borough by minimising the impact of motorised traffic on the global climate and on local air quality (SO1g); and

To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).

Target: None.

Oldham Position: The latest information is for 2012 when there were 4.6 tonnes of per capita emissions.

## Air Quality and Development

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

Previous years:

- 2011: 4.2 tonnes
- 2010: 4.8 tonnes
- 2009: 4.6 tonnes
- 2008: 5.1 tonnes
- 2007: 5.3 tonnes
- 2006: 5.5 tonnes

Action needed: None

Relevant Joint DPD Policies: 1, 9, 18.

Source: Ricardo-AEA May 2014

## Key Issues

**3.53** There has been a slight increase in the level of emission estimates, since last year. However looking at previous years the level of per capita emissions has fluctuated but generally decreased over the years. Oldham has the lowest emission estimate in Greater Manchester.

## Future Action

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

## CONTAMINATED LAND

### Contaminated Land

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

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).

Target: N/A.



## Contaminated Land

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

Oldham Position: Five sites were remediated in 2013/2014 through the planning process.

Action needed: None.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health section.

### Key Issues

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

### Future Action

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

## DESIGN

### Urban Design

#### Improved street and environmental cleanliness (Joint DPD Indicator 45)

Joint DPD Objective: To create safer and stronger inclusive communities promoting local environmental quality, community safety and crime prevention by ensuring developments are high quality and contribute to the provision of well designed and safe neighbourhoods and local areas (SO5e).

Target:

Litter: 6%

Detritus: 6%

Graffiti: 1%

Fly-posting: Not measured

Oldham Position: Percentage of streets falling below 'Grade B' level category in 2013/14:

- Litter: 4% (6% previous year).
- Detritus: 8% (6% previous year).
- Graffiti: 1% (1% previous year).
- Fly-posting: Not measured.

The percentage of streets falling below 'Grade B' level in 2013/14 has improved beyond the target for litter. The percentage remains the same for graffiti. The percentage of streets falling below 'Grade B' level has risen in terms of detritus levels.

<b>Urban Design</b>
<b>Improved street and environmental cleanliness (Joint DPD Indicator 45)</b>
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council.

### Key Issues

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

### Future Action

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

<b>Urban Design</b>
<b>Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)</b>
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: There were no major planning application was refused on design grounds in 2013/14.
Action needed: Continue to encourage high quality design.
Relevant Joint DPD Policies: 1, 20.
Source: Oldham Council.

### Key Issues

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

### Indicators that are no longer monitored

**3.60** The Joint DPD was adopted in November 2011. The AMR monitors indicators from the Joint DPD, Joint Waste DPD and the Joint Minerals DPD only. For information, the indicators that were monitored previously, that have been removed from this years AMR are:

- Windfall completions (housing)
- Public transport accessibility of new residential development to key services (Primary Schools, Secondary Schools, GP's, hospitals, employment areas and major retail centres)

- 
- Amount of eligible open spaces managed to Green Flag award standard
  - Net change in the extent of protected open space
  - Number of Air Quality Management Areas
  - Number of quality bus corridors
  - Number of potentially contaminated sites in the borough
  - Number of applications relating to contaminated sites
  - Extent of derelict and underused land
  - Number of Local Nature Reserves and Country Parks
  - Number of domestic burglaries per 1,000 households
  - Percentage of vehicle crimes per 1,000 population
  - Number of cyclists involved in road accidents
  - Number of pedestrians involved in road accidents
  - Extent of cycleway and footpath provision
  - Number of wind turbine applications granted and refused planning permission

## 4 Implementation of the Statement of Community Involvement

### Analysis of responses to Local Plan consultations

- 4.1** The Review Statement of Community Involvement (SCI) was adopted in July 2010. The Review SCI sets out how the council will involve the community and stakeholders in the preparation of the Local Plan and in the consideration of planning applications.
- 4.2** Section 9 of the Review SCI (Review and Monitoring) explains that the council will monitor the SCI to see how effective it is in terms of involving the community in the preparation of the Local Plan. The table below looks at the Local Plan consultations undertaken during the monitoring period 1 April 2013 to 31 March 2014. It also includes any consultation that has taken place from April to October 2014.
- 4.3** The table sets out the consultation techniques used for each document, the number of people/organisations consulted, the response rate (based on the numbers on the Local Plan mailing list at the time of consultation) and an analysis of the equalities monitoring. It identifies any problems or issues and sets out any further actions required in order to improve our engagement and consultation with the community and stakeholders.

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Site Allocations DPD Options Report 10 January to 28 February 2014	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers.  A Public Notice was issued in local newspapers. A press release was issued.  Documents were available on the council website, at public libraries, Civic Centre Access Oldham and Planning Reception.	There were 1,299 people, agencies and organisations engaged in the Local Plan consultation process (as at January 2014).	Approx 550 people / organisations responded. A high number of respondents were however new respondents who have since been added to the Local Plan mailing list.  1640 comments were submitted. Of these 572 were in support of the	Five equalities forms were submitted. Of these four were from females and one male. Four respondents reported being between 51 and 77 years. All respondents were White British, with no disabilities. Three respondents were	High response rate which reflects the specific nature of the document.  The deadline was extended by one week to allow more comments to be submitted.

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
	Posters were sent to Post Offices, Community Centres, schools and libraries to display advertising the consultation.  Officers attended two District Executive meetings.		options report; 984 were objecting and 84 general comments were made.	Christians with two respondents stating no religion.	

## 5 Effects on social, environmental and economic objectives

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

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

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

### **Social progress which recognises the needs of everyone**

**5.3** Key objectives under this heading include the need:

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

**5.4** The indicators show that:

- As at January 2014 the number of people, agencies and organisations engaged in the Local Plan consultation process has increased from 1,218 (March 2013) to 1,299.
- The proportion of completions consisting of three or more bedrooms has remained at 80% during 2013/14; and
- There have been no developments under the name 'health and wellbeing centre'. However a new Hollinwood Medical Centre on Clive Street in Hollinwood is due to open in the Summer. Construction is also underway on the Delph Medical Centre. This new facility will replace the existing temporary facility which has now closed.

### **Effective protection of the environment**

**5.5** Key objectives under this heading include the need:

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

**5.6** The indicators show that:

- 100% of industrial and commercial floor space developed over the last year involved the reuse of previously developed land;
- 98% 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 on flooding and water quality grounds; and

- In 2013/14, 24 out of 28 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18, representing 86% of applications.

## **Prudent use of natural resources**

### **5.7** Key objectives under this heading include the need:

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

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

- There were no major planning applications refused on design grounds during 2013/14;
- 36% of household waste arisings were dealt with through recycling or composting.
- Five sites were remediated in 2013/2014 through the planning process.

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

### **5.9** Key objectives under this heading include the need:

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

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

- 1,643.2 square metres of business and industrial development was completed during 2013/14;
- The employment rate for 16 - 64 year olds was 66.5%;
- 5,110 square metres of retail floorspace was completed; and
- Redevelopment of the Oldham College buildings commenced in 2012/13. Campus transformation includes 4 new or redeveloped buildings which will house teaching facilities for Early Years, Childcare and Business Courses, the Greater Manchester Sustainable Engineering University Technical College, a Digital Career College and teaching facilities and a commercial based salon for Hair and Beauty courses and Travel and Tourism, Sport and Uniformed Public Services learning. The first phase of the development opened in April 2014 and the final phase in April 2015.

## 6 Implementation of policies

- 6.1** This section of the AMR analyses whether Oldham's planning policies are being implemented. Where they are not, the reasons are examined. If action is needed to rectify the situation, it is specified.
- 6.2** Section 3 of the AMR sets out whether the implementation of Oldham's planning policies is helping to move the borough towards local targets and achieve plan objectives, and examines whether certain policies are having undesirable effects.
- 6.3** This section looks at how policies are being used in the control of development. Regulation 48 of the Town and Country Planning (Local Development)(England) Regulations 2004 requires the AMR to identify:
- Policies not being implemented;
  - Reasons why policies are not being implemented;
  - Steps we intend to take to secure implementation; and
  - Any intention to prepare or revise a Development Plan Document to replace or amend the policy.
- 6.4** As the Joint DPD was adopted after July 2009, the council applied to the Secretary of State to "save" all UDP policies, allocations and designations shown on the UDP Proposals Map in order to avoid a local planning policy vacuum after July 2009. The Secretary of State approved the application in May 2009. Tables 8 and 9 in Appendix 3 outline which of the UDP policies are still saved and which have been replaced by policies within the Joint DPD, the JWDPD and the JMDPD.
- 6.5** It is difficult to measure the implementation of all policies in a meaningful way because reasons for non-use may be quite legitimate. It may be for example that no relevant applications were received during the monitoring period.
- 6.6** A measure that can be used, is to look at the policies referred to in the approval or refusal of major applications between April 2012 and March 2013 inclusive. Major applications are defined as: 10 or more residential units; outline applications with a site area of 0.4ha or more; business / industrial / retail development of 1,000 sqm floorspace or more; or in the case of outline applications, a site of 0.4 ha or more.
- 6.7** It is recognised that this is an imperfect measure as some policies by definition are not relevant to major applications.
- 6.8** Between 1 April 2013 and 31 March 2014 37 major applications were approved or refused (excluding variations to conditions). In determining these applications 22 out of 25 Joint DPD policies and three 'saved' UDP policies were used.

### **Greater Manchester Joint Waste Development Plan Annual Monitoring Report 2013-2014**

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

#### **Introduction**



- 6.10** This is the second Annual Monitoring Report (AMR) collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Waste Plan (Waste Plan), which was adopted on 1<sup>st</sup> April 2012.
- 6.11** This AMR covers the 12 month period from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2014. However, the targets in the Waste Plan run from January – December and the data used to inform the AMR (namely the Environment Agency Waste Data Interrogator) is for 2013.
- 6.12** The Waste Plan forms part of the statutory development plan for the following Authorities: Bolton Metropolitan Borough Council; Bury Metropolitan Borough Council; Manchester City Council; Oldham Metropolitan Borough Council; Rochdale Metropolitan Borough Council; Salford City Council; Stockport Metropolitan Borough Council; Tameside Metropolitan Borough Council; Trafford Metropolitan Borough Council; and Wigan Metropolitan Borough Council. This AMR reports on behalf of the ten authorities.

### **Background to the Waste Plan**

- 6.13** The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Waste Plan in 2006. AGMA consists of all ten Greater Manchester Authorities. The Waste Plan forms part of each Authority's statutory development plan and runs from 2012 to 2027. It was prepared on behalf of the 10 Greater Manchester Authorities by Urban Vision's Minerals and Waste Planning Unit.
- 6.14** The purpose of the Waste Plan is to set out a waste planning strategy to 2027 which enables the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes. The Waste Plan includes a set of plans identifying the potential locations of future waste management facilities within each of the ten Local Planning Authorities. It also includes a set of development management policies which will assist in the consideration of waste planning applications.
- 6.15** This AMR monitors the policies in the Waste Plan to determine the extent to which they are being effectively implemented.

### **Policy 1: Commercial and Industrial Waste: Energy Recovery Capacity**

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

Target – capacity required	Variance
2013: 230,000 tonnes	Capacity is 10% more or less than the capacity required for the year in question

- 6.17** There are no energy recovery facilities in Greater Manchester which provide capacity for handling these wastes. The operational GMWDA/Viridor plant at Bolton has a capacity of 120,000 tonnes and is permitted to handle C&I wastes, but only takes 'black bag' residual waste from Local Authority Collected Waste.
- 6.18** Permission was granted on appeal in May 2013 for a biomass facility at Barton, Trafford with a permitted capacity of 200,000 tonnes per annum. This facility is expected to open in 2017 however it is expected to handle waste wood (Construction & Demolition waste) not material from industrial sources.

- 6.19** Additional capacity is available outside the Plan area with the most advanced being Phase 2 of the INEOS ChlorVinyls plant at Runcorn which is already contracted to accept pelletised fuel processed from Greater Manchester's residual LACW. Phase 2 will have a capacity of up to 375,000 tonnes and might be used for energy recovery of local C&I wastes. A number of other Energy from Waste facilities including sites in Cheshire West and Chester, Knowsley and Wirral have permissions but are still at an early stage of development.
- 6.20** Wigan has a separate waste disposal contract which results in treatment of residual LACW into pelletised fuel for Energy from Waste facilities, but both thermal and non-thermal treatment occur outside the Plan area
- 6.21** Unfortunately monitoring performance is complicated because movements of waste to EfW facilities is not reported in sufficient detail that the origins can be identified.
- 6.22** The incineration throughput in 2013 for Greater Manchester was 95,000 tonnes, of which 16,000 tonnes was clinical waste and 79,000 tonnes was Municipal and/or Industrial & Commercial waste. The clinical waste is that processed at 2 specialist facilities with, the remaining 79,000 processed at the GMWDA/Viridor facility in Bolton.
- 6.23** According to the 2014 assessment, there is available capacity of 120,000 tonnes for energy recovery at the Bolton EfW facility and 31,750 tonnes capacity at 2 clinical incinerators. New capacity has also been permitted which will provide 140,000 tonnes capacity to process wood waste from an estimated date of 2017.
- 6.24** Policy 1 of the Waste Plan identified a capacity gap in 2013 of 230,000 tonnes. Although a new facility has been permitted this is not yet operational and as such cannot contribute to meeting that gap in year. As such the capacity requirement for 2013 was not met.
- 6.25** The variance from the target for energy recovery in 2013 is therefore greater than 10%.
- 6.26** The implications of the variance being greater than 10% could be:
- Movement of additional waste into landfill
  - Individual landfill sites within Greater Manchester may fill up faster
  - Need to transport waste to sites in neighbouring authorities

## Action

- 6.27** The capacity of energy recovery available and that required will be reviewed as part of the AMR update annually and picked up through the more detailed review of the needs assessment in two years time.

## **Policy 2: Non Hazardous Waste: Disposal**

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

Target – capacity required	Variance
2013: 741,000	Capacity is 10% more or less than the capacity required for the year in question

**6.29** WDI 2013 identifies five non-hazardous landfills in Greater Manchester. However, one of these does not accept non-hazardous waste. The following landfills accepted a total of 629,000 tonnes of non-hazardous waste in 2013:

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

**6.30** Highmoor Quarry Landfill and Clifton Hall Landfill are no longer accepting waste and are undergoing restoration.

**6.31** The total landfill void space at Pilsworth South and Whitehead landfills at the end of 2013 was 8.2 million cubic metres.

**6.32** An application has been approved by both Salford and Wigan councils for a time extension until October 2023 at Whitehead Landfill subject to conclusion of a s.106 Agreement. This capacity has been included in the latest Needs Assessment in the expectation that the site – which is currently mothballed – will re-open in 2015.

**6.33** The Waste Plan identified a capacity gap of 741,000 tonnes in 2013. The capacity gap was based on an available capacity identified as being 832,000 tonnes per annum. However, the available non-hazardous void space at Clifton Hall was not included in the Waste Plan Needs Assessment as this was not available at the time of preparation. Therefore the available capacity in 2013 was more than was originally anticipated (estimated at a maximum of 1,532,000 tonnes per annum) due to these sites accepting waste, however this is a short term impact and only Pilsworth South is currently providing non hazardous landfill capacity.

## Action

**6.34** The void space will be reviewed annually as part of the monitoring of the Waste Plan, and should a continued trend be seen in a reduction of landfill requirements over the plan period, this may prompt a need to review this policy within the plan. This will be assessed annually as part of the AMR and every two years as part of the needs assessment update.

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

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

**6.35** The WDI 2013 indicates that 341,369 tonnes of non-hazardous waste arisings from Greater Manchester were sent to landfill that year, with a further 287,257 tonnes of non-hazardous waste imported into Greater Manchester for disposal by landfill..

1 negative number indicates capacity gap

**6.36** The Waste Plan identifies need for 741,000 tonnes of landfill capacity in 2013. However, the actual amount of waste being sent to landfill has reduced and this trend is expected to continue. The actual requirement in 2013 was less than that predicted by 112, 000 tonnes. The amount of waste sent to landfill will be monitored annually and trends in future requirements will be picked up through the 2 yearly updates to the needs assessment.

### **Policy 3: Hazardous Waste: Disposal Capacity**

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

Target – capacity required	Variance
2013: no additional capacity required	Capacity is 10% more or less than the capacity required for the year in question

**6.38** No additional disposal capacity for hazardous waste was permitted in 2013. As no capacity was identified as being required, the variance is 0%. The existing capacity is sufficient to meet current needs and no new requirement is identified.

### **Action**

**6.39** Any new data on throughputs will be used to inform the Needs Assessment update in 2016. If throughputs have been lower than expected then this could extend the life of existing sites. This will be reported on in the next AMR.

### **Policy 4: Site Allocations**

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

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

**6.41** Between 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2014, planning permission was granted for ten waste facilities across Greater Manchester which will result in additional waste management capacity. These are set out in paragraph 6.80.

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

- W4 CA Site, Makerfield Way

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

**6.44** Two applications were approved on current waste sites and so were safeguarded.

**6.45** No planning permissions were granted in 2013 which were not in line with the Waste Plan, therefore the target was met.

#### Action

**6.46** No action is required.

#### **Policy 5: Area Allocations**

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

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

**6.48** Between 1<sup>st</sup> April 2013 and 31<sup>st</sup> March 2014, planning permission was granted for ten facilities across Greater Manchester which will result in additional waste management capacity. These are set out in paragraph 6.80

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

- MC1 Ardwick Yards
- ST7 Bredbury Industrial Estate (north)

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

**6.51** Two applications were approved on current waste sites and so were safeguarded.

**6.52** No planning permissions were granted in 2013/14 which were not in line with the Waste Plan and therefore the target was met.

#### Action

**6.53** No action is required.

#### **Policy 6: Inert Residual Waste Disposal**

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

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

- 6.55** Three sites in Stockport, Rochdale and Wigan were granted planning permission for inert residual waste disposal in 2013/14. These sites were appropriate according to the Waste Plan and the highest level of recycling has been demonstrated for all the sites. Therefore, the target has been met.

#### Action

- 6.56** No action is required.

### **Policy 7: Non Hazardous Residual Waste Disposal**

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

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

- 6.58** No planning permissions for non-hazardous waste disposal were granted/refused in 2013/14.

- 6.59** However, one planning application for a time extension at an existing non-hazardous waste disposal was submitted during 2013/14. This is the time extension for operation of Whitehead Landfill as referred to previously. The permission is still subject to completion of a s.106 agreement but will allow continued acceptance until October 2023.

- 6.60** Extension of capacity at Pilsworth North landfill is included as an allocation in the Plan but at present there is no indication that the operator is planning to submit an application.

#### Action

- 6.61** No action is required.

### **Policy 8: Requirements for Combined Heat and Power**

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

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

- 6.63** Peel Energy's 20MW Barton Renewable Energy Plant was granted permission in 2013. Initial proposals refer primarily to electricity generation but the intention is to supply heat and power to local homes and businesses in the Urmston area with the capability to off-load some energy to the National Grid.

#### Action

**6.64** No action is required.

#### **Policy 9: Restoration and Aftercare**

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

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

Two planning permissions for landfill/landraise were granted in 2013/14 and both met the identified target. These were landscaping at Millers Nook Riding School and a time extension at Whitehead Landfill for restoration of the site in 2023. Two landfills closed in 2013/14, Clifton Hall and Highmoor.

#### **Action**

**6.66** No action is required.

#### **Policy 10: Unallocated Sites**

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

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

**6.68** Seven applications which will result in additional waste management capacity which were not within sites or areas identified in the Waste Plan were granted in 2013/14. These are set out in paragraph 6.80. These applications were assessed in line with Waste Plan Policy 10 and deemed to comply with the standards.

#### **Action**

**6.69** No action is required.

#### **Policy 11: Safeguarding of Allocated Sites**

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



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

**6.71** The Minerals and Waste Planning Unit has been consulted on applications for non-waste development on or adjacent to allocated sites. No allocated sites were lost in 2013/14 and therefore 100% of sites have been retained.

#### Action

**6.72** No action is required.

### **Policy 12: Safeguarding Existing Waste Management Capacity**

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

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

**6.74** Target not met in principle. One small transfer station was converted to non-waste use but there is a large excess of such capacity in the Plan area and this is not considered a significant loss.

**6.75** Biffa also closed its 200,000 tonne MRF on Trafford Park during 2013, although it is probable that the site has never operated at this capacity and therefore the loss is not as great as this implies. During the same year Veolia opened a facility also on Trafford Park providing an additional 75,000 tonnes of capacity to compensate this loss. The facility is a MRF but also provides treatment capacity generating a secondary (RDF) material.

#### Action

**6.76** Continue monitoring closures (and reporting them via annual monitoring) as far as possible using the limited sources available (checking weekly lists for sites turned over to non-waste uses and press reports of closures).

### **Monitoring of Scenario 2 of the Needs Assessment**

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

Target	Variance
Achievement of Scenario 2 targets:	Year specific targets not achieved



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

**6.78** Achievement of C&I targets is complicated because arisings and management methods are reported together with LACW, making it difficult to determine what level of performance is being achieved. However, only 42% of C&I was landfilled with the remainder being recycled/recovered which indicates that the target of diverting 50% of the waste stream from landfill has been achieved with the remainder most likely being recycled.

#### **Action**

**6.79** No action required. As data capture improves it will be easier to address how this waste is being managed.

#### **Waste Applications Determined 2014**

**6.80** The following table shows waste applications determined during the monitoring period.

Planning Reference	Applicant	Site Address	Proposal	Approval date	Tonnage (per annum)	Allocated in Waste Plan
78093/FULL/2012	Axion	S Norton And Co Ltd Tenax Road Trafford Park Manchester M17 1JT, Trafford	Erection of building to enclose recycling facilities; provision of ancillary infrastructure and amendments to previously approved bays and construction of additional bay. Associated external works and landscaping.	19/08/2013	No additional capacity	Yes. TR 17 Trafford Park Policy 5 (WPP)
A/12/76494	JWT Waste Services Limited	Development Land Green Fold Way Leigh, Wigan	Waste Recycling Facility comprising of main building, ancillary workshop and office building, wash bays, car parking, weighbridge and ecological mitigation measures	Refused -29.05.2013		No. Policy 10 unallocated site
13/00152/VRCON	National Grid	Standf Lees Farm, Ashworth Road, Heywood, Rochdale	Variation of conditions 1 and 13 of planning permission D54865 to allow tipping and restoration of land to be extended for a further 24 months and to allow site operations on Saturday mornings and extend operations for a further 24 months and to allow operations Saturday mornings	01/05/2013		No. Policy 10 unallocated site Policy 12 Safeguarding existing waste management Capacity
76153/FULL/2010	Douglas Egbon	Land to the south of Manchester Ship Canal, Barton Bridge, Davyhulme, Trafford	Planning Appeal against refusal of planning permission for the erection of a 20 megawatt biomass fuelled	15/05/2013 appeal upheld		No Policy 10 unallocated site

Planning Reference	Applicant	Site Address	Proposal	Approval date	Tonnage (per annum)	Allocated in Waste Plan
			renewable energy plant with associated access, car parking, internal roads, canal side mooring and landscaping			
DC/050214	Booth Ventures	Former Brickworks Site, Adswold Road, Cheadle Hulme, Stockport	CDEW recycling facility	06/08/2013	100,000 per annum	No. Policy 10 unallocated site
13/62903/FUL	Bagnall & Morris Waste Services Ltd	Highfield Road Little Hulton M38 9ST, Salford	Change of use of land to a transfer station	02/05/2013	less than 5,000	No. Policy 10 unallocated site
PA/331531/11	Property Alliance Group/Bellway Homes	Land off Dummers Lane, Bolton	Mixed use development including associated land raising	29/08/2013		Land Raising Ancillary Development to primary development
PA/332012/12	C-Cycle Recyclers Ltd	Gravel Walk Autos Ltd, 24 - 28 Gravel Walks, Oldham, OL4 1JZ	Change of use to authorised treatment facility for end of life vehicles.	04/04/2013	C&I 5,000	No. Policy 10 unallocated site
13/00237/FUL	FCC Environment	Land Off Whittle Lane Birch Heywood, Rochdale	Infilling Of Redundant Quarry To Restore Land For More Beneficial Agricultural Use	01/10/2013	inert landfill-35,000	No. Policy 10 unallocated site
13/63077/FUL		Disused Railway Tunnel At Liverpool Street And West	Infilling a disused train tunnel	22/05/2013	No additional capacity	No. Policy 10 unallocated site

Planning Reference	Applicant	Site Address	Proposal	Approval date	Tonnage (per annum)	Allocated in Waste Plan
DC/052465	Peel Waste Ltd	Egerton Street Salford	Change of Use from B2 Use (general industrial) to Sui Generis Use (waste transfer station)	05/06/2013		Yes. ST08 - Policy 5 Area Allocations
57118/Full	Marshals/ Peel Environmental	Fletcher Bank Quarry, Bury	Construction and operation of an AD Plan	Refused. 19th March 2014	45,000 tonnes of food waste	No. Policy 10 unallocated site
90845/13	Rigshaw Ltd.	Land at Millers Nook riding school, Lostock Lane, Lostock ,Bolton, BL5 3LX	Importation of inert landfill materials to form a noise and screening bund to north side of site adjacent M61, improvements and use of land for riding school including disabled riding and carting track.	07/02/2014	39,000 cubic metres of material	Land Raising Ancillary Development to primary development
91057/13	Mr Michael James	Unit 10, Blackrod Industrial Estate, Scot Lane, Blackrod, Bolton, BL6 5SL	Change of use to waste transfer station. Some sorting and treating of waste on site, no more than 50 tonnes per day will be treated	07/02/2014	75,000 tonnes mixed waste (municipal, C&I, C&D)	No. Policy 10 unallocated site

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## **Article 28 of EU Waste Framework Directive**

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

## Effective permits for a Waste Operation Activity End June 2014:

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Treatment	MRF	50029	ZP3398CE/A001	F & F Drum Reconditioners	A15: Material Recycling Treatment Facility	0	Land / premises at Cobden Street, Chadderton, OL9 9LE	16-Jun-00	SD 90900 05300
Metal Recovery	Vehicle Depollution	50048	NP3598CG/V002	Mill Lane	A19: Metal Recycling Site (Vehicle Dismantler)	0	Mill Lane, Falisworth, M35 0BJ	07-Jun-02	SD88385 01078
Treatment	Biological Treatment	50090	WP3798CD/V002	Oldham WWTA	A23: Biological Treatment Facility	240000	Oldham Broadway Bus Park, Off the Causeway, Chadderton, OL9 9XD	26-Feb-02	SD 89454
Transfer	Transfer	50096	LB3938RA/V002	Mossdown Road Transfer Station	A9: Special Waste Transfer Station	74999	Mossdown Road Transfer Station, Mossdown Road, Royton, OL2 6HS	25-Jul-02	SD 93620 07158
Treatment	MRF	50119	DP3998CU/V002	Britannia Import Export Ltd	A15: Material Recycling Treatment Facility	24999	Britannia Works, Ledbury Road, off Green Lane, Falisworth, M35 0PB	07-Nov-02	SD 89600 00200
Metal Recovery	Vehicle Depollution	50135	YP3898CP/A001	International Cars Spares	A19: Metal Recycling Facility (Vehicle Dismantler)	4999	11 Windsor Street, Off Shaw Road, Oldham, OL1 4AE	18-Aug-03	SD 93300 06400
Metal Recovery	Metal Recycling	50143	JP3098CW/A001	Britannia Import Export Ltd	A20: Metal Recycling Site (mixed MRSs)	4999	Land at Stock Lane, Chadderton, OL9,	17-Mar-03	SD 90631 04983
Transfer	Household, Industrial & Commercial Transfer	50195	PP3294CR/V002	D & M Demolitions Ltd	A11: Household, Commercial & Industrial Waste T Sn	4999	Land / premises at Meek Street, Royton, OL2 6HL	01-Dec-03	SD93600 06750
Metal Recovery	Vehicle Depollution	50237	SP3494CS/T002	Dronfield Mercedes Ltd	A19a: ELV Facility	4999	Wall Hill Mill, Wall Hill Road, Dobcross, OL3 5BN	24-May-04	SD 98007 06131
Metal Recovery	Vehicle Depollution	50239	SP3294CJ/A001	Sanderson Brothers	A19a: ELV Facility	2500	Leach Street Works, Leach Street, Shaw, OL2 8QW	14-Jun-04	SD 94025 08751
Metal Recovery	Vehicle Depollution	50260	NB3036RJ/T001	L G M Auto's	A19a: ELV Facility	2499	L G M Auto's, Mossdown Road, Heyside, Royton, OL2 6HS	25-Jun-04	SD 93514 07152
Metal Recovery	Vehicle Depollution	50283	UP379CH/A001	Oldham Motorcycles	A19a: ELV Facility	2500	Unit A Borough Mill, Schofield Street, OL8 1QJ	23-Feb-05	SD 92496 03483
Transfer	Household, Industrial & Commercial Transfer	50387	NP3294CW/A001	Hagues Skip Hire Ltd	A11: Household, Commercial & Industrial Waste T Sn	25000	Albion House, Under Lane, Chadderton, OL9 7PP	01-Jul-05	SD 90582 03007
Transfer	Household, Industrial & Commercial Transfer	50445	RP3694CU/A001	J C B Skip Hire	A11: Household, Commercial & Industrial Waste T Sn	0	Unit 5, Moss Down Road, Heyside, Royton, OL2 6HS	17-Mar-06	SD 93538 07107
Closed Landfill	Closed Landfill	50468	CB3038RE/A001	Berks Quarry	A5: Landfill taking Non- Biodegradeable Wastes	0	Berks Quarry, Moss Down Road, Royton, OL2 6HS	02-Aug-07	SD 93 07
Metal Recovery	Metal Recycling	53475	LB3939AL/T001	Mossdown Road Transfer Station	A20: Metal Recycling Site (mixed MRSs)	0	Mossdown Road Transfer Station, Mossdown Road, Royton, OL2 6HS	13-Nov-98	SD 93600 07100
Closed Landfill	Closed Landfill	53477	KP692CA/A001	Meek Street Landfill Site	A5: Landfill taking Non-Biodegradeable Wastes	0	Meek Street, Shaw, OL9 6HH	01-Beb-94	SD 93438 06676
Transfer	Household, Industrial & Commercial Transfer	53482	TP3992CT/A001	Moorhey Street Depot	A11: Household, Commercial & Industrial Waste T Sn	0	Land / premises at Moorhey Street, OL4 1JF	12-Feb-85	SD 93805 04653

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Metal Recovery	Vehicle Depollution	53485	BB3003MD/T001	Broadbent Auto Spares	A19: Metal Recycling Site (Vehicle Dismantler)	0	Land / premises at Broadbent Road, OL1 4HY	24-Sep-99	SD 94200 06500
Metal Recovery	Vehicle Depollution	53606	DP3992CW/A001	Falsworth Autospare	A19: Metal Recycling Site (Vehicle Dismantler)	0	Sandfield House, Morton Street, Falsworth, M35 0BN	29-Mar-96	SD 88392 00904
Treatment	Waste Wood	53631	BB3600MS/T001	Waste Transfer Station	SP2011 No4: Treatment of waste wood <75000 tps	74999	Waste Transfer Station, Hargreaves Street, OL9 9ND	03-Nov-95	SD 91443 04770
Closed Landfill	Closed Landfill	53651	PP3496CL/A001	Chadderton Landfill Site	A1: Co-Disposal Landfill Site	0	Greenside Way, Middleton, M24 1SW	14-Jul-95	SD 88083 03754
Transfer	Household, Industrial & Commercial Transfer	53652	PP3296CQ/V004	Oldham Transfer Station	A11: Household, Commercial & Industrial Waste T Stn	0	Land / premises at Arkwright Street, Chadderton, OL9 9LZ	10-Jul-95	SD 91254 04698
Transfer	Household, Industrial & Commercial Transfer	53657	BP3396CF/A001	C P L Skip Hire	A11: Household, Commercial & Industrial Waste T Stn	0	Land / premises at Albert Street, Hollinwood, OL8 3QP	15-May-95	SD 90624 02218
Transfer	Household, Industrial & Commercial Transfer	53678	SP3796CC/V002	Arkwright Street Civic Amenity Site	A13: Household, Waste Amenity Site	0	Land / premises at Arkwright Street, OL9 9LZ	01-Feb-95	SD 91254 04904
Transfer	Household, Industrial & Commercial Transfer	53768	FP3496CW/A001	Holroyd Skip Hire Ltd	A11: Household, Commercial & Industrial Waste T Stn	0	Land / premises at Hamilton Street, OL4 1DA	12-Oct-93	SD 93628 05039
Transfer	Household, Industrial & Commercial Transfer	53849	AP3696CV/A001	East Lilac Mill Transfer Station	A11: Household, Commercial & Industrial Waste T Stn	0	Land / premises at Shaw, Oldham, OL2 8JF	15-Jun-92	SD 94300 08700
Closed Landfill	Closed Landfill	53878	YP3896CD/A001	Higher Hills Farm Inert Landfill	A5: Landfill taking Non-Biodegradable Wastes	0	Burnedge Lane, Grasscroft, OL4 4DZ	24-Dec-91	SD 97720 05145
Transfer	Household, Industrial & Commercial Transfer	53932	SP3591CJ/V001	Wheeldon Bros Oldham Transfer Station	A11: Household, Commercial & Industrial Waste T Stn	0	Land / premises at Mossdown Road, Royton OL2 6HS	11-Sep-85	SD 93577 07108
Transfer	Household, Industrial & Commercial Transfer	53944	BP3996EB/T001	Holdern Fold Lane Transfer Station	A11: Household, Commercial & Industrial Waste T Stn	0	Holdern Fold Lane Transfer Station, Holden Fold Lane, Royton, OL2 6BY	01-Nov-89	SD 91600 07400
Closed Landfill	Closed Landfill	53956	MP3891CJ/A001	Oldham Wastewater Treatment Works Landfill Site	A7: Industrial Waste Landfill (Factory curtilage)	0	Foxdenton Lane, Chadderton, OL9 9QR	28-Apr-83	SD 88370 04180
Treatment	Physical and / or chemical treatment	100041	HP3695EQ/A001	Jacques Products Ltd	A16: Physical Treatment Facility	4999	ILC, Chadderton Industrial Estate, Greenside Way, Middleton, M24 1SN	10-Mar-08	SD 88128 04066
Transfer	Household, Industrial & Commercial Transfer	100218	AP3393LZ/V004	Arkwright Street Resource Recovery Centre	A13: Household Waste Amenity Site	74999	Arkwright Street Resource Recovery Centre, Arkwright Street, Chadderton, OL9 9LZ	28-Mar-08	SD9140 0490
Metal Recovery	Vehicle Depollution	100404	FB3538AF/T001	Booth Hill Autos	A19a: ELV Facility	2499	Land/ premises at Booth Hill Lane, Oldham, OL1 2JT	16-Jul-08	SD 9225 0640
Metal Recovery	Vehicle Depollution	100856	AP3896EJ/A001	Pennine Works	S0820: Vehicle depollution facility	2499	Pennine Works, Moss Down Road, Royton, OL2 6HS	17-Mar-09	SD 9360 0725
Metal Recovery	Vehicle Depollution	101018	DP3795VN/A001	Miles Street Car Breakers	S0820: Vehicle depollution facility	74999	Yard 1 Miles Street, Derker, OL1 3PJ	18-Sep-09	SD 93896 05678

Site Category	Site Sub Category	Permit Reference	EPR Ref	Facility Name	Facility Type Description	Permitted Maximum Throughput (Tonnes)	Facility Address	Date Issued	Grid Ref
Metal Recovery	Vehicle Depollution	101270	BB3303ZE/V002	V W Audi & Vauxhall Spares	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Yard 2 Mosshey Street, Shaw, OL2 8QL	27-May-10	SD9414 0868
Metal Recovery	Vehicle Depollution	101482	GF3198VF/A001	The Old Stoneyard	S0820: Vehicle depollution facility	74999	The Old Stoneyard, 7 Derker Street, OL1 4BE	06-Jul-10	SD 93547 05733
Treatment	Treatment	102224	RP3097EB/A001	Beal Valley Recycling Centre	SR2010 No 12: Treatment of waste to produce soil <75,000 tpy	74999	Meek Street, Royton, OL2 6HL	05-Jul-11	SD 935 067
Metal Recovery	Vehicle Depollution	102457	TP3892ET/A001	Seat Skoda Breakers	S0820: Vehicle depollution facility	74999	Yard 1, Mosshey Street, OL2 8QL	30-Mar-11	SD 94134 08714
Use	Use	103232	BB3433DJ/A001	Beal Valley Golf Course	SR2010 No8: Use of waste in construction <100,000 tps	99999	Beal Valley Golf Course, off Meek Street, Royton, OL2 6HL	07-Dec-11	SD 935 067
Metal Recovery	Vehicle Depollution	103664	BB3108UV/T001	UK Vauxhall Spares	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	UK Vauxhall Spares, 4 Lansdowne Road, Chadderton, OL9 9EF	02-Mar-12	SD 91135 05010
Metal Recovery	Vehicle Depollution	103907	FB3136AQ/A001	Prestige Allparts Ltd	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Prestige Allparts Ltd, Mossdown Road, Royton, OL2 6HS	21-Feb--12	SD 38342 40706
Metal Recovery	Vehicle Depollution	104297	HB3339DN/A001	Gravel Walk Autos Ltd	SR2011 No3: Vehicle depollution Facility <5000 tps	4999	24-28 Gravel Walk, Bottom O'ThMoor, OL4 1JZ	08-Jul-12	SD 93586 05201
Treatment	Physical and/or chemical treatment	104364	HB3733AG/A001	Electricity North West Whitegate Depot	A16: Physical Treatment Facility	750	Gateway Crescent, Oldham Broadway Business Park, Chadderton, OL9 9XB	24-Oct-12	SD 89273 03856
Metal Recovery	Vehicle Depollution	104627	KB3535RL/A001	Crown Auto Parts	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Crown Auto Parts, 11 Windsor Street, OL1 4AE	01-10-12	SD 93173 06403
Metal Recovery	Vehicle Depollution	104840	MB3031RF/A001	Dronsfeld Limited	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Woodbrook Farm, Laureates Place, Springhead, OL4 4DB	12-Apr-13	SD96790 05389
Metal Recovery	Vehicle Depollution	104892	MB3335AK/A001	Greengate Metals Ltd	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Greengate Metals Ltd, Moston Road, Middleton, M24 1SF	02-Jan-13	SD 88632 04089
Metal Recovery	Vehicle Depollution	400250	PB3933AR/A001	Tubzy's Townfield Dismantlers	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Townfield Ind Est, Mount Pleasant Street, OL4 1HH	02-Apr-13	SD 93783 05202
Transfer	Clinical Waste Transfer	400494	ZP3230XC/V003	Oldham Clinical Waste Incinerator	A12: Clinical Waste Transfer Station	0	Royal Oldham Hospital, Rochdale Road, OL1 2JH	24-Jun-13	SD91973 06043
Metal Recovery	Vehicle Depollution	400829	AB3707SQ/A001	Blackstone Breakers	SR2011 No3: Vehicle Depollution Facility <5000 tps	4999	Unit 26 Fallsworth Ind Est, Morton Street, Fallsworth, M35 0BN	01-Nov-13	SD 88391 00921



**Effective EPR Permits with installation activities (former PPC regime) End June 2014:**

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

**Landfills with an Effective Environmental Permit for an Installation Activity: End June 2014**

Permit Reference	Facility Name	Facility Address	Facility Type Description	Grid Reference
UP3630KS	Highmoor Quarry Landfill	Doctor Lane, Scouthead, OL4 3SA	L04 - Non Hazardous	SD96980659

## **Greater Manchester Joint Minerals Development Plan Annual Monitoring Report 2013-2014**

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

### **Introduction**

**6.83** This is the first Annual Monitoring Report (AMR) collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Minerals Plan (Minerals Plan), which was adopted on 26<sup>th</sup> April 2013.

**6.84** This AMR covers the 12 month period from 26<sup>th</sup> April 2013 to 25<sup>th</sup> April 2014.

**6.85** The Minerals Plan forms part of the statutory development plan for the following Authorities: Bolton Metropolitan Borough Council; Bury Metropolitan Borough Council; Manchester City Council; Oldham Metropolitan Borough Council; Rochdale Metropolitan Borough Council; Salford City Council; Stockport Metropolitan Borough Council; Tameside Metropolitan Borough Council; Trafford Metropolitan Borough Council; and Wigan Metropolitan Borough Council. This AMR reports on behalf of the ten authorities.

### **Background to the Minerals Plan**

**6.86** The Association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Minerals Plan in 2009. AGMA consists of all ten Greater Manchester Authorities. The Minerals Plan forms part of each Authority's statutory development plan and runs from 2012 to 2027. It was prepared on behalf of the 10 Greater Manchester Authorities by Urban Vision's Minerals and Waste Planning Unit.

**6.87** The purpose of the Minerals Plan is to set out a minerals planning strategy to 2027 in order to deliver a steady and sustainable supply of minerals, safeguard mineral resources, enable Greater Manchester to contribute to its sub-regional apportionment of aggregates and facilitate greater use of recycled aggregates and secondary mineral products. The Minerals Plan includes a set of plans identifying the locations of Mineral Safeguarding Areas within each of the ten Local Planning Authorities. It also includes a set of development management policies which will assist in the consideration of minerals planning applications.

**6.88** This AMR monitors the policies in the Minerals Plan to determine the extent to which they are being effectively implemented.

### **Core Output Indicators through the Minerals Plan**

**6.89** This data is measured on a level which includes all the local authorities included in Greater Manchester and Merseyside and the local authority of Warrington.

### **Indicator M1 Production of primary land won aggregates by mineral planning authority**

**6.90** This measures production of primary land won aggregates by mineral planning authority. This links with Objective 4i and Policy 2 & 3.

### **Greater Manchester, Merseyside and Warrington aggregate crushed rock landbank as at 31 December 2013**

	Landbank as at 31.12.2012 (years)	Permitted reserves as at 31.12.2013 (mt)	Annual apportionment requirement 2005-2020 (mt)	Landbank as at 31.12.2013 (years)
Greater Manchester, Merseyside and Warrington	15.2	20.32	1.32	15.4

### **Greater Manchester, Merseyside and Warrington aggregate land-won sand and gravel landbank as at 31 December 2013**

	Landbank as at 31.12.2012 (years)	Permitted reserves as at 31.12.2013 (mt)	Annual Apportionment requirement 2005 - 2020 (mt)	Landbank as at 31.12.2013 (years)
Greater Manchester, Merseyside and Warrington	10.5	4.27	0.43	9.9

## Indicator M2 production of secondary and recycled aggregates by mineral planning authority

**6.91** This measures production of secondary and recycled aggregates by mineral planning authority. This links with Objective 4iii.

### Greater Manchester, Merseyside and Warrington aggregate crushed rock sales and reserves 1998-2013 (million tonnes)

Monitoring period	AM98	AM99	AM00	AM01	AM02	AM03	AM04	AM05	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13
Aggregate crushed rock sales																
Sandstone	1.9	1.8	1.4	1.4	1.3	1.4	1.5	1.2	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42
Total Sales	1.9	1.8	1.4	1.4	1.3	1.4	1.5	1.2	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42
Monitoring period	AM98	AM99	AM00	AM01	AM02	AM03	AM04	AM05	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13
Aggregate crushed rock reserves																
Sandstone	35.33	32.0	30.9	30.2	27.7	22.6	22.5	23.69	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3
Total reserves	35.33	32.0	30.9	30.2	27.7	22.6	22.5	23.69	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3

### Greater Manchester, Merseyside and Warrington aggregate sand and gravel sales and reserves 1998-2013 (million tonnes)

Monitoring period	AM98	AM99	AM00	AM01	AM02	AM03	AM04	AM05	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13
Aggregate sand and gravel sales																
Land-won	0.3	0.24	0.31	0.23	0.4	0.5	0.5	0.4	0.4	0.3	0.44	0.37	0.22	0.24	0.24	0.24
Marine dredged	0.23	0.24	0.22	0.25	0.33	0.32	0.48	0.52	0.49	0.53	0.41	0.30	0.26	0.24	0.21	0.30
Total Sales	0.53	0.48	0.53	0.48	0.73	0.82	0.98	0.92	0.89	0.83	0.85	0.67	0.48	0.48	0.45	0.54

Monitoring period	AM98	AM99	AM00	AM01	AM02	AM03	AM04	AM05	AM06	AM07	AM08	AM09	AM10	AM11	AM12	AM13
Aggregate land-won sand and gravel reserves																
Land-won	5.36	7.67	7.1	6.7	7.7	6.7	6.3	8.91	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27
Total reserves	5.36	7.67	7.1	6.7	7.7	6.7	6.3	8.91	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27

### **Policy 1: The Presumption in Favour of Sustainable Minerals Development**

**6.92** This policy states that positive consideration will be given to minerals development which accords with the policies set out in the Minerals Plan and with all other relevant local plan policies and that such development will be permitted unless material considerations indicate otherwise. The indicator and target for the monitoring of this policy is:

**Table 1**

Indicator	Target
% of mineral development planning applications permitted in line with presumption in favour of sustainable development	100%

**6.93** Planning applications permitted during the monitoring period:

Application Number	Location	Proposal
56576	Fletcher Bank Works, Manchester Road, Ramsbottom, Bury, BL0 0DD	Revised restoration for the northern part of Fletcher Bank Quarry involving the further importation of inert waste (950,000 cubic metres) up to December 2036.
PA/331137/11	Highmoor Quarry & Landfill, Thorpe Lane, Austerlands, Oldham, OL4 3SA	Variation of condition no. 41 on previously approved application PA/40193/00 relating to the final restoration contours

**6.94** The proportion of mineral development planning applications permitted in line with presumption in favour of sustainable development was 100%, which meets the target for the policy.

### **Policy 2: Key Planning and Environmental Criteria**

**6.95** This policy states that minerals development will be permitted where any adverse impacts on a list of criteria are avoided or can be appropriately mitigated. The indicator and target for the monitoring of this policy is:

**Table 2**

Indicator	Target
% of mineral development planning applications permitted compliant with the requirements of the policy	100%

**6.96** Planning applications permitted during the monitoring period:

Table 3

Application Number	Location	Proposal
56576	Fletcher Bank Works, Manchester Road, Ramsbottom, Bury, BL0 0DD	Revised restoration for the northern part of Fletcher Bank Quarry involving the further importation of inert waste (950,000 cubic metres) up to December 2036.
PA/331137/11	Highmoor Quarry & Landfill, Thorpe Lane, Austerlands, Oldham, OL4 3SA	Variation of condition no. 41 on previously approved application PA/40193/00 relating to the final restoration contours

**6.97** The proportion of mineral development planning applications permitted compliant with the requirements of the policy was 100%, which meets the target for the policy.

**Policy 3: Primary Extraction of Aggregate Minerals (implements of objectives 1 & 4i)**

**6.98** This policy states the conditions under which applications for extraction/and or processing of sand, gravel or sandstone/gritstone within the Areas of Search and the conditions for outside Areas of Search planning permission will be permitted. The indicator and target for the monitoring of this policy is:

Table 4

Indicator	Target
% of applications for primary extraction of aggregate minerals permitted compliant with the requirements of the policy.	100%

**6.99** There were no applications for primary extraction of aggregate minerals permitted during the monitoring period.

**Policy 4: Natural Building Stone (implements objectives 1 & 4ii)**

**6.100** This policy states the conditions under which proposals for the working of natural building stone will be supported and what evidence the proposals must be supported by. The indicator and target for the monitoring of this policy is:

Table 5

Indicator	Target
% of natural building stone excavation permitted compliant with the requirements of the policy.	100%

**6.101** There were no applications for natural building stone excavation permitted during the monitoring period.

**Policy 5: Primary Extraction of Non Aggregate Minerals (implements objectives 1 & 4ii)**

**6.102** The policy states the conditions under which proposals for the development of non-aggregate minerals will be permitted. The indicator and target for the monitoring of this policy is:

**Table 6**

Indicator	Target
% of applications for primary extraction of non aggregate minerals permitted compliant with the requirements of the policy.	100%

**6.103** There were no applications for primary extraction of non aggregate minerals permitted during the monitoring period.

**Policy 6: Unconventional Gas Resources (implements objectives 1 & 5)**

**6.104** The policy states the conditions under which applications for exploration and appraisal, and production wells for unconventional gas resources will be permitted. The indicator and target for the monitoring of this policy is:

**Table 7**

Indicator	Target
% of unconventional gas resources developments permitted compliant with requirements of the policy.	100%

**6.105** There were no applications for unconventional gas resources developments permitted during the monitoring period. However, Barton Moss completed exploratory drilling for Coal Bed Methane over the winter of 2013/14 allowed under planning permission issued in 2010. They have now removed the rig off site and the data is currently being appraised.

**6.106** In Trafford there is an application to extend the time limit of planning permission 74681/full/2010 for the production, testing and extraction of coal bed methane. A decision on this application is outstanding at the time of this report.

**6.107** In July 2014 invitations were opened for the 14<sup>th</sup> Landward Licensing Round for Petroleum Exploration and Development Licences (PEDL). The grant of a licence grants exclusive rights “to search and bore for and get petroleum” in all the various stages of the full development cycle of oil and gas exploration, appraisal; production and eventually abandonment of the wells. It is anticipated at this stage that the new licenses will be issued in early 2015.

**6.108** Planning practice guidance for onshore oil and gas was issued in July 2013. This guidance provides advice on the planning issues associated with the three phases of extraction of hydrocarbons. It will be kept under review and should be read alongside other planning guidance and the National Planning Policy Framework.

**Policy 7: Peat (implements objective 1)**

**6.109** The policy states the conditions under which applications for peat extraction will be granted. The indicator and target for the monitoring of this policy is:

**Table 8**

Indicator	Target
% of peat extraction developments permitted compliant with the requirements of the policy.	100%

**6.110** There were no applications for peat extraction developments permitted during the monitoring period.

**Policy 8: Mineral Safeguarding Areas (implementing objective 1, 2 and 3)**

**6.111** The policy states that all non-mineral development proposals within the Mineral Safeguarding Area should extract any viable mineral resources present in advance of construction. The policy also states the requirements for proposals for non-mineral development within the Mineral Safeguarding Areas that do not allow for the prior extraction of minerals. It is also stated that all non-mineral development proposals outside the Mineral Safeguarding Areas where the potential for prior extraction to take place has been identified should seek to extract any viable mineral resources present in advance of construction. The indicator and target for the monitoring of this policy is:

**Table 9**

Indicator	Target
% of non mineral development permitted within the MSA (falling within the policy thresholds) which do not needlessly sterilise mineral resources.	100%

**6.112** There have been no non mineral developments permitted with the MSA that do not needlessly sterilise mineral resources.

**6.113** The Minerals and Waste Planning Unit have responded to consultations on district Local Plans where they are proposing sites in or near to Mineral Safeguarding Area or major developments in the urban area where prior extraction should be considered.

**Policy 9: Sustainable Transport of Minerals (implements objective 3)**

**6.114** This policy states that developers will be encouraged to transport minerals via the most sustainable transport mode wherever practicable and allows for transport of minerals by road where the use of more sustainable transport is not practicable and the existing highway network is able to accommodate traffic generated by the proposal. The indicator and target for the monitoring of this policy is:

**Table 10**

Indicator	Target
% of mineral development permitted utilising most sustainable transport modes in compliance with the policies of the Minerals Plan.	100%

**6.115** No new permissions were granted for minerals extraction.

**Policy 10: Reworking of Colliery Spoil Tips (implements objectives 1&5)**



**6.116** This policy states the conditions under which applications for the reworking of colliery spoil tips will be permitted. The indicator and target for the monitoring of this policy is:

**Table 11**

Indicator	Target
% of applications for reworking colliery spoil tips permitted compliant with the requirements of the policy.	100%

**6.117** There were no applications for reworking colliery spoil tips permitted during the monitoring period.

**Policy 11: Protecting Existing Mineral Sites/Infrastructure (implements objectives 1, 2, 4 & 5)**

**6.118** This policy protects existing mineral sites and infrastructure from new development and states the conditions under which development likely to have an unacceptable impact on mineral sites and infrastructure will be permitted. The indicator and target for the monitoring of this policy is:

**Table 12**

Indicator	Target
% of non mineral related development permitted within a distance that could affect existing mineral sites/infrastructure, in the absence of justification provided by the developer as set out within the policy.	100%

**6.119** No applications were permitted that could affect existing mineral sites/infrastructure, in the absence of justification provided by the developer as set out within the policy.

**Policy 12: Protecting quarries important for maintaining historic buildings (implements objectives 1, 2, 4 & 5)**

**6.120** This policy states that impact upon quarries important for maintaining historic buildings will be considered and states the conditions under which development likely to have an unacceptable impact on the future use of a quarry will be permitted. The indicator and target for the monitoring of this policy is:

**Table 13**

Indicator	Target
% of non mineral related development permitted within a distance that could affect quarries important for maintaining historic buildings, in the absence of justification provided by the developer as set out within the policy.	100%

**6.121** No applications were received for non mineral related development that could affect quarries important for maintaining historic buildings.

**Policy 13: Restoration and aftercare (implements objective 1)**

**6.122** This policy states that applications for minerals extraction will be permitted where they are accompanied by appropriate proposals for site restoration and aftercare. The indicator and target for the monitoring of this policy is:

**Table 14**

Indicator	Target
% of mineral related development permitted in line with the restoration and aftercare requirements.	100%

**6.123** Planning applications permitted relating to restoration and aftercare of mineral related development during the monitoring period:

**Table 15**

Application Number	Location	Proposal
56576	Fletcher Bank Works, Manchester Road, Ramsbottom, Bury, BL0 0DD	Revised restoration for the northern part of Fletcher Bank Quarry involving the further importation of inert waste (950,000 cubic metres) up to December 2036`
PA/331137/11	Highmoor Quarry & Landfill, Thorpe Lane, Austerlands, Oldham, OL4 3SA	Variation of condition no. 41 on previously approved application PA/40193/00 relating to the final restoration contours

**6.124** The proportion of mineral related development permitted in line with the restoration and aftercare requirements was 100%, which meets the target for the policy.

## 7 Key findings and actions

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

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

### **Action needed to address gaps in information**

**7.2** The key actions under this heading are:

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

### **Action needed to respond to indicators**

**7.3** The key actions under this heading are:

- Continue to update the council's five year deliverable housing land supply annually in line with NPPF and update the council's SHLAA to inform preparation of the Site Allocations DPD.
- 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.
- In past years key actions have been that 'Saved' UDP Phase 2 Housing Allocations are not brought forward and released for development and that preparation of the SPD on the "Release of UDP Phase 2 Housing Allocations" will be rolled forward twelve months (with its preparation subject to the conclusions of the next Monitoring Report). These have however been superseded now that work is progressing on the Site Allocations DPD following adoption of the Joint DPD.
- Support delivery of the council's Affordable Housing Strategy supporting action plan and the affordable homes delivery programme.
- Set up a system to ensure housing schemes are assessed using Building for Life standards and ensure a monitoring system is in place, resources permitting.
- Encourage the provision of larger family (three and four plus bed) accommodation and higher value, aspirational, housing as part of the mix of new residential developments. Utilise local evidence, including the both the Greater Manchester and Oldham Strategic Housing Market Assessments, to ensure that housing delivered meets the needs of the local community.

- The Site Allocations DPD will identify sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence.

### **Action needed to update timetables in the Local Development Scheme**

- 7.4** The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk). In light of a 12 month delay to the preparation of the Site Allocations DPD the LDS was updated and "Issue 8" was approved in December 2013 to reflect changes to the plan-making process in the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 7.5** Work on the Site Allocations DPD has progressed in line with the revised timetable set out in "Issue 8". However, the preparation of the GMSF and its timetable will have implications for the council's Local Plan, including the emerging Site Allocations DPD. A revised LDS will therefore be published in due course, which will also set out details of the joint DPD.

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

- 7.6** The key actions under this heading are:
- To continue working with AGMA partners on preparation of the GMSF; and
  - To continue working on the preparation of the Site Allocations DPD and Proposals Map, as appropriate, in line with preparation of the GMSF.

### **Action needed to respond to master planning activity**

- 7.7** As part of the council's plans for regeneration there has been, and will continue to be, a considerable amount of master planning activity taking place in the borough. Examples include masterplans that have been, or will be, prepared to implement the 'Invest in Oldham' Prospectus and the Residential Development Prospectus.
- 7.8** At present it is not proposed that any of these masterplans will be progressed as Local Plan Area Action Plans or SPDs. They are however implemented and reflected through the Core Strategy where appropriate and will be taken into account when preparing the emerging Site Allocations DPD.

### **Conclusion**

- 7.9** The Government's good practice guidance on Local Plan monitoring reports (now withdrawn) sets out in its Table 3.2 the matters to be addressed in the AMR. These will be considered in turn below to check that all the necessary data has been presented and to bring together the conclusions relating to each aspect.
- 7.10** *Whether the timetables and milestones for the preparation of documents set out in the local development scheme have been met:*
- Site Allocations DPD - The LDS in place at the start of the monitoring period was "Issue 7" (approved in February 2012) and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk). Due to capacity and resource constraints, alongside changes in legislation, this timetable has not been met. The LDS was, therefore, updated during the monitoring period, and "Issue 8" was approved in December 2013. In line with the revised timetable for the Site Allocations DPD consultation was held on the Site Allocations DPD

Options Report from 10 January to 28 February 2014 (included a one week extension due to the high number of responses received).

- Joint Minerals Development Plan Document (JMDPD) - the GMMWPU prepared the Minerals Plan on behalf of the ten local authorities in Greater Manchester, therefore its delivery has not been solely within Oldham Council's control. Following receipt of the Inspectors Report stating that the Minerals Plan was found sound in January 2013, the Minerals Plan was approved by Full Council on 17 April 2013 and came into effect on 26 April 2013.

**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. 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 altering to reflect changes in national policy:*

- The Local Plan 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.

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## 8 Other Monitoring Matters

### Neighbourhood Development Order and Neighbourhood Development Plans

- 8.1** During the monitoring period no requests have been received to prepare any Neighbourhood Development Orders or Plans.

### Community Infrastructure Levy (CIL)

- 8.2** Oldham Council commissioned Peter Brett Associates (PBA) in March 2014 to undertake an Economic Viability Study as part of the necessary evidence base for CIL. Following completion of this evidence and consideration of its findings it is anticipated that the council will consult on a Preliminary Draft Charging Schedule (PDCS) in January 2015. As we progress CIL any information regarding consultations will be made available on the council's website.

### Duty to Co-operate

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

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
United Utilities (UU)	Critical Drainage Areas	On-going liaison regarding Critical Drainage Areas.	01.04.2013	To continue to liaise with each other.
AGMA	Gypsies, Travellers and Travelling Showpeople	AGMA meeting to discuss how to take forward the Greater Manchester Gypsies, Travellers and Travelling Showpeople Accommodation Assessment	09.04.2013	To continue to work together on Gypsies, Travellers and Travelling Showpeople
UU	Oldham's Site Allocations DPD	Meeting to discuss issues surrounding the Site Allocations DPD, and UU's current and future work priorities and infrastructure capacity.	09.04.2013	To continue to liaise with each other throughout preparation of the Site Allocations DPD.
AGMA	Community Infrastructure Levy	Meeting to discuss CIL progress across GM authorities, changes to guidance, learn through experiences of others and talk through questions.	17.04.2013	To continue to liaise with each other.
Bolton Council	Community Infrastructure Levy Draft Charging Schedule consultation	Oldham Council sent an email to Bolton Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	10.06.2013	Response to consultation.
Trafford Council	Community Infrastructure Levy Draft Charging Schedule consultation	Oldham Council sent an email to Trafford Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	10.06.2013	Response to consultation.
Salford City Council	Consultation on: <ul style="list-style-type: none"> <li>Hot food take aways SPD</li> </ul>	Oldham Council sent an email to Salford City Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	24.06.2013	Response to consultation.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
	<ul style="list-style-type: none"> <li>• Telecommunications SPD</li> <li>• Education Contributions SPD</li> <li>• Housing SPD</li> </ul>			
UU	North West Water Resources Management Plan	Consultation event with UU and North West local planning authorities on the North West Resources Management Plan	05.07.2013	Council submitted comments on the Water Resources Management Plan (5.08.13) - No particular comments to make on the plan but would continue to work closely with UU.
Environment Agency (EA)	EA and Oldham Council priorities	Regular liaison meetings to discuss EA priorities and progress regarding the Site Allocations DPD.	23.07.2013	To continue to liaise with each other.
Bolton Council	Allocations Plan consultation	Oldham Council sent an email to Bolton Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	09.08.2013	Response to consultation.
Bury Council	Publication Core Strategy consultation	Oldham Council sent an email to Bury Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	11.09.2013	Response to consultation.
UU, EA and AGMA	Flooding and drainage	Regular meeting with Unity and representatives from EA, UU and AGMA to discuss general flooding and drainage matters.	08.10.2013	To continue to liaise with each other.



Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Department for Transport (DfT)	Oldham's transport priorities	Meeting with DfT to discuss Oldham's transport priorities.	18.10.2013	To continue to liaise with each other.
Wigan Council	Key Issues for Wigan Allocations and Development Management Local Plan.	Oldham Council sent an email to Wigan Council stating that we had no comments on the consultation document but that we look forward to working together in the future.	13.11.2013	Response to consultation.
Trafford Council	Community Infrastructure Levy Charging Schedule Examination in Public	Oldham Council Officer attended CIL Examination in Public.	09.12.2013	Examination in Public
UU, EA and AGMA	Flooding and drainage	Regular meeting with Unity and representatives from EA, UU and AGMA to discuss general flooding and drainage matters.	10.12.2013	To continue to liaise with each other.
High Peak Borough Council	Employment Land Review questionnaire	A questionnaire was filled in regarding employment land.	23.01.2014	Response to consultation.
AGMA	Housing and employment growth	Meeting to discuss GM approach to housing and employment growth.	24.01.2014	To continue to work together on housing and employment growth
High Peak Borough Council	Letter requesting us to consider accommodating their unmet housing requirement.	Oldham Council responded stating we were unable to assist Kirklees in accommodating their unmet housing requirement.	23.01.2014	Response to consultation.
English Heritage	Oldham Site Allocations DPD Options Report	English Heritage responded to Oldham Council's consultation on the Option Report of the Site Allocations DPD.	28.01.2014	Response to consultation and we will continue to liaise with each other though the Site Allocations DPD process.

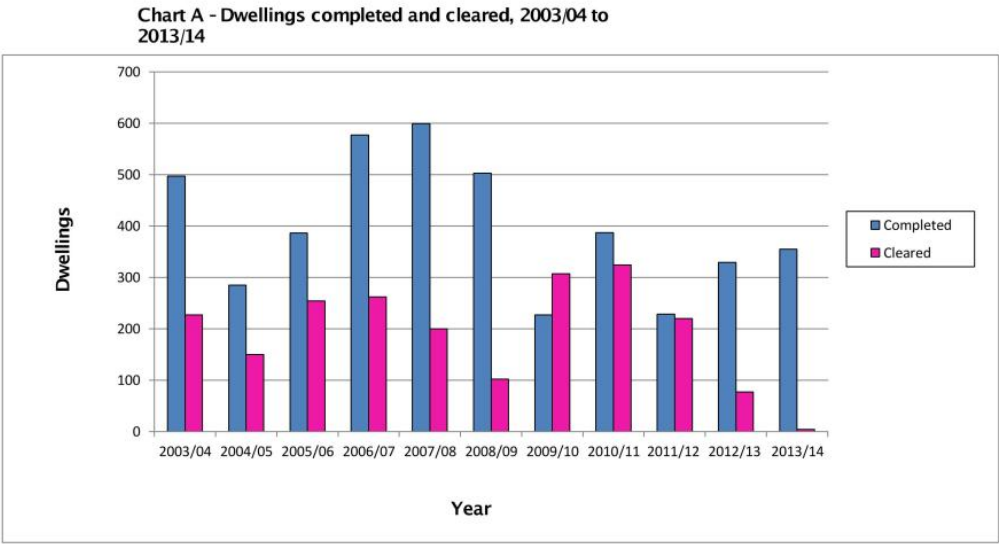
Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Coal Authority	Oldham Site Allocations DPD Options Report	The Coal Authority responded to Oldham Council's consultation on the Option Report of the Site Allocations DPD.	04.02.2014	Response to consultation and we will continue to liaise with each other through the Site Allocations DPD process.
Environment Agency	EA and Oldham Council priorities	Regular liaison meetings to discuss EA priorities and progress regarding the Site Allocations DPD.	06.02.2014	To continue to liaise with each other.
Salford City Council	Salford Local Plan suggested sites consultation	Oldham Council sent an email to Salford Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	07.03.2014	Response to consultation.
Salford City Council	Greengate Salford Masterplan - consultation	Oldham Council sent an email to Salford Council stating that we had no comments on the consultation documents but that we look forward to working together in the future.	08.03.2014	Response to consultation.

## Appendix 1 Local Housing Statistics

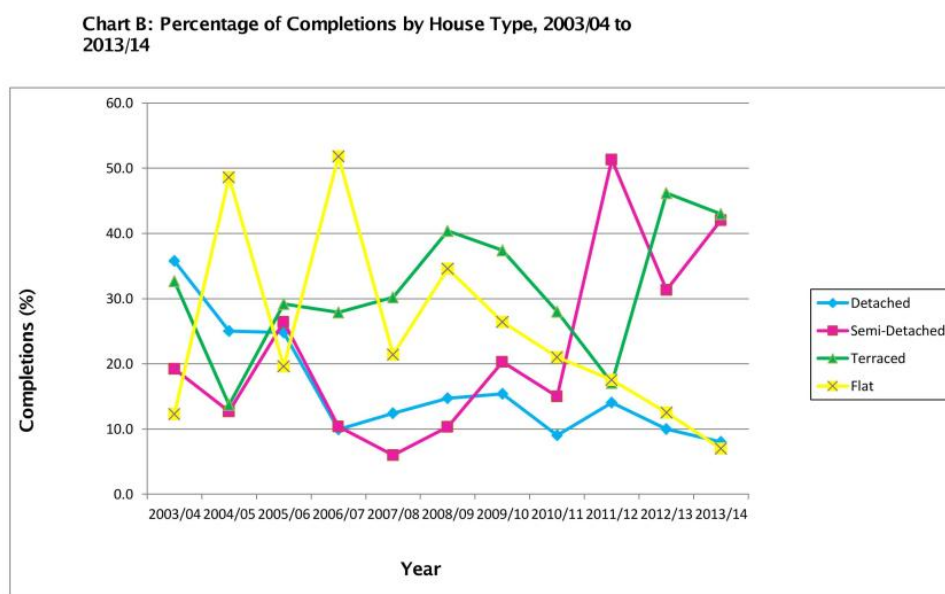
### Net House Building 2003/04 to 2013/14

Year	Completed	Cleared	Net Change	Variance from RSS
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	503	102	401	112
2009/10	227	307	-80	-369
2010/11	387	324	63	-226
2011/12	228	220	8	-281
2012/13	329	77	252	-37
2013/14	355	4	351	62
2014/15 Forecast	331	20	311	22
Total	4704	2147	2557	-911
Average	392	179	213	

**Chart A: Dwellings completed and cleared, 2003/04 to 2013/14**



**Chart B: Percentage of Completions by House Type, 2003/04 to 2013/14**

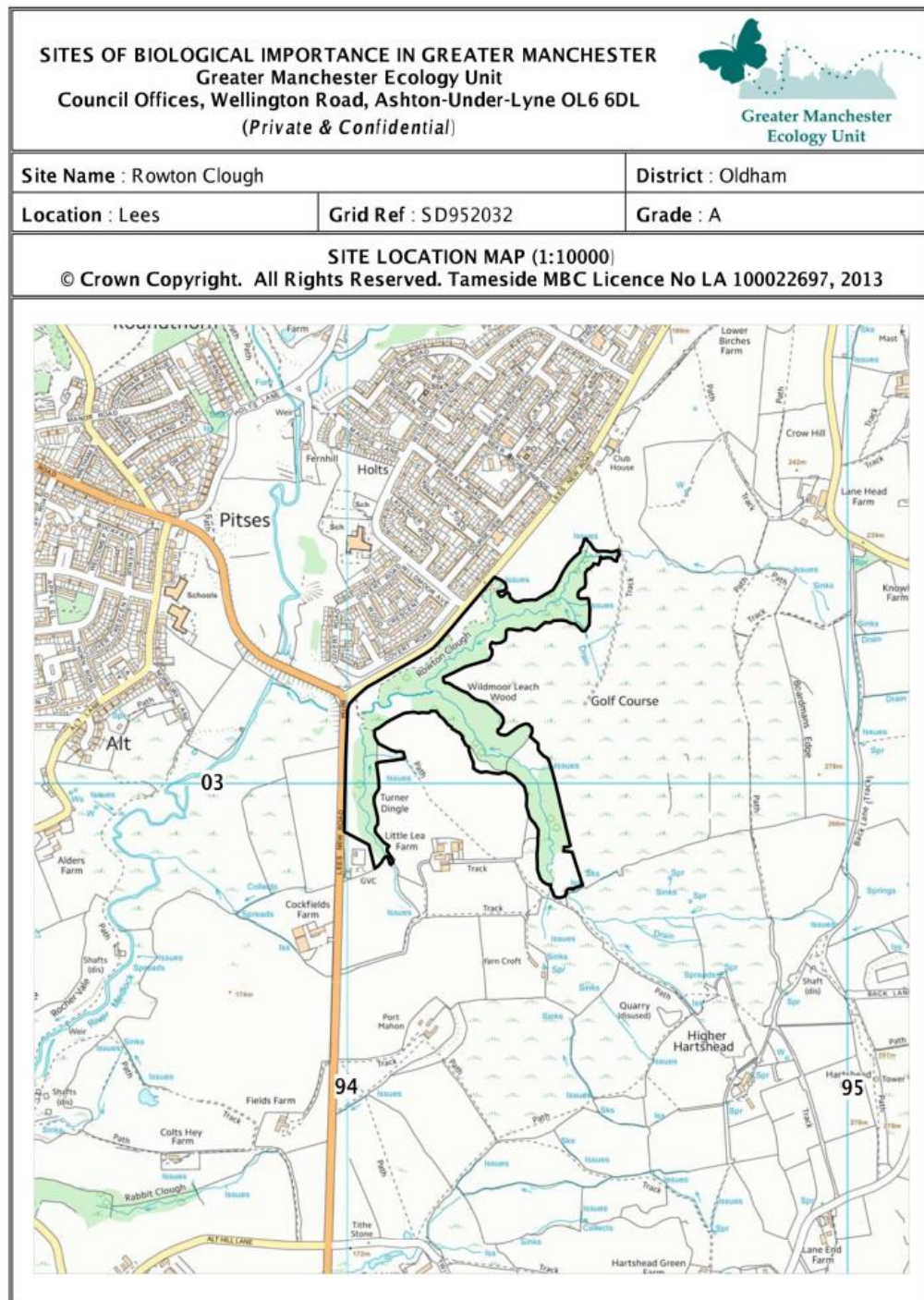


**Five year supply as at 1 April 2015**

Site Status	Dwellings	%
Sites under construction	584	19.5
Sites with full planning permission	602	20.1
Sites with outline planning permission	168	5.6
Sites where committee is minded to approve an application, subject to S106 being signed	101	3.4
Phase 1 housing sites in UDP	250	8.3
Phase 2 housing sites in UDP	0	0.0
Other sites	330	11.0
Potential	964	32.1
Total	2999	100

## Appendix 2 Updated Sites of Biological Importance

The maps below show the Sites of Biological Importance that were reported in 2013 by Greater Manchester Ecology Unit and approved in 2014 by Oldham Council.



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G18-4

Date: 22.5.12

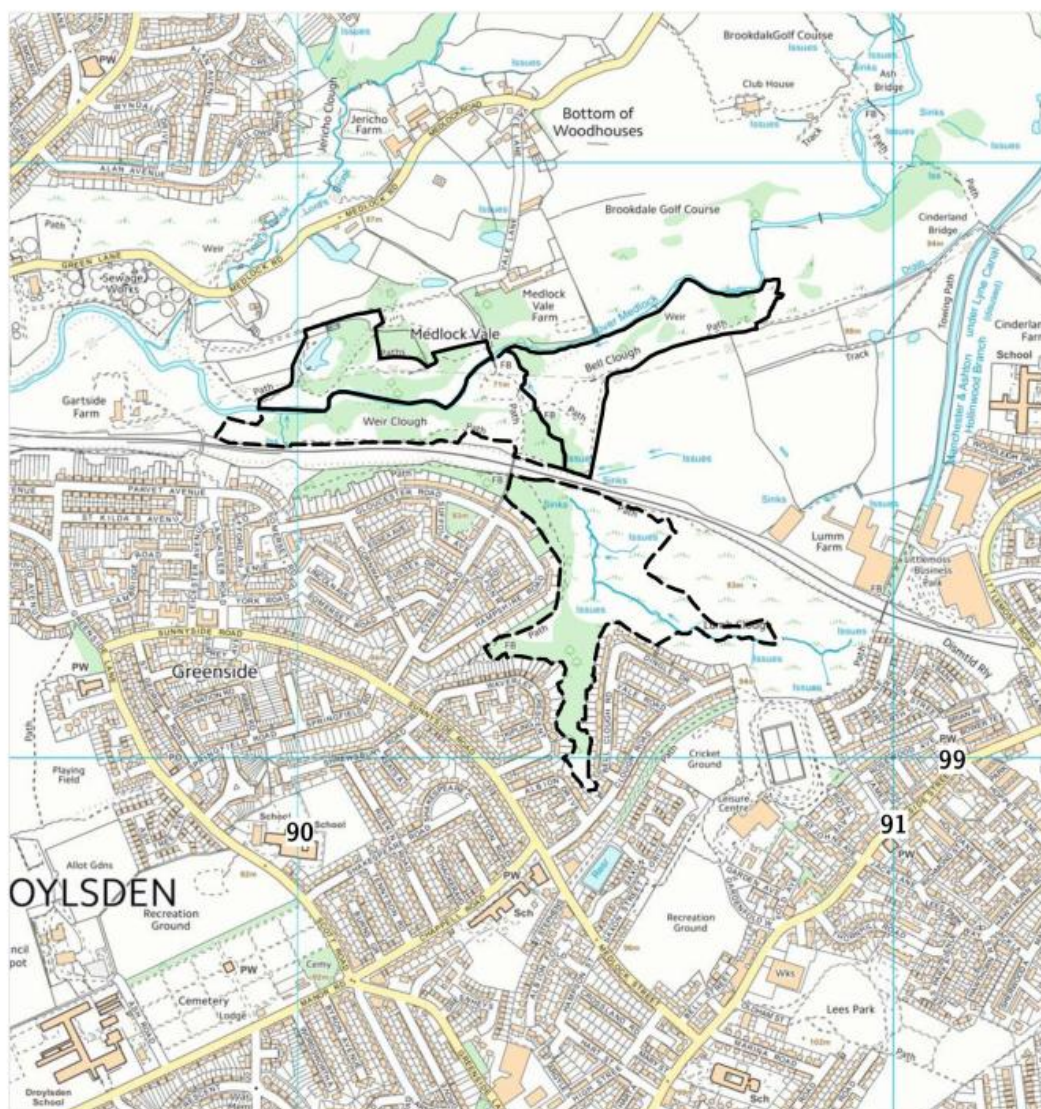


**SITES OF BIOLOGICAL IMPORTANCE IN GREATER MANCHESTER**  
**Greater Manchester Ecology Unit**  
**Council Offices, Wellington Road, Ashton-Under-Lyne OL6 6DL**  
*(Private & Confidential)*



<b>Site Name :</b> Medlock Vale & Lumb Clough (North)	<b>District :</b>
<b>Location :</b> Failsworth	<b>Grid Ref :</b> S J904996
	<b>Grade :</b> C

**SITE LOCATION MAP (1:10000)**  
**© Crown Copyright. All Rights Reserved. Tameside MBC Licence No LA 100022697, 2013**



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G36-4

Date: 16.8.12

## Appendix 3 Tracking saved UDP Policies

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

### UDP `saved` policies

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

Now that the Joint DPD, the Greater Manchester Waste DPD and the Greater Manchester Minerals DPD, have been adopted a number of the 2006 UDP have been superseded. These are detailed in the table below.



## UDP Policies superseded

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
B1.4	Business, Office and Industrial Development on Unallocated Land	5 9	Promoting Accessibility and Sustainable Transport Choices  Local Environment
B1.5	Working from Home	9	Local Environment
B1.6	Freight Generating Developments	9  17  25	Local Environment  Gateways and Corridors  Developer Contributions
B2	EXISTING BUSINESS AND INDUSTRIAL AREAS	13 14	Employment Areas Supporting Oldham's Economy
B2.1	Primary Employment Zones	13  14  25	Employment Areas Supporting Oldham's Economy
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment
C1.3	Retention of Distinctive Local Features or Structures in Conservation Areas	24	Historic Environment
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
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 Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	2 25	Communities Developer Contributions
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
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
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
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
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
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
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
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
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
T3	Public Transport Accessibility	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.3	Parking	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
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
<b>Policies superseded 1 April 2012</b>			
W1	WASTE	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.1	Waste Management Options	7	Sustainable Use of Resources - Waste Management and JWDPD



UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
W1.2	Provision of Sites for Waste Management Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.3	Criteria for Assessing Proposals for Waste Management, Treatment and Disposal Facilities	7	Sustainable Use of Resources - Waste Management and JWDPD
W1.4	Provision of Civic Amenity and other 'Bring' Recycling Sites	7	Sustainable Use of Resources - Waste Management and JWDPD
<b>Policies superseded 26 April 2013</b>			
NR4	THE NEED FOR MINERALS	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.1	Prevention of Mineral Sterilisation	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.2	Primary, Secondary and Recycled Aggregates	8	Sustainable Use of Resources - Minerals and JMDPD
NR4.3	Criteria for Assessing Proposals for Mineral Working and Processing	8	Sustainable Use of Resources - Minerals and JMDPD

## Appendix 4 UDP Phase 1 housing allocations

**Table 16 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 31st March 2014**

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site Completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	10	Mixed-use allocation including residential development.
H1.1.6	St Mary's Way, Oldham	PDL	2.56	180	Site completed. 93 dwellings provided. All affordable units with a mix of affordable rent and shared ownership.
H1.1.10	Athens Way, Lees	PDL	0.55	22	Under-construction. 19 units complete, 2 under-construction and 3 outstanding providing a total of 24 dwellings.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Under-construction. 0 units complete, 12 under-construction and 34 outstanding providing a total of 46 dwellings. Planning permission granted on site to rear of Lumb Mill for 10 dwellings which has not been implemented. 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. 26 units complete, 18 under-construction and 55 outstanding providing a total of 99 dwellings.
H1.1.19	Andrew Mill, Manchester	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
	Road / 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. 63 units complete, 46 under construction and 3 outstanding

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
					providing a total of 112 dwellings.
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	160	Outline planning permission granted for 158 dwellings, however permission expired.
H1.1.28	Parkside Farm, off Chadderton Park Road, Chadderton	GF	0.94	38	Site completed. 23 units provided.
H1.1.29	Blackshaw Lane, Royton	GF	0.6	18	Outline planning permission granted for 14 dwellings.
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Under construction. 17 units complete, 23 units under construction and 1 outstanding providing a total of 41 dwellings.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Under-construction. Site was previously stalled however there has been recent activity on site. 18 units complete, 27 under-construction and 0 outstanding providing a total of 45 dwellings.

## Appendix 5 Five-Year Housing Land Supply Schedule as at 1 April 2015

## Sites Under Construction

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPSComments
UC	AL	3029	22-24 Brown Edge Road, Oldham, OL4 5QG	CON		2		Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	CC	2504	Crossley Estate, off Denton Lane and Walsh Street. Chadderton, Oldham	BF	7.90	450	56.96	No	No	No	0	0	0			Site forecast for completion in 2014/15.
UC	CN	2943(1)	5 Cinder Hill Lane, Chadderton, Oldham, OL1 2SX	GF		1		Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	CN	3079	Former Eustace Street County Primary School, Eustace Street, Chadderton	BF	0.50	23	46.00	Yes	Yes	Yes	2	2	0			Site under construction. Considered deliverable in 5 years.
UC	CO	2290	Land off Dew Way, Oldham	BF	1.05	46	43.81	No	No	No	8	8	0			Site under construction. Considered deliverable in 5 years.
UC	CO	2859(1)	Boundary Park, Furtherwood Road, Oldham	BF	0.71	30	42.00	Yes	Yes	Yes	24	24	0			Site under construction. Considered deliverable in 5 years.
UC	CO	2906	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD	CON	0.06	2	66.60	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	CO	3040	Land off Craven Street, Oldham, OL1 2BY	GF	0.29	12	41.37	Yes	Yes	Yes	10	10	0			Site under construction. Considered deliverable in 5 years.
UC	CR	2166	New Barn Junior School, Kings Rd, Shaw (2012 app under 'Land off Kings Road')	BF	0.43	14	32.56	Yes	Yes	Yes	14	14	0			Site under construction. Considered deliverable in 5 years.
UC	CR	3124	Colliers Return, Rochdale Road, Shaw, Oldham, OL2 7NP	COU	0.18	4	22.20	Yes	Yes	Yes	4	4	0			Small site under construction. Considered deliverable in 5 years.
UC	CS	2955	Land at Saint Georges Square, Chadderton, OL9 9NU	BF	0.14	8	9.12				4	0	4			Site under construction, however no recent activity therefore site considered stalled. Considered deliverable in the medium term.
UC	FE	2888	201 Ashton Road East, Failsworth, M35 9PP	CON	0.02	1	83.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	FE	3036	Land adjoining 9 Duke Street, Failsworth, Manchester, M35 9DN	GF	0.03	2	66.60	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	FW	2858	Land adj to Station Mews and 8 Hardman Lane, Failsworth	BF	0.06	9	150.00	Yes	Yes	Yes	8	8	0			Small site under construction. Considered deliverable in 5 years.
UC	FW	3060	232 Oldham Road, Failsworth, Manchester M35 0HB	CON	0.01	2	200.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	FW	3083	130 Lord Lane, Failsworth, M35 0GS	BF	0.05	1	20.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	HO	3077	Land off Acacia Road, Oldham	BF	1.29	22	17.05	Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	MV	2778	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	7.30	290	39.72	No	No	No	90	90	0			Site under construction. Considered deliverable in 5 years.
UC	MV	2896	Land at Rosary Road, Oldham, OL8 2QE	BF	0.64	65	101.60	Yes	Yes	Yes	35	35	0			Site under construction. Considered deliverable in 5 years.
UC	MV	2960	Filton Hill Junior School, Keswick Avenue, Oldham, OL8 2LD	BF	2.33	77	33.04	Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	MV	2989	Land at Schofield Street, Ashton Road and Copsterhill Road, Oldham	BF	6.50	121	18.60	Yes	Yes	Yes	25	25	0			Site under construction. Considered deliverable in 5 years.
UC	RN	3063	Northgate House, Fir Bank Road, Royton, OL2 6TU	CON	0.43	9	20.90	Yes	Yes	Yes	3	3	0			Small site under construction. Considered deliverable in 5 years.
UC	SH	2370	Lyon Mill, Crompton Way, Shaw	BF	0.36	24	67.00	No	No	No	11	11	0			Site under construction. Considered deliverable in 5 years.
UC	SH	3037	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	BF	0.63	7	11.00	Yes	Yes	Yes	1	1	0			Small site under construction. The last plot has taken a while to complete, however recent enquiries with Development Management indicates it will come forward soon.
UC	SH	3090	15 Buckley Street, Shaw, Oldham, OL2 8EZ	BF	0.01	1	100.00	Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	SJ	2376	Land at Flint Street, Oldham OL1 4EX	BF	0.23	14	61.00	No	No	No	1	1	0			Site under construction. Considered deliverable in 5 years.
UC	SJ	2990	London Road, Derker, Oldham	BF	4.20	165	39.28	Yes	Yes	Yes	73	73	0			Site under construction. Considered deliverable in 5 years.
UC	SJ	3070	Land at Coleridge Road, Oldham, OL1 4RH	BF	0.93	27	29.00	Yes	Yes	Yes	12	12	0			Small site, deliverable in 5 years.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SJ	3123	633 Ripponden Road, Oldham, OL1 4JU	COU	0.02	1	50.00	Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	SM	2167(1)	Land adjoining and to the south of 204 Roundthorn Road, Oldham, OL4 5LD	BF	0.03	2	66.66	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	SM	2947	308-310 Lees Road, Oldham OL4 1NZ	BF		4		Yes	Yes	Yes	3	0	3			Site under construction, however no recent activity therefore site considered deliverable in the medium term.
UC	SN	0288(1)	Land at former site of Lumb Mill, Delph, Oldham	BF	1.79	46	27.30	Yes	Yes	Yes	42	42	0			Site under construction. Considered deliverable in 5 years.
UC	SN	2430	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.10	3	20.00	No	No	No	2	1	1			Small site, deliverable within 5 years. Plots coming though very slowly therefore only one estimated for completion in next year.
UC	SN	2431	1 Midgrove Lane, Delph	BF	0.01	2	100.00	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	2447	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	45	35.20	No	No	No	26	26	0			Site previously stalled, however recent activity indicates work has re-commenced. Therefore considered deliverable in 5 years.
UC	SN	2800	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	3034	Belle Vue Farm, Harrop Edge Lane, Diggle, Oldham, OL3 5GA	GF	0.20	1	5.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	3035	Red Lion PH, 778 Huddersfield Road, Austerlands, Oldham. OL4 3QB	CON	0.07	6	85.70	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	3085	Primrose Cottage, Horest Lane, Denshaw, OL3 5ST	CGF	0.36	2	2.77	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	3112	Woods Farm, Church Fields, Dobcross, OL3 5AB	CON	0.11	1	9.09	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SN	3115	Rear of 9 and 9a, Diglea, Diggle, OL3 5LA	CGF		1		Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.



Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	SN	3127	The Barn, Denshaw Road, Delph, OL3 5EY	CON	0.05	1	20.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SS	2091	Frenches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	99	53.50	No	No	No	65	23	42			Phase 1 under construction, considered deliverable within 5 years. Phase 2 considered developable within the medium term.
UC	SS	2146	Royal George Mills, Friezland	BF	1.05	69	63.00	YES	YES	YES	16	16	0			Site under construction. Considered deliverable in 5 years.
UC	SS	2448	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham	BF	0.86	41	48.00	No	No	No	2	2	0			Site under construction. Considered deliverable in 5 years.
UC	SS	2940(1)	62 - 70 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	1.46	8	5.47	Yes	Yes	Yes	7	7	0			Small site under construction. Considered deliverable in 5 years.
UC	SS	3068	87 Shaw Hall Bank Road, Greenfield, OL3 7LE	CON	0.09	2	22.20	Yes	Yes	Yes	0	0	0			Site forecast for completion in 2014/15.
UC	SS	3126	Land at Grove Street, Greenfield, Oldham	BF	0.08	2		Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SW&L	2081	Site of former Athens Mill, Brook Lane (Athens Way)	BF	0.61	24	39.00	YES	YES	YES	4	4	0			Site under construction. Considered deliverable in 5 years.
UC	SW&L	2232	Land off Albert Street, Lees	BF	0.06	1	17.00	No	No	No	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SW&L	2311(1)	Former Acorn Mill Site, Mellor Street, Lees, Oldham. OL4 3DH	BF	0.20	16	80.00				8	8	0			Site under construction. Considered deliverable in 5 years.
UC	SW&L	2884	19 Stonebreaks Road, Springhead, OL4 4BZ	CON	0.08	2	37.50	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	SW&L	2977	Land to North of Den Lane, Uppermill, Oldham, OL3 6DD	BF	0.03	2	66.00	Yes	Yes	Yes	2	2	0			Small site under construction. Considered deliverable in 5 years.
UC	SW&L	2980	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.10	2	20.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	SW&L	3125	Former Gardeners Arms, 18 Dunham Street, Lees, OL4 3NH	COU	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site under construction. Considered deliverable in 5 years.
UC	WA	2924	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.37	20	54.05	Yes	Yes	Yes	20	20	0			Site has been cleared. Will be delivered within 5 years.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UC	WE	2948	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.03	2	66.60	Yes	Yes	Yes	1	0	1			Site under construction, however no recent activity therefore site considered stalled. Deliverable in the medium term.
UC	WE	2952	Marian Walker House, Frederick Street, Oldham, OL8 1SW	BF	0.90	12	13.30	Yes	Yes	Yes	12	12	0			Site under construction. Considered deliverable in 5 years.
UC	WE	2971	Land at the rear of 103/105 Newport Street, Oldham	BF	0.22	2	9.10	Yes	Yes	Yes	2	0	2			Site under construction, however no recent activity therefore site will be stalled imminently. Considered deliverable in the medium term.
UC	WE	2979	Land at South Werneith, bounded by Suffolk Street, Union Street, Spencer Street and Mill Lane, Oldham, OL9 7DH	BF	3.37	112	33.20	Yes	Yes	Yes	49	49	0			Site under construction. Considered deliverable in 5 years.
UC	WE	2999	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	64	31.40	Yes	Yes	Yes	22	22	0			Site under construction. Considered deliverable in 5 years.
UC	WE	3067	Land at Milne Street, Oldham, OL9 7SR	BF	3.84	11	2.70	Yes	Yes	Yes	4	4	0			Site under construction. Considered deliverable in 5 years.
UCS	AL	2227	Land at Birches, near Birches Parade, Holts OL4 5PZ	BF	0.33	22	66.66	No	No	No	22	0	22			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	AL	3009	Welcome Inn, Hots Lane, Oldham, OL4 5NJ	COU	0.20	1	5.00	Yes	Yes	Yes	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	CN	2394	157 Burnley Lane	CON	0.06	2	33.00	YES	YES	YES	2	0	2			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	CO	2878	49 King Street, former Star Inn public house, Oldham, OL8 1DP	COU	0.02	7	460.00	Yes	Yes	Yes	7	0	7			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	CR	2446	Land adj. To 124 Oldham Rd	BF	0.01	1	100.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	CS	2152	Land off Granby Street	BF	0.09	15	166.00	YES	YES	YES	3	0	3			Construction on site has stalled therefore considered deliverable in the medium term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	FE	2097	Oak Hill Stables, Daisy Nook, Fallsworth M35 9WJ (barn conversion)	CGF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	FE	2312	Garage site to rear of 27-35 Glenmore Drive	BF	0.15	1	7.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	FE	2844	Former farm house, Brick Hall Farm, Fallsworth Road, Fallsworth, M35 9NN	BF	0.10	10	100.00	Yes	Yes	Yes	10	0	10			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	RS	2922	70-72 Heyside, Royton, OL2 6LS	CON	0.02	2	125.00	Yes	Yes	Yes	2	0	2			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SJ	2318	1 Conduit Street, Moorside	BF	0.02	1	50.00	No	No	No	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SJ	2911	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	CGF	0.07	1	14.30	Yes	Yes	Yes	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SM	1786	Land opp. Roundthorn Primary School, Roundthorn Road, Oldham	BF	0.11	6	54.00	No	No	No	4	0	4			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SM	2774	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham	BF	0.11	57	539.00	Yes	Yes	Yes	57	0	57			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SN	2860	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	BF	1.70	33	36.00	Yes	Yes	Yes	33	0	33			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SN	2062(2)	Land at Grove House (Plots 2 & 3), 26 Huddersfield Road, Delph OL3 5EG	BF	0.10	2	20.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SN	2369	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.30	17	56.60	No	No	No	17	0	17			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SN	2462	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	1	100.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SN	2507	Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	CGF	0.04	1	23.15	No	No	No	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UCS	SN	2930	9 & 11 Delph Road, Denshaw, OL3 5RY	BF		1		Yes	Yes	Yes	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SS	2254	Ladcastle Cottage, Ladcastle Rd	CON	0.04	1	25.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SS	2838	Land at High Barnes, The Park, Off Park Lane, Greenfield, Oldham, OL3	BF	0.05	1	42.00	Yes	Yes	Yes	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	0136	Land at Rhodes St/Owen Fold	BF	0.51	18	35.30	YES	YES	YES	2	0	2			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	2019	29 Thornley Lane, Grotton	BF	0.13	1	8.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	2196	R/o 737, Huddersfield Road	GF	0.03	1	33.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	2212	R/o, 93 High Street, Lees	COU	0.01	2	200.00	No	No	No	2	0	2			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	2772	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	1	78.10	No	No	No	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	SW&L	2964	694 Huddersfield Road, Lees, OL4 3PZ	CON		4		Yes	Yes	Yes	4	0	4			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	WA	2198	Land adj 24 Morley St	BF	0.01	1	100.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.
UCS	WE	2127	1 & 3 Ross Street	BF	0.01	1	100.00	YES	YES	YES	1	0	1			Construction on site has stalled therefore considered deliverable in the medium term.

## Sites with Planning Permission

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	AL	2902	Land adj., 63 Meldrum Street, Oldham OL8 1NU	BF	0.06	4	71.00	Yes	Yes	Yes	4	0	4			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	AL	3103	45 Queens Road, Oldham, OL8 2AX	COU	0.07	1	14.28	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	AL	3114	Day Nursery, 41-43 Course View, Oldham, OL4 5QA	CON	0.01	2	200.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	AL	3157	Phoenix Working Mens Club, Charleston Street, Oldham, OL8 1PS	BF	0.17	9	52.94	Yes	Yes	Yes	9	9	0			Small site deliverable in 5 years
PP	AL	3164	Alexandra Park Lodge, Alexandra Park, Oldham, OL8 2AX	COU	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site, deliverable in 5 years
PP	CC	2899	Land adj., 32 Laurel Avenue, Chadderton, Oldham, OL9 9NU	GF	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable within 5 years
PP	CN	3134	31 Chadderton Fold, Chadderton, OL1 2RR	CGB	0.09	1	11.11	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CN	3174	Faulkenhurst House, Wakefield Drive, Chadderton, OL1 2PT	COU	0.02	2	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CN	3190	Gardeners Lodge, Chadderton Cemetery, Middleton Road, OL9 0JZ	COU	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CO	2012(1)	Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	BF	0.21	14	66.60	Yes	Yes	Yes	14	14	0			Small site deliverable in 5 years
PP	CO	2831	53 - 55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU	BF	0.15	126	840.00	Yes	Yes	No	126	0	126			Large site considered deliverable in 5 years.
PP	CO	3031	Land at Haworth Street, Oldham	GF	0.09	4	44.40	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	CO	3093	3 King Street, Oldham, OL8 1DW	COU	0.02	4	200.00	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	CO	3155	Land adj., 14 Sheepfoot Lane, Oldham, OL1 2PD	BF	0.03	2	66.67	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	CR	2775	Oak Works, Moor Street, Shaw, Oldham	BF	0.06	5	83.33	Yes	Yes	Yes	5	5	0			Small site deliverable in 5 years
PP	CR	2889	Land at Blakelock Street, Shaw, Oldham	BF	0.07	4	55.55	Yes	Yes	Yes	4	0	4			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	CR	3108	Starkey Farm, Thornham Road, Royton, OL2 6YG	COU	0.06	1	16.66	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CR	3117	8 Hillside Avenue, Shaw, Oldham, OL2 8HR	BF	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CR	3161	Land at Barnfield Rise, Shaw, Oldham	GF	0.03	1	33.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CR	3191	Burn Farm, Buckstones Road, Shaw, OL1 4ST	CGB	0.14	1	7.14	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CR	3192	Waggon And Horses, 410 - 412 Rochdale Road, Shaw, OL2 7PF	CON	0.03	4	133.33	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	CR	3194	Land opposite 66 Thornham Road, High Crompton, Shaw, Oldham, OL2 7LN	CGB	0.10	1	10.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CS	3048	131A Long Lane, Chadderton, Oldham, OL9 8AY	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	CS	3096	586/588 Broadway, Chadderton, Oldham, OL9 9NF	COU	0.06	2	33.30	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	CS	3145	Land to rear of 11 Berkeley Avenue, Oldham, OL9 8BL	BF	0.08	1	12.50	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	CS	3186	366-368 Manchester Road, Oldham, OL9 7PG	COU	0.02	2	100.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	FE	3074	Land adj., 23 Derby Street, Failsworth, Manchester	BF	0.02	3	150.00	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	FE	3076	Land at former site of Star Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.08	4	50.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	FE	3076(1)	Star Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.04	9	225.00	Yes	Yes	Yes	9	9	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	FE	3084	Land at former site of Star Inn, Church Street, Failsworth, M35	BF	0.06	4	66.66	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	FW	2904(1)	Land at Casson Street, Failsworth, M35 0ED	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	FW	3008	Site of The Brookdale, Coronation Road, Failsworth, M35 0LT	BF	0.22	28	127.30	Yes	Yes	Yes	28	0	28			Large site however application close to expiry date therefore considered deliverable in the medium term.
PP	FW	3030	Land at Coronation Road, Failsworth, Manchester. M35 0LT	BF	0.07	4	57.10	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	FW	3154	10 Cosgrove Road, Failsworth, M35 0TF	GF	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	HO	3097	861 Hollins Road, Oldham, OL8 3QE	COU		1		Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	HO	3128	Elm Road, Limehurst Village, Oldham, OL8	BF	0.05	2	42.30	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	HO	3135	Land at Laburnum Road, Oldham, OL8	GF	0.21	5	23.80	Yes	Yes	Yes	0	0	0			Small site deliverable in 5 years
PP	HO	3140	Land at Lower Lime Road, Oldham, OL8	GF	0.06	2	33.33	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	HO	3151	Land at Cardiff Close, Oldham, OL8 3QQ	BF	0.33	15	45.45	Yes	Yes	Yes	6	6	0			Large site considered deliverable in 5 years
PP	HO	3166	535 Hollins Road, Oldham, OL8 3TP	COU	0.03	1	33.33	No	No	No	1	1	0			Small site deliverable in 5 years
PP	HO	3178	233/235 Hollins Road, Oldham, OL8 3AA	COU	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	MV	2367	Greenhurst Crescent, Fitton Hill	BF	0.65	24	39.92	Yes	Yes	Yes	24	24	0			Large site considered deliverable in 5 years
PP	MV	2956	Land off Thatcher Street, Oldham, OL8 2JX	BF	0.10	3	30.00	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	MV	3043	1 Grendon Avenue, Oldham, OL8 4HT	BF	0.02	2	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	MV	3049	Land at Lee Street/Clay Street, Oldham	GF	0.03	3	99.99	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	MV	3171	418-420 Ashton Road, Oldham, OL8 3HF	COU	0.01	2	200.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	MV	3196	Rear of the Smithy 1053-1055 Ashton Road, Oldham, OL8 3HX	NBGB	0.03	3	100.00	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	RN	1331	Land off Malvern Close, Royley, Royton	BF	0.05	3	60.00	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	RN	2341(1)	Highlands Farm, Highlands, Royton, OL2 5HP	GF	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	RN	2399	Land adj. 323 Middleton Rd, Royton	BF	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	RN	2959	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	RN	3109	75 Fir Lane, Royton, OL2 6TF	COU	0.01	1	100.00	No	No	No	1	1	0			Small site deliverable in 5 years
PP	RN	3168	Woodside Farm, Cinder Hill Lane, Chadderton, OL1 2SU	CGB	0.03	1	33.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	RN	3169	Marston's Tavern, 83 Rochdale Road, Royton, OL2 5PH	COU	0.02	2	100.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	RS	3184	8 Saint Phillips Drive, Royton, OL2 6AE	COU	0.15	4	26.66	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SH	2368	Birshaw Farm, Oldham Rd, Shaw	COU	0.60	5	8.00	No	No	No	5	0	5			No conditions discharged or evidence of site coming forward. Therefore considered deliverable in the medium term
PP	SH	3141	17 Buckley Street, Shaw, OL2 8EZ	BF	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SH	3158	13 Chancery Lane, Shaw, OL2 8EX	BF	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SH	3175	60 Rochdale Road, Shaw, OL2 7SA	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SH	3182	25 Eastway, Shaw, OL2 8NY	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years



Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SH	3195	12-20 Milnrow Road, Shaw, OL2 8EQ	CON	0.08	5	62.50	Yes	Yes	Yes	5	5	0			Small site deliverable in 5 years
PP	SJ	2101	Land off Ripponden Road / Cornhill Street	BF	0.22	14	63.60	Yes	Yes	Yes	14	0	14			Large site however application close to expiry date therefore considered deliverable in the medium term.
PP	SJ	2515	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.25	11	44.00	No	No	No	11	0	11			Large site however application close to expiry date therefore considered deliverable in the medium term.
PP	SJ	3041	15 Sunfield Avenue, Oldham, OL4 2NH	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	SJ	3069	Land at 104 Vulcan Street, Oldham, OL1 4LH	GF	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SJ	3094	227 Ripponden Road, Oldham, OL1 4HR	COU	0.10	1	10.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SJ	3116	23 - 25 Whitehall Lane, Oldham, OL4 2LS	BF	0.03	2	66.66	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SJ	3142	Former Hill Top School, Ancliffe Rise, Oldham, OL4 2LZ	BF	1.90	8	4.21	Yes	Yes	Yes	8	8	0			Small site deliverable in 5 years
PP	SJ	3144	Little End Farm, Turf Pit Lane, Oldham, OL4 2NB	CGB	0.10	4	40.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SJ	3146	Land at Mortimer Street, Oldham	GF	0.30	13	43.33	Yes	Yes	Yes	13	13	0			Scheme for affordable housing to be delivered by Guinness Northern Counties therefore deliverable in 5 years.
PP	SJ	3148	Land at Whitecroft Street, Oldham	BF	0.88	5	5.68	Yes	Yes	Yes	5	5	0			Small site deliverable in 5 years
PP	SJ	3177	669 Ripponden Road, Oldham, OL1 4JU	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SJ	3179	26 Vulcan Street, Oldham, OL1 4EP	COU	0.02	4	200.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SM	2412	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.12	160	1333.33	No	No	No	160	150	10			Work recently started on large site therefore delivery split over the short and medium term, with

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
																the majority of the supply in the short term.
PP	SM	2438	Land adj 10 Cranbrook Street, Oldham	BF	0.09	2	22.00	No	No	No	2	2	0			Small site deliverable in 5 years
PP	SM	3089	Land adjacent to 11 New Earth Street, Oldham, OL4 5ES	BF	0.09	3	33.33	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	SM	3099	106-108 Henshaw Street, Oldham, OL1 2BL	COU	0.01	1	100.00	No	No	No	0	0	0			Forecast for completion 2014/15
PP	SM	3100	2 Hardcastle Street, Oldham, OL1 1SU	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SM	3104	3-5 Hamilton Street, Oldham, OL4 1DA	COU	0.02	11	73.33	Yes	Yes	Yes	11	11	0			Small site deliverable in 5 years
PP	SM	3107	122 Henshaw Street, Oldham, OL1 2BL	COU	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SM	3163	Clarksfield Conservative Club, Huxley Street, Oldham, OL4 5JX	BF	0.38	15	39.48	No	No	No	15	15	0			Large site considered deliverable in 5 years
PP	SM	3165	Centurian Inn, 57 Lord Street, Oldham, OL1 3DH	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	2136	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham (latest app under Outbuilding adjoining West of View Banks)	CGF	0.01	1	100.00	No	No	No	1	1	0			Small site deliverable in 5 years
PP	SN	2881	Land at Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.08	1	13.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	SN	2913	1 Nook Cottages, Thorpe Lane, Austerlands, OL4 3QN	CON	0.05	1	40.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	2925	Walhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB	GF	3.10	40	12.90	Yes	Yes	Yes	40	40	0			Large site considered deliverable in 5 years
PP	SN	2934	Land at Ladcastle Road, Dobcross	BF	0.49	14	28.00	Yes	Yes	Yes	14	14	0			Large site considered deliverable in 5 years
PP	SN	2935	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	BF	0.36	9	24.00	Yes	Yes	Yes	9	0	9			Small site however application close to expiry date therefore

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SN	2937	135 Den Lane, Springhead, OL4 4SG	BF	0.04	1	25.00				1	1	0			considered deliverable in the medium term.
PP	SN	3007	Land at the rear of Saddleworth Business Centre (Lumb Mill)	BF / COU	0.16	10	62.50	Yes	Yes	Yes	10	0	10			Small site deliverable in 5 years
PP	SN	3032	19 Tanewater Court, Dobcross, Oldham, OL3 5GD	CON		2		Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3042	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 5TZ	GF	0.12	2	16.60	Yes	Yes	Yes	2	0	2			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	SN	3044	Land to the rear of the former Black Horse Inn, Oldham Road, Denshaw, OL3 5SL	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	SN	3052	2 Laureates Place, Woodbrook, Oldham, OL4 4DB	BF	0.05	2	0.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3066	Land at Huddersfield Road, Diggle, Oldham	GF	0.06	2	33.30	Yes	Yes	Yes	0	0	0			Small site deliverable in 5 years
PP	SN	3072	Land to the rear of 2-10 High Street, Delph, OL3 5DJ (land side of 4 Rowan Tree Cottage)	BF	0.15	1	6.66	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3081	Land at Dark Lane, Delph, Oldham, OL3 5TY	GF	1.60	1	0.63	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3087	Moorcroft Farm, Millcroft Lane, Delph, OL3 5UX	CGF	0.21	3	14.29	Yes	Yes	Yes	0	0	0			Small site deliverable in 5 years
PP	SN	3092	The Barn, Adj. to The Old Original, Thorpe Lane, Scouthead, Oldham	CGF	0.05	2	40.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SN	3110	26 The Square, Dobcross, Oldham, OL3 5AA	COU		1		Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3133	5/7 Hill End Road, Delph, Oldham, OL3 5JA	GF	0.05	1	20.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SN	3150	Upperhouse Farm, Oldham Road, Scoutham, OL3 5RD	CGB	0.18	4	22.22	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SN	3156	Cotton Tree Farm, Oldham Road, Denshaw, OL3 5RP	CGB	0.03	1	33.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3167	Land at Whitegates Lane, Strinesdale, Oldham	CGB	0.03	1	33.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3170	Woodbrow Farm, Oldham Road, Denshaw, OL3 5SP	CGB	0.05	4	80.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SN	3172	Hey House Farm, Ripponden Road, Denshaw, OL3 5UN	CGB	0.18	3	16.67	Yes	Yes	Yes	3	3	0			Small site deliverable in 5 years
PP	SN	3173	Ambrose Mount, Standedge Road, Diggle, OL3 5QN	CGB	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3187	Barn, Denshaw Road, Delph, OL3 5EY	CGB	0.05	1	20.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3188	The Barn At Wool Road Farm, Wool Road, Dobcross, Oldham, OL3 5NS	CGB	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3189	1 Spurn Lane 215 Huddersfield Road, Diggle, OL3 5PG	COU	0.03	1	33.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SN	3193	20 & 21 Tamewater Court, Dobcross, Oldham, OL3 5GD	CON	0.02	4	200.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SS	2089(1)	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.21	4	19.00	No	No	No	4	4	0			Small site deliverable in 5 years
PP	SS	2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	3	63.97	No	No	No	3	3	0			Small site deliverable in 5 years
PP	SS	2812	11 Whamton Rise, Grasscroft, OL4 4ET	BF	0.07	1	14.30				1	1	0			Small site deliverable in 5 years
PP	SS	2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.08	6	75.00	Yes	Yes	Yes	6	6	0			Small site deliverable in 5 years
PP	SS	3047	11 Burnedged Lane, Grasscroft, OL4 4EA	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SS	3051	25 High Street, Uppermill, Oldham OL3 6HS	BF	0.03	4	133.30	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SS	3088	Land Adjacent to 3 Tame Street, Uppermill, Saddleworth, OL3 6BG	GF	0.02	2	100.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SS	3091	The Coach House, Platting Road, Lydgate, OL4 4JN	CGF	0.13	1	7.69	Yes	Yes	Yes	0	0	0			Small site deliverable in 5 years
PP	SS	3095	Kirklea, Gelfield Lane, Uppermill, Oldham, OL3 6LJ	CGF	0.37	1	2.70	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3111	Barn Adj., to Holly House, Hollins Lane, Greenfield, OL3 7NR	CGF	0.09	1	11.10	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3113	Ballgrove, Rush Hill Road, Uppermill, Oldham, OL3 6JG	CGF		1		Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3130	5 Church Road, Greenfield, OL3 7LQ	GF	0.05	1	20.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3132	33 Beechfield, Grasscroft, OL4 4EN	GF	0.56	1	1.78	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3137	Land off Huddersfield Road, Greenfield	NBGB	1.90	1	0.52	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3143	Land Adj 8 Water Gate, Uppermill, OL3 6DQ	BF	0.01	1	100.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SS	3149	Land at Wellington Road, Greenfield, Oldham	BF	0.77	23	29.87	Yes	Yes	Yes	0	0	0			Large site considered deliverable in 5 years
PP	SS	3176	Steepways, Dacres Road, Greenfield, OL3 7HP	CGB	0.30	1	3.33	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SW&L	2907	Land adjacent to 81 Spring Lane, Lees, OL4 5AZ	BF	0.02	1	43.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	SW&L	2908	Land adjacent to 83 Spring Lane, Lees, OL4 5AZ	BF	0.01	1	125.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SW&L	2921	Land to the rear of 694 Huddersfield Road, Lees, Oldham	BF	0.20	4	20.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	SW&L	2954(1)	Land to the side of 16 Den Lane, Springhead, OL4 4NH	GF	0.02	2	100.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SW&L	3025(1)	Manor Farm, Knowls Lane, Oldham, OL4 5RU	GF	0.05	2	40.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SW&L	3053	10 Walkers Court, Cooper Street, Springhead, OL4 4QX	BF	0.01	2	200.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SW&L	3059(1)	The Grotton Hotel, Oldham Road, Grotton, Oldham, OL4 5SE	BF	0.15	1	6.66	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	SW&L	3105	99A/99B High Street, Lees, OL4 4LY	COU	0.01	4	400.00	Yes	Yes	Yes	4	4	0			Small site deliverable in 5 years
PP	SW&L	3131	Den Lane Garage, Den Lane, Springhead, OL4 4SG	BF	0.04	2	50.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	SW&L	3180	112 High Street, Lees, OL4 5DJ	COU	0.01	2	200.00	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	WA	2120	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.19	9	48.00	No	No	No	9	0	9			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	WA	2147	Land off Wellyhole Street, Oldham	BF	0.90	56	24.50	No	No	No	56	56	0			Large site considered deliverable in 5 years
PP	WA	2814	Land adjacent 7 Towers Street, Waterhead, Oldham	GF	0.03	1	37.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	WA	3086	Land adjacent to The Church Inn PH, Howard Street, Oldham, OL4 2JE	BF	0.03	2	66.60	Yes	Yes	Yes	2	2	0			Small site deliverable in 5 years
PP	WA	3102	10 Sharples Hall Street, Oldham, OL4 2QZ	COU	0.04	6	150.00	Yes	Yes	Yes	6	6	0			Small site deliverable in 5 years
PP	WA	3138	Land between 76 & 78 Clarksfield Road, Oldham, OL4 1LN	GF	0.02	1	50.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	WA	3159	Ferne Works, Stephenson Street, Oldham, OL4 2HH	BF	0.17	14	82.35	Yes	Yes	Yes	14	14	0			Large site considered deliverable in 5 years
PP	WA	3181	Greenacres Lodge, Greenacres Road, Oldham, OL4 3EY	COU	0.72	1	1.39	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
PP	WA	3183	The Plough Inn, 432-434 Huddersfield Road, Oldham, OL4 2EX	COU	0.10	8	80.00	Yes	Yes	Yes	8	8	0			Small site deliverable in 5 years
PP	WE	3045	115b Windsor Road, Oldham, OL8 1RQ	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Small site however application close to expiry date therefore considered deliverable in the medium term.
PP	WE	3101	2 Edward Street, Oldham, OL9 7QW	COU		1		Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	WE	3106	94 Werneth Hall Road, Oldham, OL8 4BD	COU	0.04	1	25.00	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
PP	WE	3185	103 Frederick Street, Oldham, OL8 1RD	COU	0.17	1	5.88	Yes	Yes	Yes	1	1	0			Small site deliverable in 5 years
OUT	FE	3136	Land adj., 232 Medlock Road, Failsworth, M35 9NG	GF	0.25	7	28.00	No	No	No	7	7	0			Outline permission however indicative plans have been submitted and the reserved matters needs to be submitted within 3 years, therefore considered deliverable in 5 years
OUT	FW	3071	Land at Failsworth Mill, Ashton Road West, Failsworth, Manchester, M35 0ES	BF	1.17	59	50.42	No	No	No	59	0	59			Large site with outline permission. Considered deliverable in the medium term
OUT	FW	3078	Lancaster club, Broadway, Failsworth, Manchester, M35 0DX	BF / GF	5.96	144	24.16	No	No	No	144	120	24			Outline permission however local authority site out for tender and which is expected to start development in a year, therefore 120 in 5 years and 24 in medium term
OUT	HO	2119	Land to rear of 31 Oak Rd., Hollinwood	GF	0.08	3	37.50	No	No	No	3	0	3			Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term
OUT	RS	2452	Blackshaw Lane, Royton	GF	0.60	14	23.30	Yes	Yes	Yes	14	14	0			Outline consent on an allocated Phase 1 housing site, therefore considered deliverable in 5 years.
OUT	SH	3028	P & D Northern Steels Ltd, Mosshey Street, Shaw, OL2 8QL	BF	1.93	80	41.45	No	No	No	80	0	80			Large site with outline permission. Considered deliverable in the medium term

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
OUT	SM	2916	Land adj. iBridge Inn PH, Becket Meadow Street, Oldham, OL4 1JE	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term
OUT	SM	3082	Cabaret Club, 2 Bridge Street, Oldham, OL1 1EA	BF	0.36	16	33.33	No	No	No	16	0	16			Large site with outline permission. Considered deliverable in the medium term
OUT	SN	2833	Mill House, Woodbrook Road, Springhead, Oldham, OL4 4BS	BF	0.09	1	11.00	Yes	Yes	Yes	1	0	1			Small site with outline permission. Site has to be sold first therefore considered deliverable in the medium term
OUT	SN	3129	Land off Huddersfield Road, Diggle, Oldham	GF	0.17	1	5.59	Yes	Yes	Yes	1	1	0			Outline permission however this is a small site and the reserved matters needs to be submitted within 3 years, therefore deliverable in 5 years
OUT	SN	3147	Land at, Ward Lane, Diggle, Oldham	GF	0.40	12	30.00	Yes	Yes	Yes	12	12	0			Outline permission however this is a local authority site, indicative plans have been submitted and the reserved matters needs to be submitted within 3 years, therefore considered deliverable in 5 years
OUT	SS	1177	Land at The Park, Grasscroft, Oldham, OL4 4ES.	BF	0.05	1	20.00	No	No	No	1	0	1			Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term
OUT	SS	2460(1)	Springfield Farm, Friezland Lane, Greenfield, Oldham, OL3 7EU	CGF	0.16	2	12.50	No	No	No	2	0	2			Outline permission with no indicative plans, therefore considered deliverable in the medium term
OUT	SS	3033	Land at 104 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	0.17	2	11.80	Yes	Yes	Yes	2	0	2			Outline permission with no indicative plans, therefore considered deliverable in the medium term
OUT	SS	3153	Glenwood, Higher Arthurs, Greenfield, OL3 7BE	GF	0.09	2	22.22	No	No	No	2	0	2			Outline permission with no indicative plans, therefore considered deliverable in the medium term
OUT	SW&L	2846	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	1	33.30	Yes	Yes	Yes	1	1	0			Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term



Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
OUT	SW&L	2920	Land adjacent to 10 Dellhide Close, Springhead, OL4 4PJ	BF	0.05	1	22.00	Yes	Yes	Yes	1	1	0			Outline permission however small site and applicant pursued scheme through refusal. Therefore considered deliverable in 5 years
OUT	SW&L	3162	Land at Ashes Lane & Station Street, Springhead, Oldham, OL4 4PQ	GF	0.33	7	21.21	Yes	Yes	Yes	7	7	0			Outline permission however this is a small site and indicative plans have been submitted, therefore considered deliverable in the medium term
OUT	WA	3073	Land at Constantine Street, Oldham	BF	1.50	59	39.33	No	No	No	59	0	59			Large site with outline permission. Considered deliverable in the medium term
OUT	WA	3139	Inniscarra, Lynwood Drive, Oldham, OL4 3EZ	GF	0.23	4	17.39	Yes	Yes	Yes	4	4	0			Outline permission however this is a small site, indicative plans have been submitted and the reserved matters needs to be submitted within 3 years, therefore deliverable in 5 years.
OUT	WE	2780	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	1	40.30	Yes	Yes	Yes	1	1	0			Outline permission however this is a small site and indicative plans have been submitted, therefore deliverable in 5 years.

## Sites Subject to a S106

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
S106	AL	1852	Land at Estate Street	BF	0.03	1	33.00	No	No	No	1	0	1			Small site unlikely to come forward in next five years as S106 still to be signed. Considered deliverable in the medium term.
S106	CN	3119	Land to the rear of Rifle Range PH and Constellation Mill Site, Chadderton Way/Fernhurst Street, Chadderton, Oldham	BF	3.78	60	31.74	No	No	No	60	0	60			Outline permission subject to S106. Considered deliverable in the medium term.
S106	FE	2657	Land off Ashton Road East, Failsworth, Manchester (former Macedonia United Reform church)	BF	0.14	4	29.60	No	No	No	4	0	4			Outline permission subject to S106. Considered deliverable in the medium term.
S106	FE	3120	Phoenix Mill, Cheetham Street, Failsworth, Manchester, M35 9DS	BF	1.46	86	58.90	Yes	Yes	Yes	86	30	56			Outline permission. Development Management informs S106 due to be signed soon. However existing businesses need relocating. Assume start of development in 4 years and supply split between 5 years and medium term.
S106	FW	3118	Land at, Woodhall Street, Failsworth, Oldham, M35 0DD	BF	0.32	18	56.30	No	No	No	18	0	18			Outline permission subject to S106. Considered deliverable in the medium term.
S106	MV	1782	Land at Gainsborough Avenue	BF	0.25	5	20.00	No	No	No	5	0	5			Outline permission subject to S106. Considered deliverable in the medium term.
S106	SS	2654	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham	GF	0.33	24	72.70	Yes	Yes	Yes	24	0	24			Large site subject to S106. Considered deliverable in the medium term.
S106	SW&L	3122	Former Springhead Quarry, Cooper Street, Springhead, Oldham	BF	2.33	50	21.45	No	No	No	50	0	50			Outline permission subject to S106. Considered deliverable in the medium term.
S106	WA	3121	Land at Haven Lane, Moorside, Oldham, OL4 2PZ	GF	1.93	59	30.56	No	No	No	59	59	0			Outline permission. Development Management informs the S106 is progressing and due to be signed soon. Therefore considered deliverable in 5 years.
S106	WE	3160	Woodfield Centre, Off Netherfield Close, Oldham, OL8 4ET	BF	0.63	12	19.05	No	No	No	12	12	0			Outline permission. Development Management informs the S106 is progressing and due to be signed soon.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
																Therefore considered deliverable in 5 years.

## 'Other' Sites

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	AL	2118	Estate St/Pannure St	BF	0.06	5	83.30	No	No	No	5	0	5			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	AL	2968	100 Alt Lane, Oldham, OL8 2EX	COU		2		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	AL	3014	2 Honeywell Lane, Oldham, OL8 2AA	COU	0.09	2	22.20	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	1833	Land adj. Millard Hse, Millard St	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	2281	Matthew Fold Farm, Foxderton Lane, Chadderton, OL9 9QY	CGF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	2652	Matthew Fold Farm, Foxderton Lane, Chadderton, OL9 9QY	BF	0.07	1	14.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	2781	Rear of 58 Queens Road, Chadderton	BF	0.15	2	13.61	No	No	No	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	2895	1 Fountains Walk, Chadderton, OL9 8PX	BF	0.02	1	59.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CC	2926	131 Foxderton Lane, Chadderton, M24 1GN	BF	0.03	1	73.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CN	2222	Nodgate Farm, Cragg Road	CGF	0.04	3	75.00	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CN	2244	25-31 Mill Brow, Chadderton	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CN	2506	Heads Green Farm, Heads Green, Chadderton, OL1 2SP	CGF	0.05	1	18.52	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	CN	2808	Hilltop Farm, Chadderton, Oldham	CGF	0.18	5	27.70	Yes	Yes	Yes	5	0	5			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CN	2840	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.10	6	60.00	No	No	No	6	0	6			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2012	Land at Ruskin Street	BF	0.09	3	33.33	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2409	Land off Booth Hill Lane	BF	0.42	17	40.50	No	No	No	17	0	17			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2503	Land at 67 Godson Street (Appollo Day Nurseries Ltd), Oldham, OL1 2DB	BF	0.07	20	286.00	No	No	No	20	0	20			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2517	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	3	49.40	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2793	Oldham NHS Trust, Westhulme Avenue, Oldham, OL1 2PN	BF	2.45	105	42.90	No	No	No	105	0	105			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2835	Land at Dunbar Street, Oldham	BF	0.10	8	80.00				8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	2967	Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	BF		1		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CO	3017	62 Colwyn Street, Oldham, OL9 6BE	COU	0.01	1	136.90	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	1658	Land at 223A, Rochdale Road	BF	0.08	1	12.50	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	2277	128 Oldham Rd, Shaw	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	2773	Narrowgate Farm, Fir Lane, Shaw, OL2 6XU	COU	0.03	1	40.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	CR	2900	Land side of 47 Moor Street, Shaw, Oldham, OL2 7BE	BF	0.02	1	55.50	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	2919	Hillcrest, New Barn Street, Shaw, OL2 7JE	BF	0.02	1	45.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	3001	11 Sweetbriar House, Glebe Street, Shaw, Oldham, OL2 7SZ	CON	0.00	2		Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	CR	3024	452 Shaw Road, Royton, Oldham, OL2 6PG	COU		2		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FE	2667	Land at rear of 18-20 Wagstaffe Drive, Falisworth, Oldham	BF	0.05	1	20.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FE	2997	Land at rear of 103/107 Ashton Road East, Falisworth, M35 9PR	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	1772	Land off Hale Lane/Stanhope Way	BF	0.04	4	100.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2291	Land at rear of 15 Bethel Ave (Land at Booth Street), Falisworth	BF	0.06	2	33.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2357	Land adj to 265 Oldham Road, Falisworth	BF	0.13	22	169.00	No	No	No	22	0	22			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2375	34-36 Miriam Street, Falisworth	BF	0.05	3	60.00	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2407	Former United Reform Church, Victoria St / Oldham Rd, Falisworth	BF	0.06	13	216.60	No	No	No	13	0	13			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2770	Land off Hughes Close, Hale Lane, Falisworth	BF	0.05	4	80.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2819	Land between 16 and 18 Propps Hall Drive, Falisworth	BF	0.07	2	27.70	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	FW	2842	Land off Hale Lane/Hughes Close, Failsworth, Manchester	BF	0.42	38	90.00	No	No	No	38	0	38			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2915	Land adj., 48 Norfolk Crescent, Failsworth, Manchester	BF	0.03	1	40.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	FW	2994	Land between 21/23 Elm Street, Failsworth, Manchester M35 0AF	BF	0.07	1	14.20	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	2249	231 Hollins Road	COU	0.01	1	111.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	2397	609 Hollins Road	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	2514	Land adjacent to 510 Chamber Road, Oldham	BF	0.02	1	45.50	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	2650	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	12	179.10	No	No	No	12	0	12			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	2777	Prescott's Garage, Clowes Street, Hollinwood, Oldham	CON	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	3010	419-421 Hollins Road, Oldham OL8 3TL	COU	0.01	2	200.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	HO	3023	207 Chapel Road, Oldham, OL8 4QL	COU		1		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	1779	Land at Wilson Street	BF	0.23	3	13.04	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2225	Land off Tanners Fold, Fitton Hill, Oldham	BF	0.16	8	50.00	No	No	No	8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2358	Land off Nicholas Road (Eastside), Oldham	BF	0.21	4	19.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	MV	2419	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2445	Corner of Gainsborough Avenueue (Clydesdale Works)	CON	0.15	8	53.00	No	No	No	8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2872	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	10	50.00	Yes	Yes	Yes	10	0	10			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2918	53 Langham Road, Oldham, OL8 1AX	BF	0.05	1	40.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2938	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	MV	2949	Angelo House, Byrth Road, Oldham, OL8 2TJ	BF	0.09	4	4.40	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	1274	1-9 Dogford Rd	BF	0.05	4	80.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	1655	Barn1, Gillotts Farm, Cinder Hill Road, Oldham OL1 2SU	CGF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2160	Land adjacent to Hamilton Avenue Royton Oldham	BF	0.14	3	21.40	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2416	Land adj 51 Dogford Road, Royton	BF	0.05	1	20.00	No	No	No	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2511	Land adj. Halfway House, 499 Rochdale Road, Royton, OL2 5RY	BF	0.07	2	30.50	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2518	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	1	13.20	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2771	Land off Royley, Royton (former garage court)	BF	0.29	28	97.00	No	No	No	28	0	28			Large site. Planning permission expired. Site considered deliverable within the medium to long term.



Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	RN	2785	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.42	71	169.00	No	No	No	71	0	71			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2912	Land to the rear of 2 Holly Brook, Chadderton, Oldham	GF	0.30	2	6.66	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2942	Garage Plot 4, Lorne Avenue, Royton	BF	0.79	3	4.00	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RN	2978	Land Adj. 12 Kensington Avenue, Royton, Oldham, OL2 5SA	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RS	2132	Brownlow Farm, Hebron Street, Royton	BF	0.11	3	27.30	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RS	2403	Treetops, 2 Sunfield Cres, Royton	BF	0.04	1	25.00	No	No	No	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RS	2910	Cowgate Farm, Low Crompton Road, Royton, OL2 6YR	BF	0.03	1	33.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RS	2945	Land off Hebron Street, Royton, Oldham, OL2 6LU	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	RS	2965	Money Controls Ltd, New Coin Street, Royton, OL2 6JZ	BF	2.53	139	54.90				139	0	139			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SH	2259	Land at 30 Eastway, Shaw	CON	0.03	6	200.00	No	No	No	6	0	6			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SH	2816	Burn Spring Farm, Grains Bar Road, Oldham	CGF	0.14	2	14.30	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SH	2836	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	10	111.00	No	No	No	10	0	10			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SH	2914	Park Farm, Milnrow Road, Shaw, OL2 8BL	CGF	0.17	1	5.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SH	2985	Land Adjacent to 17 Grains Road, Shaw, Oldham, OL2 8HZ	BF	0.06	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SH	2993	Rushey Fields Farm, Dorset Avenue, Shaw, Oldham, OL2 7DS	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	1863	Land at Flint Street Derker	BF	0.07	4	57.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	2183	797-799 Ripponden Rd	BF	0.04	1	25.00	No	No	No	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	2276	Land off Acre Lane, Oldham	GF	0.39	18	46.00	Yes	Yes	Yes	18	18	0			Planning permission expired, however local authority site which is being marketed for residential development imminently. It is expected to be developed in 5 years.
Other	SJ	2508	Hodge Clough Farm, Wilkes Street, Oldham, OL1 4JW	CGF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	2664	Land at Derker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Derker, Oldham	BF	1.18	65	55.00	No	No	No	65	65	0			Planning permission expired, however local authority site which is being marketed for residential development imminently. It is expected to be developed in 5 years.
Other	SJ	2666	Land at Derker (Derker Station Site), bounded by Yates Street, Acre Lane, Acton Street and Oldham/Rochdale railway line	BF	0.85	40	46.50	Yes	Yes	Yes	40	40	0			Planning permission expired, however local authority site which is being marketed for residential development imminently. It is expected to be developed in 5 years.
Other	SJ	2882	49 Ripponden Road, Oldham, OL1 4EW	COU	0.00	1	222.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	2894	Land bounded by Wilkes Street and Hodge Road, Oldham, OL1 4JW	BF	0.06	2	33.30	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SJ	2939	44 Browning Road, Oldham, OL1 4NF	BF	0.03	1	33.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SM	1297	Land at Preston Street	BF	0.18	5	27.78	No	No	No	5	0	5			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2207	Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formerly Land adj. 308, Waterloo St)	BF	0.06	5	83.00	Yes	Yes	Yes	5	0	5			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2257	116 Union St	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2302	2/4 Morris Street	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2377	Bank Mill, Huxley Street, Oldham OL4 5JX	CON	0.12	21	175.00	No	No	No	21	0	21			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2486	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	2	80.00	No	No	No	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2497	43-47 Brompton Street, Glodwick, Oldham	BF	0.03	3	100.00	No	No	No	3	0	3			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2796	169 Union Street, Oldham	BF	0.03	30	909.00	No	No	No	30	0	30			Large site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	2817	Land adj to Bowling Green, New Earth Street, Oldham	GF	0.08	7	88.00	Yes	Yes	Yes	7	0	7			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	3016	104 Henshaw Street, Oldham, OL1 2BL	COU	0.03	8	266.60	Yes	Yes	Yes	8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SM	3018	102 Greengate Street, Oldham, OL4 1EB	COU		1		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	1082	Land at Saint Annes Sq	BF	0.07	2	28.57	No	No	No	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SN	2062(3)	Grove House (conversion), 26 Huddersfield Road, Delph, OL3 5EG	CON	0.78	2	3.80	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2140	Edge Hill farm, Dark Lane, Delph	CGF	0.01	1	100.00	No	No	No	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2197	Springmeadow, 6, Ladcastle Rd, Dobcross	BF	0.06	1	17.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2248	Land at rear of 32 Thorpe Lane	BF	0.06	1	17.00	No	No	No	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2292	Land adjacent to 3 Midgrove Lane	BF	0.06	1	17.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2293	Land at Friarswood, Oldham Road	CON	0.30	4	13.00	No	No	No	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2322	Millcroft House, Millcroft Lane	COU	0.07	1	14.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2333	Rear of 91-95 Stockport Road, Lydgate (Lydgate Smithy)	COU	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2423	24 The Square, Dobcross, OL3 5AA	COU	0.01	1	200.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2443	Nebo Farm, Whitegate Lane, Strinsdale	CGF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2478	Ballyunion, Redwood Road, Uppermill, Oldham	BF	0.16	1	6.40	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2779	Ramsclough Farm, Oldham Road, Denshaw, OL3	CON	0.37	2	8.20	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2782	Shaymere, Delph New Road, Delph, OL3 5BY	BF	0.40	1	2.50	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SN	2792	Whitegate Cottage, Whitegates Lane, Strinesdale, OL4 3RF	BF	0.13	1	7.70	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2830	Land adj to Pastures House, Huddersfield Road, Scouthead, OL4 4AS	BF	0.12	2	16.60	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2832	Land adj., 842 Huddersfield Road, Austerlands, OL4 4BA	BF	0.08	1	25.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2834	Husteads Farm, Husteads Lane, Dobcross, OL3 5RA	GF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2880	Freechurch House, 9-11 Church Street, Delph, OL3 5DR	CON	0.04	1	45.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2950	Paddock End, 1 Ambrose Crescent, Diggle, OL3 5XG	BF	0.13	1	7.90	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2983	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	CGF		2		Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	2984	Land off Knowsley Avenue, Springhead, Oldham.	BF	0.07	4	57.00	Yes	Yes	Yes	4	0	4			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	3000	Garage adj., to 15 and 16 Treeops Close, Dobcross, Oldham. OL4 5DS.	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	3004	Doyen House, 8 Buckley Drive, Denshaw, Oldham, OL3 5RT	CON	0.06	1	16.60	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	3011	1 Delph Road, Denshaw, Oldham OL3 5RY	COU	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	3015	Shiloh Farm Barn, Shiloh Lane, Strinesdale, Oldham, OL4 3RE	COU	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SN	3022	Friarswood House, Oldham Road, Denshaw, Oldham, OL3 5SW	COU		1		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SS	1830	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	1	8.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2030	Former Greenfield Co-op, Manchester Road, Greenfield	CON	0.04	2	50.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2156	R/O Victoria House, High St, Uppermill	BF	0.03	2	66.66	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2204	Land at Grove Bank, Rush Hill Rd, Uppermill	BF	0.19	1	5.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2296	Land opposite 37 Manchester Rd, Greenfield	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2328	Rear of 12 Dacres Drive	BF	0.07	1	14.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2481	118-120 High Street, Uppermill, Oldham OL3 6BT	CON	0.02	2	100.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2484	17 Court Street, Uppermill, OL3 6HD (First & Second Floors)	CON	0.01	2	230.80	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2485	17 Court Street, Uppermill, OL3 6HD (Ground Floor)	CON	0.01	1	230.80	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2498	50A Springmeadow Lane, Uppermill, Oldham, OL3 6HH.	BF	0.13	1	7.48	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2668	Land at The Hollies, 2 Grove Road, Uppermill, Oldham, OL3 6JR	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	2941	Land adjacent to 39 Manchester Road, Greenfield, Oldham (different site to record: 2155)	BF	0.27	1	3.70	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SS	2969	Land adjacent to 21 Lovers Lane, Grasscroft, Oldham, OL4 4DP	BF	0.05	1	20.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	3002	Tatchins Barn, Church Road, Uppermill, Oldham	CGF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	3013	91-95 Stockport Road, Lydgate, Oldham, OL4 4JJ	COU	0.17	2	11.70	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SS	3152	White Lea Farm, Friezland Lane, Greenfield, OL3 7EY	NBGB	0.17	1	5.88	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	1133	Lane View, Coverhill Road, Grotton, OL4 5RF	BF	0.03	1	33.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2195	Land adj. 36 Stamford Rd, Lees (Old Vicarage)	BF	0.06	1	17.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2223	237-239, Oldham Rd, Springhead	COU	0.02	2	100.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2285	Land adjacent to Highfield House, Cooper St	BF	0.13	1	8.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2480	113 Stamford Road, Lees, OL4 3NB	CON	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2487	189 Oldham Road, Springhead, OL4 4QJ	CON	0.01	1	86.96	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2501	80-82 High Street, Lees, Oldham	CON	0.03	1	40.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2516	Land at Hartshead Street, Lees, Oldham	BF	0.04	9	257.00	No	No	No	9	0	9			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2798	3 Atherton Street, Springhead, OL4 5TF	COU	0.01	2	400.00	Yes	Yes	Yes	2	0	2			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	SW&L	2837	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	1	5.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2885	Land adj., Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2886	150 Oldham Road, Springhead, OL4 5SN	CON	0.03	1	70.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	SW&L	2890	9 Marsham Close, Grotton, OL4 5RB	BF	0.08	1	12.50	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WA	2202	Land adj. 21 Clarksfield St, Oldham OL4 3AW	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WA	2788	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	1	30.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WA	2879	380 Huddersfield Road, Oldham, OL4 2EX	CON	0.01	1	144.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WA	2996	65 Esther Street, Oldham, OL4 3EP	CON		2		Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2187	R/o 152/160 Chamber Rd	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2261	80a Windsor Road	COU	0.16	1	19.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2400(1)	Land adj to 155 Wellington Road, Oldham	BF	0.39	8	20.50	No	No	No	8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2659	Land at North Werneth Zone 2, Land east of St Johns bounded by Alfred St, Featherstall Rd South and Porter St	BF	0.49	30	61.20	No	No	No	30	30	0			Local authority site. Discussions taking place with registered provider to bring forward as part of a package of sites. Considered deliverable in 5 years.



Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Other	WE	2661	Land at North Werneth Zone 4, Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.	BF	1.00	62	62.00	No	No	No	62	62	0			Local authority site. Discussions taking place with registered provider to bring forward as part of a package of sites. Considered deliverable in 5 years.
Other	WE	2662	Land at North Werneth Zone 5, Land bounded by Hartford Mill to the west, Edward Street to the north, and Mline Street to the east	BF	1.39	72	51.80	Yes	Yes	Yes	72	36	36			Larger site partially in local authority ownership. Discussions taking place with registered provider to bring forward as part of a package of sites. Considered deliverable in short to medium term.
Other	WE	2663	Land at North Werneth Zone 6 (Hartford Mill, Edward St)	BF	2.70	158	58.50	Yes	Yes	Yes	158	79	79			Larger site partially in local authority ownership. Discussions taking place with registered provider to bring forward as part of a package of sites. Considered deliverable in short to medium term.
Other	WE	2848	Land adj to 118 Coppice Street, Oldham	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2849	Land adj to 101 Park Street, Oldham	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2849(1)	Land adj., 101 Park Street, Oldham, OL8 1EQ	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2893	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	BF	0.07	5	75.00	Yes	Yes	Yes	5	0	5			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2901	Beech House, Springbank Street, Oldham, OL8 4LH	BF	0.07	8	114.00	Yes	Yes	Yes	8	0	8			Small site. Planning permission expired. Site considered deliverable within the medium to long term.
Other	WE	2987	115 Windsor Road, Oldham, OL8 1RQ	GF	0.04	1	25.00	Yes	Yes	Yes	1	0	1			Small site. Planning permission expired. Site considered deliverable within the medium to long term.

## 'Saved' Housing Allocations

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UDP1	CS	2233	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	45	30.00	YES	YES	YES	45	45	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years. Capacity amended in line with potential planning permission information.
UDP1	FW	2090	Land at Oldham Road/Hardman Street, Failsworth	BF	1.56	10	6.41	No	No	No	10	10	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	HO	2351	Pretoria Road, Oldham	BF	0.46	14	30.00	No	No	No	14	14	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	RS	2338(1)	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	22	40.00	No	No	No	22	22	0			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.
UDP1	RS	2338(2)	Land off Mellor Street, Royton. North of Sandy Mill	BF	0.10	3	30.00	No	No	No	3	3	0			Small site, one of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered deliverable within 5 years.
UDP1	SN	2088	Bailey Mill, Delph	CON	0.86	50	58.14	No	No	No	50	50	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	WA	2234	Land at Springhey Mill, Huddersfield Road	BF	0.33	30	91.00	Yes	Yes	Yes	30	30	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	WA	2352	Jowett Street, Oldham	BF	0.66	26	40.00	No	No	No	26	26	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	WA	2353	Huddersfield Road/Dunkerley Street, Oldham	BF	2.61	50	19.00	No	No	No	50	50	0			Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP2	FE	0029	Ashton Rd, Woodhouses	GF	1.71	51	30.00	No	No	No	51	0	51			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	FE	2093	Medlock Road, Woodhouses	GF	0.66	20	30.00	No	No	No	20	0	20			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.

Status	Ward	Reference	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
UDP2	HO	0178	Land at Lower Lime Road	BF	2.59	78	30.00	No	No	No	78	0	78			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	MV	2451	Danisher Lane	GF	0.46	18	40.00	No	No	No	18	0	18			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	RS	2449	Holden Fold Lane, Royton	BF	0.40	12	30.00	No	No	No	12	0	12			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SH	2094	Lilac View Close, Crompton	GF	0.59	18	30.00	No	No	No	18	0	18			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SN	0076	Land at Ripponden Rd	GF	0.63	19	30.00	No	No	No	19	0	19			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.
UDP2	SW&L	0112	Land at Knowls Lane	GF	5.80	232	40.00	No	No	No	232	0	232			Large 'saved' UDP Phase 2 Housing Allocation considered deliverable within the medium to long term.

## 'Potential' Sites

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	CC	SHLAA880	Foxdenton, Chadderton	MIX	44.00	25	275	Yes	Yes	Yes		120	120	35	0	Housing proposed to enable delivery of premium employment site. Considered deliverable over the short, medium and long term.
POTENTIAL	HO	SHLAA2	Rowan Tree Road, Limeside, Oldham	BF	1.6	64	40	Yes	Yes	Yes		64	0	0	0	Identified in the Limehurst Village Masterplan. Expected to come forward for development within 5 years.
POTENTIAL	HO	SHLAA210	Corner of Hollins Road and Hawthorne Road, Hollinwood (aka Cardiff Close)	BF	0.3	13	43	Yes	Yes	Yes		13	0	0	0	Identified in council's Affordable Homes Programme. Expected to come forward for development soon.
POTENTIAL	SJ	SHLAA821	Sholver Housing Estate (Doyle and Goldsmith)	BF	0.89	44	79	Yes	Yes	Yes		44	0	0	0	Part identified in council's Affordable Homes Programme and expected to come forward for development soon (25 dwellings). Remainder council are looking to identify a developer partner and anticipate site will be delivered within 5 years.
POTENTIAL	WE	SHLAA1374	South Werneth, Oldham (aka Reedham Walk)	BF	3.82	50	13	Yes	Yes	Yes		50	0	0	0	Identified in council's Affordable Homes Programme. Expected to come forward for development soon.
POTENTIAL	CS	SHLAA976	Chadderton South School	BF	3	100	33.3	Yes	Yes	Yes		100	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	FE	SHLAA133	Fallsworth Secondary School, Partington Street, Fallsworth	BF	1.11	30	33	Yes	Yes	Yes		33	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	RS	SHLAA1079	Byron Street School, Byron Street, Royton	BF	0.41	12	30	Yes	Yes	Yes		12	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	RS	SHLAA1080	Our Lady's Roman Catholic School, Roman Road, Royton, Oldham	BF	1.09	33	30	Yes	Yes	Yes		33	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.

Status	Ward	Reference	Location	Land Type	Area (Ha)	Indicative Capacity	Indicative Density	Suitable	Available	Achievable	Total plots left	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
POTENTIAL	SM	SHLAA1168	Breezehill School, Roxbury Avenue, Oldham	BF	2.33	70	30	Yes	Yes	Yes		70	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	WA	SHLAA1101	Counthill School, Counthill Road, Higher Barrow/hsaw	BF	3.09	93	30	Yes	Yes	Yes		93	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	WE	SHLAA1047	St Augustines School, Chamber Road, Werneth	BF	1.6	48	30	Yes	Yes	Yes		48	0	0	0	Part of the BSF program and expected to come forward within the next 5 years.
POTENTIAL	HO	SHLAA804	Royd Mill	BF	1.02	49	48	Yes	Yes	Yes		49	0	0	0	Planning permission expected to be submitted for site soon therefore move forward into 5 year supply.
POTENTIAL	MV	SHLAA112	Site at corner off Knott Lane and Ashton Road, Oldham	BF	2.27	78	34.4	Yes	Yes	Yes		78	0	0	0	Planning permission expected to be submitted for site soon therefore move forward into 5 year supply.
POTENTIAL	HO		Durban Mill, Mafeking Street	BF		80		Yes	Yes	Yes		80	0	0	0	Planning permission expected to be submitted for site soon therefore move forward into 5 year supply.
POTENTIAL	MV	SHLAA996	School between land on Rosary Road and CPD Centre	MIX	0.88	26	30	Yes	Yes	Yes		26	0	0	0	Imminent planning permission to be submitted for site therefore move forward into 5 year supply.
POTENTIAL	MV	SHLAA1384	Land of the former CPD Centre, Rosary Road	BF	1.71	51	30	Yes	Yes	Yes		51	0	0	0	Imminent planning permission to be submitted for site therefore move forward into 5 year supply.

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

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

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

This advice has been followed to identify the five year supply of land for housing covering the period 1 April 2015 to 31 March 2020. More detailed information on each of the steps is set out below.

### Level of housing provision between 1 April 2015 and 31 March 2020

The borough's housing requirement from 2014/15 to 2025/26 taking into account past performance and projected clearance, is set out below.

Table 17

<b>Housing requirement since 2003/04 up to 2013/14</b>	<b>3,179</b>
Residual remaining due to performance since 2003/04	-911
Housing requirement over remainder of plan period (2014/15 to 2025/26)	3,179
Clearance proposed over remainder of plan period	220
Total housing requirement to be delivered over remainder of plan period (911 + 3,179 + 220)	4,310
Annual housing requirement over remainder of plan period (4,310 / 11)	391.8
Total housing requirement for period 2012/13 to 2016/17 (5 x 289 + 911 + 100)	2,456

With regards to the period 1 April 2015 to 31 March 2020 the requirement is for the delivery of 2,456 dwellings.

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

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

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

## Assessing the deliverability of the sites

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

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

Each of the sites identified in section 2. (above) has been assessed against this criteria to determine deliverability. Generally speaking, sites with planning permission have been regarded as available (unless site specific information suggests otherwise), as have phase 1 housing allocations. Phase 2 housing allocations have been regarded as available in the medium to long term.

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

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

In most cases a build-out rate of 30 dwellings per annum has been used. Previously a build-out rate of 44 dwellings per annum has been used based on assessment of historic data. However, due to current market conditions a lower build-out rate of 30 dwellings per annum has been applied.

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

Note that in all cases, sites to be included or excluded from the 5-year supply on the basis of assumptions were assessed individually to determine if the assumptions were reasonable in light of specific circumstances.

## Sites Under Construction

Sites where building activity has stalled were excluded from the five-year supply. 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 2015 (with the exception of 4 sites where there has been no recent activity and therefore they are not considered deliverable in 5 years and 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, unless information indicated the S106 would be signed soon. 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 (with the exception of 6 sites which are either being marketed for development imminently or discussions are taking place with a registered provider to bring the site forward as part of a package of sites and they were therefore considered deliverable in 5 years). Dwellings within this category include those which were on HMR sites that were granted planning permission, but subsequently had permissions quashed in the High Court. Planning permission has expired on the remainder of sites in this category.

## **Potential Sites**

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



## Appendix 7 Adoption Statement for the Minerals Development Plan Document

**Oldham Council  
Local Plan  
Minerals Development Plan Document**

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Planning) (England) Regulations 2012

**ADOPTION STATEMENT – 26 APRIL 2013**

**Title**

Minerals Development Plan Document

**Subject Matter**

This Adoption Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and gives notice that Oldham Council has resolved to formally adopt its Joint Minerals Development Plan Document on 26<sup>th</sup> April 2013.

The Joint Minerals Development Plan Document (the 'Minerals Plan') identifies how Greater Manchester will deliver the spatial vision for minerals development to 2028. The Minerals Plan sets out policies to guide future minerals development and identifies Areas of Search and Mineral Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028. Areas of Search and Mineral Safeguarding Areas have been identified in Oldham Council.

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

The Minerals Plan was considered by an independent Inspector as part of a Public Examination between February and November 2012. The Inspector's Report was published on the 18<sup>th</sup> January 2013 and concluded that the Minerals Plan was 'sound', subject to five soundness changes. The Report also endorsed other minor changes that the councils suggested. The adopted Minerals Plan incorporates the recommendations of the Inspector.

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

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

An application must be made promptly, and in any event, no later than the end of the period of six weeks of the date of adoption of this Joint Minerals Development Plan Document, i.e. by 7<sup>th</sup> June 2013.

**Date of adoption**

26 April 2013

**Area covered by the document**

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

**Availability**

Copies of this Adoption Statement, the adopted Minerals Plan, the Sustainability Appraisal and the Inspector's Report are available for inspection on the Minerals Plan website at [www.gmmmineralsplan.co.uk](http://www.gmmmineralsplan.co.uk), and at the following places and times:

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

**Chadderton Library** (Monday – Thursday 9am - 8pm, Friday and Saturday 9am - 5pm)

**Crompton Library, Failsworth Library, Lees Library and Royton Library** (Monday - Thursday 9am - 7pm, Friday 9am - 5pm, Saturday 9.30am-1pm)

**Fitton Hill Library, Greenfield Library, Limehurst Library and Northmoor Library** (Monday Closed, Tuesday 2pm – 5pm, Wednesday and Thursday 2pm – 7pm, Friday and Saturday 9.30am - 1pm)

**Oldham Library** (Monday – Thursday 9am - 9.30pm, Friday and Saturday 9am - 5pm)

**Uppermill Library** (Monday - Thursday 9am - 7pm, Friday 9am - 5pm, Saturday 9.30am - 1pm)

**Delph Library** (Monday and Tuesday 2pm - 5pm, Wednesday and Thursday 2pm – 5.30pm, Friday – Saturday 9.30am - 1pm)

For any enquiries, please contact the Strategic Planning and Information section on telephone 0161 770 4139 or email [spi@oldham.gov.uk](mailto:spi@oldham.gov.uk)

Elaine McLean

Executive Director, Economy, Place and Skills

April 2013