

Oldham

Local

Plan

Oldham's Monitoring Report April 201(to March 201)

January 201*



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

LLFA - Lead Local Flood Authority

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

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 8" (approved in December 2013) and can be viewed on the council's website www.oldham.gov.uk.

i) Performance on the LDS milestones between 1 April 2014 and 31 March 2015 was as follows:

- Site Allocations DPD - 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. The council went out to consultation on an Options Report in early 2014. Further work has however been put on hold whilst we consider the implications of the Greater Manchester Spatial Framework (GMSF) for our Local Plan.
- Following consideration of the implications of the GMSF a timetable for the Site Allocations DPD and / or Local Plan review will be published in a revised LDS.

Key Indicator Results

ii) Employment

- 8,976 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 2.15 hectares (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) was 91.54 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 21.43 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

iii) Housing

- As of 1 April 2016 the borough's five-year housing land supply contains sufficient land to accommodate 3,022 dwellings, equating to a 7.05 year supply of deliverable housing land and with 76% 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 (7,224 dwellings) to meet the borough's housing requirements over the plan period.
- In 2014/15 there were 564 gross completions and 0 dwellings cleared.
- 98% (550 out of 564) of completions during 2014/15 took place on previously developed land.

iv) **Transport** - Eight 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 six applications granted for the part demolition of listed buildings. These included two demolitions of outhouses, the demolition of a porch, demolition of a single storey extension and two demolitions of garages. There were 3 planning applications granted for the loss of all or part of buildings in conservation areas, 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 five changes to Sites of Biological Importance (SBI's). Four SBI's had updates to their site boundaries and one had its grading updated. The changes have resulted in an increase in the extent of the SBI's by 3.6ha.

viii) **Renewable Energy** – 21 out of 26 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18. This represents 81% of applications.

Key Actions

xi) **Collection** - The Monitoring Report 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 8" (approved in December 2013) and can be viewed on the council's website www.oldham.gov.uk. 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 GMSF.

1 Introduction and Context

Oldham's Monitoring Report

- 1.1** Oldham's Monitoring Report AMR covers the period 1 April 2014 to 31 March 2015.
- 1.2** The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011). The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 Regulation 34 also outlines what should be included within a Monitoring Report. In summary these are as follows:
- Review actual progress against the Local Development Scheme (LDS) timetable.
 - List any adopted or approved Local Plan or Supplementary Planning Documents (SPDs) that were listed in the LDS;
 - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
 - Specify the number of net additional dwellings (including affordable dwellings) delivered during the report period and since the policy began in any part of the area as relevant;
 - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
 - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012; and
 - Detail action taken under Duty to Co-operate requirements during the report period.
- 1.3** The Monitoring Report is the main mechanism for assessing the Local Plan's performance and effects.

Context

- 1.4** 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. Oldham has a mix of high-density urban areas, suburbs, semi-rural locations and is in a pivotal position between the cities of Manchester and Leeds. 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 228,800 and 95,718 households ⁽¹⁾. Around 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.
- 1.5** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is home to a growing, young population with a continuing upward trend in educational attainment. It also has a rich and diverse community with 22.5% ⁽²⁾ of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage.

1 August 2015

2 Census 2011

Map showing the borough in its sub-regional setting



- 1.6 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; health; educational attainment; strengthening the economy; raising incomes and tackling pockets of high unemployment.
- 1.7 Oldham is home to a number of high quality higher and further educational facilities including University Campus Oldham, Oldham College, Oldham 6th Form College and the Regional Science Centre Oldham. A new University Technical College specialising in sustainable engineering and construction also opened in September 2014.
- 1.8 There are over 6,000 businesses in Oldham, spanning key sectors including advanced manufacturing, health, construction, digital and creative and financial and professional services. Manufacturing remains an important element of the local economy, including high-technology sectors such as electronic, electrical and instrument engineering. The borough is home to a number of well known and high profile businesses including Trinity Mirror Group, Diodes Incorporated, Ferranti Technologies, Seton Healthcare Ltd, Park Cake Bakeries, Innovative Technologies, Ambassador Textiles, and Nov Mono Pumps. The council works in partnership 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.
- 1.9 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 aim to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester. As

part of this, work is underway on the restoration of the Old Town Hall, a Grade II Listed Building, into a new 805-seat Odeon cinema with restaurants and cafe, and the new £15 million flagship leisure facility nears completion. At Princes Gate, plans are well advanced to develop 150,000 sq ft of retail space including a stunning glazed retail development with a new Marks & Spencer food and clothing store, plus underground car parking spaces. The wider redevelopment includes up to 800 quality new homes and the refurbishment of the former listed Bank Building.

- 1.10** 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 is continuing to work with the Coliseum Theatre to develop a new theatre and heritage centre next to Gallery Oldham and Oldham Library as part of the cultural quarter within Oldham Town Centre. A number of key green spaces have been subject to significant investment, including Crossley Playing Fields and Churchill Playing Fields with plans in the pipeline for Granby Playing Fields.
- 1.11** 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.

Plans for the Future

- 1.12** 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 2015-2020 Corporate Plan (updated Summer 2015).
- 1.13** There are three corporate objectives that underpin the delivery of the ambition. They are:
- A productive place where business and enterprise thrive;
 - Confident communities where everyone does their bit; and
 - A co-operative council delivering good value services to support a co-operative borough.
- 1.14** 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 is for people to see Oldham differently - as a place with excellent infrastructure and opportunities. More information on 'Invest in Oldham' can be viewed at <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.
- 1.15** Oldham has a number of key development locations for business that underpins our future economic prosperity. These include Oldham Town Centre, Chadderton Technology Park, Foxdenton and Broadway in Chadderton and Hollinwood Business District. Working with a range of private sector partners the council is also helping to deliver plans for a number of high quality new homes across the borough.
- 1.16** 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.greatermanchester-ca.gov.uk. The preparation of the GMSF and the 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, setting out the timetable for preparing the Site Allocations DPD and / or Local Plan review as well as details of the GMSF.

- 1.17** 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 is fundamental 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 Monitoring Report 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 2014 to 31 March 2015 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 8". An update is also included within this Monitoring Report on progress on Local Plan preparation from April to October 2015.

Performance in Preparing Local Development Documents, 1 April 2014 to 31 March 2015.

Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was "Issue 8" (approved in December 2013) and can be viewed on the council's website www.oldham.gov.uk. A new LDS will be prepared in 2016 to incorporate delays incurred due to the production of the Greater Manchester Spatial Framework (GMSF).

Development Plan Documents (DPDs)

Site Allocations DPD

- 2.5** The timetable set out in "Issue 8" was for the Regulation 25 stage consultations to take place during May 2012 through to October 2014 with approval of, and consultation on, the publication DPD scheduled for Spring 2015. This timetable has not been met as since publication of the last LDS work has progressed on the 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. Further work on the emerging Site Allocations DPD has been put on hold whilst we consider the implications of the GMSF.

Other Local Plan Documents

Community Infrastructure Levy (CIL)

- 2.6** The timetable for CIL was not included within "Issue 8" of the LDS however work on it has been on-going during the monitoring period so it is appropriate to report on its progress. An Economic Viability Study and a Preliminary Draft Charging Schedule have been prepared and these were subject to a public consultation in January and February 2015.

Performance in Preparing Local Development Documents, April 2014 to October 2015

Development Plan Documents (DPDs)

Site Allocations DPD

-
- 2.7** The timetable set out in the LDS scheduled the Submission, Examination and Adoption of the Site Allocations DPD in this period. For the same reasons outlined above in relation to the GMSF, these milestones were not met.

Timetables for Development Plan Documents

- 2.8** The timetable for the Site Allocations DPD can be found overleaf. The timetable comes from LDS "Issue 8" (December 2013). Following consideration of the implications of the GMSF a timetable for the Site Allocations DPD and/ or Local Plan review will be published in a revised LDS. This will include a profile and timetable for the GMSF.

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 Monitoring Report examines the effects that Oldham's planning policies are having by measuring a series of indicators. It covers the period 1 April 2014 to 31 March 2015. 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 2014/15 for industrial and commercial uses (use classes B1, B2 and B8) was 8,976 square metres (gross). Of this: <ul style="list-style-type: none">• 6,241 square metres were developed for B1 uses;• 562 square metres were developed for B2 uses;• 261 square metres for B8 uses; and• 1,912 square metres for a mix of B1, B2 and B8 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.

Business, Industry and the Local Economy

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

Oldham Position: The floorspace developed for employment on previously developed land in 2014/15 was 1,643.2 sqm (gross), representing 100% of the total developed floorspace.

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) as at 31 March 2015 was 91.54 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 21.43 hectares of sites that are not allocations but have planning permissions for employment uses and are either unimplemented or under construction.

Action needed: None.

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

Source: Oldham Council 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: Royd Mill was demolished in October 2013 and construction for 52 dwellings began on the site in March 2015. This is a loss of 1 hectare of employment land.

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

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

Business, Industry and the Local Economy

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

Source: Oldham Council 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: 2.15 hectares of land was developed for business and industrial uses in 2014/15. Of this:

- 0.95 hectares were developed for B1 uses;
- 0.05 hectares were developed for B2 uses;
- 0.08 hectares were developed for B8 uses; and
- 1.06 hectares were developed for a mix of B1, B2 and B8 uses.

Action needed: None.

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

Source: Oldham Council 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 2013 965 new businesses were formed in Oldham. This is the latest information available.

Action needed: None.

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

Source: Oldham Council.

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

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

Target: N/A.

Oldham Position: Oldham's employment rate for ages 16 - 64 was 63.6% in 2014.

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: There have been Reserved Matters planning applications submitted for 97 dwellings and for a surface water attenuation pond, however they fall outside of this monitoring period so details will be provided in the next Monitoring Report. It is anticipated that the employment element of the scheme will follow.

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Key issues

- 3.3** The amount of employment development completed in the last year is much higher than 2013-14. 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 2016 to 31 March 2021.

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 12 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
2010/11	63	-226
2011/12	8	-281
2012/13	252	-37
2013/14	351	62
2014/15	564	365

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
Total	2810	-658

The number of net completions has fluctuated over the last ten years. During 2014/15 completions increased to 564 dwellings (gross). There was no clearance during 2014/15 reflecting the end of high clearance activity related to major regeneration projects in the borough. 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. A chart showing dwellings completed and cleared since 2003/04 can be found in Appendix 1.

The estimated number of completions, net of clearance, for 2015/16 is 301. This will bring the total number of completions for 2003/04 to 2015/16 to 3,111 dwellings and leaves a residual amount of 646 dwellings to be delivered over the remainder of the plan period.

Taking the residual into account, 3,536 dwellings need to be delivered over the remaining plan period.

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

- 10 dwellings cleared in 2015/16; and
- 150 dwellings cleared during the remainder of the plan period. The figure of 150 allows for a nominal amount of 10 dwellings a year from 2016/17 to 2020/21 and 20 dwellings a year from 2021/22 to 2025/26). This is based on the fact there has been no clearance in 2014/15 and officers are not aware of any planned clearance in the future. This figure will be kept under review.

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 2014/15;
2. The number of net additional dwellings forecast for completion during 2015/16;
3. The five-year deliverable housing land supply from 2016/17 to 2020/21; and
4. For the period beyond 2020/21, projected dwellings are based on the post five year supply contained within the borough's potential housing land supply.

The housing trajectory shows that there is sufficient potential housing land supply identified to deliver 7,224 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 and a partial update of the current SHLAA published December 2011, details of which can be found in Appendix 2. A more detailed review of the SHLAA will be carried out to inform the preparation of the GMSF, emerging Site Allocations DPD and/or Local Plan review following adoption of the Joint DPD.

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)

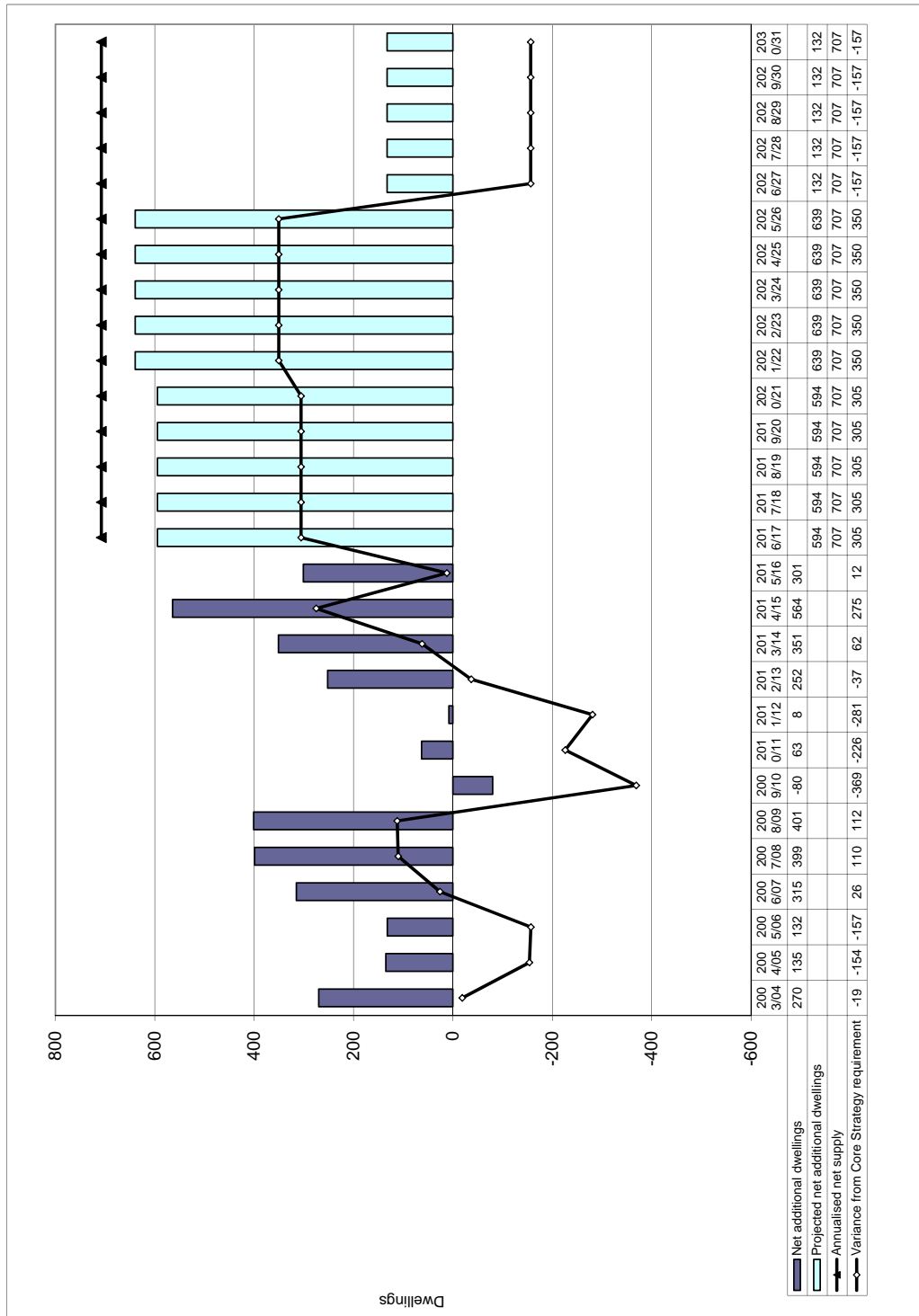
Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA.

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.

2014/15 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 2014/15, 98% of new and converted dwellings were completed on previously developed land in Oldham.

The previously developed land (PDL) trajectory shows:

1. 93.2% of all completions during 2003/04 to 2014/15 were on PDL;
2. 92% of forecasted completions in 2015/16 are on PDL;
3. Projections for the next five years (2016/17 to 2020/21) are based upon sites within the five-year housing land supply. The trajectory shows that 76% of the five-year supply is on PDL; and
4. Overall an average of 81.5% of all dwellings identified as part of the borough's potential housing land supply are on PDL.

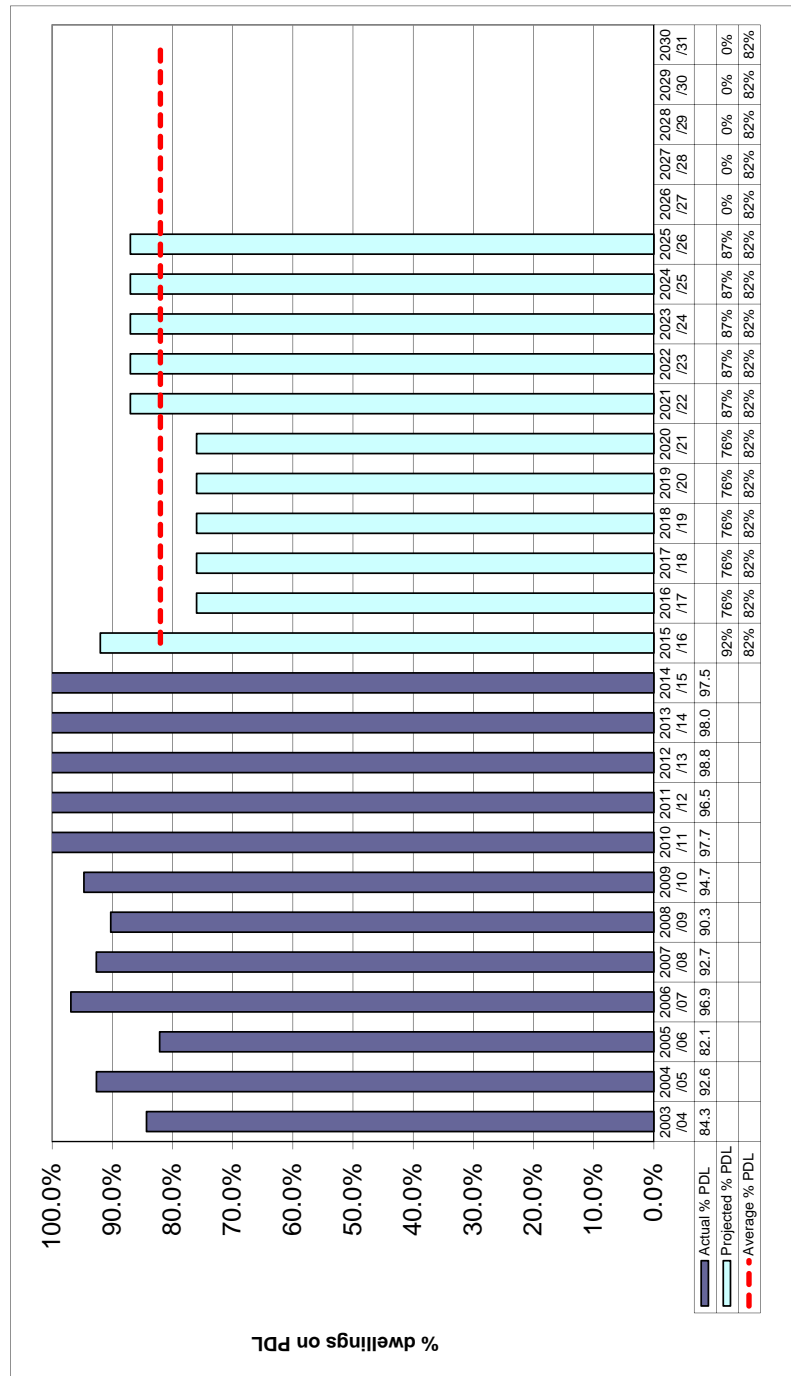
The projections relating to the five-year housing land supply and post five-year supply do not include dwellings to be delivered on sites where there is a mix of greenfield and previously developed land.

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.

2014/15 Previously Developed Land Trajectory



Housing
Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)
Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)).
Target: N/A
Oldham Position: The number of net additional pitches for 2014/15 is zero, as no pitches were constructed or lost.
Action needed: The Local Plan 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.

Housing
Gross Affordable housing completions (Joint DPD Indicator 15.i)
Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).
Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.
Oldham Position: This indicator continues the approach adopted in the 2011 Monitoring Report and presents information on the gross affordable units completed. Figures quoted below are therefore not comparable with those quoted in previous Monitoring Reports up to 2010. In 2014/15 280 new affordable homes were completed. Since 2008/09 there have been 877 affordable homes delivered. There are 100 affordable homes forecast for completion during 2015/16.
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

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 564 dwellings completed during 2014/15 there were 547 dwellings on sites with a capacity of 5 dwellings or more, representing 97% of the total completions. Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 13.9% (76 dwellings)
- 30 to 50 dwellings per hectare = 59.6% (326 dwellings)
- Over 50 dwellings per hectare = 26.5% (145 dwellings)

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

Action needed: None.

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 2014/15 by type is shown below:

- Detached - 38 (7%)
- Semi-detached - 240 (42%)
- Terraced - 224 (40%)
- Flats - 62 (11%)

The breakdown of dwellings completed in 2014/15 by size is shown below:

- 1 bedroom - 2 (1%)
- 2 bedrooms - 130 (23%)

Housing

Housing completions by size and type (Local Indicator)

- 3 bedrooms - 295 (52%)
- 4 or more bedrooms - 137 (24%)

This shows that 49% of dwellings completed are detached or semi-detached and 76% have 3 or more bedrooms.

A graph showing completions by house type since 2003/04 can be found in Appendix 1.

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

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 2016 the five-year supply contains sufficient land to accommodate 3,022 dwellings. A schedule of sites can be found in Appendix 2.

Housing

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

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:

Level of housing provision over plan period

Housing requirement for the period 2003/04 to 2015/16	3,757
Performance against housing requirement up to 2015/16	-646
Housing requirement for remainder of plan period (2016/17 to 2025/26)	2,890
Residual to be delivered over remainder of plan period	3,536
Estimated clearance up to 2025/26	150
Total housing requirement for the remainder of plan period	3,686
Annual housing requirement up to 2025/26	368.6

Level of housing provision over five years

Housing requirement for the period 2016/17 to 2020/21	1,445
Performance against housing requirement up to 2015/16	-646
Estimated clearance up to 2020/21	50
Total housing requirement for period 2016/17 to 2020/21	2,141
Housing requirement per annum for period 2016/17 to 2020/21	428.2

The five-year supply as at 1 April 2016 contains more dwellings (3,022) compared to the level of housing provision required across the period (2,141). This difference can be expressed in a number of ways:

As of 1 April 2016, the five-year supply represented 141.14% of the dwellings planned ($3,022 / 2,141 \times 100$); or

As of 1 April 2016, there is a 7.05 year supply of deliverable housing land in the borough ($3,022 / 428.2$).

The five-year deliverable housing land supply provides sufficient flexibility to take account of the additional 5 to 20% housing requirement set out in NPPF and includes sites moved from later in the plan period (years 6 to 10 in the SHLAA). These can be found in Appendix 2. The methodology used to identify the five-year housing land supply can be found in Appendix 3.

Housing

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

Finally, NPPF requires the Monitoring Reports to show how many sites have been delivered from the five-year supply. This can only be demonstrated retrospectively. As at 1 April 2015 the five-year supply contained 223 sites, comprising 2,999 dwellings. During 2014/15, 12 of these sites (5.3%) were completed. In terms of dwellings, these accounted for 109 (3.6%) of the 2,999 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 2014/15 there were 0 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.

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.

Housing

Reduction in the vacancy rate (Joint DPD Indicator 18)

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 Monitoring Reports.

- Total stock as at 1st October 2015 = 95,234
- Total vacant as at 1st October 2015 = 1,273
- % Vacant as at 1st October 2015 = 1.3%
- 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%

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 179 dwellings completed in 2014/15 within the former HMR area with 3+ bedrooms, representing 31.7% of all completions. However as shown in the 'Housing completions by size and type' indicator above, borough-wide 76% of new dwellings completed in 2014/15 had 3 or more bedrooms.

Action needed: None.

Relevant Joint DPD Policies: 1, 3 and 11

Housing

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

Source: Oldham Council Strategic Planning and Information section.

Housing

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

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

Ensure over the lifetime of the 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: N/A

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

Previous years figures were:

2008 = 2.32%;

2007 = 2.76%; and

2006 = 0.14%*.

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

Action needed: Data no longer being collected as a National Indicator therefore 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 564 dwellings were completed over the period 1 April 2014 to 31 March 2015. There was no clearance carried out in this period. As a result the net gain within the borough for 2014/15 was 564 dwellings.
- 3.7** Performance against the housing requirement from 2003/04 to 2015/16 has resulted in a residual of 646 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 as result of regeneration activity across the borough. This

clearance has now started drawn 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 four 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 2016 the borough's five-year supply contains sufficient land to accommodate 3,022 dwellings. This represents a 7.05 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% of completions during 2014/15 were on PDL. The focus for new residential development will remain on previously developed land in line with the requirement set out in the Joint DPD.
- 3.10** The proportions of detached and semi-detached properties have fallen slightly during 2014/15 to 49% from 50% in 2013/14. The proportion of terraced properties has fallen from 43% in 2013/14 to 40%. The proportion of three and four bedroomed plus properties has fallen slightly to 76% of all completions from 80% in 2013/14. 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 GMSF, emerging Site Allocations DPD and/or Local Plan review following adoption of the Joint 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 Local Plan 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** 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.

- 3.17** 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 GMSF, emerging Site Allocations DPD and/or Local Plan review following adoption of the Joint DPD.

Transport

Indicators

Transport
Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).
Target: N/A.
Oldham Position: Eight travel plans were secured as a condition of planning permission in 2014/15.
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.
Sources: Oldham Council Strategic Planning and Information section.

Key Issues

- 3.18** There are currently no issues linked with this indicator.

Access to services
i) Number of minor⁽¹⁾ residential developments with access to at least 2 key services (Joint DPD Indicator 23i)
ii) Number of major⁽²⁾ residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by guiding development to the most accessible and sustainable locations (SO1d).
Target: N/A.
Oldham Position: 66% of minor residential developments (18 out of 27 dwellings) in 2014/15 had access to at least 2 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

<p>Access to services</p> <p>i) Number of minor⁽¹⁾ residential developments with access to at least 2 key services (Joint DPD Indicator 23i)</p> <p>ii) Number of major⁽²⁾ residential developments with access to at least 3 key services (Joint DPD Indicator 23ii).</p>
<p>98% of major residential developments (531 of 537 dwellings) in 2014/15 had access to at least 3 key services.</p>
<p>Action needed: None.</p>
<p>Relevant Joint DPD Policies: 1, 5, 16, 17.</p>
<p>Sources: Oldham Council Strategic Planning and Information section.</p>

Key Issues

- 3.19** The percentage of major residential developments with access to 3 or more services has increased from 78% since last year. There is a need to continue raise awareness regarding the need to ensure accessibility of new residential development to key services.

Key Issues

- 3.20** There are currently no issues linked with this indicator.

Future Action

- 3.21** The council will continue to raise awareness of the importance of accessibility to key services in new residential developments.
- 3.22** 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.

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

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: There was one office development (B1) completed within the borough's centres during 2014/15. This was for a 3,995 square metres office on Union Street.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 15.
Sources: Oldham Council Strategic Planning and Information section.

Key Issues

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

Future Action

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

Local Services - Open Space

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

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

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

Oldham Position: The quantity and quality of the typology 'provision for children and young people' has been updated for the period April 2010 - April 2015. This typology was monitored to assess improvements to play facilities that have taken place as part of the play builder scheme. Other typologies will be updated across future Monitoring Reports.

i) The extent of protected open space in the borough: As at 1st April 2015 the council's Open Space Study included a total of 1,588.86 ha of protected open space. This is a decrease of 8.14 ha from 1,597 ha in April 2010.

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
- 38.66% of provision for children and young people meet the quality standard. This is an increase from 36.23% in 2010.

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 Monitoring Report. 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

3.25 A monitoring proforma to assess changes in the quality, quantity and accessibility of open spaces has been established. This monitoring process will continue on a typology basis in future Monitoring Reports, resources permitting.

Future Action

- 3.26** 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) has provided an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for 2014. Aggregate crushed rock landbank as at 31 December 2014: Permitted reserves: 21.18 million tonnes Annual apportionment requirement 2005-2020: 1.32 million tonnes Landbank: 16.04 years Aggregate land-won sand and gravel landbank as at 31 December 2014: Permitted reserves: 3.86 million tonnes Annual apportionment requirement 2005-2020: 0.43 million tonnes Landbank: 8.97 years
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 has provided information on this indicator. Please see Section 6 'Implementation of policies'.

Action needed: None.

Relevant Joint DPD Policies: 1, 8.

Source: Greater Manchester Minerals and Waste Planning Unit.

Key Issues

- 3.27** 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.
- 3.28** 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

- 3.29** 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).

Waste
Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).
Target: N/A
Oldham Position: During 2014/15 there were no planning permissions granted for new waste management facilities.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council Strategic Planning and Information section.

Waste
Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: 33% of household waste managed by recycling and composting.
Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA.
Total Amount of Household Waste Arisings 2014/15: 72,496 tonnes.
Of the total household waste 27,229 tonnes was managed by recycling and composting.
Total amount of household waste managed by landfill: 0 tonnes, 45,227 tonnes now incinerated.
The overall recycling rate in Oldham for 2014/15 was 38%.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council.

Key Issues

- 3.30** 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

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

FLOOD PROTECTION AND WATER QUALITY

Indicators

Flood Protection and Water Quality
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (Joint DPD Indicator 28i).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).
Target: N/A
Oldham Position 2014/15: There were no Environment Agency objections on the basis of water quality. There were two planning applications which received Environment Agency objections on the basis of flood risk, requesting a Flood Risk Assessment (FRA) to be submitted. One of these applications was resolved as a FRA was submitted and approved and a condition attached to the granted application requesting that mitigation measures be implemented. The other planning application was withdrawn.
Action needed: Continue to ensure that Environment Agency and Lead Local Flood Authorities (LLFA) advice is addressed.
Relevant Joint DPD Policies: 1, 19.
Source: Environment Agency and Oldham Council Development Management.

Key Issues

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

Flood Protection and Water Quality
Number of new developments where agreed with the council incorporated Sustainable Urban Drainage System (SUDS) (Joint DPD Indicator 28ii).
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment (SO1h).
Target: 100% of developments
Oldham Position 2014/15:

Flood Protection and Water Quality

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

There were 32 planning applications that either had a condition attached to design and implement SUDS or have included SUDS in their development.

Previous years:

2013/14: 33 Suds consents approved.

2012/13: 3 SUDS consents approved.

Action needed: None.

Relevant Joint DPD Policies: 1, 19.

Source: Oldham Council, Highway Assets and Network

Key Issues

3.33 There has been a significant increase in the number of developments incorporating SUDS over the past year.

Future Action

3.34 The Lead Local Flood Authorities (LLFA) is now a statutory consultee on major planning applications and will address surface water flood risk and SUDS.

BIODIVERSITY

Indicators

Biodiversity

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

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

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

Target: N/A

Biodiversity

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

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

Oldham Position: Changes to designated Sites of Biological Importance (SBIs) were reported for the period 2012 - 13 and 2013 - 14 by the Greater Manchester Ecology Unit in October 2015. These changes were adopted by the council in October 2015. There were five changes to SBIs. Four SBIs had updates to their site boundaries and one had its grading updated. The changes resulted in an increase in the extent of SBI's by 3.6 hectares.

Defra publishes data on the 'Single data list 160-00 Nature Conservation: Local sites in positive conservation management'. The latest figures were published in November 2015 for 2014/15 and show that in Oldham, 100% of SBIs are under positive conservation management.

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, July 2015, tranche 49).

The following Sites of Special Scientific Interest (SSSI's) have been assessed since last year's monitoring report:

- South Pennine Moors unit 139 - found to be in unfavourable but recovering condition; and
- Dark Peak units 38, 39 and 41 - condition unfavourable but recovering, and unit 47 - condition unfavourable no change.

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

3.35 There has been an overall increase in the extent of SBIs within the borough in the past year. The updated SBIs are shown in Appendix 4 of this document.

Future Action

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

RENEWABLE ENERGY

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 2014/15, 21 out of 26 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 81% of applications. There was also one change of use application which did not have an energy condition attached.</p> <p>Over the past year there have been 19 major developments completed or partially completed (housing schemes) which were required to meet energy reduction targets (ten were implemented under UDP Policy NR3.3 requiring 10% of energy from renewable sources and nine were developed under DPD Policy 18).</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"> • Oldham College (new 4/5 storey building): Building designed with the ability to connect to a future district heating network as part of a long term strategy. The building meets BREEAM excellent rating and therefore achieves a 25% improvement over Part L. This has been achieved through Photovoltaics (PV) (which exceeds the Local Plan 15% target). • Oldham College Campus (4 storey building to provide University Technical College): Achieves 29% reduction over Part L building regulations therefore exceeding the local plan target of 15%. This has been achieved through energy efficiency measures and Combined Heat and Power operating on both biofuel and natural gas / biofuel mix. The building is heated by a Water Source Heat Pump and a Heat Recovery ventilation serves the class rooms and workshops. • Oldham College (4 storey teaching block): Building is designed with the ability to connect to a future district heating network as part of a long term strategy. The building meets BREEAM excellent rating and therefore achieves a 25% improvement over Part L. This is achieved through PV (which exceeds the Local Plan 15% target). • Blue Coat Secondary School (new classroom block): Target area 3 (15% target) is achieved through building fabric and energy efficiency, including underfloor heating, natural ventilation system and mechanical ventilation systems. • First Choice Homes Offices: 12% reduction achieved through energy efficiency / building fabric. <p>Housing development completed:</p>

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

- Former Greenfield Bowling Club: 10% energy targets achieved through energy efficiency and building fabric.
- Crossley Estate: dwellings built to code level 3, including 10% renewable energy using solar thermal energy.
- South Werneth: whole site providing 4% renewable energy (due to viability) through Photovoltaics.
- Alfred Street: dwellings completed with Photovoltaics.
- Land at London Road: dwellings completed with a combination of Photovoltaics and carbon reduction through the use fabric improvement measures and reduction of emissions.
- Land at Milne Street: dwellings achieve energy efficiency Part L in Code for Sustainable Homes.
- Former Eustace Street Primary School: dwellings exceed Part L of Code for Sustainable Homes, renewable energy technologies includes solar energy.
- Land at Cardiff Close: dwellings built with 'fabric first' principles and consequently house types are 'future proofed'.
- Land at Siddall Street: dwellings provide a minimum of 15% reduction in regulated carbon dioxide emissions and built to Code for Sustainable Homes Level 3.

In addition there was a planning application granted for a ground mounted solar Photovoltaics.

Action needed: None.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council, Strategic Planning. Ofgem.

Key Issues

3.37 The percentage of applications with a condition attached requiring development to meet Policy 18 is 81%. This has decreased since last year, however there has been a general increase in the proportion of developments meeting this indicator since the policy was introduced in 2011. Major developments that did not have a condition attached submitted viability assessments which were assessed by the council.

Future Action

3.38 Ensure the policy is applied to all relevant 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 105 applications approved in the Green Belt during 2014/15. These included:</p> <ul style="list-style-type: none"> • Householder developments: 36 • Minor works: 29 • Minor dwellings: 17 • Major dwellings: 1 • Major - all other major developments: 1 • Change of use: 9 • Certificate of Lawful development: 2 • Listed building consent alterations and extensions: 9 • Listed building consent demolition: 1 <p>Some of the applications approved were for the same developments. For example, one proposed householder development could have an approved certificate of lawful development, full planning permission and listed building consent. If this is taken into account when examining the number of applications in the Green Belt, it could be said that there were 92 applications approved in the Green Belt in 2014/15.</p>
Action needed: None
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council Strategic Planning and Information section.

Key Issues

- 3.39** The number of applications granted is higher than last year, when there were 84 applications approved in the Green Belt. The number is exactly the same as 2013/14 when there were also 105 applications approved in the Green Belt. The council should continue to protect Green Belt in line with policies of the NPPF and the Local Plan Policies 22.

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 2014/15 highlighted that there were eight applications granted on sites including or part including OPOL.</p> <p>The applications include the following:</p> <ul style="list-style-type: none"> • Householder development: 2 • Change of use: 2 • Minor dwellings: 1 • Minor works: 2 • Major - all other major developments: 1
Action needed: None.
Relevant Joint DPD Policy: 1, 22.
Source: Oldham Council Strategic Planning and Information section.

Key Issues

- 3.40** There were two more applications granted on OPOL in 2014/15 than in 2013/14 when there were six applications granted. 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 2014/15. This was also the case in 2013/14.
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

3.41 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 2014/15 there were four planning applications refused on matters relating to landscape character. The applications, two for extensions, one for the change of use of a garage and one for a new residential development 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

3.42 Monitoring shows that proposals are being refused on matters relating to landscape character. In 2013/14 there were five applications refused on landscape character grounds.

Future Action

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

CONSERVATION

<p>Conservation</p> <p>i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)</p> <p>ii) Number/extent of Conservation Areas (Joint DPD 22ii)</p> <p>iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).</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 2014/145:</p> <p>i) There are seven buildings in the borough on the Historic England at Risk Register. These are: Church of St. James, Saint James Street, Shaw; Church of St. Mark with Christchurch, Glodwick Road, Glodwick; Church of St. Margaret, Chapel Road, Hollinwood; Church of the Holy Trinity, Church Street, Oldham; Holy Trinity Church, Church Road, Shaw; Foxdenton Hall, Foxdenton Lane, Chadderton; and 1-5 Hollins Road, Oldham. Foxdenton Hall and 1 – 5 Hollins Road are Grade II* listed and the remaining are Grade II. There are no Scheduled Ancient Monuments in the borough on the Historic England 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 2014/15 shows:</p> <ul style="list-style-type: none"> Loss of listed buildings: There were no applications granted for the whole demolition of listed buildings in the borough. However, there were six planning applications granted approval for the part demolition of listed buildings. These included two demolitions of outhouses, the demolition of a porch, demolition of a single storey extension and two demolitions of garages. Buildings lost in conservation areas: There were 3 planning applications granted for the loss of all or part of buildings in conservation areas in the borough between 1st April 2014 and 31st March 2015. 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. The buildings proposed for demolition are of no architectural or historical interest and currently detract from the character and appearance of the conservation areas.
<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

- 3.44** There were a higher number of part demolitions of listed buildings approved in the borough. However, there were no approvals for the demolition of whole listed buildings and the part demolitions were generally for the demolition of later additions to the original buildings, whose contribution was not considered to be of high significance. In one instance, the demolition included an outhouse of some age, which was in a deteriorating structural condition. The demolition and reconstruction of this, in an altered design, was considered to have a justifiable impact on the character of the heritage asset as a whole and therefore deemed acceptable.
- 3.45** Conservation areas: The applications were for the loss of buildings or additions to buildings, which contributed little to the significance of the areas. Their loss was justified in one case by its replacement with a more appropriate design. In a second instance, the proposed demolition replicated a proposal from an earlier approval.

Future Action

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

HEALTH, EDUCATION AND COMMUNITIES

Health
Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5h).
Target: Number determined by Primary Care Trust Programme.
Oldham Position: Hollinwood Medical Centre on Clive Street in Hollinwood opened in August 2014. Construction is also underway on the Delph Medical Centre. This facility is due to open in September 2014 as is the Royton Health and Wellbeing Centre. These will be reported on in next years Monitoring Report.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

Health
i) Adult participation in sport (Joint DPD Indicator 41i).
ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i) The council target for this indicator is 20%.
Oldham Position in 2014/15:
i) Adult participation (aged 16 and over) in sports and recreation three times a week for 2014/15: 17.5%
In 2013/14 the figure was 22.3%.
Source: Adult Participation Survey 2014.
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** The percentage of adults participating in sports and recreation three times per week has lowered since 2013/14. The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate.

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 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: Action needed: NA

Health

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

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

Source: Oldham Council, ONS

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:

To cope with increases in predicted pupil numbers, Bare Trees and Yew Tree Primary school have been expanded to provide a total of 50 additional pupil places per year in the primary sector. In the secondary sector, Bluecoat School has expanded its annual intake of pupils by 30 students per year. All of these places were provided for the initial intake of new pupils in September 2014.

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 Spring 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 Local Plan 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 1,545 people, agencies and organisations engaged in the Local Plan consultation process (as at October 2015). This has increased from 1,299 in January 2014.

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 (NO₂) target = 40 microgrammes per cubic metre (ugm³).

Oldham Position: The new monitoring station on Crompton Way in Shaw has been collecting data since March 2014, the annual average nitrogen dioxide concentration at this site was **32 ug/m³** (69% data capture as the site was not operating for the full year).

Number of Days in Greater Manchester where pollution was moderate or higher

Air Quality Band	2011	2012	2013	2014
Low	332	334	348	344
Moderate	31	26	12	14

Air Quality and Development

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

Air Quality Band	2011	2012	2013	2014
High	1	5	4	6
Very High	1	1	1	1
Total number of days where pollution was moderate or higher	33	32	17	21

The overall air pollution index is determined by the highest concentration of 5 pollutants in the area. These are nitrogen dioxide, sulphur dioxide, ozone, particles <2.5 ug in diameter, and particles <10 ug.

The above figures are based on actual monitoring data from the Greater Manchester area, including the monitoring station in Oldham at Shaw, Crompton Way. Health advice is given for people who are at risk from elevated levels of air pollution, for example adults and children with lung or heart problems. Defra produce daily air pollution forecast tweets from @DefraUKAir so that people who may be affected by poor air quality can take relevant action. More information on pollution bands is available on the Defra website www.uk-air.defra.gov.uk/air-pollution/daq

The annual mean nitrogen dioxide concentration in 2014 was 32.4 ug/m3 (average across seven sites).

Previous year's annual mean Nitrogen Dioxide levels were:

- 2013: 30.07 ug/m3 (average across seven sites).
- 2012: 31.8 ug/m3 (average across seven sites).
- 2011: 32.3 ug/m3 (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 ug/m3 (average across 10 sites. Two sites did not have a recording).
- 2009: 46.5 ug/m3 (average across 10 sites. Two sites did not have a recording).
- 2008: 42.5 ug/m3 (average across 12 sites).
- 2007: 41.3 ug/m3 (average across 12 sites).

Action needed: None.

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health.

Key Issues

- 3.51** There has been a gradual decrease in the level of Nitrogen Dioxide since 2007, however this year's figure is slightly higher than the past three years. There has been a decrease in the number of days in Greater Manchester where pollution was moderate or higher since 2011, however this year's figure is higher than last year's figure.
- 3.52** The number of days when pollution is moderate or higher is affected primarily by meteorological conditions that allow pollution concentrations to build up. An example would be when there are dry still days, particularly if there is a temperature inversion, which means that the pollution can't disperse. There are even some occasions when pollution is brought in from far away (e.g. Saharan dust - <http://www.metoffice.gov.uk/learning/learn-about-the-weather/weather-phenomena/sahara-dust>) which can contribute to elevated pollution concentrations.
- 3.53** The new monitoring station is a roadside site (on Crompton Way) and has 2 diffusion tubes co-located with it which contribute to the average from all sites. As it is close to the roadside, and therefore exposed to more vehicle emissions than background sites the concentration is higher. It is not unusual to get fluctuations depending on the meteorological conditions over the year.

Future Action

- 3.54** Ensure that new development does not lead to an increase in air pollution. The policies within the Joint DPD aim to 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 2013 when there were 4.4 tonnes of per capita emissions.
Previous years:
<ul style="list-style-type: none">2012: 4.6 tonnes

Air Quality and Development

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

- 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: Department of Energy and Climate Change June 2015

Key Issues

3.55 There has been a decrease in the level of emission estimates, since last year. Oldham has the lowest emission estimate in Greater Manchester.

Future Action

3.56 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 (Joint DPD Indicator 29)

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

Target: N/A.

Oldham Position:

Eight sites were remediated through planning conditions in 2014/15.

Contaminated Land
Number of sites remediated as a result of planning permission (Joint DPD Indicator 29)
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

3.57 There are no issues linked with this indicator.

Future Action

3.58 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: NA
<p>Oldham Position: Percentage of streets falling below 'Grade B' level category in 2013/14:</p> <ul style="list-style-type: none"> • Litter: 6% (4% previous year). • Detritus: 6% (8% previous year). • Graffiti: No longer measured (1% previous year). • Fly-posting: Not measured. <p>Only litter and detritus are now measured.</p> <p>The percentage of streets falling below 'Grade B' level in terms of litter has increased in 2014/15 from 2013/14. However the percentage has improved in terms of detritus levels.</p>
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council.

Key Issues

3.59 There are no issues linked with this indicator.

Future Action

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

Urban Design
Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)
Joint DPD Objective: To mitigate and adapt to climate change and to promote sustainable development in the borough by ensuring the sustainable and high quality design and construction of all new developments (SO1b).
Target: 100% of developments meeting good and very good standards
Oldham Position: There was one major planning application was refused on design grounds in 2014/15.
Action needed: Continue to encourage high quality design.
Relevant Joint DPD Policies: 1, 20.
Source: Oldham Council.

Key Issues

3.61 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. It also shows that where applications do not meet the design requirements of planning policies they are refused against Policies 1 and 20.

Indicators that are no longer monitored

3.62 The Joint DPD was adopted in November 2011. The Monitoring Report monitors indicators from the Joint DPD, Joint Waste DPD and the Joint Minerals DPD only. For information, the indicators that were monitored previously 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

3.63 In addition, this year the following indicators have not been possible to monitor:

- 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)
- Building for Life Assessments (Joint DPD Indicator 20)

3.64 The reason that these are not currently monitored is because the council do not currently have any adopted car parking standards and there are not the resources to assess Building for Life standards. These indicators will be re-visited each year in case circumstances change and an update provided in future Monitoring Reports.

3.65 Finally, Joint DPD Indicator 24 'Extension of Greater Manchester's light rail network, 'Metrolink', to the borough', has been removed as the Metrolink extension was completed in the previous monitoring period.

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 2014 to 31 March 2015. It also includes any consultation that has taken place from April to October 2015.
- 4.3** The table sets out the consultation techniques used for each document, the number of people/organisations consulted, the response rate and an analysis of the equalities monitoring. (Note: The numbers of people consulted can vary for each consultation - this is because the Local Plan Mailing List is an evolving list with new people added and others removed throughout the year at consultee requests). 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
Community Infrastructure Levy 'Preliminary Draft Charging Schedule'	Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers.	There were 1,773 people, agencies and organisations engaged in the Local Plan consultation process (as at January 2015).	23 people / organisations responded. 79 comments were submitted.	Two equalities forms were submitted.	Relatively low response rate which reflects the specific nature of the document.
16 January to 27 February 2015	A Public Notice was issued in local newspapers. A press release was issued.				

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
	Documents were available on the council website, at public libraries, Civic Centre Access Oldham and Planning Reception. Officers attended a Parish Council meetings.				
Draft Review Statement of Community Involvement 10 August - 21 September 2015	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 and Planning Reception. Social Media was used to publicise the consultation via the council's Twitter account.	There were 1,572 people, agencies and organisations engaged in the Local Plan consultation process (as at August 2015).	9 people / organisations responded. 22 comments were submitted.	One equalities form was submitted.	Relatively low response rate which reflects the specific nature of the document.

5 Effects on social, environmental and economic objectives

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

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

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

Social progress which recognises the needs of everyone

5.3 Key objectives under this heading include the need:

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

5.4 The indicators show that:

- As at October 2015 the number of people, agencies and organisations engaged in the Local Plan consultation process has increased from 1,299 (January 2014) to 1,545.
- The proportion of completions consisting of three or more bedrooms was 76% during 2014/15; and
- Hollinwood Medical Centre on Clive Street in Hollinwood opened in the August 2014. Delph Medical Centre and the Royton Health and Wellbeing Centre were both completed in September 2015 and will be recorded in next years Monitoring Report.

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 2014/15, 21 out of 26 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18 on Renewable Energy, representing 81% 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 was one major planning applications refused on design grounds during 2014/15;
- 38% of household waste arisings were dealt with through recycling or composting; and
- Eight sites were remediated in 2014/15 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:

- 8,976 square metres of business and industrial development was completed during 2014/15;
- The employment rate for 16 - 64 year olds was 63.6%; and
- 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.

6 Implementation of policies

- 6.1** This section of the Monitoring Report 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** 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. The tables in Appendix 5 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.
- 6.3** 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.
- 6.4** A measure that can be used, is to look at the policies referred to in the approval or refusal of major applications between April 2014 and March 2015 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.
- 6.5** It is recognised that this is an imperfect measure as some policies by definition are not relevant to major applications.
- 6.6** Between 1 April 2014 and 31 March 2015 34 major applications were approved or refused. In determining these applications 23 out of 25 Joint DPD policies were used. The two policies not used were Policy 8: Green Infrastructure and Policy 12: Gypsies, Travellers and Travelling Showpeople.

Greater Manchester Joint Waste Development Plan Annual Monitoring Report 2014-2015

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

Introduction

- 6.8** This is the third Annual Monitoring Report (AMR) collating information to allow for the assessment of the performance of planning policies in the Greater Manchester Joint Waste Development Plan Document (Waste Plan), which was adopted on 1st April 2012.
- 6.9** This AMR covers the 12 month period from 1st April 2014 to 31st March 2015. 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 - WDI) is for 2014.
- 6.10** 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

- 6.11** 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.
- 6.12** 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 Local Authority Collected Waste, commercial and industrial waste, construction, demolition and excavation waste, and hazardous waste. The Waste Plan includes a set of plans identifying the potential locations for development of future waste management facilities within each of the ten Authorities. It also includes a set of development management policies which will assist in the consideration of waste planning applications.
- 6.13** 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

- 6.14** 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
2014: 291,000	Capacity is 10% more or less than the capacity required for the year in question

- 6.15** There are no energy recovery facilities in Greater Manchester which provide capacity for handling these wastes.
- 6.16** 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 Waste Disposal Authorities residual Local Authority Collected Waste (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.
- 6.17** Wigan has a separate waste disposal contract which results in treatment of residual LACW into solid recovered fuel (SRF) for Energy from Waste facilities, but both thermal and non-thermal treatment occur outside the Plan area
- 6.18** Unfortunately monitoring performance is complicated because movements of waste to EfW facilities are not reported in sufficient detail that the origins can be identified.

Action

- 6.19** 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 next year. Information will be monitored at a regional level with other WPA's in the NW to assess what capacity is permitted within the region and how this can be utilised to meet local needs.

Policy 2: Non Hazardous Waste: Disposal

- 6.20** 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
2014: 950,000	Capacity is 10% more or less than the capacity required for the year in question

- 6.21** WDI 2014 identifies 3 non-hazardous landfills in Greater Manchester. The following landfills accepted a total 566,807.425 tonnes of waste in 2014:
- Pilsworth South Landfill (Bury)
 - Highmoor Quarry Landfill (Oldham)
 - Clifton Hall Landfill (Salford)
- 6.22** According to the WDI 2014, Highmoor quarry imported 58,672.239 tonnes of non-hazardous waste. It is understood that the site is now only accepting inert material for restoration. Previously Whitehead, with a capacity gap of 1,839,105, was available to accept waste, however this site has not accepted waste since at least 2012. Whitehead has a new operator and may not extend the site as previously planned. The identified extension for Pilsworth as identified in the plan is in a similar position and may not come forward. This is due to a drop in the demand for landfill, which will have an impact on capacity available during the life of the plan.
- 6.23** The Waste Plan identified a capacity gap of 950,000 in 2014. 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. Although the available space at this site has now been utilised and the site is progressing to restoration,
- 6.24** WRL have exchanged contracts with Viridor to acquire the Whitehead landfill site and intend to operate the site as a going concern which includes, for the avoidance of doubt, completion of the restoration of the site through the importation of waste materials, operation of the landfill gas utilisation system, operation and management of the controlled leachate system and all ancillary operations. No details have yet been provided as the type and quantity of waste required for final restoration.
- 6.25** WDI 2014 indicates that Harwood Landfill (Bolton) is a non-hazardous landfill; however the Waste Plan has only ever identified this as taking in inert, even though the EA permit allows non-hazardous waste. The site has received planning consent for a 2.32 ha. extension to the existing Harwood Quarry and a time extension of 15 years to complete the extraction of shale, siltstone and sandstone, with backfilling of the site via imported inert and non-hazardous waste materials, to effect restoration. However, as stated evidence suggests that the landfill accepts inert only and the Waste Plan will continue to monitor the site as providing inert capacity.

Action

- 6.26** 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 2 years as part of the needs assessment update. Inputs into Harwood will also be reviewed in detail to see if material imported continues to be inert.

Policy 3: Hazardous Waste: Disposal Capacity

- 6.27** 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
2014: no additional capacity required	Capacity is 10% more or less than the capacity required for the year in question

- 6.28** No additional disposal capacity for hazardous waste was permitted in 2014. 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

- 6.29** 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. It is also noted that future provision of Stable Non Reactive Cells for disposal of hazardous waste at Pilsworth will be linked to the further extension of this site, should that extension not come forward, then there is likely to be capacity requirement towards the end of the plan period.

Policy 4: Site Allocations

- 6.30** 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.

- 6.31** No new planning permissions were granted/refused in 2014/15 on the site allocations as defined in the Waste Plan.

Action

- 6.32** No action is required.

Policy 5: Area Allocations

6.33 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.

6.34 Two applications were received for development on areas allocated as suitable in the Waste Plan:

Jo No and App No	Council	Site Address	Proposal	Status (as of Dec 2015)
DC056285	Stockport	Legget Site, Lingard Lane/Ashton Road, Bredbury Parkway Industrial Estate, Bredbury, Stockport, SK6 2QN	Change of use to a Waste Transfer Station and Materials Recycling Facility	Approved
A/15/81219/CU	Wigan	Ainscough Skip Hire Unit 18 Miry Lane Industrial Estate Miry Lane Wigan	Change of use from offices & workshops (B2) to waste transfer station and skip hire for general household, commercial and industrial non hazardous waste (sui-generis) - Plant process installation and canopy building	Approved with Conditions

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

Action

6.36 No action is required.

Policy 6: Inert Residual Waste Disposal

6.37 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.

6.38 No new planning permissions for inert residual waste disposal were granted/refused in 2014/15. In respect of Harwood, Planning Permission was granted in 2013 (when the S106 Agreement was signed) with the Decision Notice stating it was for: *extension of existing quarry to allow extraction of brick shale followed by complete restoration of extended quarry void with non-hazardous waste*. The application form states that there will be additional void space of 1.5m tonnes with a maximum input of 300k tonnes in any one year. It is however assumed this will be inert, but monitoring will identify the type of waste managed and this will be reported in future iterations of the AMR.

6.39 The void space is as below:

Site Name	2014 remaining capacity (tonnes)
Harwood Quarry Landfill Site	1,875,234
Morleys Quarry	826,627
Offerton Sand And Gravel Landfill	1,500,000
Pilkington Quarry	1,300,000

Action

6.40 No action is required.

Policy 7: Non Hazardous Residual Waste Disposal

6.41 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.

6.42 No new planning permissions for non-hazardous residual waste disposal were granted/refused in 2014/15.

6.43 The void space is as below:

Site Name	2014 remaining capacity
Pilsworth South Landfill	6,007,898

Site Name	2014 remaining capacity
Whitehead Landfill Site	1,839,105

Action

6.44 No action is required.

Policy 8: Requirements for Combined Heat and Power

6.45 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%

6.46 Barton Renewable Energy Plant Combined Heat and Power Plant was refused planning permission in November 2011. The decision was appealed and recovered for determination and in May 2013 a decision was issued by the Secretary of State upholding the appeal. This was then the subject of a Judicial Review from the Council and the challenge was unsuccessful. As a result of the Judicial Review (See Section 91(3A) and (3B) of the Town and Country Planning Act 1990) the permission must be implemented within four years from the date of the decision letter rather than three (i.e. by 15th May 2017).

6.47 Heineken UK operates a biomass plant at their Royal Brewery in Moss Side, Greater Manchester, which burns locally sourced woodchip to generate electricity to supply all of the site's energy requirements (up to 37,600MWh annually). In the future more equipment will be added to allow the plant to burn spent grain, a by-product of the brewing process.

Action

6.48 No action is required.

Policy 9: Restoration and Aftercare

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

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

6.50 An application for the importation of 291,000 tonnes of inert materials, soils and clays at the Former Ince Moss Landfill Cemetery Road, Wigan to allow for capping off and restoration of a former landfill site was approved with conditions on 8th May 2015. This site meets the requirements of the GM Waste Plan.

Action

6.51 No action is required.

Policy 10: Unallocated Sites

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

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

6.53 Nine applications (see Table below) which would result in additional waste management capacity which are not within sites or areas identified in the Waste Plan were submitted in 2014/15.

Applications on unallocated sites

Job No and App No	Council	Site Address	Proposal	Status (as of Dec 2015)
PC/92812/14	Bolton	Land at Salford Road, Bolton, BL5 1BX	Outline app. For the erection of a waste management facility (all matters reserved)	Refused
92927/14	Bolton	Land at rear of Horwich loco works, Chorley new road, Horwich, Bolton, BL6 5UE	Change of use from open storage to waste transfer (sui generis) to process demolition waste materials into recycled aggregate.	Approved with conditions
59266	Bury	Unit F Bornmore Industrial Centre, Leigh Lane, Bury, BL8 1NR	Retrospective application for vehicle dismantling and recycling	Approved with Conditions
105165WST/2014/N1	Manchester	Units 1-3 Arkady Industrial Estate Off Briscoe Lane Clayton Manchester M40 2XG	Part retrospective application for use of land as a Materials Reclamation Facility (MRF), including the erection of 2 Industrial Storage Sheds, external picking station and siting of portacabins, together with creation of car park and erection of fencing	Approved

Job No and App No	Council	Site Address	Proposal	Status (as of Dec 2015)
14/65305/FUL	Salford	Pickerings Plant Limited Mode Wheel Road South Salford M50 1DG	Change of use on the land to a comprehensive skip waste storage, treatment and recycling centre and the erection of buildings to house processing equipment and a picking station.	Application Withdrawn
14/65768/FUL	Salford	Urban Skip Hire and Recycling Ltd, Mode Wheel Road South, Salford, M50 1DG	Change of use on the land to a skip waste storage, treatment and recycling centre and the erection of buildings to house processing equipment and a picking station.	Approved
DC/058755	Stockport	UNIT 5 Crossley Park Industrial Estate, Crossley Road, Heaton Moor, Stockport, SK4 5BF	Asbestos waste transfer station for companies own use. It will not trade waste from other users.	Registered
14/00319/FUL	Tameside	Sita Manchester Service Centre Gorton Crescent Denton Manchester Tameside M34 3SW	Removal of planning condition 14 as per planning application reference 93/07/30008 relating to the site not being used for domestic and perishable waste	Approved
A/1581242/MAJMIN	Wigan	Land At Bryn Gates Lane (rear Of 120A-214 Lily Lane) Bamfurlong Wigan	Application to import 81000m3 of inert material to enable the restoration of the site to agricultural use	Pending Consideration

Action

6.54 No action is required.

Policy 11: Safeguarding of Allocated Sites

6.55 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

6.56 The following Household Waste Recycling Centres (HWRC) have been closed, and the sites either sold or returned to Districts so the capacity does not need to be safeguarded for delivery of the Waste Strategy.

- Blackhorse Street (Bolton)
- Union Road (Bolton)
- Clifton Road/Drinkwater Park (Bury)
- Peel Lane (Rochdale)
- Chandos Street (Oldham)

6.57 Wigan Waste Disposal Authority have identified two sites for safeguarding:

- Kirkless Waste Transfer Station and HWRC, Makerfield Way, Ince WN2 2PR
- Organic Waste Transfer Station, Makerfield Way, Ince WN2 2PR (new facility operational from 4th November 2015)

6.58 For information purposes the Wigan Residual Waste Treatment contract commenced 1st April 2015, which is a 25 year contract to manage waste, transfer stations, HWRC's and bulking facilities with FCC Waste Services UK Ltd. The treated residual waste goes to SSE Ferrybridge as fuel. Wigan also has several short term contracts in place to transport and process paper; cardboard and waxed cardboard food and drink containers; glass bottles; plastic bottles and tubs; cans; and green and food waste.

Action

6.59 No action is required.

Policy 12: Safeguarding Existing Waste Management Capacity

6.60 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

6.61 Two applications were submitted in 2014/15. One application was approved. One application was registered and validated.

- Change of use of Union Road Civic Amenity Site to vehicle storage (Bolton)
- Asbestos waste transfer station for company's own use. It will not trade waste from other users. (Stockport)

Action

6.62 No action required

Monitoring of Scenario 2 of the Needs Assessment

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

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

6.64 C&I targets for 2010 were 50% recyclable, with 10% recyclable and 50% of remaining materials used for energy recovery. In 2012 the recycling rate was 64.8%. However, only 4% of the remaining was sent to energy recovery. Targets for 2015 are 75% recyclable with 25% recyclable and 50% of remaining materials used for energy recovery. Work is continuing to achieve these targets.

6.65 The 50% target for LACW will not be met in 2015/16. The current recycling rate is ~40%, which has been exasperated by a problem with waste wood markets in 2015. The revised targets are as follows:

- 50% recycling and composting by 2016/17, increasing to 60% by 2025
- 85% waste diverted from landfill by 2017/18 and further increasing to 90% plus

6.66 Most Districts now have plans in place to restrict residual waste capacity over the forthcoming year, in order to achieve the 50% target in 2017.

6.67 The LACW waste arisings during 2014/15 for Greater Manchester and Wigan are shown in the table below.

Performance rates for 2014/15.

	Waste arisings (tonnes)	Recycling rate	Diversion from landfill rate	Landfill rate
Greater Manchester	1,088,564.04	41.04%	74.74%	25.26%
Wigan	278,799.59	45.31%	92.54%	7.46%

Action

6.68 Work to meet the targets by 2015 (C&I) and 2017 (LACW).

Conclusion

- 6.69** The data is not showing evidence of increased movements to RDF/SRF production, yet waste to landfill is dropping considerably. This could possibly be a result of increased waste reduction and prevention measures. Landfill tax is still increasing and in 2015 is £82.60 per tonne.
- 6.70** There may be a shortfall in landfill provision during the plan period if Pilsworth does not get extended, resulting in a reliance on export.
- 6.71** The targets in the Waste Plan have not changed as a consequence of the changes in tonnage to landfill discussed above. However, the targets and figures in the Waste Plan may need to be reviewed in 2016, as these changes with impact on the viability of the plan should available capacity significantly change.

Greater Manchester Joint Minerals Development Plan Annual Monitoring Report 2014-2015

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

Introduction

- 6.73** 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 Minerals Plan (Minerals Plan), which was adopted on 26th April 2013.
- 6.74** This AMR covers the 12 month period from 26th April 2014 to 25th April 2015.
- 6.75** 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.
- 6.76** Within Greater Manchester there is a supply of low quality aggregate but limited resource of high quality aggregates available which is needed to ensure continued economic expansion of Greater Manchester. As such Greater Manchester relies heavily on imports from Mineral Planning Authorities (MPAs) outside of the plan area to meet its high-quality aggregate needs. Greater Manchester will therefore continue to work closely with the MPAs which export material to the area to ensure that material can continue to be sourced to meet its ongoing needs in a sustainable manner throughout the plan period. Furthermore the use of recycled aggregates and secondary mineral products will be encouraged where ever possible to reduce the need for imports and promote sustainable use of raw materials.

Background to the Minerals Plan

- 6.77** 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.

6.78 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.

6.79 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

6.80 This data is measured on a level which includes all ten Greater Manchester Authorities, the five Merseyside Authorities plus Halton and the local authority of Warrington.

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

6.81 This measures production of primary land won aggregates by mineral planning authority against the North West Aggregate Working Party (NW AWP) apportionments. This links with Objective 4i and Policy 2 & 3.

Greater Manchester, Merseyside and Warrington aggregate crushed rock landbank as at 31 December 2014

	Landbank as at 31.12.2013 (years)	Permitted reserves as at 31.12.2014 (mt)	Annual apportionment requirement 2005-2020 (mt)	Landbank as at 31.12.2014 (years)
Greater Manchester, Merseyside and Warrington	15.4	21.18	1.32	16.04

Greater Manchester, Merseyside and Warrington aggregate land-won sand and gravel landbank as at 31 December 2014

	Landbank as at 31.12.2013 (years)	Permitted reserves as at 31.12.2014 (mt)	Annual Apportionment requirement 2005 - 2020 (mt)	Landbank as at 31.12.2014 (years)
Greater Manchester, Merseyside and Warrington	9.9	3.86	0.43	8.97

6.82 Sales for land won sand and gravel and crushed rock continue to be below the apportionment requirement. Sales of land won sand and gravel were 0.26mt and crushed rock 0.69mt. Although a slight upturn in year, sales continue to be below the apportionment and levels of future provision will be addressed through the Local Aggregate Assessment.

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

6.83 This measures production of secondary and recycled aggregates by mineral planning authority. This links with Objective 4iii. Current data considered unreliable. Estimates are made using information from primary aggregate reserves and sales to identify any trends which may link to the production of secondary and recycled aggregates. Table 3 and 5 indicate a downward trend in sales of aggregate whilst reserves of crushed rock have fluctuated but remains around 20 MT and sand and gravel reserves have tended to fall. The general fall in sales and reserves may indicate and increased use of secondary and recycled aggregate.

Greater Manchester, Merseyside and Warrington aggregate crushed rock sales 2004-2014

Aggregate Crushed Rock Sales (million tonnes)											
Monitoring period	AM04	AM 05	AM 06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14
Sandstone	1.5	1.2	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.69
Total sales	1.5	1.2	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.69

Greater Manchester, Merseyside and Warrington aggregate crushed rock reserves 2004-2014

Aggregate Crushed Rock Reserves (million tonnes)											
Monitoring period	AM04	AM 05	AM 06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14
Sandstone	22.5	23.69	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3	21.18
Total sales	22.5	23.69	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3	21.18

Greater Manchester, Merseyside and Warrington aggregate sand and gravel sales 2004-2014

Aggregate Sand and Gravel Sales (million tonnes)											
Monitoring period	AM 04	AM05	AM 06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14
Land-won	0.50	0.40	0.40	0.3	0.44	0.37	0.22	0.24	0.24	0.24	0.26
Marine dredged	0.48	0.52	0.49	0.53	0.41	0.30	0.26	0.24	0.21	0.30	0.50
Total sales	0.98	0.92	0.89	0.83	0.85	0.67	0.48	0.48	0.45	0.54	0.76

Greater Manchester, Merseyside and Warrington aggregate sand and gravel reserves 2004-2014

Aggregate Sand and Gravel Reserves (million tonnes)											
Monitoring period	AM04	AM 05	AM 06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14
Land-won	6.3	8.91	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27	3.86
Total sales	6.3	8.91	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27	3.86

6.84 Estimates of construction and demolition waste which can be used as recycled aggregates can be obtained from the Environment Agencies Waste data Interrogator and is given in Table 7 below. However this data does not cover materials managed at exempt sites or material which is managed on site and therefore does not enter the waste stream, therefore this can only provide an estimate of recycled aggregates. Each year the Environment Agency releases data for the previous year as such 2015 data is not yet available. Data from 2010 till 2014 is given in the Table below and indicates a decrease in the amount of C&D waste handled following the recession. There was an increase of material handled in 2012, possibly due to economic recovery, and amounts handled appear to have increased slightly since 2012 although levels dropped slightly in 2014.

Greater Manchester, Merseyside and Warrington Construction & Demolition (from Waste Data Interrogator)

Construction and Demolition waste (million tonnes)					
Monitoring Period	2010	2011	2012	2013	2014
Total C & D waste	0.66	0.57	0.88	0.99	0.96

Minerals Plan Policies Review

Policy 1: The Presumption in Favour of Sustainable Minerals Development

6.85 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:

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

6.86 Planning applications permitted during the monitoring period:

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

6.87 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

6.88 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:

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

6.89 Planning application permitted during the monitoring period:

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

6.90 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)

6.91 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:

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

6.92 Planning application permitted during the monitoring period:

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

6.93 There was one application permitted which included primary extraction of minerals. This was compliant with the requirements of the policy meaning 100% of applications were approved, which meets the target for the policy.

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

6.94 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:

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

6.95 Planning application permitted during the monitoring period:

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

6.96 The one application permitted included provision for a small proportion of block stone. This was compliant with the requirements of the policy meaning 100% of applications were approved, which meets the target for the policy.

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

6.97 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:

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

6.98 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)

6.99 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:

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

6.100 There were no applications for unconventional gas resources developments permitted during the monitoring period.

Policy 7: Peat (implements objective 1)

6.101 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:

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

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

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

6.103 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:

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

6.104 There have been no non mineral developments permitted with the MSA that would needlessly sterilise mineral resources. Seven applications were received for development within an MSA but were exempt through the exceptions listed in Policy 8.

Application No.	Location	Proposal
14/64634/REM	Burgess Farm Hilton Lane Worsley, SALFORD, M28 3TL	Details of reserved matters for appearance, landscaping, layout and scale in relation to the erection of 146 dwellings pursuant to outline planning permission 10/58745/OUTEIA
57445	Land adjacent to Longsight Road (near Canon Lewis Hall), Greenmount, BURY, BL8 4DB	New outfall structure, associated hand railing and hedgerow removal
57508	Spenside, Bury and Bolton Road, Radcliffe, BURY, M26 4LA	Erection of 4 no. detached dwellings
14/64662/OUT	Land At Manchester Road West Little Hulton SALFORD	Outline planning application with all matters reserved for the erection of up to 100 dwellings with associated road and infrastructure Re-Submission of 13/64068/OUT
14/00849/OUT	Land Off Hollin Lane Middleton, ROCHDALE	Outline for up to 205 dwellings and a community building
14/00851/OUT	Land Off Langley Lane Middleton, ROCHDALE	Outline for up to 150 dwellings and associated infrastructure
93610/15	Former Roscoes Farm, Bolton Road, Westhoughton, BOLTON, BL5 3DX	Erection of 106 dwellings together with associated access and landscaping

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

6.105 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:

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

6.106 No new permissions were granted for minerals extraction.

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

6.107 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:

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

6.108 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)

6.109 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:

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%

6.110 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)

6.111 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:

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

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

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

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

Policy 13: Restoration and aftercare (implements objective 1)

6.114 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:

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

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

Application Number	Location	Proposal
93076/14	Montcliffe Quarry, Georges Lane, Horwich, Bolton, BL6 6RT	Re-profiling and stabilisation works of the north eastern face of Montcliffe Quarry, Horwich to alleviate health & safety concerns identified through a Quarry Regulations Appraisal – additional 1.4mt of mineral recoverable (mainly aggregate with a small portion of block stone (dimension stone)).

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

Petroleum Exploration and Development Licence (PEDL) update

6.117 On the 18th August 2015, the Oil and Gas Authority (OGA) and Department of Energy & Climate Change (DECC) published a Habitat Regulations Assessment (HRA) of the 14th Onshore Oil and Gas Licensing Round. The Oil and Gas Authority announced on 17th December 2015 that all 159 onshore blocks under the 14th Onshore Oil and Gas Licensing Round are being formally offered to successful applicants.

6.118 Of those blocks formally offered, 7 blocks fall wholly or partially within Greater Manchester;

1. Bolton Ref SD6, Operator: Osprey
2. Bolton & Bury Ref SD71, Operator: Hutton
3. Bury & Rochdale Ref SD81, Operator: Hutton
4. Wigan, SD50, Operator: Aurora
5. Bolton & Wigan Ref SD60d, Operator: Hutton
6. Bolton & Salford, SD70, Operator: Hutton
7. Trafford, SJ78, Operator: Ineos

6.119 There is also an existing and retained PEDL in place (Ref PEDL 193; Operator IGAS) partly in Salford/Trafford.

6.120 The Department for Energy and Climate Change Onshore Oil and Gas interactive map shows the released licence areas and can be accessed at:

<http://deccedu.maps.arcgis.com/apps/webappviewer/index.html?id=29c31fa4b00248418e545d222e57ddaa>

Action

6.121 Over the monitoring period the targets for all policies have either been met or no applications have been approved which would cover said policies. As such there are no further actions required in relation to the minerals policies.

6.122 As highlighted at the beginning of the report Greater Manchester has a limited supply of high grade aggregates and so relies on imports from surrounding Minerals Planning Authorities for this material. Greater Manchester must continue to liaise with the surrounding Minerals Planning Authorities regarding movement of such minerals.

7 Key findings and actions

7.1 A number of actions have been identified throughout this Monitoring Report 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 GMSF, the emerging Site Allocations DPD and/or Local Plan review.
- 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 GMSF, emerging Site Allocations DPD and/or Local Plan review following adoption of the Joint DPD.
- Support delivery of the council's Affordable Housing Strategy supporting action plan and the affordable homes delivery programme.

- 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 and / or Local Plan review 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 8" (approved in December 2013) and can be viewed on the council's website www.oldham.gov.uk.
- 7.5** 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, setting out the timetable for preparing the Site Allocations DPD and/or Local Plan review as well as details of the GMSF.

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 and need to review the Local Plan.

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 Monitoring Report. 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 8" (approved in December 2013) and can be viewed on the council's website www.oldham.gov.uk. The council carried out consultation on an Options Report in early

2014. Work has since been put on hold whilst we consider implications of the GMSF on the Local Plan. The timetable has therefore not been met.

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 Monitoring Report 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 Monitoring Report 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.

8 Other Monitoring Matters

Neighbourhood Development Order and Neighbourhood Development Plans

- 8.1** During the monitoring period a request has been received by Saddleworth Parish Council for their area to be designated a Neighbourhood Area with the intention being to prepare a Neighbourhood Plan. The council has received further information and are working with the Parish Council.

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 the council consulted on a Preliminary Draft Charging Schedule (PDCS) January to February 2015. Since this time the council has been analysing the responses received and PBA have carried out further work on the Viability Assessment. Following this the council will consider whether or not to proceed with the Preliminary Charging Schedule.

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** In relation to the preparation of the Local Plan, 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
Bolton Council	Allocations Plan Examination	Officers from Oldham Council attended a number of sessions into the examination of Bolton's Allocations Plan to understand the main issues.	April and May 2014.	More of an understanding of the issues surrounding Bolton's Allocations Plan.
AGMA	Gypsies and Travellers Accommodation Assessment (GTAA)	AGMA meeting to discuss the draft GTAA Refresh work carried out by consultants ARC4 and to finalise the draft report.	22.07.14	Further work / amendments identified.
Historic England	Assessment of Conservation Areas	Discussion with Historic England and the council's Conservation Officer regarding how conservation areas will be assessed in the Site Allocations DPD.	31.07.14	Assistance in how to include conservation assessment of sites as part of Preferred Options Stage was given. Historic England offered advice and stated they would continue to offer guidance as Oldham Council progress with work.
AGMA	AGMA CIL update	AGMA meeting to discuss CIL progress across GM authorities, changes to guidance, learn through experiences of others and talk through questions.	13.08.14	To continue to stay in touch regarding CIL progress.
Kirklees Council	Draft South Pennines Wind Energy Consultation	Oldham Council sent an email response to consultation to say we are pleased that the Study recognises that cumulative impacts are important particularly with regards to the South Pennines. Also commented that this should be an important factor alongside the impact on views from neighbouring authorities when considering any future planning applications.	18.08.14	Response to consultation.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
Environment Agency	Liaison Meeting	Meeting to discuss progress on the Local Plan and Development Management issues.	24.09.14	To continue to liaise with each other.
Calderdale Council	Proposed Ripponden Neighbourhood Development Plan Area Consultation	Oldham Council sent a letter via email to Calderdale in response to consultation on the Neighbourhood Plan Area. We had no comments at this time but requested to be kept informed of future stages of the work.	06.01.14	Response to consultation.
AGMA	EA North West Flood Risk Management Plan and DCLG - Further Changes to statutory consultee arrangements for the planning application process	Oldham Council provided comments via email to feed into a GM response.	19.1.15	Response to consultation.
United Utilities	Meeting with United Utilities to discuss planning growth	Oldham Council met with UU to discuss where Oldham is expecting growth, whether we have strategic development / key sites, update on GMSF, surface water / SUDS issues and UU amp plan / programme of works.	27.01.15	Meeting - resolve to meet regularly every 6 months initially
Salford City Council	Draft Planning Obligations SPD Consultation	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.	3.2.15	Response to consultation.
Environment Agency	Standard Rules Consultation	Oldham Council responded that the standard rules should specifically add Sites of Biological Interest and Local Nature Reserves along with "nature	27.02.15	Response to consultation.

Organisation / Local Authority	Strategic Issues Considered	Who the issues was discussed with and how	Date discussions took place	Outcome of discussion
		conservation sites" when considering the distance in relation to each of the operations.		
Calderdale Council	Local Plan Consultation	Oldham Council sent an email to Calderdale Council stating that we had no comments on the site assessment or the Green Belt review. In relation to the SA commented that we were pleased Oldham's Joint DPD was included and made reference to the GMSF.	13.03.15	Response to consultation.
AGMA	Greater Manchester Spatial Framework (GMSF)	Oldham Council is working with AGMA and the other nine authorities in Greater Manchester on the preparation of the GMSF.	Ongoing	Regular contact discussing emerging evidence base and the Draft Options GMSF.

Appendix 1 Local Housing Statistics

Net House Building 2003/04 to 2014/15

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	564	0	564	275
2015/16 Forecast	311	10	301	12
Total	5,248	2,137	3,111	-646
Average	404	164	239	

Chart A: Dwellings completed and cleared, 2003/04 to 2014/15

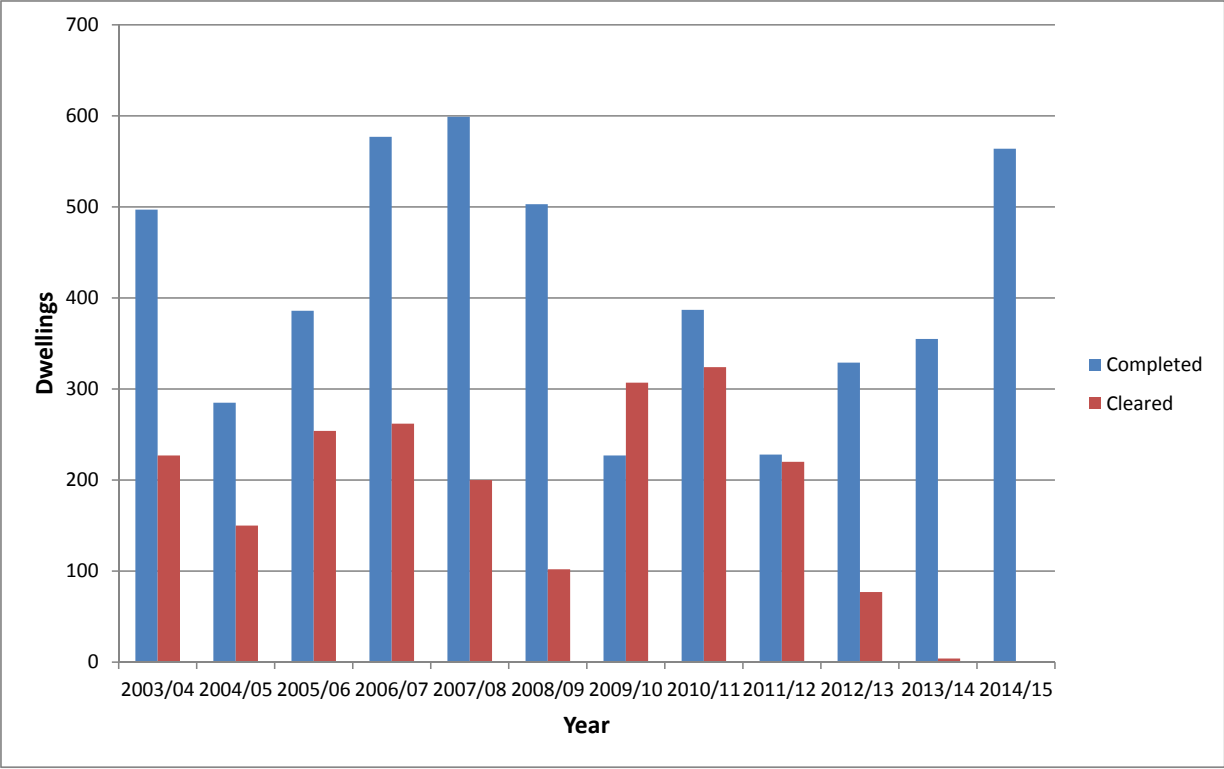
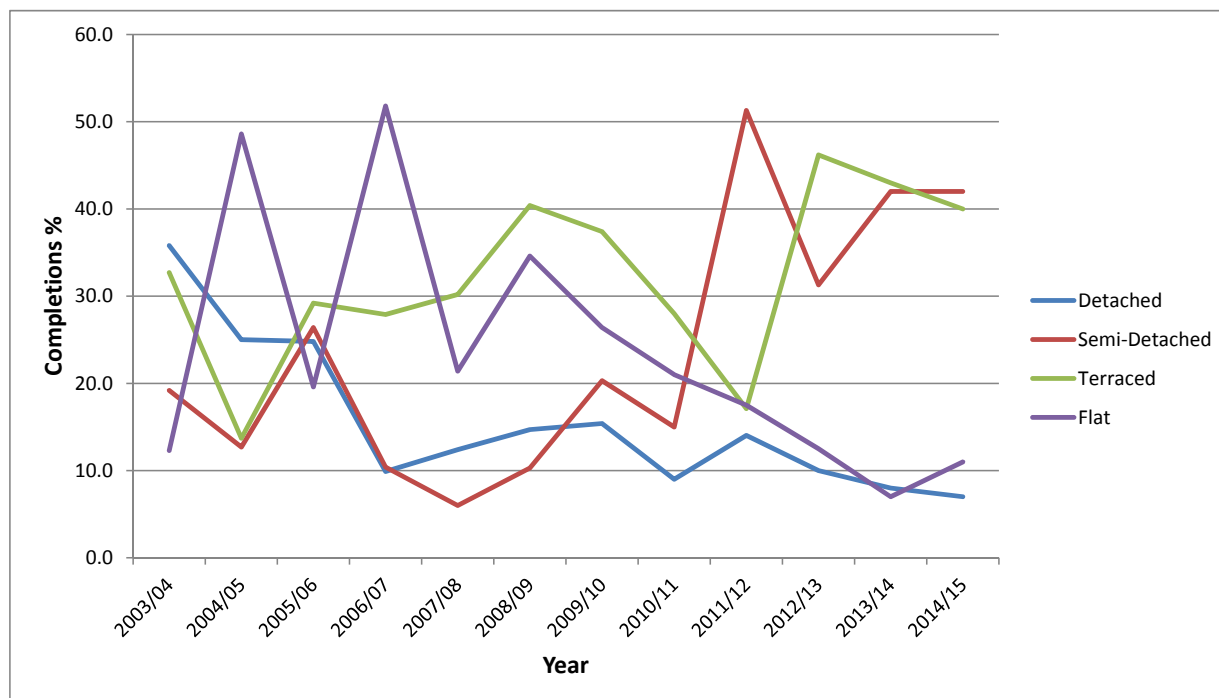


Chart B: Percentage of Completions by House Type, 2003/04 to 2014/15



Five year supply as at 1 April 2016

Site Status	Dwellings	%
Sites under construction	519	17.2
Sites with full planning permission	907	30.0
Sites with outline planning permission	434	14.4
Sites where committee is minded to approve an application, subject to S106 being signed	12	0.4
Phase 1 housing sites in UDP	250	8.3
Phase 2 housing sites in UDP	0	0.0
Other sites	334	11.1
Potential	566	18.7
Total	3,022	100

Appendix 2 Housing Land Supply Schedule as at 1 April 2016

Sites Under Construction

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	SW&L	0136	Land at Rhodes St/Owen Fold	BF	0.51	18	35.30	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SN	0288(1)	Land at former site of Lumb Mill, Delph, Oldham	BF	1.79	46	27.30	Yes	Yes	Yes	27	12	0	Site under construction. All dwellings will be delivered within 5 years
UC	CO	2012(1)	Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	BF	0.21	14	66.60	Yes	Yes	Yes	14	14	0	Site under construction. All dwellings will be delivered within 5 years
UC	SW&L	2081	Site of former Athens Mill, Brook Lane (Athens Way)	BF	0.61	24	39.00	Yes	Yes	Yes	2	1	0	Site under construction. All dwellings will be delivered within 5 years
UC	SS	2091	Franches Wharf, adj to Knoll Mill, Wellington Road, Greenfield	BF	1.85	99	53.50	Yes	Yes	Yes	52	0	42	Phase 1 under construction, considered deliverable within 5 years. Phase 2 considered developable in the medium term.
UC	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	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SS	2146	Royal George Mills, Friezland	BF	1.05	69	63.00	Yes	Yes	Yes	16	16	0	Site under construction. All dwellings will be delivered within 5 years
UC	SM	2167(1)	Land adjoining and to the south of 204 Roundthorn Road, Oldham, OL4 5LD	BF	0.03	2	66.66	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SW&L	2232	Land off Albert Street, Lees	BF	0.06	1	17.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	CO	2290	Land off Dew Way, Oldham	BF	1.05	46	43.81	Yes	Yes	Yes	8	8	0	Permission expired then new application submitted then withdrawn in 2008. Site now forms part of PFI4 scheme.
UC	SW&L	2311(1)	Former Acorn Mill Site, Mellor Street, Lees, Oldham. OL4 3DH	BF	0.20	16	80.00	Yes	Yes	Yes	6	6	0	Site under construction. All dwellings will be delivered within 5 years
UC	RN	2341(1)	Highlands Farm, Highlands, Royton, OL2 5HP	GF	0.04	1	25.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	FW	2357	Land adj to 265 Oldham Road, Falsworth	BF	0.13	22	169.00	Yes	Yes	Yes	22	22	0	Site under construction, deliverable within 5 years.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	SN	2369	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.30	17	56.60	Yes	Yes	Yes	14	12	0	Site under construction. All dwellings will be delivered within 5 years
UC	SH	2370	Lyon Mill, Crompton Way, Shaw	BF	0.36	24	67.00	Yes	Yes	Yes	11	11	0	Site under construction. All dwellings will be delivered within 5 years
UC	SJ	2376	Land at Flint Street, Oldham OL1 4EX	BF	0.23	14	61.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SN	2430	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.10	3	20.00	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SN	2431	1 Midgrove Lane, Delph	BF	0.01	2	100.00	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SN	2447	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	45	35.20	Yes	Yes	Yes	3	1	0	Site under construction, deliverable within 5 years.
UC	SS	2448	Former Greenfield Bowling Club, Land off Oak View Road, Greenfield, Oldham	BF	0.86	41	48.00	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SW&L	2487	189 Oldham Road, Springhead, OL4 4QJ	CON	0.01	1	86.96	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	CC	2504	Crossley Estate, off Denton Lane and Walsh Street, Chadderton, Oldham	BF	7.90	450	56.96	Yes	Yes	Yes	9	9	0	Site under construction. All dwellings will be delivered within 5 years
UC	MV	2778	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	7.30	290	39.72	Yes	Yes	Yes	60	60	0	Site under construction. All dwellings will be delivered within 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	Site under construction, deliverable within 5 years.
UC	CO	2859(1)2	Boundary Park, Furtherwood Road, Oldham	BF	0.71	30	42.00	Yes	Yes	Yes	20	20	0	Site under construction. All dwellings will be delivered within 5 years
UC	SW&L	2884	19 Stonebreaks Road, Springhead, OL4 4BZ	CON	0.08	2	37.50	Yes	Yes	Yes	1	0	0	Site under construction, deliverable within 5 years.
UC	MV	2896	Land at Rosary Road, Oldham, OL8 2QE	BF	0.64	65	101.60	Yes	Yes	Yes	9	9	0	Site under construction. All dwellings will be delivered within 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	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	SH	2914	Park Farm, Milnrow Road, Shaw, OL2 8BL	CGF	0.17	1	5.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	WA	2924	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.37	20	54.05	Yes	Yes	Yes	18	12	0	Site under construction. All dwellings will be delivered within 5 years
UC	SS	2940(1)	62 - 70 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	1.46	8	5.47	Yes	Yes	Yes	4	1	0	Site under construction, deliverable within 5 years.
UC	SM	2947	308-310 Lees Road, Oldham OL4 1NZ	BF		4		Yes	Yes	Yes	3	3	0	Site under construction. All dwellings will be delivered within 5 years
UC	WE	2948	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.03	2	66.60	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
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. All dwellings will be delivered within 5 years
UC	RN	2959	Land adj to 4 Rothwell Street, Royton, Oldham, OL2 5ND	BF	0.01	1	100.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	MV	2960	Filton Hill Junior School, Keswick Avenue, Oldham, OL8 2LD	BF	2.33	77	33.04	Yes	Yes	Yes	1	0	0	Site under construction, deliverable within 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	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	SW&L	2980	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.10	2	20.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
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. All dwellings will be delivered within 5 years
UC	SJ	2990	London Road, Derker, Oldham	BF	4.20	165	39.28	Yes	Yes	Yes	44	21	0	Site under construction. All dwellings will be delivered within 5 years
UC	WE	2999	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	64	31.40	Yes	Yes	Yes	23	23	0	Site under construction. All dwellings will be delivered within 5 years
UC	SN	3007	Land at the rear of Saddleworth Business Centre (Lumb Mill)	BF / COU	0.16	10	62.50	Yes	Yes	Yes	10	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	AL	3014	2 Honeywell Lane, Oldham, OL8 2AA	COU	0.09	6	66.66	Yes	Yes	Yes	6	6	0	Site under construction. All dwellings will be delivered within 5 years
UC	AL	3029	22-24 Brown Edge Road, Oldham, OL4 5QG	CON		2		Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	SS	3033	Land at 104 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	0.17	2	11.76	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 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	Site under construction, deliverable within 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	Site under construction. All dwellings will be delivered within 5 years
UC	SH	3037	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	BF	0.63	7	11.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	FW	3060	232 Oldham Road, Failsworth, Manchester M35 0HB	CON	0.01	2	200.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	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	1	0	Site under construction, deliverable within 5 years.
UC	FE	3076(1)	Star Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.04	9	225.00	Yes	Yes	Yes	9	8	0	Site under construction. All dwellings will be delivered within 5 years
UC	FW	3083	130 Lord Lane, Failsworth, M35 0GS	BF	0.05	1	20.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SN	3085	Primrose Cottage, Horest Lane, Denshaw, OL3 5ST	CGF	0.36	2	2.77	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SS	3095	Kirklea, Gellfield Lane, Uppermill, Oldham, OL3 6LJ	CGF	0.37	1	2.70	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SN	3112	Woods Farm, Church Fields, Dobcross, OL3 5AB	CON	0.11	1	9.09	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SN	3115	Rear of 9 and 9a, Diggle, Diggle, OL3 5LA	CGF		1		Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	CN	3119	Constellation Mill Site, Chadderton Way/Fernhurst Street, Chadderton, Oldham	BF	1.26	59	46.82	Yes	Yes	Yes	27	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	WA	3121	Land at Haven Lane, Moorside, Oldham, OL4 2PZ	GF	1.93	46	23.80	Yes	Yes	Yes	46	33	0	Site under construction. All dwellings will be delivered within 5 years
UC	CR	3124	Colliers Return, Rochdale Road, Shaw, Oldham, OL2 7NP	COU	0.18	4	22.20	Yes	Yes	Yes	2	1	0	Site under construction, deliverable within 5 years.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	SW&L	3125	Former Gardener's Arms, 18 Dunham Street, Lees, OL4 3NH	COU	0.04	1	25.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SS	3126	Land at Grove Street, Greenfield, Oldham	BF	0.08	2		Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SN	3127	The Barn, Denshaw Road, Delph, OL3 5EY	CON	0.05	1	20.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SS	3130	5 Church Road, Greenfield, OL3 7LQ	GF	0.05	1	20.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SJ	3148	Land at Whitecroft Street, Oldham	BF	0.88	5	5.68	Yes	Yes	Yes	3	1	0	Site under construction, deliverable within 5 years.
UC	AL	3157	Phoenix Working Mens Club, Charleston Street, Oldham, OL8 1PS	BF	0.17	9	52.94	Yes	Yes	Yes	9	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	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	Site under construction, deliverable within 5 years.
UC	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	Site under construction, deliverable within 5 years.
UC	SH	3195	12-20 Milnrow Road, Shaw, OL2 8EQ	CON	0.08	5	62.50	Yes	Yes	Yes	5	5	0	Site under construction. All dwellings will be delivered within 5 years
UC	SM	3197	Flower Pot Inn, 376 Higginshaw Lane, Oldham, OL1 4AH	COU	0.04	3	75.00	Yes	Yes	Yes	3	3	0	Site under construction. All dwellings will be delivered within 5 years
UC	SN	3200	Star Inn, 1260 Huddersfield Road, Austerlands, OL4 4AA	COU	0.07	3	42.85	Yes	Yes	Yes	3	3	0	Site under construction. All dwellings will be delivered within 5 years
UC	CR	3202	Land at 158 & 164 Thornham Road, Shaw, Oldham	BF	0.05	2	40.00	Yes	Yes	Yes	2	2	0	Site under construction. All dwellings will be delivered within 5 years
UC	CC	3203	Land at Horseshoe Lane, Chadderton, Oldham	GF	0.18	1	5.55	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	CO	3205	41 Union Street, Oldham, OL1 1HH	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	FE	3206	Land at Partington Street, Failsforth, Oldham	BF	1.11	51	45.94	Yes	Yes	Yes	46	31	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
UC	HO	3207	Royd Mill, Chamber Road, Oldham, OL8 4PT	BF	1.05	52	49.50	Yes	Yes	Yes	13	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	WE	3208	Hare And Hounds, 86 Block Lane, Chadderton, Oldham, OL9 7RR	COU	0.12	1	8.33	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	CR	3209	301 Rochdale Road, Shaw, OL2 7HL	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0	Site under construction, deliverable within 5 years.
UC	SM	3210	40 Bow Street, Oldham, OL1 1SJ	CON	0.03	10	333.00	Yes	Yes	Yes	10	10	0	Site under construction, deliverable within 5 years.
UC	SN	3213	90 Delph Lane, Delph, Oldham, OL3 5HX	GF	0.02	1	50.00	Yes	Yes	Yes	1	0	0	Site under construction, deliverable within 5 years.
UC	SN	3223	Land at Ward Lane, Diggle, OL3 5JT	MIX	0.65	11	16.92	Yes	Yes	No	11	10	0	Site under construction. All dwellings will be delivered within 5 years
UC	RN	3229	Land adjoining 34 Kirkstone Drive, Royton, OL2 6TP	BF	0.00	1	384.00	Yes	Yes	Yes	1	0	0	Site under construction, deliverable within 5 years.
UC	SN	3237	Former Diggle Station, Klin Green, Diggle, Oldham	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	0	Site under construction, deliverable within 5 years.
UC	RS	3238	Shiloh Healthcare, Bleasdale Street, Royton, OL2 6PZ	BF	0.88	32	36.36	Yes	Yes	Yes	25	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	SJ	3244	289 Ripponden Road, Oldham, OL1 4JJ	COU		1		Yes	Yes	Yes	2	1	0	Site under construction, deliverable within 5 years.
UC	WA	3245	Dog And Partridge PH, 49 Constantine Street, Oldham, OL4 3HE	CON	0.09	6	64.51	Yes	Yes	Yes	6	1	0	Site under construction, deliverable within 5 years.
UC	SN	3246	The barn adj. to The Old Original, Thorpe Lane, Scouthead, Oldham	COU	0.05	2	44.40	Yes	Yes	Yes	2	1	0	Site under construction, deliverable within 5 years.
UCS	SM	1786	Land opp. Roundthorn Primary School, Roundthorn Road, Oldham	BF	0.11	6	54.00	Yes	Yes	Yes	4	0	4	Construction on site has stalled therefore considered deliverable in 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 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 medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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 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 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 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 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 medium term.
UCS	SW&L	2212	R/o, 93 High Street, Lees	COU	0.01	2	200.00	Yes	Yes	Yes	2	0	2	Construction on site has stalled therefore considered deliverable in medium term.
UCS	AL	2227	Land at Birches, near Birches Parade, Holts OL4 5PZ	BF	0.33	22	66.66	Yes	Yes	Yes	22	0	22	Construction on site has stalled therefore considered deliverable in 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 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 medium term.
UCS	SJ	2318	1 Conduit Street, Moorside	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1	Construction on site has stalled therefore considered deliverable in medium term.
UCS	CN	2394	157, Bumley Lane	CON	0.06	2	33.00	Yes	Yes	Yes	2	0	2	Construction on site has stalled therefore considered deliverable in 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 medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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 medium term.
UCS	SN	2507	Hilltop Farm, Knott Hill Lane, Delph, OL3 5RJ	CGF	0.04	1	23.15	Yes	Yes	Yes	1	0	1	Construction on site has stalled therefore considered deliverable in medium term.
UCS	SW&L	2772	Land to rear of 997 Huddersfield Road, Lees, OL4 4AT	BF	0.01	1	78.10	Yes	Yes	Yes	1	0	1	Construction on site has stalled therefore considered deliverable in medium term.
UCS	SM	2774	The Bank and Northern Carpets buildings, 37-39 and 41-51 Mumps, Oldham.	BF	0.11	54	539.00	Yes	Yes	Yes	54	54	0	New application submitted for 54 apartments. Part of Princes Gate regeneration scheme Plot D. Expected to be developed within 5 years.
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 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 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	0	Construction on site has stalled therefore considered deliverable in 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 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 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 medium term.
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 medium term.
UCS	SW&L	2964	604 Huddersfield Road, Lees, OL4 3PZ	CON		4		Yes	Yes	Yes	1	0	1	Construction on site has stalled therefore considered deliverable in medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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 medium term.

Sites with Planning Permission

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	SS	2089(1)	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	BF	0.21	4	19.00	Yes	Yes	Yes	4	0	4	Permission extended 2+ times, therefore post 5 year supply.
PP	WA	2120(1)	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.05	2	41.66	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	WA	2147	Land off Wellyhole Street, Oldham	BF	0.90	56	24.50	Yes	Yes	Yes	56	0	56	Large site considered achievable 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 achievable in 5 years.
PP	SH	2368	Birshaw Farm, Oldham Rd, Shaw	COU	0.60	5	8.00	Yes	Yes	Yes	5	5	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	SM	2412	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.12	142	1183.33	Yes	Yes	Yes	142	142	0	Large site considered achievable in 5 years.
PP	SM	2438	Land adj 10 Cranbrook Street, Oldham	BF	0.09	2	22.00	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
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	SS	2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.05	3	63.97	Yes	Yes	Yes	3	3	0	Small site - deliverable in 5 years
PP	SS	2812	11 Wharmton Rise, Grasscroft, OL4 4ET	BF	0.98	1	1.02	Yes	Yes	Yes	1	1	0	Small site - 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	CO	2831	53 - 55 King Street (formerly Riley	BF	0.15	126	840.00	Yes	Yes	Yes	126	126	0	Large site considered achievable in 5 years.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
			Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU											
PP	CR	2889	Land at Blakelock Street, Shaw, Oldham	BF	0.08	4	50.00	Yes	Yes	Yes	4	4	0	Small site - deliverable in 5 years
PP	SJ	2894	Land bounded by Wilkes Street Oldham, OL1 4JW	BF	0.06	2	33.30	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	CC	2899	Land adj., 32 Laurel Avenue, Chadderton, Oldham, OL9 9NJ	GF	0.04	1	25.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	AL	2902	Land adj., 63 Meldrum Street, Oldham OL8 1NU	BF	0.06	4	71.00	Yes	Yes	Yes	4	4	0	Small site - deliverable in 5 years
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	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	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
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 achievable 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 - deliverable in 5 years
PP	SN	2937	135 Den Lane, Springhead, OL4 4SG	BF	0.04	1	25.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SS	2941	Land adjacent to 39 Manchester Road, Greenfield, Oldham (different site to record: 2155)	BF	0.10	1	10.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
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

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	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	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	SN	3032	19 Tamewater Court, Dobcross, Oldham, OL3 5GD	CON		2		Yes	Yes	Yes	1	1	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
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	SS	3051	25 High Street, Uppermill, Oldham OL3 6HS	BF	0.04	5	114.41	Yes	Yes	Yes	4	4	0	Small site - deliverable in 5 years
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	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	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	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

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	FE	3084	Land at former site of Star Inn, Church Street, Failsworth, M35	BF	0.06	4	66.66	Yes	Yes	Yes	3	3	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	SN	3087	Moorcroft Farm, Millicroft Lane, Delph, OL3 5UX	CGF	0.21	3	14.29	Yes	Yes	Yes	3	3	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	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	SS	3091	The Coach House, Platting Road, Lydgate, OL4 4JN	CGF	0.13	1	7.69	Yes	Yes	Yes	1	1	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	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	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	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

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
PP	HO	3097	861 Hollins Road, Oldham, OL8 3QE	COU		1		Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SM	3099	106-108 Henshaw Street, Oldham, OL1 2BL	COU	0.01	1	100.00	Yes	Yes	Yes	0	0	0	Small site - deliverable in 5 years. No net gain.
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	WE	3101	2 Edward Street, Oldham, OL9 7QW	COU		1		Yes	Yes	Yes	1	1	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	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	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	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	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	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	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	RN	3109	75 Fir Lane, Royton, OL2 6TF	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	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	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

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	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	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	SS	3132	33 Beechfield, Grasscroft, OL4 4EN	GF	0.30	1	6.60	Yes	Yes	Yes	2	2	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
PP	CN	3134	31 Chadderton Fold, Chadderton, OL12RR	OGB	0.09	1	11.11	Yes	Yes	Yes	1	1	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	5	0	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	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	3139	Innischarra, Lynwood Drive, Oldham, OL4 3EZ	GF	0.23	4	17.39	Yes	Yes	Yes	4	4	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	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	SJ	3142	Former Hill Top School, Arncliffe Rise, Oldham, OL4 2LZ	NBGB	1.90	8	4.21	Yes	Yes	Yes	8	8	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	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	SJ	3146	Land at Mortimer Street, Oldham	GF	0.30	13	43.33	Yes	Yes	Yes	13	13	0	Scheme for affordable housing through Guinness Northern Counties therefore deliverable in 5 years.
PP	SS	3149	Land at Wellington Road, Greenfield, Oldham	BF	0.77	23	29.87	Yes	Yes	Yes	23	23	0	Large site - deliverable in 5 years
PP	SN	3150	Upperhouse Farm, Oldham Road, Scouthead, OL3 5RD	CGB	0.18	4	22.22	Yes	Yes	Yes	2	2	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	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
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	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	WA	3159	Fernec Works, Stephenson Street, Oldham, OL4 2HH	BF	0.17	14	82.35	Yes	Yes	Yes	14	14	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	SM	3163	Clarksfield Conservative Club, Huxley Street, Oldham, OL4 5JX	BF	0.38	15	39.48	Yes	Yes	Yes	15	15	0	Large site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	HO	3166	535 Hollins Road, Oldham, OL8 3TP	COU	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	GGB	0.03	1	33.33	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	RN	3168	Woodside Farm, Cinder Hill Lane, Chadderton, OL1 2SU	GGB	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	SN	3170	Woodbrow Farm, Oldham Road, Denshaw, OL3 5SP	GGB	0.05	4	80.00	Yes	Yes	Yes	4	4	0	Small site - deliverable in 5 years
PP	MV	3171	418-420 Ashton Road, Oldham, OL8 3HF	COU	0.01	1	76.92	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3172	Hey House Farm, Ripponden Road, Denshaw, OL3 5UN	GGB	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	GGB	0.01	1	100.00	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	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	SJ	3177	689 Ripponden Road, Oldham, OL1 4JU	COU	0.01	1	100.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	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	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
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
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	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	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
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	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	3189	1 Spum 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	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	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

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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	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	SN	3212	Former Dronsfields Mercedes Site, Laureates Place, Springhead, Oldham, OL4 4DB	MIX	0.70	9	12.85	Yes	Yes	Yes	9	9	0	Small site - deliverable in 5 years
PP	WA	3217	Rear of 250 Huddersfield Road, Oldham, OL4 2DX	BF	0.01	1	88.49	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	WA	3218	1 & 2 Littlemoor Place, Back of Zealand Street, Watersheddings, Oldham	COU	0.02	2	105.00	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	CS	3219	Land adj 264 Long Lane, Chadderton, OL9 8AY	BF	0.02	1	44.24	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3220	3 Buckley Drive, Denshaw, OL3 5RT	GF		2		Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	SH	3221	Land at 15 Buckley Street, Shaw, OL2 8EZ	BF	0.04	6	165.74	Yes	Yes	Yes	6	6	0	Small site - deliverable in 5 years
PP	MV	3222	Garage & Store, Maridon Barn, Keb Lane, Oldham, OL8 2TG	COU	0.06	2	16.00	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	SN	3224	Former Golden Fleece Car Park, Denshaw, Oldham, OL3 5SS	NBGB	0.13	3	22.59	Yes	Yes	Yes	3	3	0	Small site - deliverable in 5 years
PP	FE	3225	Meadowcroft Farm, 232 Medlock Road, Fallsforth, M35 9NG	CON	0.55	1	1.80	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
PP	SN	3226	Running Hill Farm, Running Hill Lane, Dobcross, OL3 5JS	OGB	0.11	2	18.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3227	Land bounded by Stafford Street, Lynn Street, Durham Street and Cambridge Street, Oldham, OL9 7DP	BF	1.47	37	25.17	Yes	Yes	Yes	37	37	0	Large site - deliverable in 5 years
PP	SS	3228	Lower Cross Farm, Higher Cross Lane, Uppermill, Oldham, OL3 6LJ	NBGB	2.50	1	0.40	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	FE	3230	Brick Hall Farm, Falisworth Road, Woodhouses, M35 9NN	BF	0.10	1	10.30	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3231	Slade Bank, Old Lane, Dobcross, OL3 5NG	NBGB	0.81	1	1.23	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3232	1-2 Martins Cottages, Oldham Road, Denshaw, OL3 5SP	NBGB	0.20	1	5.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SN	3233	Holly Grove Farm, Ward Lane, Diggle, OL3 5JW	NBGB	0.10	1	10.00	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	SS	3234	Land off Spring Meadow Lane, Uppermill	GF	0.03	1	35.71	Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	CC	3235	Land to rear of 449 Foxdenton Lane, Chadderton, Oldham	GF		1		Yes	Yes	Yes	1	1	0	Small site - deliverable in 5 years
PP	HO	3236	Land behind 190-198 Limeside Road, Oldham	BF	0.08	2	26.14	Yes	Yes	Yes	2	2	0	Small site - deliverable in 5 years
PP	FW	3240	The Avenue, 46 Greaves Avenue, Falisworth, M35 0NA	BF	0.23	15	65.21	Yes	Yes	Yes	15	15	0	Large site - deliverable in 5 years
PP	RS	3241	Land at 2 Sunfield Crescent, Royton, OL2 6EY	BF	0.23	9	39.13	Yes	Yes	Yes	9	9	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
PP	WA	3073	Land at Constantine Street, Oldham	BF	1.50	62	41.33	Yes	Yes	Yes	62	62	0	Large site - deliverable in 5 years
PP	SW&L	3243	Village Nursery, Princess Street, Lees, OL4 5AF	COU	0.07	10	142.85	Yes	Yes	Yes	10	10	0	Large site - deliverable in 5 years
PP	CC		Foxdenton Strategic Site	MIX		97		Yes	Yes	Yes	97	97	0	Large site - deliverable in 5 years
OUT	SS	1177	Land opposite 6 The Park, Grasscroft, OL4 4ES.	GF	0.06	1	15.52	Yes	Yes	Yes	1	0	1	Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term.
OUT	HO	2119	Land to rear of 31 Oak Rd, Hollinwood	GF	0.08	3	37.50	Yes	Yes	Yes	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	SS	2460(1)	Springfield Farm, Friezland Lane, Greenfield, Oldham, OL3 7EU	CGF	0.16	2	12.50	Yes	Yes	Yes	2	0	2	Outline permission with no indicative plans, therefore considered deliverable in the medium term.
OUT	WE	2780	Rear of 101 Windsor Road, Coppice, Oldham, OL8 1RP	BF	0.02	1	40.30	Yes	Yes	Yes	1	0	1	Outline permission with no indicative plans, therefore 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	SW&L	2846	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1	Small site with outline permission. Site subject to repeat applications therefore considered deliverable in the medium term.
OUT	SS	2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.07	6	85.70	Yes	Yes	Yes	6	0	6	Outline permission with no indicative plans, therefore considered deliverable in the medium term.
OUT	SM	2916	Land adj., Bridge Inn PH, Becket Meadow	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1	Small site with outline permission. Site subject to repeat

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
			Street, Oldham, OL4 1JE											applications therefore considered deliverable in the medium term.
OUT	SH	3028	P & D Northern Steels Ltd, Mossley Street, Shaw, OL2 8QL	BF	1.93	80	41.45	Yes	Yes	Yes	80	0	80	Large site with outline permission. Considered deliverable in the medium term.
OUT	FW	3071	Land at Fallsworth Mill, Ashton Road West, Fallsworth, Manchester, M35 0ES	BF	1.17	59	50.42	Yes	Yes	Yes	59	0	59	Large site with outline permission. Considered deliverable in the medium term.
OUT	FW	3078	Lancaster club, Broadway, Fallsworth, Manchester, M35 0DX	MIX	5.96	144	24.16	Yes	Yes	Yes	144	144	0	Large site with outline permission. Planning to submit Reserved Matters application immediately. Considered deliverable in 5 years.
OUT	SM	3082	Cabaret Club, 2 Bridge Street, Oldham, OL1 1EA	BF	0.36	16	33.33	Yes	Yes	Yes	16	0	16	Large site with outline permission. 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	0	1	Outline permission with no indicative plans, therefore considered deliverable in the medium term.
OUT	FE	3136	Land adj., 232 Medlock Road, Fallsworth, M35 9NG	GF	0.25	7	28.00	Yes	Yes	Yes	7	0	7	Outline permission, therefore considered deliverable in the medium term.
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	3153	Glenwood, Higher Arthurs, Greenfield, OL3 7BE	GF	0.09	2	22.22	Yes	Yes	Yes	2	0	2	Outline permission with no indicative plans, therefore considered deliverable in the medium term.
OUT	SW&L	3162	Land at Ashes Lane & Station Street, Springhead, Oldham, OL4 4PQ	GF	0.33	7	21.21	Yes	Yes	Yes	7	0	7	Outline permission, therefore considered deliverable in the medium term.
OUT	SN	3211	Land at Pingle Lane, Delph, Oldham	NBGB	0.00	1	333.33	Yes	Yes	Yes	1	0	1	Outline permission, therefore considered deliverable in the medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
OUT	SN	3214	Scouthead Filling Station, 1025 Huddersfield Road, Scouthead, Oldham, OL4 4AS	NBGB	0.20	9	45.00	Yes	Yes	Yes	9	0	9	Outline permission, therefore considered deliverable in the medium term.
OUT	CS	3215	104 Old Lane, Chadderton, OL9 7JD	GF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Outline permission, therefore considered deliverable in the medium term.
OUT	SW&L	3239	Land at Knowles Lane and Lane Head Road, Oldham	NBGB	0.20	2	10.00	Yes	Yes	Yes	2	0	2	Outline permission, therefore considered deliverable in the medium term.
OUT	SJ	3242	Domalo Nurseries Ltd, Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.98	34	34.76	Yes	Yes	Yes	34	0	34	Outline permission, therefore considered deliverable in the medium term.
OUT	CC		Foxdenton Strategic Site	MIX		414		Yes	Yes	Yes	414	264	150	Outline permission granted for approx. 500 dwellings. 97 dwellings have full PP. The remaining still have outline. Developer has current plans for 114 units start on site 2016/17 (R1) The following phases (R3 – R6) will provide circa 300 units. – expect approx. 150 of these to be delivered within the next 5 years and the remainder in the following 5 year period.

Sites Subject to a S106

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
S106	MV	1782	Land at Gainsborough Avenue	BF	0.25	5	20.00	Yes	Yes	Yes	5	0	5	Outline permission subject to S106. Considered deliverable in the medium term.
S106	AL	1852	Land at Estate Street	BF	0.03	1	33.00	Yes	Yes	Yes	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	SS	2654	Land behind bus turning area and Pickhill Lane, Uppermilli, 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	FE	2657	Land off Ashton Road East, Falsworth, Manchester (former Macedonia United Reform church)	BF	0.14	4	29.60	Yes	Yes	Yes	4	0	4	Outline permission subject to S106. Considered deliverable in the medium term.
S106	FW	3118	Land at, Woodhall Street, Falsworth, Oldham, M35 0DD	BF	0.32	18	56.30	Yes	Yes	Yes	18	0	18	Outline permission subject to S106. Considered deliverable in the medium term.
S106	FE	3120	Phoenix Mill, Cheetham Street, Falsworth, Manchester, M35 9DS	BF	1.46	86	58.90	Yes	Yes	Yes	86	0	86	Outline permission 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	Yes	Yes	Yes	50	0	50	Outline permission subject to S106. Considered deliverable in the medium term.
S106	WE	3160	Woodfield Centre, Off Netherfield Close, Oldham, OL8 4ET	BF	0.63	12	19.05	Yes	Yes	Yes	12	12	0	Reserved Matters application now in. Considered deliverable in 5 years.

'Other' Sites

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	SN	1082	Land at Saint Annes Sq	BF	0.07	2	28.57				2	0	2	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	RN	1274	1-9 Dogford Rd	BF	0.05	4	80.00				4	0	4	Small site, permission expired - deliverable within medium term.
Other	SM	1297	Land at Preston Street	BF	0.18	5	27.78				5	0	5	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CR	1658	Land at 223A, Rochdale Road	BF	0.08	1	12.50	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	FW	1772	Land off Hale Lane/Stanhope Way	BF	0.04	4	100.00				4	0	4	Small site, permission expired - deliverable within medium term.
Other	MV	1779	Land at Wilson Street	BF	0.23	3	13.04				3	0	3	Small site, permission expired - deliverable within medium term.
Other	SS	1830	Land adjacent to 3 Burnedge Lane, Grasscroft	BF	0.12	1	8.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CC	1833	Land adj. Millard Hse, Millard St	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SJ	1863	Land at Flint Street Deker	BF	0.07	4	57.00	Yes	Yes	Yes	4	4	0	Small site being packaged as part of a number of sites, expected to come forward in the next 5 years.
Other	CO	2012	Land at Ruskin Street	BF	0.09	3	33.33				3	0	3	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
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	Construction on site has stalled therefore considered deliverable in the medium term.
Other	SJ	2101	Land off Ripponden Road / Cornhill Street	BF	0.22	14	63.60	Yes	Yes	Yes	14	0	14	Large site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	AL	2118	Estate St/Pannure St	BF	0.06	5	83.30				5	0	5	Small site, permission expired - deliverable within medium term.
Other	WA	2120	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.19	8	42.10				8	0	8	Small site, permission expired - deliverable within medium term.
Other	RS	2132	Land adjacent to 14 Hebron Street, Heyside, Royton	BF	0.12	4	33.33	Yes	Yes	Yes	4	0	4	Small site, permission expired - deliverable within medium term.
Other	SN	2140	Edge Hill farm, Dark Lane, Delph	CGF	0.01	1	100.00				1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	RN	2160	Land adjacent to Hamilton Avenue Royton Oldham	BF	0.14	3	21.40				3	0	3	Small site, permission expired - deliverable within medium term.
Other	SJ	2183	797-799 Ripponden Rd	BF	0.04	1	25.00				1	0	1	Small site, permission expired - deliverable within medium term.
Other	WE	2187	R/o 152/160 Chamber Rd	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SN	2197	Springmeadow, 6, Ladcastle Rd, Dobcross	BF	0.06	1	17.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CN	2222	Nodgate Farm, Cragg Road	CGF	0.04	3	75.00				3	0	3	Small site, permission expired - deliverable within medium term.
Other	SW&L	2223	237-239, Oldham Rd, Springhead	COU	0.02	2	100.00	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	IV	2225	Land off Tanners Fold, Flitton Hill, Oldham	BF	0.16	8	50.00				8	0	8	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	CN	2244	25-31 Mill Brow, Chadderton	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	2248	Land at rear of 32 Thorpe Lane	BF	0.06	1	17.00				1	0	1	Small site, permission expired - deliverable within medium term.
Other	HO	2249	231 Hollins Road	COU	0.01	1	111.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SM	2257	116 Union St	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SH	2259	Land at 30 Eastway, Shaw	CON	0.03	6	200.00				6	0	6	Small site, permission expired - deliverable within medium term.
Other	WE	2261	80a Windsor Road	COU	0.16	1	19.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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. It is expected to be developed in 5 years.
Other	CR	2277	128 Oldham Rd, Shaw	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CC	2281	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	CGF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	FW	2291	Land at rear of 15 Bethel Ave (Land at Booth Street), Failsworth	BF	0.06	2	33.00	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	SN	2292	Land adjacent to 3 Midgrove Lane	BF	0.06	1	17.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	2293	Land at Friarswood, Oldham Road	CON	0.30	4	13.00				4	0	4	Small site, permission expired - deliverable within medium term.
Other	SS	2296	Land opposite 37 Manchester Rd, Greenfield	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SM	2302	2/4 Morris Street	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	SN	2322	Millicroft House, Millicroft Lane	COU	0.07	1	14.30	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SS	2328	Rear of 12 Dacres Drive	BF	0.07	1	14.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within 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, permission expired - deliverable within medium to long term.
Other	MV	2358	Land off Nicholas Road (Eastside), Oldham	BF	0.21	4	19.00				4	0	4	Small site, permission expired - deliverable within medium term.
Other	FW	2375	34-36 Miriam Street, Failsworth	BF	0.05	3	60.00				3	0	3	Small site, permission expired - deliverable within medium term.
Other	SM	2377	Bank Mill, Huxley Street, Oldham OL4 5JX	CON	0.12	21	175.00				21	0	21	Large site, permission expired - deliverable within medium term.
Other	HO	2397	609 Hollins Road	COU	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	WE	2400(1)	Land adj to 155 Wellington Road, Oldham	BF	0.39	8	20.50				8	0	8	Small site, permission expired - deliverable within medium term.
Other	RS	2403	Treetops, 2 Sunfield Cres, Royton	BF	0.04	1	25.00				1	0	1	Small site, permission expired - deliverable within medium term.
Other	FW	2407	Former United Reform Church, Victoria St / Oldham Rd, Failsworth	BF	0.06	13	216.60				13	0	13	Small site, permission expired - deliverable within medium term.
Other	CO	2409	Land off Booth Hill Lane	BF	0.42	17	40.50				17	0	17	Small site, permission expired - deliverable within medium term.
Other	RN	2416	Land adj 51 Dogford Road, Royton	BF	0.05	1	20.00				1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	2423	24 The Square, Dobcross, OL3 5AA	COU	0.01	1	200.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	2443	Nebo Farm, Whitegate Lane, Strinsdale	CGF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	MV	2445	Corner of Gainsborough Avenueue (Clydesdale Works)	CON	0.15	8	53.00				8	0	8	Small site, permission expired - deliverable within medium term.
Other	SN	2478	Ballybunion, Redwood Road, Uppermill, Oldham	BF	0.16	1	6.40	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	SW&L	2480	113 Stamford Road, Lees, OL4 3NB	CON	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SM	2486	177 Lees Road, Oldham, OL4 4QJ	CON	0.03	2	80.00				2	0	2	Small site, permission expired - deliverable within medium term.
Other	SM	2497	43-47 Brompton Street, Glodwick, Oldham	BF	0.03	3	100.00				3	0	3	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CO	2503	Land at 67 Godson Street (Appollo Day Nurseries Ltd), Oldham, OL1 2DB	BF	0.07	20	286.00				20	0	20	Large site, permission expired - deliverable within medium term.
Other	CN	2506	Healds Green Farm, Healds Green, Chadderton, OL1 2SP	CGF	0.05	1	18.52	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium to long term.
Other	SJ	2515	Land adj., Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.25	11	44.00				11	0	11	Large site, permission expired - deliverable within medium term.
Other	SW&L	2516	Land at Hartshead Street, Lees, Oldham	BF	0.04	9	257.00				9	0	9	Small site, permission expired - deliverable within medium term.
Other	CO	2517	Land at junction of Chadderton Way and West End Street, Oldham	BF	0.07	3	49.40				3	0	3	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	RN	2518	Downey House, Church Street, Royton, OL2 5JS	BF	0.08	1	13.20	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	HO	2650	Byron Street Social Club, Byron Street, Hollinwood, Oldham, OL8 4QT	BF	0.07	12	179.10				12	0	12	Small site, permission expired - deliverable within medium term.
Other	CC	2652	Matthew Fold Farm, Foxdenton Lane, Chadderton, OL9 9QY	BF	0.07	1	14.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	WE	2659	Land at North Werneth Zone 2, Land east of St Johns bounded by Alfred St, Featherstall Rd South and Porter St	BF	0.49	30	61.20	Yes	Yes	Yes	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.
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	Yes	Yes	Yes	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 Milne Street to the east	BF	1.39	72	51.80	Yes	Yes	Yes	72	36	36	Local authority site. 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	Local authority site. Discussions taking place with registered provider to bring forward as part of a package of sites. Considered deliverable in short to medium term.
Other	SJ	2664	Land at Derker (Abbotsford Road Site), Abbotsford Road/Vulcan Street, Derker, Oldham	BF	1.18	65	55.00	Yes	Yes	Yes	65	65	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	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	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	FE	2667	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	BF	0.05	1	20.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	FW	2770	Land off Hughes Close, Hale Lane, Failsworth	BF	0.05	4	80.00				4	0	4	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	RN	2771	Land off Royley, Royton (former garage court)	BF	0.29	28	97.00				28	0	28	Large site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SN	2779	Ramsclough Farm, Oldham Road, Denshaw, OL3	CON	0.37	2	8.20	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	CC	2781	Rear of 58 Queens Road, Chadderton	BF	0.15	2	13.61				2	0	2	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	RN	2785	Thornham Mill, Oozewood Road, Royton, OL2 5SJ	BF	0.42	71	169.00				71	0	71	Large site, permission expired - deliverable within medium term.
Other	WA	2788	17 Radcliffe Road, Oldham, OL4 2NR	BF	0.03	1	30.30	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	2792	Whitegate Cottage, Whitegates Lane, Strinesdale, OL4 3RF	BF	0.13	1	7.70	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CO	2793	Oldham NHS Trust, Westhulme Avenue, Oldham, OL1 2PN	BF	2.45	105	42.90				105	0	0	Large site, permission expired - deliverable within medium term.
Other	SM	2796	169 Union Street, Oldham	BF	0.03	30	909.00				30	0	30	Large site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CN	2808	Hilltop Farm, Chadderton, Oldham	CGF	0.18	5	27.70	Yes	Yes	Yes	5	0	5	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	FW	2819	Land between 16 and 18 Propops Hall Drive, Fallsworth	BF	0.07	2	27.70	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium to long term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	SN	2830	Land adj to Pastures House, Huddersfield Road, Southhead, OL4 4AS	BF	0.12	2	16.60	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CO	2835	Land at Dunbar Street, Oldham	BF	0.10	8	80.00	Yes	Yes	Yes	8	0	8	Small site, permission expired - deliverable within medium term.
Other	SH	2836	Shaw Band Club, Dale Street, Shaw, OL2 8RN	CON	0.09	10	111.00				10	0	10	Large site, permission expired - deliverable within medium term.
Other	SW&L	2837	1 Grotton Meadows, Grotton, OL4 5RQ	BF	0.22	1	5.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CN	2840	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	BF	0.10	6	60.00				6	0	6	Small site, permission expired - deliverable within medium term.
Other	FW	2842	Land off Hale Lane/Hughes Close, Failsworth, Manchester	BF	0.42	38	90.00				38	0	38	Large site, permission expired - deliverable within 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	MV	2872	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	BF	0.20	10	50.00	Yes	Yes	Yes	10	0	10	Large site, permission expired - deliverable within medium term.
Other	WA	2879	380 Huddersfield Road, Oldham, OL4 2EX	CON	0.01	1	144.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SN	2881	Land at Pastures House, Huddersfield Road, Southhead, OL4 4AS	BF	0.08	1	13.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SJ	2882	49 Rippindon Road, Oldham, OL1 4EW	COU	0.00	1	222.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CC	2895	1 Fountains Walk, Chadderton, OL9 8PX	BF	0.02	1	59.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	FW	2904(1)	Land at Casson Street, Fallsworth, M35 0ED	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	FW	2915	Land adj., 48 Norfolk Crescent, Fallsworth, Manchester	BF	0.03	1	40.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	MV	2918	53 Langham Road, Oldham, OL8 1AX	BF	0.05	1	40.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	CC	2926	131 Foxdenton Lane, Chadderton, M24 1GN	BF	0.03	1	73.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	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, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	MV	2938	Land at Crofton Street, Oldham	BF	0.04	2	50.00	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	SJ	2939	44 Browning Road, Oldham, OL1 4NF	BF	0.03	1	33.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	RN	2942	Garage Plot 4, Lorne Avenue, Royton	BF	0.79	3	4.00				3	0	3	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	MV	2949	Angelo House, Byrth Road, Oldham, OL8 2TJ	BF	0.09	4	4.40				3	0	3	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	RS	2965	Money Controls Ltd, New Coin Street, Royton, OL2 6JZ	BF	2.53	139	54.90	Yes		Yes	139	0	139	Large site, permission expired - deliverable within medium term.
Other	CO	2967	Brook Tavern, 260 Rochdale Road, Oldham, OL1 2HF	BF		1		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	AL	2968	100 Alt Lane, Oldham, OL8 2EX	COU		2		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SN	2983	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	CGF		2		Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	SN	2984	Land off, Knowsley Avenue, Springhead, Oldham.	BF	0.07	4	57.00	Yes	Yes	Yes	4	0	4	Small site, permission expired - deliverable within medium term.
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, permission expired - deliverable within medium term.
Other	WE	2987	115 Windsor Road, Oldham, OL8 1RQ	GF	0.04	1	25.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	FW	2994	Land between 21/23 Elm Street, Failsworth, Manchester M35 0AF	BF	0.01	1	74.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	WA	2996	65 Esther Street, Oldham, OL4 3EP	CON		2		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	FE	2997	Land at rear of 103/107 Ashton Road East, Failsworth, M35 9PR	BF	0.03	1	33.30	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	3000	Garage adj., to 15 and 16 Treetops Close, Dobcross, Oldham. OL4 5DS.	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SS	3002	Tatchins Barn, Church Road, Uppermill, Oldham	CGF	0.02	1	50.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.
Other	SM	3016	104 Henshaw Street, Oldham, OL1 2BL	COU	0.03	8	266.60	Yes	Yes	Yes	8	0	8	Small site, permission expired - deliverable within medium term.
Other	CO	3017	62 Colwyn Street, Oldham, OL9 6BE	COU	0.01	1	136.90	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SM	3018	102 Greengate Street, Oldham, OL4 1EB	COU		1		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	3022	Frarswood House, Oldham Road, Denshaw, Oldham, OL3 5SW	COU		1		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Comments
Other	HO	3023	207 Chapel Road, Oldham, OL8 4QL	COU		1		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CR	3024	452 Shaw Road, Royton, Oldham, OL2 6PG	COU		2		Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SJ	3041	15 Sunfield Avenue, Oldham, OL4 2NH	BF	0.02	1	50.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SN	3042	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 5TZ	GF	0.12	2	16.60	Yes	Yes	Yes	2	0	2	Small site, permission expired - deliverable within medium term.
Other	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, permission expired - deliverable within medium term.
Other	WE	3045	115b Windsor Road, Oldham, OL8 1RQ	BF	0.04	1	25.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SS	3047	11 Burnedge Lane, Grasscroft, OL4 4EA	BF	0.10	1	10.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	SW&L	2920	Land adjacent to 10 Dellhide Close, Springhead, OL4 4PJ	BF	0.05	1	22.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium term.
Other	CS	3048	131A Long Lane, Chadderton, Oldham, OL9 8AY	BF	0.01	1	100.00	Yes	Yes	Yes	1	0	1	Small site, permission expired - deliverable within medium 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, permission expired - deliverable within medium term.

'Saved' Housing Allocations

Appendix 6 outlines the status of the Phase 1 Housing Allocations.

Status	Ward	Ref	Location	Land Type	Area	First 5 Years	Years 6 to 10	Comments
UDP 1	CS	2233	Rose Mill, Coalshaw Green Road, Chadderton	BF	1.26	45	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP 1	WA	2234	Land at Springhey Mill, Huddersfield Road	BF	0.33	30	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	SN	2088	Bailey Mill, Delph	CON	0.86	50	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	FW	2090	Land at Oldham Road/ Hardman Street, Failssworth	BF	1.56	10	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	0	Large site, one of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered developable within 5 years.
UDP1	RS	2338(2)	Land off Mellor Street, Royton. North of Sandy Mill	BF	0.10	3	0	Large site, one of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered developable within 5 years.
UDP1	HO	2351	Pretoria Road, Oldham	BF	0.46	14	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP1	WA	2352	Jowett Street, Oldham	BF	0.66	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	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within 5 years.
UDP2	FE	0029	Ashton Rd, Woodhouses	GF	1.71	0	51	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	SN	0076	Land at Ripponden Rd	GF	0.63	0	19	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	SW&L	0112	Land at Knowls Lane	GF	5.80	0	0	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	HO	0178	Land at Lower Lime Road	BF	2.59	0	78	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.

Status	Ward	Ref	Location	Land Type	Area	First 5 Years	Years 6 to 10	Comments
UDP2	FE	2093	Medlock Road, Woodhouses	GF	0.66	0	20	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	SH	2094	Lilac View Close, Crompton	GF	0.59	0	18	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	RS	2449	Holden Fold Lane, Royton	BF	0.40	0	12	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.
UDP2	MV	2451	Danisher Lane	GF	0.46	0	18	Large 'saved' UDP Phase 1 Housing Allocation considered deliverable within the medium term.

'Potential' Sites

The identification of potential housing sites in the table below does not imply that the council will necessarily grant planning permission for residential development or look to allocate any of the sites for housing in the future. Planning applications will continue to be treated on their merits, against the appropriate development plan policies and other material planning considerations.

The information supporting the potential sites below is based on information that was available regarding each site at the time of the original assessment, and updated where appropriate, as part of this report. Circumstances may change or there may be some omissions and/or factual inaccuracies, which the council does not take liability for.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	AL	65	Lake View / Park View, King Road, Oldham	BF	0.67	34	50	Yes	Yes	Yes	0	20	0	0	Site may be suitable - BF, very high accessibility and within 400m of 2 local services. Part of site is covered by TPO and falls within the Alexandra Park Conservation Area. Residential development may be achievable medium term.
Potential	AL	98	Land off Skipton Street, Oldham	MIX	0.85	26	30	Yes	Yes	Yes	0	30	0	0	Site may be suitable - mixed land type, high accessibility and within 400m of 1 local service. No significant physical limitations. Difference in levels and mixed land types. Identified in open space audit. The site was submitted as part of CFS and the 2010 SHLAA review. Residential development may be achievable medium term.
Potential	AL	893	Warren Lane, Oldham	GF	1.8	54	30	Yes	Yes	Yes	0	0	54	0	Site may be suitable - high accessibility. It is GF and released from its previous designation (as Land Reserved for Future Development (LRFD) in UDP) through the council's Joint DPD. There are access constraints that may affect deliverability. No known ownership issues. Residential development may be achievable medium to long term.
Potential	AL	895	Land between Cherry Avenue and Furness Avenue	GF	4.7	35	30	Yes	Yes	Yes	0	35	0	0	Site may be suitable - high accessibility and within 400m of 1 local service. Varying site levels. It is GF and designated

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			(Site F of Alt Masterplan)												recreational open space. No known ownership issues. HMR funding ceased March 2011 however site still considered deliverable in the medium term as part of the council's regeneration proposals for Alt. Site capacity based on assumption that not all of the site will be developable.
Potential	AL	896	Land at Cherry Avenue, Alt (Site I in Alt Masterplan)	BF	1.39	42	30	Yes	Yes	Yes	0	42	0	0	Site may be suitable - BF, high accessibility and within 400m of 1 local service. HMR funding ceased March 2011 however site still considered deliverable in the medium term as part of the council's regeneration proposals for Alt.
Potential	CC	60	Chadderton Mill, off Fields New Road, Chadderton	BF	2.5	38	30	Yes		Yes	0	38	0	0	Site may be suitable - low accessibility and within 400m of 2 local services. Existing employment site in use. Existing fishing lodge on site. Site capacity based on assumption that only 50% of site area will be available for redevelopment. Residential development may be achievable in the medium term.
Potential	CC	111	Land off Millard Street and Hunt Lane, Millard Street, Chadderton	GF	2.67	40	30	Yes		Yes	0	0	0	40	Site may be suitable - high accessibility and within 400m of 1 local service. GF site with some physical limitations in the form of topographical and ecological constraints. Site excludes area of allotments undergoing improvement. Only southern part of site is available which constrains developable area to 1.34ha upon which the indicative capacity is based. Site put forward as part of CFS and representation received as part of the 2011 SHLAA Review. Residential development may be achievable in the long-term.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	CC	820	Nile Mill and associated land of Fields New Road and Cotswold Avenue	BF	2.52	132	50	Yes	Yes	Yes	0	76	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No physical limitations although mill is a grade II listed building. Employment site released from its PEZ designation through the council's Joint DPD. Residential development has taken place adjacent and site is considered achievable medium term.
Potential	CC	1138	Raven Mill and neighbouring land, Field New Road, Chadderton	BF	2	100	50	Yes		Yes	0	60	0	0	Site may be suitable - BF, very high accessibility and within 400m of 2 local services. No physical limitations. Employment site released from its PEZ designation through the council's Joint DPD. No known ownership issues. Residential development has taken place adjacent and may be achievable medium term.
Potential	CN	13	Chadderton market and precinct, Middleton Road, Chadderton	BF	1.3	33	50	Yes		Yes	0	0	26	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No known ownership issues. Site includes shopping centre, market area and health centre. Deliverability, as part of a mixed-use scheme, would depend on masterplan that is to be prepared for Chadderton Centre. Capacity based on 50% of site.
Potential	CS	40	Broadway House and Broadway Library, Corner Broadway and Whitegate Avenue, Chadderton	BF	0.72	36	50	Yes	Yes	Yes	0	22	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. Broadway Library has been demolished. Site is available and residential development may be achievable medium term.
Potential	CS	974	Emanuel Church, Granby Street, Chadderton	BF	0.41	12	30	Yes		Yes	0	12	0	0	Site may be suitable - BF, very high accessibility and within 400m of 1 local service. No physical limitations. Church building is well maintained although currently vacant. No known ownership

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	CO	15	Oldham Town Centre West End Middleton Road, Oldham, Oldham	BF	3.6	50	14	Yes		Yes	0	45	0	0	issues. Residential development may be achievable medium term. Site may be suitable - BF, very good accessibility and within 400m of local services. No physical limitations although it does include existing employment and retail uses. No known ownerships issues. Residential development may be achievable in the medium term. Site capacity reduced to 50 units as any residential development would be part of a mixed use scheme.
Potential	CO	118	Site cnr St Mary's Way & Rochdale Rd, Oldham	BF	1.27	32	50	Yes		Yes	0	0	32	0	Site may be suitable - BF, very good accessibility and within 400m of Oldham Town Centre. No physical limitations. Existing employment site (part occupied and part vacant). Could be suitable for high quality residential scheme should the site become available in longer term as part of the Town Centre regeneration. Capacity based on 50% of site as would form part of a mixed use scheme.
Potential	CO	203	Land between Godson St and Rochdale Road, Oldham	BF	1.03	41	40	Yes	Yes	Yes	0	31	0	0	Site may be suitable - BF, good accessibility and within 400m of 4 local services. No physical limitations however it is an existing employment site. Site put forward as part of CFS. Residential development may be achievable medium term.
Potential	CO	1002	Land at junction of Belmont and Franklin Street, Oldham, OL1 2AX	BF	0.54	27	50	Yes		Yes	0	16	0	0	Site may be suitable - BF, very good accessibility and within 400m of 4 local services. No physical limitations however it is an existing employment site. Site put forward as part of CFS, however, not by owner. Council own freehold and subject to long lease. Planning permission granted on adjoining site (North House - HLA Ref 2961)

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	CO	1074	Former Masons Hall, Union Street, Oldham	BF	0.07	14	200	Yes		Yes	0	0	14	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. Existing employment site. May be achievable medium to long term as part of a mixed-use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.
Potential	CO	1075	Lyceum, Union Street, Oldham	BF	0.17	12	70	Yes			0	0	12	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations or known ownership issues. May be achievable in the medium to long term as part of a mixed use scheme. Deliverability dependent on regeneration of wider area and Oldham Town Centre.
Potential	CO	1163	Osborne Mill, Osburne Street, Oldham	BF	0.91	36	40	Yes		Yes	0	0	36	0	Site may be suitable - BF, high accessibility and access to local serviced. No physical limitations however it is an existing employment. Employment site released from its PEZ designation through the council's Joint DPD. Residential development suggested as part of consultation on Core Strategy Preferred Options however not by owner. Residential development may be achievable in medium to long term.
Potential	CO	1382	West End House	BF	0.26	8	30	Yes	Yes	Yes	0	8	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. Council property surplus to requirements. Residential development may be achievable in the medium term.
Potential	CO	HLA2856	Former Territorial Army Centre, Rifle Street, Oldham	BF	0.4	30	75	Yes	Yes	Yes	0	30	0	0	Site may be suitable - BF, very high accessibility and within 400m of 5 local services. Residential

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	CO		Land above Tommyfield Market	BF	1.02	41	40	Yes	Yes	Yes	0	41	0	0	Plans to redevelop the site (including for residential development) expected to come forward in the medium term.
Potential	CO		Former Oldham Leisure Centre Site	BF	1.47	59	40	Yes	Yes	Yes	0	59	0	0	Site now vacant, plans to redevelop the site (including for residential development) expected to come forward in the medium term.
Potential	CR	HLA 2923	Former Roundabout Tyres, Crompton Way, Shaw, OL2b 7AF	BF	0.07	6	89.5	Yes	Yes	Yes	0	6	0	0	Site may be suitable - BF, very high accessibility and within 400m of 7 local services. Residential development may be achievable in the medium term.
Potential	FE	1027	Land bounded by Medlock Road and Atherton Close, Woodhouses, Fallsworth	GF	0.23	7	30	Yes	Yes	Yes	0	0	0	7	Site may be suitable although it is GF with limited accessibility to public transport and key services. Site put forward as part of CFS. Residential development may be achievable long term.
Potential	FE	1029	Kaskenmoor School, Roman Road, Fallsworth	BF	1.91	57	30	Yes	Yes	Yes	0	57	0	0	Site may be suitable - BF, high accessibility and within 400m of 1 local service. No physical limitations and developable area does not include school playing fields. Site would be available upon relocation of school as part of BSF. Residential development achievable in medium term however as with all BSF sites it may be brought forward sooner.
Potential	FE	1225	Land adjacent to Higher Memorial Park, off Joseph Street, Fallsworth	BF	0.26	8	30	Yes		Yes	0	8	0	0	Site may be suitable - BF, very high accessibility and within 400m of 2 local services. No physical limitations. Community uses located within site therefore reduced capacity sought. No known ownership issues. Residential development may be achievable medium term.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	FW	43	Booth St and Field Street, Fallsworth	BF	0.35	18	50	Yes		Yes	0	0	18	0	Site may be suitable - mixed land type, very high accessibility and within 400m of 4 local services. No physical limitations. Existing employment uses. Multiple ownerships. Residential development may be achievable medium to long term.
Potential	FW	960	Land next to Brown Street, off Oldham Road, Fallsworth	GF	0.24	10	40	Yes		Yes	0	0	0	7	Site may be suitable - very high accessibility and within 400m of 4 local services. No physical limitations. GF and in open space audit (poor quality). No known ownership issues. Residential development may be achievable along with neighbouring site on Booth Street (record 43).
Potential	HO	134	White Bank Road, Limehurst, Oldham	BF	1.46	59	40	Yes	Yes	Yes	0	44	0	0	Site may be suitable - BF, high accessibility and within 400m of 2 local services. No physical or policy limitations. Comprised of various cleared former housing sites. Residential development may be achievable medium term. Capacity assumes that 25% to retain element of open space.
Potential	HO	1312	Land at Hawthorn Road, Hollinwood	BF	0.21	3	14	Yes	Yes	Yes	0	6	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No physical or policy limitations. Cleared former housing site. Residential development may be achievable medium term.
Potential	HO	SHLAA2	Rowan Tree Road	BF	1.6	64	40	Yes	Yes	Yes	64	0	0	0	Identified in Limehurst Village Masterplan. Expected to come forward within 5 years
Potential	HO		Durban Mill site	BF	1.83	80	44	Yes	Yes	Yes	80	0	0	0	Mill now demolished. Expected to be developed within 5 years.
Potential	MV	147	Borough Mill Triangle, Copster Hill Road / Ashton Road, Oldham (phase 2)	BF	2.15	69	32	Yes	Yes	Yes	0	69	0	0	Planning permission granted for Phase 1 of proposed development comprising 121 residential units (HLA Ref 2989). Outline planning application for residential

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
															development on Phase 2 refused however site retained as part of potential housing land supply. Site area and capacity reduced to relate to Phase 2 element of site only and the indicative capacity set out in planning application. Residential development considered achievable in the medium term.
Potential	MV	845	Hill Farm Close and Medlock Valley Infants School.	BF	6.64	244	37	Yes	Yes	Yes	0	144	100	0	Site may be suitable - BF, high accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing and school site. Identified for residential development in the former NDC Masterplan.
Potential	MV	846	New Barn Road, Flitton Hill	BF	0.5	20	40	Yes	Yes	Yes	0	15	0	0	Site may be suitable - BF, high accessibility and within 400m of 2 local services. No significant limitations. Cleared former housing site. Previously identified for relocation of neighbourhood centre however may be available for residential development.
Potential	MV	SHLAA1384	Land of the former CPD Centre, Rosary Road	BF	1.71	51	30	Yes	Yes	Yes	51	0	0	0	Expected to be developed within 5 years.
Potential	RN	190	Site at corner of Chapel Lane & Middleton Road, Royton	BF	0.17	7	40	Yes		Yes	0	0	5	0	Site may be suitable - BF, high accessibility and within 400m of local services. No physical limitations. In Royton Conservation Area. Existing employment use. No known ownership issues. Residential may be achievable medium to long term.
Potential	RN	196	Neither Hey Farm, Holden Fold Lane, Royton	GF	1.3	39	30	Yes	Yes	Yes	0	0	0	39	Site may be suitable - satisfactory accessibility and within 400m of 3 local services. Physical limitations to development (topographical, floodrisk and access). Put forward as part of CFS. Residential development achievable long term.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	RN	1115	Land off Thorp Road, opposite OPOL 1	BF	0.57	10	30	Yes	Yes	Yes	0	10	0	0	Site may be suitable - BF and former clearance site identified as potential residential development by Oldham Housing Strategy. Reduced capacity based on 50% of site due to amount of open space on site.
Potential	RS	1004	Park Lane, Royton	BF	1.28	38	30	Yes	Yes	Yes	0	38	0	0	Site may be suitable - BF, medium accessibility and within 400m of 2 local services. No physical limitations. Existing community facility. No known ownership issues. Residential development may be achievable in the medium term.
Potential	RS	1026	Vernon Works, Highbarn Road, Royton	BF	2	40	40	Yes	Yes	Yes	0	60	0	0	Site may be suitable - BF, high accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable as part of a mixed-use scheme. Capacity reduced by 50%.
Potential	RS	1085	Police Station, Radcliffe Street, Royton	BF	0.11	4	40				0	3	0	0	Site may be suitable - BF, high accessibility and within 400m of 4 local services. No physical limitations. Existing employment site. Ownership issues. Any development would need to accord with the Royton Masterplan to be prepared.
Potential	RS	SHLAA1079	Byron Street School, Byron Street, Royton	BF	0.41	16	40	Yes		Yes	12	0	0	0	Part of Eastern Gateway Joint Venture. Expected to be developed within 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 Eastern Gateway Joint Venture. Expected to come forward soon for development.
Potential	SN	1020	Sites of the former bankfield and Fossard Mills,	BF	1.08	22	20	Yes	Yes	Yes	0	22	0	0	Site may be suitable - BF, medium accessibility and within 400m of 2 local services. South eastern part within Dobcross Conservation

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
			Bankfield, Wall Hill Road, Dobcross												Area (reduced capacity assumed). Put forward as part of CFS. Access issues. Residential development may be achievable medium term.
Potential	SS	89	Robert Fletcher, Greenfield, Chew Valley Road, Saddleworth	BF	5.4	10	2	Yes	Yes	Yes	0	10	0	0	Site may be suitable for residential development in the form of live/work units in accordance with local planning policy requirements. Residential development may be achievable medium term.
Potential	SS	103	Land to the rear of Shaw Hall Bank Road, Greenfield	GF	1.11	16	30	Yes	Yes	Yes	0	0	16	0	Site may be suitable - GF has good accessibility and is within 400m of 2 local services. Developable area may be constrained due to location of pond and marshland therefore indicative capacity based on 50% of the site being available. Residential development may be achievable in the medium to long term.
Potential	SW&L	1032	Land off Ashes Lane, Springhead	GF	0.41	16	40	Yes	Yes	Yes	0	8	0	0	Site may be suitable - high accessibility and within 400m of 3 local services. It is GF and identified within open space audit. Site put forward as part of CFS. Residential development may be achievable medium term.
Potential	SW&L	1332	Majestic Mill, Greenacres Road, Lees, Oldham, OL4 3JA	BF	1.2	36	30	Yes	Yes	Yes	0	0	36	0	Site may be suitable - high accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the council's Joint DPD. Site put forward as part of consultation for SHLAA Review. Residential development would need to accord with relevant local planning policies.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	SH	161	Site west of Grains Road, Grains Road, Shaw	BF	0.5	20	40	Yes	Yes	Yes	0	15	0	0	Site may be suitable - BF, high accessibility and within 400m of 2 local services. No physical limitations. Leisure club vacant. May be achievable medium term.
Potential	SH	164	Shaw Clinic, Corner High St & Crompton Way, Shaw	BF	0.2	10	50	Yes	Yes	Yes	0	0	6	0	Site may be suitable - BF, very high accessibility and within Shaw Centre. No physical limitations. Existing community facility. Available upon relocation of existing use to health and well-being centre. Residential development may be achievable medium term.
Potential	SH	167	Site corner Crossley & Milnrow Streets, Shaw	BF	0.11	6	50	Yes			0	0	3	0	Site may be suitable - BF, very high accessibility and within Shaw Centre. No physical limitations. Existing employment site. No known ownership issues. Residential development may be achievable medium to long term.
Potential	SH	168	Matthais Pilling House & adjacent land, Siddall St, Shaw	BF	0.14	7	50	Yes	Yes	Yes	0	4	0	0	Site may be suitable - BF, very high accessibility and within 400m of Shaw Town Centre. No physical limitations. Site has been demolished and may have potential for residential development in the medium term.
Potential	SH	169	Site corner King Albert Street and Milnrow Road, Co-operative Street, Shaw	BF	0.2	10	50	Yes		Yes	0	6	0	0	Site may be suitable - BF, very high accessibility within Shaw Centre. No physical or policy limitations. Identified for redevelopment within masterplan. Residential development may be achievable medium term.
Potential	SH	173	Site east of Milnrow Road, Milnrow Road, Shaw	BF	0.52	16	30	Yes	Yes	Yes	0	16	0	0	Site may be suitable - BF, very high accessibility. Metrolink route runs along eastern boundary. No known ownership issues. Residential development may be achievable medium term.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	SH	1006	Land at Mosshey Street, Shaw (inc Sanderson Brothers, Ivan Kershaw and P & S Commercials)	BF	0.27	8	30	Yes	Yes	Yes	0	26	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. Part of site lies within flood zone 3a and 3b therefore an exception test would be required and the developable area may be constrained. Indicative density has therefore been reduced to 30dph. Employment site released from PEZ designation through the council's Joint DPD. Put forward as part of CFS. Residential development may be achievable medium term.
Potential	SJ	SHLAA821	Sholver Housing Estate	BF	0.89	27	30	Yes	Yes	Yes	17	0	0	0	Council are looking to identify a developer partner and anticipate site will be delivered within 5 years.
Potential	SJ	1120	Land at Longfellow Crescent, Sholver	MIX	0.85	26	30	Yes	Yes	Yes	0	26	0	0	Site may be suitable - mix of land types, high accessibility and within 400m of 2 local services. No physical limitations. Includes cleared former housing site, supported accommodation and open land. Identified for residential in draft Sholver masterplan. Residential development may be achievable medium term.
Potential	SM	1065	Probation Centre, Bridge Street, Oldham	BF	0.04	12	10	Yes		Yes	0	0	12	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.
Potential	SM	1066	Land between Prince Street, Rhodes Bank and Union Street, Oldham	BF	0.12	15	125	Yes	Yes	Yes	0	0	15	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations. Existing employment site uses. No known ownership issues. Potential for residential

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	SM	1067	Land at Roscoe Street, Oldham	BF	0.1	12	120	Yes		Yes	0	0	12	0	development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals. Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations. Existing employment uses. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.
Potential	SM	1068	Land at corner of Bridge Street and Roscoe Street, Oldham	BF	0.25	12	50	Yes		Yes	0	0	12	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations. Existing employment site. No known ownership issues. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.
Potential	SM	1069	CAB, Bridge Street, Oldham	BF	0.03	9	300	Yes		Yes	0	0	9	0	Site may be suitable - BF, very high accessibility and within Oldham Town Centre. No physical limitations Existing employment site. No known ownership issues. Potential for residential development in the medium to long term as part of the Mumps Masterplan / Town Centre Investment Strategy Eastern Gateway proposals.
Potential	SM	1128	Bridge House, Lees Road	BF	0.1	5	50	Yes	Yes	Yes	0	5	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Part identified in Mumps masterplan and achievable medium term. Deliverability

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	SM	1053	Social Services Training Centre, Rock Street, Oldham	BF	0.43	13	30	Yes	Yes	Yes	0	13	0	0	dependent on regeneration of wider area. Site may be suitable - BF, very high accessibility and within Oldham Town Centre. Council owned and may become available should it be surplus to requirements. Residential development may be achievable in the medium term.
Potential	SM	SHLAA1168	Breezehill School, Roxbury Avenue, Oldham	BF	2.33	70	30	Yes	Yes	Yes	70	0	0	0	Part of Eastern Gateway Joint Venture. Expected to be developed within 5 years.
Potential	SM		Plot C Princes Gate redevelopment, above retail unit.	BF	0.97	55	56	Yes	Yes	Yes	55	0	0	0	Part of Princes Gate regeneration scheme Plot D. Expected to be developed within 5 years.
Potential	SM		Land at Southlink	BF	6.57	450	68.5	Yes		Yes	0	150	150	150	Plans to redevelop the site (including for residential development) expected to come forward in the medium to long term.
Potential	WA	86	Land east of Wellyhole Street, Oldham	BF	1.7	68	40	Yes	Yes	Yes	0	51	0	0	Site may be suitable - BF, high accessibility and within 400m of 3 local services. No physical limitations. Existing employment site. Put forward as part of CFS. Residential development may be achievable medium term.
Potential	WA	1003	Cairo Mill, Greenacres Road, Lees, Oldham, OL4 3JA	BF	1.85	58	30	Yes	Yes	Yes	0	0	58	0	Site may be suitable - high accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the council's Joint DPD. Site put forward as part of 2010 SHLAA Review. Residential development would need to accord with relevant local planning policies.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	WA	1331	Orme Mill, Greenacres Road, Lees, Oldham, OL4 3JA	BF	1.2	36	30	Yes	Yes	Yes	0	0	36	0	Site may be suitable - high accessibility and within 400m of 1 local service. Some physical limitations. Part of site lies within flood zone 3a therefore an exception test would be required and the developable area may be constrained. Site is an existing employment site released from its PEZ designation through the council's Joint DPD. Site put forward as part of 2010 SHLAA Review. Residential development would need to accord with relevant local planning policies.
Potential	WA	SHLAA1101	Counthill School, Counthill Road, Higher Barrowshaw	BF	3.09	93	30	Yes	Yes	Yes	80	0	0	0	Expected to be developed within 5 years.
Potential	WE	120	The Hollies, Wellington Road, Oldham	BF	1.53	47	30	Yes	Yes	Yes	0	47	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. Physical limitations. Residential development may be achievable in the medium term.
Potential	WE	1375	Land at Warwick Street, Werneth, Oldham	BF	0.07	2	30	Yes	Yes	Yes	0	2	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No physical policy limitations. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.
Potential	WE	1376	Land at Tamworth Street, Werneth, Oldham	BF	0.46	14	30	Yes	Yes	Yes	0	14	0	0	Site may be suitable - BF, very high accessibility and within 400m of 3 local services. No physical or policy limitations, although Tamworth Street runs through the site reducing the developable area. Residential development may be achievable in the medium term depending upon acquisition of residential properties and availability of funding.

Status	Ward	Ref	Location	Land Type	Area	Capacity	Density	Suitable	Available	Achievable	First 5 years	Years 6 to 10	Years 11 to 15	Years 16+	PPS3Comments
Potential	WE	SHLAA1374	South Werneth Oldham (aka Reedham Walk)	BF	3.82	50	13	Yes	Yes	Yes	50	0	0	0	Werneth Community Build Scheme. Expected to be developed within 5 years.
Potential	WE	SHLAA1047	St Augustines School, Chamber Road, Werneth	BF	1.6	54	34	Yes	Yes	Yes	54	0	0	0	Expected to be developed within 5 years.

Appendix 3 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 2016 to 31 March 2021. More detailed information on each of the steps is set out below.

Level of housing provision between 1 April 2016 and 31 March 2021

The borough's housing requirement from 2015/16 to 2025/26 taking into account past performance and projected clearance, is set out on page 26 of the Monitoring Report.

With regards to the period 1 April 2016 to 31 March 2021 the requirement is for the delivery of 2,141 dwellings or 428.2 per annum.

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

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

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

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

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

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

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

Sites Under Construction

Sites where building activity has stalled were excluded from the five-year supply, with the exception of one where a new application has been submitted. 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 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 term.

Other Sites

Sites with a status of 'Other' were excluded from the 5-year supply (with the exception of 7 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.

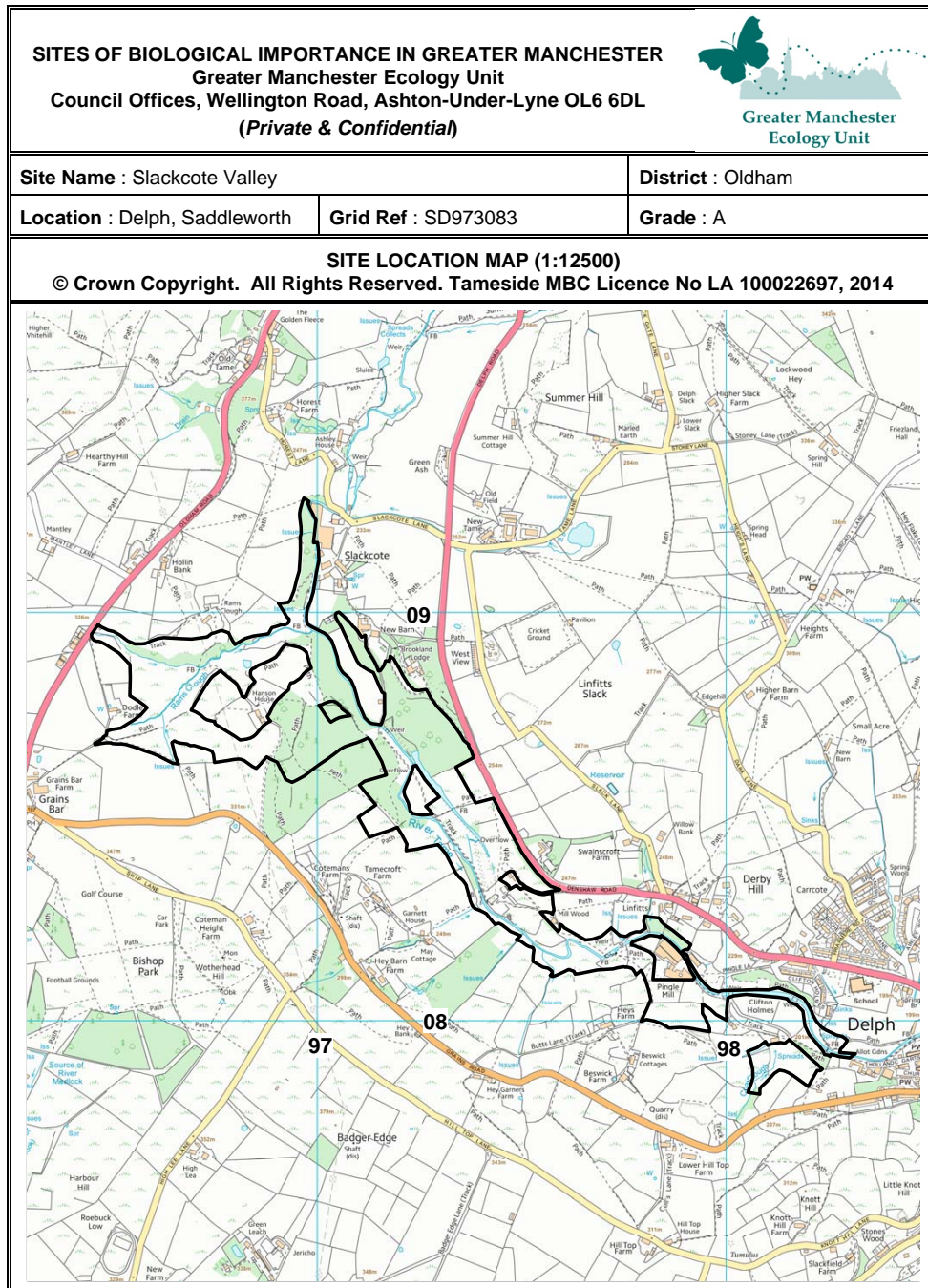
Potential Sites

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. There are a number of disclaimers in relation to the identification of potential housing sites, these can be found in Section 1 of the council's Strategic Housing Land Availability Assessment 2012.

Appendix 4 Updated Sites of Biological Importance

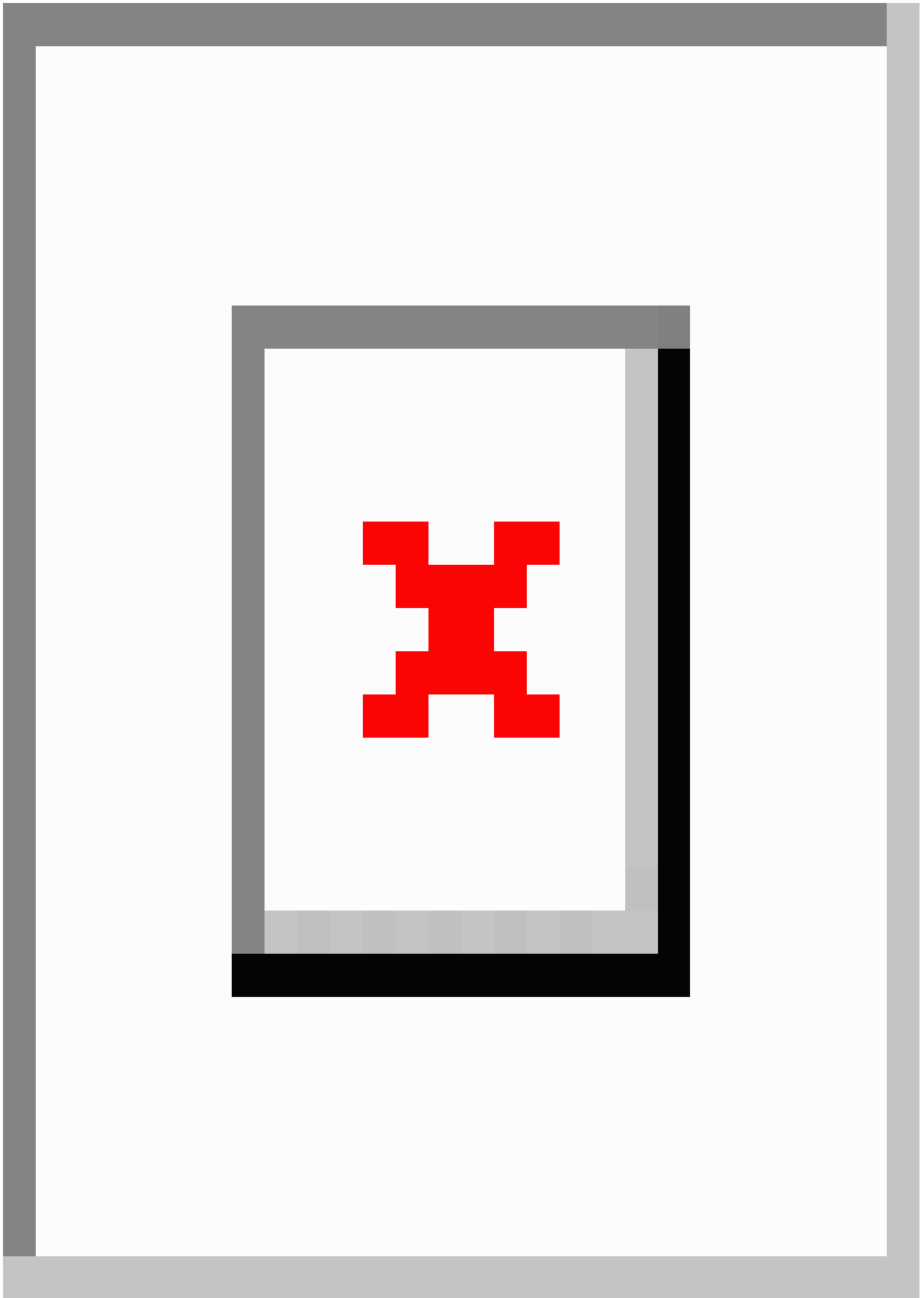
The maps below show the Sites of Biological Importance that were reported in 2014 by Greater Manchester Ecology Unit and approved in 2015 by Oldham Council.

Appendix 1 – Sites of Biological Importance Maps 2012 - 2013



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G14-4

Date: 26.6.14



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

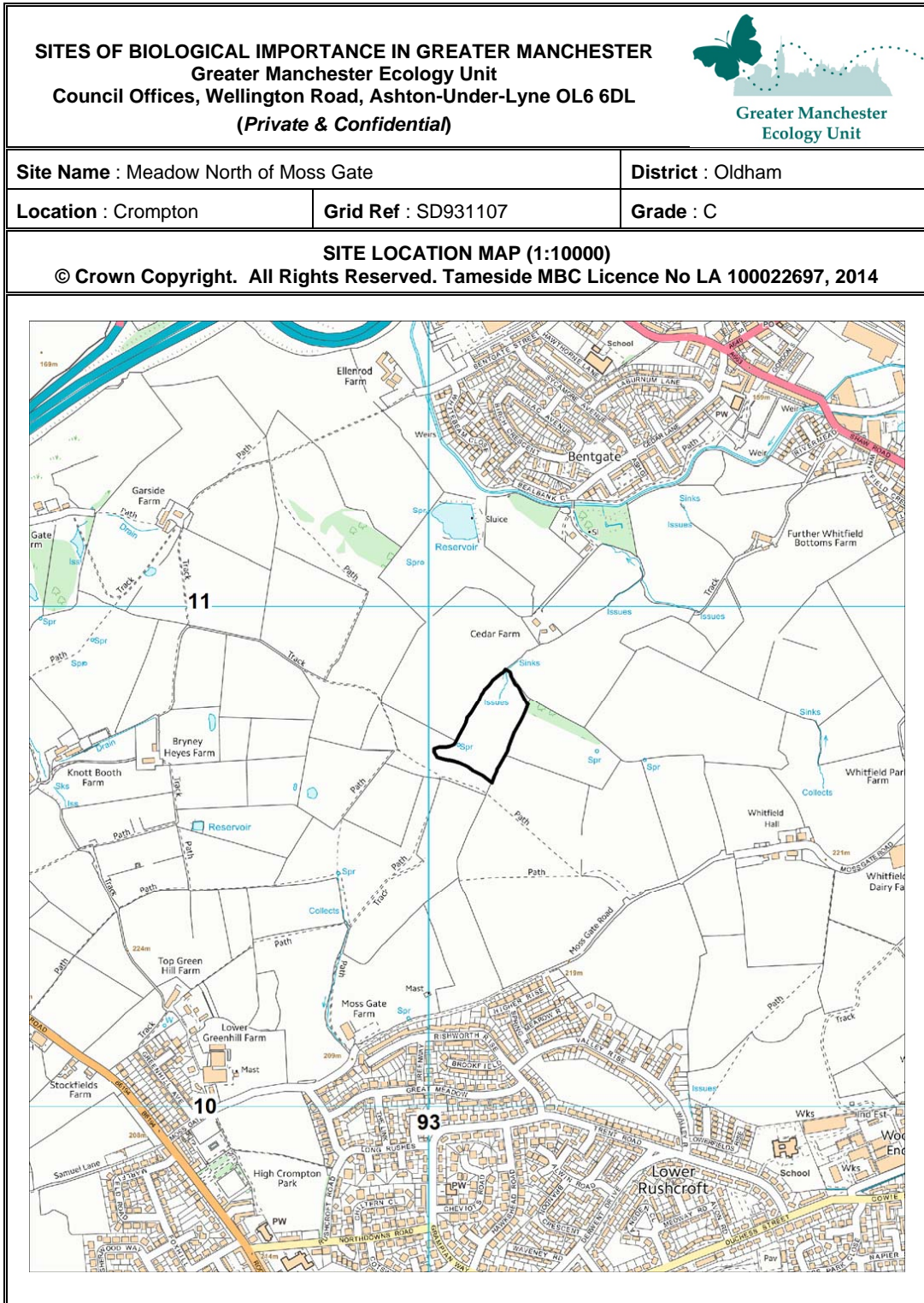


Site Name : Hull Brook		District : Oldham
Location : Castleshaw to Delph	Grid Ref : SD985082-SD992093	Grade : A

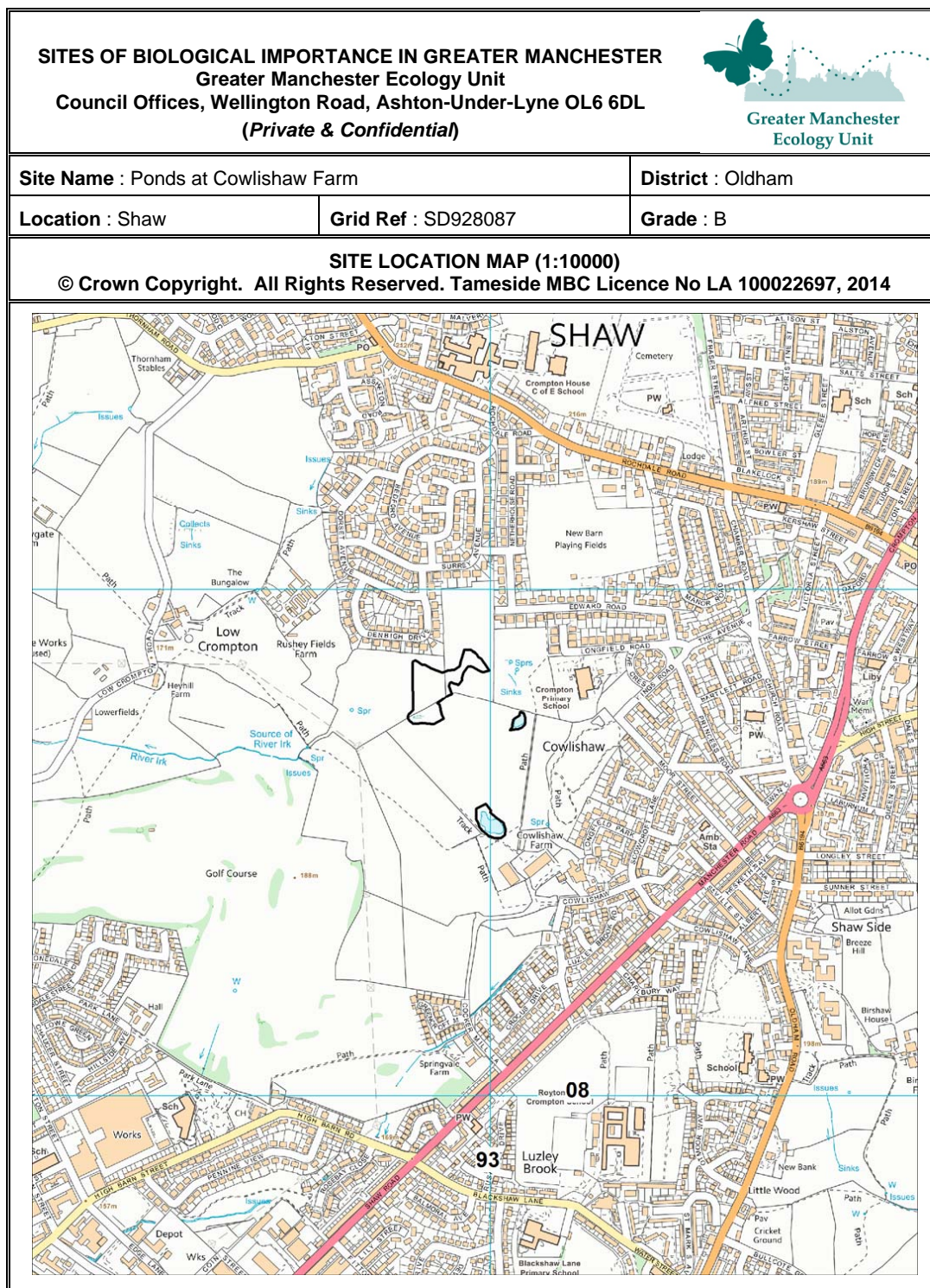
SITE LOCATION MAP (1:10000)

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Sites of Biological Importance Maps 2013 - 2014



CD: SBI MAPS/CURRENT SBI MAPS/G-OLDHAM/G14-4

Date: 26.6.14

Appendix 5 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 Local Plan review and/or JWDPD and/or JMDPD
B1.1	Business and Industrial Allocations	Site Allocations DPD and/or Local Plan review and/or JWDPD and/or JMDPD
B1.2	Business and Office Allocations	Site Allocations DPD and/or Local Plan review and/or JWDPD and/or JMDPD
B1.3	Mixed Use Allocations	Site Allocations DPD and/or Local Plan review and/or JWDPD and/or JMDPD
D1.5	Protection of Trees on Development Sites	Site Allocations DPD and/or Local Plan review
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Site Allocations DPD and/or Local Plan review
H1.2	Housing Land Release – Phase 2	Site Allocations DPD and/or Local Plan review
OE1.8	Major Developed Site in the Green Belt	Site Allocations DPD and/or Local Plan review
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Site Allocations DPD and/or Local Plan review
TC1.2	Allocated Site	Site Allocations DPD and/or Local Plan review

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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land
OE1.2	New Building in Green Belt	22	Protecting Open Land
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	2 23 6	Communities Open Spaces and Sports Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities
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

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
Policies superseded 9 November 2011			
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices
T3	Public Transport Accessibility	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.3	Parking	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
TC1	THE ROLE OF THE TOWN CENTRE	15	Centres
TC1.3	Town Centre Parking	5 15	Promoting Accessibility and Sustainable Transport Choices Centres
TC1.4	Town Centre Parking	5	Promoting Accessibility and Sustainable Transport Choices
TC1.5	Pedestrian Permeability and the Public Realm	20	Design
TC1.6	Diversity and Vitality	15	Centres
TC1.7	Residential Development Within the Town Centre	15 3	Centres An Address of Choice
Policies superseded 1 April 2012			
W1	WASTE	7	Sustainable Use of Resources - Waste Management and JWDPD

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

Appendix 6 UDP Phase 1 housing allocations

Table 1 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 31st March 2015

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. 22 units complete and 2 outstanding providing a total of 24 dwellings.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	Under-construction. 19 units complete, 5 under-construction and 12 outstanding providing a total of 46 dwellings. Planning permission granted on site to rear of Lumb Mill for 10 dwellings with 8 under-construction and 2 outstanding 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. 47 units complete, 7 under-construction and 45 outstanding providing a total of 99 dwellings.
H1.1.19	Andrew Mill, Manchester Road / Chew Valley	PDL	1.34	30	Main part of allocated site complete with 34 dwellings provided. Former stable

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
	Road, Greenfield, Saddleworth				building on separate part of allocated site complete providing 3 units. Remainder of allocated site granted planning permission for 4 dwellings. 41 dwellings to provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Planning permission disposed of therefore site status reverted back to housing allocation along with associated capacity and density.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	15	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density.
H1.1.22	Vulcan Street, Oldham	PDL	1.23	61	Site completed. 73 dwellings provided, including 27 affordable units for a mix of rent and shared ownership.
H1.1.23	Pretoria Road, Oldham	PDL	0.46	14	Allocation
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission.
H1.1.25	Jowett Street, Oldham	PDL	0.66	26	Allocation
M4	Huddersfield Road / Dunkerley Street, Oldham	PDL	2.61	50	Mixed-use allocation including residential development.
H1.1.26	Spencer Street, Oldham	PDL	3	150	Site completed. 112 dwellings provided, including 31 affordable units for social rented accommodation.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
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. 39 units complete, 2 units under 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.42 units complete, 3 under-construction and 0 outstanding providing a total of 45 dwellings.