

**Oldham**

**Local**

**Plan**

# **Oldham's Monitoring Report April 2016 to March 2017**

**December 2017**



**Oldham**  
Council

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## Abbreviations

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

**AGMA** - Association of Greater Manchester Authorities

**AMR** – Authorities Monitoring Report

**BME** – Black and Minority Ethnic

**CIL** - Community Infrastructure Levy

**DCLG** –Department for Communities and Local Government

**DEFRA** - Department for Environment, Food and Rural Affairs

**DPD** – Development Plan Document

**FRA** - Flood Risk Assessment

**GMCA** - Greater Manchester Combined Authority

**GMMWPU** - Greater Manchester Minerals and Waste Planning Unit

**GMSF** - Greater Manchester Spatial Framework

**Ha** - Hectares

**HMR** - Housing Market Renewal

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

**JNCC** - Joint Nature Conservation Committee

**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

**NDO** - Neighbourhood Development Order

**NDP** - Neighbourhood Development Plan

**NPPF** - National Planning Policy Framework

**OPOL** - Other Protected Open Land

**PDL** - Previously Developed Land

**PPS** – Planning Policy Statement

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**RAWP** – Regional Aggregate Working Party

**SAC** - Special Area of Conservation

**SCI** – Statement of Community Involvement

**SBI** – Sites of Biological Importance

**SPA** - Special Protection Area

**SPD** – Supplementary Planning Document

**SSSI** - Sites of Special Scientific Interest

**SUDS** - Sustainable Urban Drainage System

**Sqm** - Square metres

**UDP** – Unitary Development Plan

### **Availability of Document**

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

## Executive Summary

### 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](http://www.oldham.gov.uk). However, "Issue 9" of the LDS came into effect on 26 July 2016.

i) Performance on the LDS milestones between 1 April 2016 and 31 March 2017 were 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 was put on hold whilst we considered 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 Local Plan review and GMSF was published in "Issue 9" of the LDS.

### Key Indicator Results

#### ii) Employment

- 3,565.5 sqm (gross) of industrial and commercial floorspace was completed. All of this development was on previously developed land.
- Land developed for business and industry was 1.73 ha (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) was 92.6 ha. The total consists of 67.11 ha of Business and Industry, Mixed Use and Major Developed Site in the Green Belt saved UDP allocations and 25.49 ha of sites that are not allocations but have planning permission for employment uses and are either unimplemented or under construction.

#### iii) Housing

- As of 1 April 2017, the borough's five-year housing land supply contains sufficient land to accommodate 2,743 dwellings, equating to a 6.55 year supply of deliverable housing land against the current housing requirement set out in the Joint DPD and with 80% being on previously developed land.
- A partial update of the Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there is sufficient potential housing land supply (8,492 dwellings) to meet the borough's housing requirements over the plan period.
- In 2016/17 there were 358 gross completions and 0 dwellings cleared.
- 93.4% of completions during 2016/17 took place on previously developed land.

iv) **Transport** - Seven 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 four applications granted for the part demolition of listed buildings.

vii) **Biodiversity** – There have been no changes to Sites of Biological Importance (SBI's) during the monitoring period.

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viii) **Renewable Energy** – 13 out of 20 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18. This represents 65% of all relevant 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](http://www.oldham.gov.uk). However, the preparation of the GMSF and its timetable has had implications for the council's Local Plan review. A revised LDS was therefore published in July 2016 which sets out details of the GMSF and Local Plan review.

# 1 Introduction and Context

## Oldham's Monitoring Report

- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2016 to 31 March 2017 and sets out the five-year housing land position as at 1 April 2017.
- 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 232,724 and 95,919 households<sup>(1)</sup>. 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%<sup>(2)</sup> of the population being from black and minority ethnic (BME) groups, mainly of Pakistani and Bangladeshi heritage.

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1 2016 Mid-year Estimates, ONS

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.
- 1.8 There are over 6,200 <sup>(3)</sup> 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.
- 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, the restoration of the Old Town Hall, a Grade II Listed Building, into a new 805-seat Odeon cinema with restaurants opened in November 2016, and a new £15 million flagship



leisure facility was completed in November 2015. At Princes Gate, plans are in place to develop 150,000 sq ft of retail space. The wider redevelopment includes up to 800 quality new homes and the refurbishment of the former listed Bank Building. Planning permission was granted in August 2017 for a new theatre to replace the Coliseum Theatre. The development includes a new 550 seat theatre space, a smaller flexible studio theatre, backstage facilities and foyer, atrium and café/ bar.

- 1.10** 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** Building on the success of these key developments the Council launched a consultation for an ambitious Oldham Town Centre Masterplan in September 2017. The masterplan outlines the Council's ambitions and vision to 2032. It looks at five strategic sites totalling 21 acres in size and seeks to find better uses that can redevelop and improve the town centre. The benefits would include the building of new homes, 55,000 sq metres of new and refurbished employment space, and economic activity worth an additional £50 million a year to Oldham's economy. [https://www.oldham.gov.uk/downloads/file/4725/town\\_centre\\_masterplan](https://www.oldham.gov.uk/downloads/file/4725/town_centre_masterplan)
- 1.12** If every masterplan element is delivered it could be worth an estimated 560 full-time jobs during construction, plus up to 700 new jobs in Oldham. This plan is the first step towards creating a town centre that works better and is aspirational for everyone – from residents to families, public sector partners and businesses/traders.
- 1.13** The proposals include plans to:
- Build a new Tommyfield Market on the existing site with a new 600-capacity multi-storey car park to attract additional visitors - plus complementary new retail/leisure units and quality public spaces. Create a new Civic Hub using land including the former Oldham Sports Centre. This would be home to agencies from across the public sector sharing accommodation and costs, plus new commercial office space.
  - A potentially refurbished Queen Elizabeth Hall with a new hotel, offices and homes could go on the current Civic Centre, Magistrates Court and Oldham Police Station sites.
  - Additional homes could be built at the current Rock Street car park site and the surrounding area.
  - 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 2017-2020 Corporate Plan (updated Summer 2017).
- 1.14** There are three corporate objectives that underpin the delivery of the ambition:
- An inclusive economy where people and enterprise thrive;
  - Thriving communities where everyone is empowered to do their bit; and
  - Co-operative services with people and social value at their heart.
- 1.15** The Greater Manchester Combined Authority (GMCA) and the ten local planning authorities (LPA's) are working together to produce a joint plan to manage the supply of land for jobs and new homes across GM. The Greater Manchester Spatial Framework (GMSF) will ensure that we have the right land in the right places to deliver the homes and jobs we need up to 2035. It will be an overarching development plan within which GM's ten local planning authorities can identify more detailed sites for jobs and homes in their own area. As such, the GMSF will not cover everything that a local plan would cover and individual districts will continue to provide

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their own local plans. Further details regarding the GMSF can be found on GMCA's website at [www.greatermanchester-ca.gov.uk](http://www.greatermanchester-ca.gov.uk). A revised LDS was published in July 2016, setting out the timetable for preparing the Local Plan review as well as details of the GMSF.

- 1.16** 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 covering the monitoring period 1 April 2016 to 31 March 2017 inclusive. It addresses the questions:
- Have the timetables and milestones for Local Development Document 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". The report also looks at 'Issue 9' (approved June 2016) and an update is also included within this Monitoring Report on progress on Local Plan preparation from April to November 2017.

### Performance in Preparing Local Development Documents, 1 April 2016 to 31 March 2017.

#### Local Development Scheme

- 2.4** The LDS in place at the start of the monitoring period was "Issue 8" (approved in December 2013). Following consideration of the implications of the Greater Manchester Spatial Framework (GMSF) a timetable (LDS Issue 9) for the Local Plan review and GMSF was published. This LDS was published in July 2016 and can be viewed on the council's website [www.oldham.gov.uk](http://www.oldham.gov.uk).

#### Development Plan Documents (DPDs)

##### Local Plan Review / Site Allocations DPD

- 2.5** It was the council's intention to prepare a separate Site Allocations DPD to sit alongside the adopted Joint DPD. The timetable that was 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 was not met and since publication of "Issue 8" work has progressed on the GMSF which has had implications for the Local Plan timescales.
- 2.6** It has since been decided that rather than preparing an individual Site Allocations DPD it will now be incorporated as part of a wider review of the Local Plan which will reflect the GMSF. The timetable for the Local Plan is included within "Issue 9" of the LDS, published in July 2016.

#### Other Local Plan Documents

##### Neighbourhood Plan

- 2.7** Following an application for the designation of the Saddleworth Parish Council boundary as a neighbourhood planning area in the last monitoring period, the Saddleworth Neighbourhood Area was designated in November 2016 and informal consultation has taken place within the monitoring period.

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## Community Infrastructure Levy (CIL)

**2.8** Further work on CIL has been put on hold.

## **Performance in Preparing Local Development Documents, April to November 2017**

### Local Plan Review

Regulation 18 Notification consultation was carried out between 10 July to 21 August 2017 to seek views on what the Local Plan should contain. The timetable for this was not included within "Issue 8" of the LDS. The profile is included in "Issue 9", however the timescales for this have fallen behind, due to delays in the preparation of the GMSF. A revised LDS, with an updated timescale for the preparation of the Local Plan, is due to be published in due course.

### 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 2016 to 31 March 2017. 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 2016/17 for industrial and commercial uses (use classes B1, B2 and B8) was 3,565.5 sqm (gross). Of this: <ul style="list-style-type: none"><li>• 1,045.5 sqm were developed for B1 uses;</li><li>• 24 sqm were developed for B2 uses; and</li><li>• 2,496 sqm were developed for B8 uses.</li></ul> This is more than that completed in 2015/16 which was 2,676 sqm.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council Strategic Planning and Information section.

## Business, Industry and the Local Economy

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

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by ensuring the effective and efficient use of land and buildings (SO1c).

Target: N/A.

Oldham Position: The floorspace developed for employment on previously developed land in 2016/17 was 3,565.5 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 2017 was 92.60 ha. The total consists of 67.11 ha of Business and Industry, Mixed Use and Major Developed Site in the Green Belt saved UDP allocations and 25.49 ha of sites that are not allocations but have planning permission for employment uses and are either unimplemented or under construction.

This is more than that identified as at 31st March 2016 which was 86.16 ha.

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.

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

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

Oldham Position: There were no known losses of large employment sites in 2016/17.

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.

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: 1.73 ha of land was developed for business and industrial uses in 2016/17. Of this:

- 0.54 ha were developed for B1 uses;
- 0.37 ha were developed for B2 uses; and
- 0.82 ha were developed for B8 uses.

This is more than that developed in 2015/16 which was 0.74 ha.

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 2015, 940 new businesses were formed in Oldham. This is the latest information available.

This is more than in 2014 during which time 865 new business formed in Oldham.

<b>Business, Industry and the Local Economy</b>
<b>New business registration rate (Joint DPD Indicator 8)</b>
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council.

<b>Business, Industry and the Local Economy</b>
<b>Overall employment rate (Joint DPD Indicator 9)</b>
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 68.6% in 2016. This an increase on the 2015 figure which was 63.3%.
Unemployment figures at January 2017 was 2.8% (3,955 people), the third highest across Greater Manchester and higher than the national average of 1.8%.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.
Source: Oldham Council.

<b>Business, Industry and the Local Economy</b>
<b>Foxdenton developed as a premium employment site (Joint DPD Indicator 46)</b>
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: In the year 2016/17 there have been minor changes to the design and appearance of the six standard house types proposed as part of the original application. The total number of dwellings and the layout remain the same as the original application.
Action needed: None.
Relevant Joint DPD Policies: 1, 4, 13, 14.



## Business, Industry and the Local Economy

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

Source: Oldham Council Strategic Planning and Information section.

#### Key issues

- 3.3** The system in place for monitoring employment land losses needs to be developed, 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 2017 to 31 March 2022. In previous years the five-year housing land supply position was rolled forward by 12 months. However, in order to align monitoring processes with the work being carried out on the GM-wide housing land supply, since 2015/16 the supply figure is no longer rolled forward. The five-year housing land supply presented in this Monitoring Report is therefore as at 1 April 2017.

## 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 14 years compared to the annual average of at least 289 dwellings.

## 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
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
2015/16	277	-12
2016/17	358	69
<b>Total</b>	<b>3,445</b>	<b>-601</b>

The number of net completions has fluctuated over the last fourteen years. During 2016/17 358 dwellings were completed. After falling in 2015/16, completions increased again during 2016/17 as a number of larger sites have begun construction. The fluctuations have largely been as a result of the high levels of clearance that have taken place as a result of regeneration activity during 2003/04 to 2012/13, along with the changing economic conditions witnessed since 2008/09. However, over the last five years, completions have improved, with an average of 360 dwellings being completed annually. A chart showing dwellings completed and cleared since 2003/04 can be found in Appendix 1.

The number of completions, net of clearance, for 2016/17 was 358. This brings the total number of completions for 2003/04 to 2016/17 to 3,445 dwellings and leaves a residual amount of 601 dwellings to be delivered over the remainder of the plan period.

Taking this residual into account, 3,803 dwellings need to be delivered over the remaining plan period (6,647 minus 3,445 + residual of 601 = 3,803).

## Housing

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

The housing trajectory shows 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 2016/17;
2. The five-year deliverable housing land supply from 2017/18 to 2021/22. This is shown as net additional dwellings over the period and has taken into account projected clearance over the period, of 10 dwellings per annum; and
3. For the period beyond 2021/22, projected dwellings are based on the post five year supply contained within the borough's potential housing land supply. A partial update of the post five-year supply has been carried out to inform this. The council is also in the process of carrying out a full review of the Strategic Housing Land Availability Assessment (SHLAA) and this will inform future housing land supply figures. The net additional dwellings have taken into account projected clearance over the period, which is 20 dwellings per annum from 2022/23 to end of 2025/26 and 0 dwellings thereafter; and
4. The annualised net supply which shows that current housing land supply spread out evenly across the period.

The housing trajectory shows that there is sufficient potential housing land supply identified to deliver 8,492 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 the partial update of the SHLAA. Details of the borough's five year housing land supply can be found in Appendix 2. A full review of the SHLAA will be carried out to inform the preparation of the GMSF and the Local Plan.

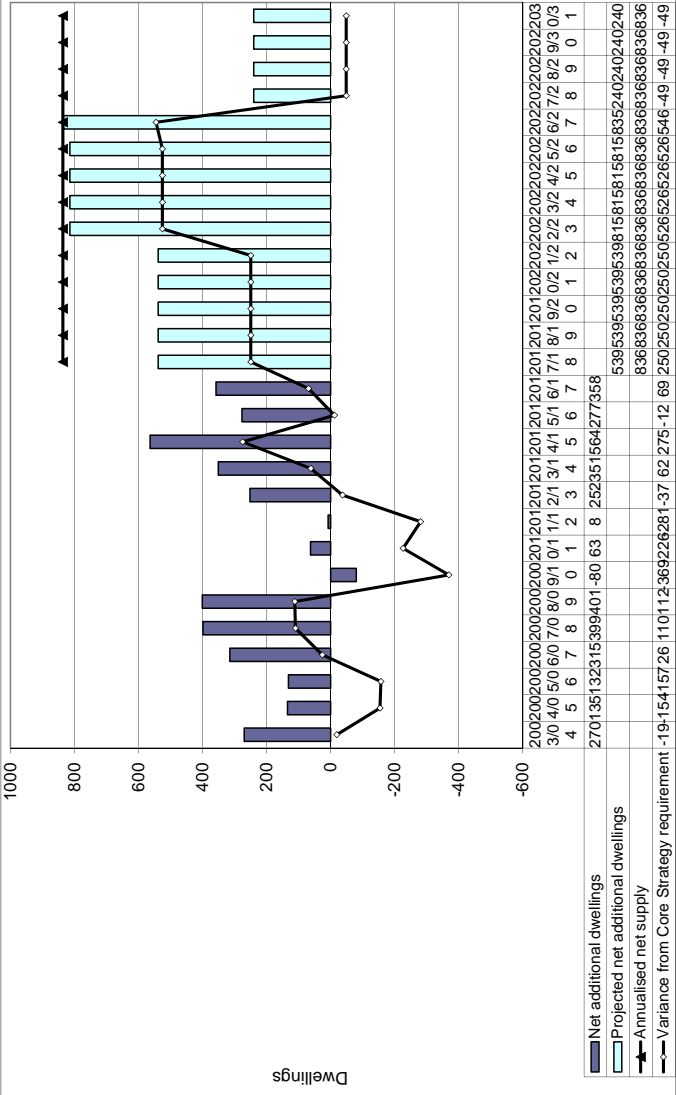
Action needed: Continue to update the borough's five year housing land supply annually and update the council's SHLAA.

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

Relevant Joint DPD Policies: 1, 3, 11.

Source: Oldham Council Strategic Planning and Information section.

2016/17 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 2016/17, 92.5% of new and converted dwellings were completed on previously developed land in Oldham.

The previously developed land (PDL) trajectory shows:

1. 93.4% of all completions during 2003/04 to 2016/17 were on PDL;
2. Projections for the next five years (2017/18 to 2021/22) are based upon sites within the five-year housing land supply. The trajectory shows that 81% of the five-year supply is on PDL; and
3. Overall an average of 76% of all dwellings identified as part of the borough's potential housing land supply (i.e. post five-year 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.

## 2016/17 Previously Developed Land Trajectory



<b>Housing</b>
<b>Net additional pitches (Gypsy and Traveller) (Joint DPD Indicator 16)</b>
Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)).
Target: N/A
Oldham Position: The number of net additional pitches for 2016/17 is zero, as no pitches were constructed or lost.
Action needed: The Local Plan review will identify a pitch requirement and sites for gypsy and traveller provision as appropriate if there is a clear and demonstrable need based on up to date evidence, in line with the Joint DPD Policy 12.
Relevant Joint DPD Policies: 1, 3, 12.
Source: Oldham Council Strategic Planning and Information section.

<b>Housing</b>
<b>Gross Affordable housing completions (Joint DPD Indicator 15.i)</b>
Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and  Achieve the right quantity of affordable housing to meet local needs and demands (SO2(c)).
Target: 7.5% of the total development sales value to go towards the delivery of affordable housing where viable in line with Policy 10 of the Joint DPD.
Oldham Position: This indicator continues the approach adopted in the 2011 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 2016/17, 60 new affordable homes were completed. Since 2008/09 there have been 957 affordable homes delivered.
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 358 dwellings completed during 2016/17, there were 335 dwellings on sites with a capacity of 5 dwellings or more, representing 94% of the total completions.

Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 21.8% (73 dwellings out of 335)
- 30 to 50 dwellings per hectare = 63.6% (213 dwellings out of 335)
- Over 50 dwellings per hectare = 14.6% (49 dwellings out of 335)

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 2016/17 by type is shown below:

Detached - 61 (17%)  
Semi-detached - 169 (47.2%)  
Terraced - 81 (22.6%)  
Flats - 47 (13.1%)

The breakdown of dwellings completed in 2016/17 by size is shown below:

1 bedroom - 20 (5.6%)  
2 bedrooms - 81 (22.6%)  
3 bedrooms - 204 (57%)



## Housing

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

4 or more bedrooms - 53 (14.8%)

This shows that 64.2% of dwellings completed are detached or semi-detached and 71.8% 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 2017 the five-year supply contains sufficient land to accommodate 2,743 dwellings.

A schedule of sites forming the 5 year housing land supply 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 (based on Joint DPD)

Housing requirement for the period 2003/04 to 2016/17 (289*14)	4,046
Net completions for the period 2003/04 to 2016/17	3,445
Performance against housing requirement up to 2016/17	-601
Housing requirement for remainder of plan period 2017/18 to 2025/26 (289*9)	2,601
Residual to be delivered over remainder of plan period (2,601+601)	3,202
Estimated clearance up to 2025/26	130
Total housing requirement for the remainder of plan period (3,202+130)	3,332
Annual housing requirement up to 2025/26 (3,332/9)	370

#### Level of housing provision over five years

Housing requirement for the period 2017/18 to 2021/22	1,445
Performance against housing requirement up to 2016/17	-601
Estimated clearance up to 2021/22	50
Total housing requirement for period 2017/18 to 2021/22	2,096
Housing requirement per annum for period 2017/18 to 2021/22	419

In relation to the housing requirement set out in the Joint DPD, the five-year supply as at 1 April 2017 contains more dwellings (2,743) compared to the level of housing provision required across the period (2,096). This difference can be expressed in a number of ways:

As of 1 April 2017, the five-year supply represented 131% of the dwellings planned (2743/2096 x 100); or

As of 1 April 2017, there is a 6.55 year supply of deliverable housing land in the borough (2743/419).

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)

The above commentary compares the housing land supply against the housing requirement set out in the Joint DPD, adopted 2011. It is acknowledged that the current five year housing land supply would not meet proposed housing requirements in the draft GMSF (published November 2016) or that set out in the Government's "Planning for the Right Homes in the Right Places" which has recently been consulted upon.

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. The five year supply published in the 2015/16 Monitoring Report contained 284 sites, comprising 2,620 dwellings. During 2016/17, 19 of these sites were fully completed. In terms of dwellings, these accounted for 211 (8%) of the 2,620 dwellings in the supply.

Action needed: Sufficient deliverable five-year housing land supply is identified (against the housing requirement set out in the Joint DPD).

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 2016/17 there were 0 dwellings demolished.

Since 2006/07 there have been 1,496 dwellings demolished. This is an average of just under 150 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.

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. The latest figures are:

- Total stock as at 2016 = 94,337
- Total vacant as at 1st October 2016 = 1,189
- % Vacant as at 1st October 2016 = 1.3%
- Total stock as at 1st October 2015 = 95,254
- Total vacant as at 1st October 2015 = 1,273
- % Vacant as at 1st October 2015 = 1.3%

There has been no change in the percentage of long term vacancies from 2015 to 2016.

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.

## Housing

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

Within the former HMR areas, there were 16 dwellings completed in 2016/17 with 3+ bedrooms (43% of a total of 37 dwellings completed in these areas), representing 4.5% of all completions. However, across the borough, 71.8% of new dwellings completed in 2016/17 had 3 or more bedrooms (as shown in the 'Housing completions by size and type' indicator above).

Action needed: None.

Relevant Joint DPD Policies: 1, 3 and 11

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

- 3.6** A total of 358 dwellings were completed over the period 1 April 2016 to 31 March 2017. There was no clearance carried out in this period. As a result the net gain within the borough for 2016/17 was 358 dwellings.
- 3.7** Performance against the housing requirement from 2003/04 to 2016/17 has resulted in a residual of 601 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 largely finished and sites prepared for development are being developed. This is reflected in the increase of net additional dwellings over the past five years, with an average of 360 dwellings per year being completed over this period. 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 is working with developers and key partners to bring sites forward and facilitate housing delivery and housing growth.
- 3.8** As of 1 April 2017, the borough's five-year supply contains sufficient land to accommodate 2,743 dwellings. This represents a 6.55 year supply of deliverable housing against the Joint DPD housing requirement 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** The Council recognises that as part of the Greater Manchester Spatial Framework (GMSF) and recently published consultation from central Government, the borough's housing requirement may change. However, for the purposes of this monitoring report the current housing requirement set out in the adopted Local Plan has been used.
- 3.10** 92.5% of completions during 2016/17 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.
- 3.11** Although the proportion of detached and semi-detached properties being built decreased slightly from the year before (64.2% of all completions were detached or semi-detached in 2016/17, down from 74% in 2015/16), the number has increased significantly since 2014/15 (when only 49% were detached or semi-detached). The proportion of terraced properties has remained

largely the same from last year (22.6% in 2016/17 and 22% in 2015/16). The proportion of three and four bedroomed plus properties has fallen slightly to 71.8% of all completions (from 74% in 2015/16). 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 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

- 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 and the emerging Local Plan review.
- 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.
- 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.
- 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.
- 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.

**3.12** 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 actions have, however, been superseded now that work is progressing on the GMSF, and the emerging Local Plan review, which will include site allocations where appropriate.

## Transport

### Indicators

Transport
<b>Number of travel plans secured as a condition of planning permission (Joint DPD Indicator 26).</b>
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by reducing the need to travel and encouraging walking, cycling and the use of public transport (SO1e).
Target: N/A.
Oldham Position: Seven travel plans were secured as a condition of planning permission in 2016/17.

## Transport

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

Previous years:

2015/16: 8

2014/15: 8

Action needed: None.

Relevant Joint DPD Policies: 1, 5, 17.

Sources: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.13** There are currently no issues linked with this indicator. There was only one less travel plan requested last year.

## Access to services

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

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 (45 out of 68 dwellings) in 2016/17 had access to at least two key services. This was 72% in 2015/16.

80% of major residential developments (232 of 290 dwellings) in 2016/17 had access to at least three key services. This was 95% in 2015/16.

Action needed: None.

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

Sources: Oldham Council Strategic Planning and Information section.

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

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



## Key Issues

- 3.14** The percentage of major residential developments with access to three or more key services is lower than 2015/16. There is a need to continue to ensure accessibility of new residential development to key services.

## Future Action

- 3.15** The council will continue to raise awareness of the importance of accessibility to key services in new residential developments.
- 3.16** The policies within the Joint DPD aim to ensure that new developments are in the most accessible locations with good transport links and make use of travel plans in major new developments.

## LOCAL SERVICES

### Town Centre Uses

#### Indicators

Local Services – Town Centre Uses
Total amount of floorspace for 'town centre uses' (Joint DPD Indicator 10)
Joint DPD Objective: To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors (SO3e).
Target: N/A.
Oldham Position:  In September 2016 Lidl opened in Royton Centre. The development consisted of 2,425sqm with a net sales area of 1,423sqm.  In October 2016 the £37m 'Old Town Hall' redevelopment opened. The development consisted of 4,390.4 sqm of gross leisure floorspace, including an 8 screen cinema (approx. 1,000 seats) and a number of ancillary restaurant uses equating to 2,083.8 sqm floorspace. This equates to a total gross internal floorspace of 6,474.2 sqm.
Action needed: Processes to be put in place to ensure future monitoring of indicator.
Relevant Joint DPD Policies: 1, 4, 15.
Sources: Oldham Council Strategic Planning and Information section.

## Key Issues

- 3.17** There is a continued need to locate 'town centre uses' in or nearby centres.



## Future Action

**3.18** Processes are to be put in place to ensure future monitoring of the indicator as appropriate.

## 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
<p>Oldham Position: The Greater Manchester Minerals and Waste Planning Unit (GMMWPU) has provided an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside for 2016.</p> <p>Aggregate crushed rock landbank as at 31 December 2016:</p> <ul style="list-style-type: none"><li>• Permitted reserves: 19.59 million tonnes</li><li>• Annual apportionment requirement 2005-2020: 1.32 million tonnes</li><li>• Landbank: 14.84 years</li></ul> <p>Aggregate land-won sand and gravel landbank as at 31 December 2016:</p> <ul style="list-style-type: none"><li>• Permitted reserves: confidential this year.</li><li>• Annual apportionment requirement 2005-2020: 0.43 million tonnes</li><li>• Landbank: confidential this year but is below 7 years.</li></ul>
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.
<p>Oldham Position:</p> <p>2016 (million tonnes):</p> <p>Crushed rock sales: 0.87</p> <p>Crushed rock reserves: 19.59</p> <p>Sand and gravel sales: confidential this year.</p> <p>Sand and gravel reserves: confidential this year.</p> <p>The GMMWPU has provided further information on this indicator. Please see Section 7 'Greater Manchester Development Plan Documents'.</p>
Action needed: None.
Relevant Joint DPD Policies: 1, 8.
Source: Greater Manchester Minerals and Waste Planning Unit.

### Key Issues

- 3.19** 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.
- 3.20** 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 7 'Greater Manchester Development Plan Documents'.

### Future Action

- 3.21** The JMDPD and Oldham's Joint DPD policies 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
<b>Capacity of new waste management facilities by waste planning authority (Joint DPD Indicator 35).</b>
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: N/A
Oldham Position: During 2016/17 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
<b>Amount of municipal waste arising, and managed by management type by waste planning authority (Joint DPD Indicator 34).</b>
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).
Target: 33% of household waste managed by recycling and composting.
Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA.
Total Amount of Household Waste Arisings 2016/17: 69,058 tonnes.
Of the total household waste 29,369 tonnes was managed by recycling and composting.
Total amount of household waste managed by landfill: 0 tonnes. 39,683 tonnes now incinerated.
The overall recycling rate in Oldham for 2016/17 was 42.53%.
Action needed: None.
Relevant Joint DPD Policies: 1, 7.
Sources: Oldham Council.

## Key Issues

- 3.22** 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

- 3.23** 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: None
Oldham Position 2016/17: There were no Environment Agency objections on the basis of water quality.  There were two planning applications which received Environment Agency (EA) objections on the basis of flood risk, due to an unsatisfactory Flood Risk Assessments (FRA). One application was for a minor residential scheme which was refused planning permission and then dismissed at appeal. The other application was for allotments with the shed building falling outside of the flood zone. This was approved.
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

- 3.24** There was one planning applications granted where an objection from the Environment Agency had been received.

## 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 (where agreed with the council)

Oldham Position 2016/17:

There were 33 planning applications checked for use SUDS. Five of these used SUDS in their development scheme.

SUDs consents approved in previous years:

- 2015/16: 31 applications checked for SUDS. Six of these used SUDS in their development schemes.
- 2014/15: 32 applications checked for SUDS. Six of these used SUDS in their development schemes.
- 2013/14: 33 applications checked for SUDS. Sixteen of these used SUDS in their development schemes.
- 2012/13: Three developments used SUDS in their schemes.

Action needed: None.

Relevant Joint DPD Policies: 1, 19.

Source: Oldham Council, Highway Assets and Network

## Key Issues

**3.25** Previous monitoring reports have noted the number of applications checked for SUDS only. This years monitoring report sets out the number of applications checked for SUDS and the actual number of SUDS schemes to be implemented. There is a large difference between these two figures. There is a need to encourage more SUDS schemes to address surface water flood risk and promote wider multi-functional benefits.

## Future Action

**3.26** 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

<b>Biodiversity</b>
<b>i) Change in areas of biodiversity importance (Joint DPD Indicator 38i); and ii) Improved local biodiversity (Joint DPD Indicator 38ii).</b>
Joint DPD Objective: To improve and value the borough's environment by protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings (SO4b).
Target: N/A
<p>Oldham Position: There have been no changes reported to designated Sites of Biological Importance (SBIs) by the Greater Manchester Ecology Unit during the monitoring period.</p> <p>Defra publishes data on the 'Single data list 160-00 Proportion of local sites where positive conservation management is being or has been implemented'. The latest figures were supplied to Defra in October 2017 by Oldham Council for 2016/17 and show that in Oldham, 100% of local sites (41) are under positive conservation management.</p> <p>The Joint Nature Conservation Committee (JNCC) UK reports changes to Special Areas of Conservation (SAC) and Special Protection Areas (SPA). In 2016/17 there were no changes reported to SACs/SPA.</p> <p>The following Sites of Special Scientific Interest (SSSI's) have been assessed in 2015/16:</p> <ul style="list-style-type: none"><li>• South Pennine Moors units 019 (unfavourable - recovering).</li></ul>
Action needed: None.
Relevant Joint DPD Policies: 1, 6, 21.
Source: Defra, Natural England and Joint Nature Conservation Committee

### Key Issues

- 3.27** Biodiversity and habitat management runs through everything we do across our countryside estate, and so from non/limited intervention to major schemes/projects all sites are positively managed in relation to conservation and biodiversity.

### Future Action

- 3.28** Ensure that biodiversity is enhanced through the implementation of the local plan and preparation of the Local Plan review.

## 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 2016/17, 13 out of 20 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 65% of applications.</p> <p>There were a further five major applications which were not included in the above figures and did not have a condition attached as they were for variations of conditions, minor material amendments or reserved matters and a condition had already been attached to their original planning application. There were no relevant major change of use applications.</p> <p>Over the past year there have been 17 major developments completed or partially completed (housing schemes) which were required to meet energy reduction targets (four were implemented under UDP Policy NR3.3 requiring 10% of energy from renewable sources and thirteen 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"> <li>• Old Town Hall, leisure uses incorporating cinema and restaurants - provided 100mm insulation and glazing, which provides 22% reduction in the Actual Emission Rate.</li> <li>• Werneth House - original energy statement stated would install Ground Source Heat pumps.</li> <li>• Lidl - energy efficiency measures and air source heat pumps delivers 21% over Part L building regulations.</li> </ul> <p>Housing development completed</p> <ul style="list-style-type: none"> <li>• Former Parkfield House, 580 Ripponden Road: 7 out of 17 dwellings completed. Scheme is providing 15% improvement over building regulations Part L through fabric first approach.</li> <li>• Former Greenfield Bowling Club - one unit completed (part of a larger scheme). The scheme will meet 10% improvement through energy efficiency measures and the building fabric.</li> <li>• Land at Wellington Road - all 23 dwellings complete. 17% reduction over Part L building regulations through building fabric and solar thermal panels.</li> <li>• Land at Partington Street, Failsworth - 39 out of 51 dwellings completed. The scheme is reducing carbon emissions by 21.81% overall through fabric improvement and energy reduction / efficiency measures.</li> </ul>

## Renewable Energy

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

- Shiloh Healthcare, 9 dwellings completed out of 32. During the application agreed they would meet 14.8% reduction over Part L building regulations via a fabric first approach.
- Land at High Barn Street - 20 units completed. Met 15% reduction over Part L building regulations via fabric first / energy efficiency measures.
- Land at Joshua Lane 14 dwellings completed. Met 15% reduction over Part L building regulations via fabric first / energy efficiency measures.
- In addition there was a planning application granted for installation of ground mounted solar PV arrays (1.94 MW) and an application granted for 1 wind turbine (5KW).

Action needed: None.

Relevant Joint DPD Policies: 1, 18.

Source: Oldham Council, Strategic Planning. Ofgem.

## Key Issues

**3.29** The percentage of applications with a condition attached requiring development to meet Policy 18 is 65%. This is higher than last year but lower than previous years. Two applications submitted viability assessments which were assessed by the council and it was determined that the development would be unviable if they met the policy. There were two applications where the condition will be applied at reserved matters stage.

## Future Action

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

## GREEN BELT AND OPEN LAND

### Green Belt

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

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

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

Target: N/A.

Oldham Position: There were 79 applications approved in the Green Belt during 2016/17. These included:



## Green Belt

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

- Householder developments: 28
- Minor other: 25
- Minor dwellings: 4
- Change of use: 5
- Certificate of Lawfulness: 3
- Listed building consent: 12
- Advertisement: 1
- Major dwellings: 1

One of the applications approved was for the same development. It has both Listed Building consent and a householder planning application covering the same proposed works. Taking this into account it could be said that there were 78 applications approved in the Green Belt in 2016/17.

Action needed: None

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.31** The number of applications granted is lower than the previous two years (105 applications in 2015 and 97 applications in 2016). There was one major development approved in the Green Belt. This was for 26 dwellings on previously developed land.

## Future Action

**3.32** The council should continue to protect Green Belt in line with policies of the NPPF and the Local Plan.

## Other Protected Open Land

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

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

Target: N/A.

Oldham Position: A search for applications within Other Protected Open Land (OPOL) in 2016/17 highlighted that there were three applications granted on sites including OPOL.

The applications include the following:

- Minor dwellings: replacement bowling green and 6 dwellings. Only the bowling green was within the OPOL and this was retained.

## Other Protected Open Land

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

- Minor Other: replacement toilet block.
- Householder: proposed balcony to rear extension. Considered to be small scale and ancillary.

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.33** There have been fewer planning applications granted in the past year compared to the previous three years for development on OPOL. The developments are all considered to be appropriate.

## Future Action

**3.34** 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 (LRFD) in 2016/17.

Action needed: None.

Relevant Joint DPD Policies: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.35** There are no issues linked with this indicator. There is one LRFD site at Bullcote Lane, Shaw allocated within the Joint DPD. There have been no applications granted on the allocation since the Joint DPD was adopted.

## Future Action

- 3.36** The council should ensure that any development on LRFD is only granted where it would be acceptable in the Green Belt and not prejudice the later development of LRFD beyond the life of the LDF.

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 2016/17 there were four planning applications refused on matters relating to landscape character (two of these applications were for the same development as one of the applications was for listed building consent).  The applications, two for extensions and two outline applications for residential development were refused for reasons including significantly detracting from the visual amenity of the rural locality and having a detrimental impact on the character of an OPOL site.
Action needed: None.
Relevant Joint DPD Policy: 21
Source: Oldham Council Strategic Planning and Information section.

## Key Issues

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

## Future Action

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

## CONSERVATION

### Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

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

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

Target: No loss

Oldham Position in 2016/17:

i) There are nine buildings in the borough on the Historic England at Risk Register. These are:

1. Church of St. Mark with Christchurch, Glodwick Road, Glodwick;
2. Church of St. Margaret, Chapel Road, Hollinwood;
3. Church of the Holy Trinity, Church Street, Oldham;
4. Foxdenton Hall, Foxdenton Lane, Chadderton;
5. 1-5 Hollins Road, Oldham;
6. Union Street United Reformed and Methodist Church, Union Street, Oldham;
7. Church of St Stephen and All Martyrs, St Stephen's Street, Oldham;
8. Church of St John, Oldham Road, Failsworth; and
9. St Paul's Methodist Church, Rochdale Road, Shaw and Crompton.

Foxdenton Hall and 1 – 5 Hollins Road are Grade II\* listed and the remaining are Grade II. One church was removed from the 'at risk' register as it had re-roofing. There are no Scheduled Ancient Monuments in the borough on the Historic England at Risk Register.

ii) There are 36 conservation areas in the borough covering 250.79 ha. This has not changed since last year. However, 'Oldham Town Centre' conservation area is now on the 'Heritage at Risk' list.

iii) An assessment of the planning applications approved for 2016/17 shows:

- Loss of listed buildings: There were four applications granted for the part demolition of listed buildings in the borough, although two applications were for the same development. An application was granted for the demolition of an existing side extension on a Grade II listed building. It was considered that the existing two storey side extension detracts significantly from the character and appearance of the listed cottage. The loss of the extension was considered to be justified. A planning application and listed building application relating to the same proposal was granted for the demolition of a single storey kitchen extension and removal of an external staircase. It was considered that the changes would enhance the appearance of the Grade II listed building. A planning application for Lancaster Sports Club was approved

## Conservation

i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)

ii) Number/extent of Conservation Areas (Joint DPD 22ii)

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

to demolish the modern extensions to the rear of the building and modern structures to the front of the Grade II building. It was considered the proposals would result in less than substantial harm and the public benefits outweighed the negative impacts.

- Buildings lost in conservation areas: There were two planning applications granted for the loss of all or part of buildings in conservation areas in the borough. One was related to the demolition of an existing dwelling and replacement with a new dwelling. It was considered that the proposed dwelling (as amended) in this particular setting would at the very least preserve the character of the area. The second application was in relation to the demolition of stables and outbuildings as part of wider proposals. There were no specific comments made regarding the demolition of these structures.

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

Relevant Joint DPD Policies: 1, 24.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.39** The number of buildings on the at risk register has decreased since last year. However, since 2012 the number of buildings on the Historic England at Risk Register has increased.

**3.40** There were more demolitions approved relating to listed buildings and buildings within conservation areas this year in comparison to last year. However generally the trend has fluctuated. The demolitions were all positive in terms of protecting and enhancing the listed buildings and conservation areas.

## Future Action

**3.41** Continue to ensure that the policies within the Joint DPD protect, conserve and enhance the borough's heritage assets.

## HEALTH, EDUCATION AND COMMUNITIES

<b>Health</b>
<b>Number of health and well-being centres started and/or completed (Joint DPD Indicator 40).</b>
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations (SO5h).
Target: Number determined by Primary Care Trust Programme.
Oldham Position:  A planning application was granted in June 2016 for the refurbishment and extension of the former Royton Youth Centre to provide a medical centre.
Action needed: None.
Relevant Joint DPD Policies: 1, 2.
Source: Oldham Council.

<b>Health</b>
<b>i) Adult participation in sport (Joint DPD Indicator 41i).</b>
<b>ii) Children and young people's participation in high-quality PE and sport (Joint DPD Indicator 41ii).</b>
Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).
Target: i) The council target for this indicator is 20%.
Oldham Position:  The Active People Participation Survey 2014/16, which provided information for this indicator last year, no longer exists. Therefore, comparable data on adult participation in sports and recreation and children/young people's participation in high quality sports and PE is not available this year.  i) Information on Sport and Physical Activity levels for Oldham's population (Adults 16+) are now available through Sport England's Active Lives Survey 2015-16. The latest results are as follows: <ul style="list-style-type: none"><li>• 25.6% of Oldham's population do less than 30 minutes of physical activity per week - classed as 'inactive'.</li><li>• 13.7% of Oldham's population do 30-149 minutes of physical activity per week - classed as 'fairly active'.</li><li>• 60.7% of Oldham's population do 150+ minutes of physical activity per week - classed as 'active'.</li></ul>

## 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).

Source: Sport England's Active Lives Survey (2015/16)

ii) There is no information regarding children and young people's participation in high quality PE and sport for the year 2016-17.

Action needed: N/A

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

Source: Oldham Council.

## Key Issues

**3.42** The percentage of Oldham's adults (aged 16+) doing more than 150 minutes of activity per week and classed as active is the 3rd highest in Greater Manchester.

## Future Action

**3.43** 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:

Healthy Life Expectancy (HLE) remaining at 65:

- Male 9.8 years. Previous figures 9.5 years (2011-2013); and 10.0 years (2010-2012).
- Female: 8.6 years. Previous figures 8.8 years (2011-2013); and 9.1 years (2010-2012).

(ONS 2012 - 2014)

Life Expectancy at Birth:

<b>Health</b>
<b>Healthy life expectancy at 65 (Joint DPD Indicator 42).</b>
<ul style="list-style-type: none"> <li>Male: 77.2 years. Previous figures 77.4 years (2012 - 2014); 77.6 years (2011-2013); and 77.1 years (2010 - 2012).</li> <li>Female: 80.7 years. Previous figures 80.7 years (2012 - 2014); 81.2 years (2011-2013); and 81.1 years (2010 - 2012).</li> </ul> <p>(Public Health Outcomes Framework 2013 - 2015)</p>
Action needed: N/A
Relevant Joint DPD Policies: 1, 2, 6, 23.
Source: Oldham Council, ONS, Public Health Outcomes Framework

### Key Issues

- 3.44** HLE for males is slightly lower than 2010 figures but has improved since 2011. Life expectancy at birth for males has increased since 2010 but is slightly lower than last year. HLE has decreased slightly for females since 2010. Life expectancy at birth for females has decreased since 2010.
- 3.45** HLE is calculated from mortality data and from annual population survey that includes self-reported health status / limiting illness and so are in part subjective as responses are based on people's perceptions and expectations regarding their health (at a particular point in time). Secondly, the period spent in 'not healthy' would occur more towards the end of life, therefore if we are having a lot more of the ageing population (compared to previous years) and not improving access to health services and care, we would have more people with limiting long term illness and reporting poor health. Area deprivation and socio economic factors also impact on HLE.

### Future Action

- 3.46** There is the need to ensure that developments are located close to key services and good public transport networks and access to open space and leisure centres to encourage people to use active modes of travel and have access to sports and recreation and GPs and also to reduce air pollution. There is a need to reduce deprivation so that people have more disposal income to access healthy food. Access to quality housing is also important.



## Education

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

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

Target: Number determined by Local Education Authority.

Oldham Position:

The following school developments were completed in 2016/17:

- Oasis Limeside – primary expansion (2 phases) - completed in November 2016; and
- Northmoor Academy – new primary school – completed July 2016.

There are currently no education related developments under-construction for the year 2016-17.

Action needed: N/A

Relevant Joint DPD Policies: 1, 2.

Source: Oldham Council.

## Key Issues

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

## Future Action

**3.48** The council should support proposals for education related development in line with Policy 2 and other relevant policies in the Joint DPD.

## 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)

## Communities

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

Oldham Position: There are 1,609 people, agencies and organisations on the Local Plan mailing list and therefore engaged in the Local Plan consultation process (as at December 2016). This has increased from 1,578 in last years Monitoring Report.

Action needed: Council to continue to encourage people, agencies and organisations to subscribe to the Local Plan mailing list.

Relevant Joint DPD Policies: All policies.

Source: Oldham Council Strategic Planning and Information section.

## Key Issues

**3.49** 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)

#### Annual Average Nitrogen Dioxide

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

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

Target: Annual mean nitrogen dioxide (NO<sub>2</sub>) target = 40 microgrammes per cubic metre (ugm<sup>3</sup>).

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 **33 ug/m<sup>3</sup>**.

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

Air Quality Band	2016	2015	2014	2013	2012	2011
Low	355	349	344	348	334	332
Moderate	11	14	14	12	26	31
High	0	2	6	4	5	1

## Air Quality and Development

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

#### Annual Average Nitrogen Dioxide

Air Quality Band	2016	2015	2014	2013	2012	2011
Very High	0	0	1	1	1	1
<b>Total number of days where pollution was moderate or higher</b>	<b>11</b>	<b>16</b>	<b>21</b>	<b>17</b>	<b>32</b>	<b>33</b>

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](http://www.uk-air.defra.gov.uk/air-pollution/daq)

The annual average nitrogen dioxide concentration measured using diffusion tubes in Oldham in 2016 was 29.0 ug/m3 (average across seventeen sites).

Previous year's annual mean Nitrogen Dioxide levels were:

- 2015: 34.6 ug/m3 (average across ten sites)
- 2014: 32.4 ug/m3 (average across seven sites)
- 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.

## Air Quality and Development

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

### Annual Average Nitrogen Dioxide

Source: Oldham Council Environmental Health.

#### Key Issues

- 3.50** There has been a gradual decrease in the level of Nitrogen Dioxide since 2007 and there has been a much more significant decrease in the past year with measurements at the lowest recordings since 2007.
- 3.51** There has also been a decrease in the number of days in Greater Manchester where pollution was moderate or higher since 2011.
- 3.52** The number of days where 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 which can contribute to elevated pollution concentrations - <http://www.metoffice.gov.uk/learning/learn-about-the-weather/weather-phenomena/sahara-dust>).

#### Future Action

- 3.53** Ensure that new development minimises motorised traffic and the impact on air quality and encourage developments to be energy efficient and use low carbon energy. 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: 48% cut in emissions on the 1990 baseline (750.36kt CO<sub>2</sub>)

Oldham Position: The latest information is for 2015 when there were 3.7 tonnes of per capita emissions.

## Air Quality and Development

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

Industry – 254.1 kilotonnes (kt)

Domestic – 356.8 kt

Transport – 249.7 kt

Grand total - 862.9 kt

Previous years (tonnes per capita):

- 2014: 3.9 tonnes
- 2013: 4.4 tonnes
- 2012: 4.6 tonnes
- 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 July 2017

### Key Issues

**3.54** The figures for 2015 is a 41% cut on the 1990 baseline, which puts us almost on track for the 2020 target (a 48% cut in emissions on the 1990 baseline (750.36kt CO<sub>2</sub>)) and is a significant improvement on previous years.

### Future Action

**3.55** 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 and low carbon energy. 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:  Twenty four sites were remediated through planning in 2016/17.  In previous years:  2015/16: Thirty five sites were remediated  2014/15: Eight sites were remediated  2013/14: Five sites were remediated
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council Environmental Health section.

### Key Issues

**3.56** There are no issues linked with this indicator. There were fewer sites that have been remediated in the past year compared to the previous year, however there has generally been a significant increase in sites remediated since 2013.

### Future Action

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

## DESIGN

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).

## Urban Design

### Number and percentage of major planning applications refused on poor design grounds. (Joint DPD Indicator 21)

Target: 100% of applications with poor design quality should be refused.

Oldham Position: There were two major planning applications refused on design grounds in 2016/17.

Action needed: Continue to encourage high quality design.

Relevant Joint DPD Policies: 1, 20.

Source: Oldham Council.

## Key Issues

**3.58** This demonstrates that developments are being refused on design grounds and the majority of developments are meeting design expectations.

## Indicators that are no longer monitored

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

**3.60** In addition, this year the following indicators have not been possible to monitor due to the necessary information not being available, lack of resources and changes in monitoring processes:

- 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);
  - 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); and
  - Improved street and environmental cleanliness (Joint DPD Indicator 45).

**3.61** These indicators will be re-visited each year in case circumstances change and an update provided in future Monitoring Reports as appropriate.

**3.62** 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 latest Statement of Community Involvement (SCI) was adopted in March 2016. The 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 10 of the 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 2016 to 31 March 2017. It also includes any consultation that has taken place from April to November 2017 (outside the monitoring period).
- 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 number 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
Publication of the Saddleworth neighbourhood area designation application (August - September 2016)	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 the local newspaper.  A press release was issued.	There were 1,524 people, agencies and organisations on the Local Plan Mailing List and therefore engaged in the consultation (as at August 2016).	15 individual / organisations responded	The LPA was required to just publicise the neighbourhood area designation application. It was not considered appropriate to include a equalities form.	None raised.

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 and Objective, at public libraries and at the Planning Reception.				
Draft GMSF (31st October 2016 to 16th January 2017)	<p>Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers.</p> <p>A Public Notice was issued in local newspapers.</p> <p>A press release was issued.</p> <p>Documents were available on the council website, at public libraries and at the Planning Reception.</p> <p>Social Media was used to publicise the consultation via the council's Twitter account.</p> <p>Public drop in sessions were organised.</p>	<p>There were 1,497 people, agencies and organisations on the Local Plan Mailing List and therefore engaged in the consultation. This figure excludes specific and key consultees which were picked up by GMCA.</p>	Ongoing	<p>The GMSF consultation is organised by the GMCA. Equalities forms were not included.</p>	<p>Members of the public that did not find out about the consultation directly from the LPA or GMCA were dissatisfied with the consultation process.</p> <p>Need to review consultation processes for future stages as appropriate.</p>

Local Plan Document / Consultation dates	Consultation Techniques Used	Number people/ organisations consulted	Response Rate	Equalities Breakdown	Effective/ problems identified/ any change required
Local Plan Review: Regulation 18 Notification (10 July to 21 August 2017)	<p>Letter/Email to Statutory Consultees, Councillors, individuals or organisations on the Local Plan mailing list and other Oldham Council officers.</p> <p>A Public Notice was issued in local newspapers.</p> <p>A press release was issued.</p> <p>Documents were available on the council website, at public libraries and at the Planning Reception.</p>	<p>There were 1,609 people, agencies and organisations on the Local Plan Mailing List and therefore engaged in the consultation (as at July 2017).</p>	<p>141 individual / organisations responded.</p>	<p>There were no formal comments for this consultation, therefore there were no equalities forms.</p>	<p>None raised.</p>

## 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 July 2017 the number of people, agencies and organisations on the Local Plan Mailing List and therefore engaged in the Local Plan consultation process has increased from 1,578 (December 2016) to 1,609; and
- The proportion of completions consisting of three or more bedrooms was 71.8% during 2016/17.

### **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;
- 93.4% of residential development developed over the last year involved the reuse of previously developed land;
- There was one application approved that the Environment Agency had submitted an objection to; and
- In 2016/17, 13 out of 20 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 60% of applications.

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## **Prudent use of natural resources**

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

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

**5.8** The indicators show that:

- There were two major planning applications refused on design grounds during 2016/17;
- 42.5% of household waste arisings were dealt with through recycling or composting; and
- Twenty four sites were remediated in 2016/17 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:

- 35,65.5 sqm of business and industrial development was completed during 2016/17;
- Unemployment figures at January 2017 were at 2.8% (3,955 people), the third highest across Greater Manchester and higher than the national average of 1.8%; and
- In October 2016 the £37m Old Town Hall redevelopment opened. It included 4,390.4sqm of gross leisure floorspace, including an 8 screen cinema and a number of restaurants equating to 2,083.8 sqm floorspace.

## 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 2016 and March 2017 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 2016 and 31 March 2017 33 major applications were approved or refused. In determining these applications 20 out of 25 Joint DPD policies were used. The five policies not used were Policy 7: Sustainable Use of Resources - Waste Management, Policy 8: Sustainable Use of Resources - Minerals, Policy 12: Gypsies, Travellers and Travelling Showpeople, Policy 15: Centres and Policy 16: Local Services and Facilities. The policies that were used most frequently were Policy 9: Local Environment and Policy 20: Design, followed by Policy 1: Climate Change and Sustainable Development and Policy 5: Promoting Accessibility and Sustainable Transport Choices. Saved UDP Policy D1.5: Protection of Trees on Development Sites was also used to assess planning applications.

## 7 Greater Manchester Development Plan Documents

### Greater Manchester Joint Waste Development Plan Annual Monitoring Report 2016-2017

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

#### Introduction

- 7.2** This is the fifth 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 1<sup>st</sup> April 2012.
- 7.3** This AMR covers the 12 month period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017. 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 2016.
- 7.4** 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.

#### 7.5 Background to the Waste Plan

- 7.6** 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.
- 7.7** 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.
- 7.8** 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**

- 7.9** 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 (tonnes)	Variance
2016: 353,000	Capacity is 10% more or less than the capacity required for the year in question

- 7.10** There are currently no new energy recovery facilities in Greater Manchester which provide capacity for handling these wastes. However, the Barton Combined Heat and Power Plant (CHP) is a proposed 20MW biomass-fired plant which will be located on land owned by Peel Group adjacent to the Manchester Ship Canal near Trafford Park. Trafford Council approved planning permission for amendments to the scheme design in 2016. The plant will consume approximately 200,000 tonnes of biomass per annum and is due to be operational by 2019.
- 7.11** Additional capacity is available outside the Plan area at the Inovyn plant at Runcorn which is contracted to accept pelletised fuel processed from Greater Manchester Waste Disposal Authorities residual Local Authority Collected Waste (LACW). The facility has capacity to handle up to 850,000 tonnes of refuse derived fuel (RDF) annually and generates up to 70MW of electricity and up to 51MW of heat. A number of other Energy from Waste facilities including sites in Cheshire West and Chester, Knowsley and Wirral have planning permissions in place but are still at an early stage of development.
- 7.12** 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.
- 7.13** 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

- 7.14** 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 future review of the needs assessment. 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**

- 7.15** 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 (tonnes)	Variance
2016: 1,827,000	Capacity is 10% more or less than the capacity required for the year in question

- 7.16** WDI 2016 identifies 4 non-hazardous landfills in Greater Manchester; however, two of these, Harwood Landfill (Bolton) and Stars Brow (Wigan), only accept inert waste, despite the EA permits allowing for non-hazardous waste. However, as evidence suggests that these landfill sites accept inert only, the Waste Plan will continue to monitor the sites as providing inert capacity. The Stars Brown consent is currently to cease infilling operations in February 2017, whereas Harwood is to continue until 2026.



**7.17** The following landfills accepted a total 501,260 tonnes of non-hazardous waste in 2016:

- Pilsworth South Landfill (Bury)
- Whitehead Landfill (Wigan / Salford)

**7.18** During 2016, Whitehead Landfill secured planning permission for the early closure of the site and to have restoration completed by 2020 so it can be used for the planting and harvesting of bio-crops. As such, all remaining non-hazardous waste void space at the site has been lost. The early closure of Whitehead Landfill is directly linked to a drop in the demand for landfill. Similarly, the identified extension for Pilsworth as identified in the plan may not come forward due to a lack of demand.

**7.19** The Waste Plan identified a capacity gap of 1,827,000 tonnes for non-hazardous waste disposal in 2016. The capacity gap was based on an available capacity identified as being 450,000 tonnes per annum. Both of these factors should be reviewed as part of the next Needs Assessment update as clearly the situation has since changed

#### **Action**

**7.20** 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**

**7.21** 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
2016: no additional capacity required	Capacity is 10% more or less than the capacity required for the year in question

**7.22** No additional disposal capacity for hazardous waste was permitted in 2016. 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**

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

**7.24** 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.

**7.25** No new planning permissions were granted / refused in 2016/17 on the site allocations as defined in the Waste Plan.

#### Action

**7.26** No action is required.

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

**7.27** 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.

**7.28** Two applications were determined for development within an area allocated as suitable in the Waste Plan, ref. W1a – Miry Lane Employment Area (Wigan).

#### **Applications for development on allocated areas**

Jo No and App No	Council	Site Address	Proposal	Decision
A/16/82389/MAJMIN	Wigan	Land off Miry Lane	Waste Transfer Station for skip hire business	Approved 31/08/2016
A/16/83346/MAJMIN	Wigan	Unit 19 Miry Lane	Construction and operation of a waste transfer facility for commercial and recyclable waste, including storage buildings and temporary office building	Approved 10/03/2017

**7.29** One application which will result in additional waste management capacity was determined which was not within a site or area identified in the Waste Plan. This application was assessed in line with Waste Plan Policy 10.

#### Action

**7.30** No action required.

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

**7.31** 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.

**7.32** One planning permission for inert residual waste disposal was granted in 2016/17 and related to the deposition of relatively small quantity of material for a land restoration / improvement scheme. Three further permissions were variations of time for the completion of previously approved schemes.

**7.33** 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. There is an application pending for an extension to Morley's Quarry in Wigan.

**7.34** As reported within last year's AMR, Offerton Sand and Gravel is no longer an active quarry and has been partially infilled with waste. There is no current intention to extract the remaining mineral reserve and so any remaining landfill void space has been lost.

**7.35** As Stars Brow will have ceased operations in early 2017, this void space has not been identified below as is considered negligible.

Site Name	2016 remaining capacity (tonnes)
Harwood Quarry Landfill Site	1,442,391
Morleys Quarry	422,614
Pilkington Quarry	1,219,189

### **7.36 Action**

**7.37** No action is required.

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

**7.38** 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.

**7.39** No new planning permissions for non-hazardous residual waste disposal were granted / refused in 2016/17. As previously explained, Whitehead landfill will no longer be receiving any non-hazardous residual waste.

**7.40** The void space is as below:

Site Name	2015 remaining capacity
Pillsworth South Landfill	5,291,960

#### Action

**7.41** No action is required.

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

**7.42** 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%

**7.43** 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. Construction work is due to commence towards the end of 2017 with commissioning programmed for mid-late 2019.

**7.44** Heineken UK operates a biomass plant at their Royal Brewery in Moss Side, 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

**7.45** No action is required.

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

**7.46** 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

**7.47** One planning permission for inert residual waste disposal was granted in 2016/17 and related to the deposition of relatively small quantity of material for a land restoration / improvement scheme. There was a further approval for the early closure of Whitehead landfill and for the site to have restoration completed by 2020 so it can be used for the planting and harvesting of bio-crops. The sites meet the requirements of the GM Waste Plan.

#### Action

**7.48** No action is required.

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

**7.49** 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

**7.50** One application (see Table below) which would result in a change in waste management capacity which is not within a site or area identified in the Waste Plan was approved in 2016/17.

#### **Applications on unallocated sites**

Job No and App No	Council	Site Address	Proposal	Decision
DC/058755	Stockport	UNIT 5 Crossley Park Industrial Estate, Crossley Road, Heaton Moor, Stockport, SK4 5BF	Asbestos waste transfer station	Approved 24/05/2016

## Action

**7.51** No action is required.

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

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

**7.52** The following HWRCs 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)

**7.53** 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

**7.54** 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.

**7.55** The Recycling and Waste Management PFI Contract held between the Greater Manchester authorities and Viridor Laing (Greater Manchester) Ltd (VLGM) is to finish early and so the Greater Manchester Waste Disposal Authority are commencing a procurement processes imminently for future contractors to operate the facilities. It does not anticipate any changes/reduction in the number of facilities that will operate in the future. Ownership of VLGM has now passed to GMWDA and it has been renamed Greater Manchester Combined Waste and Recycling (GMCWR). Through the renamed company GMCWR the provision of the existing operations contract with Viridor Waste (Greater Manchester) Ltd as an interim position allowing for the continuation of service whilst re-procurement happens will be in place for approximately 18 months.

**7.56** The GMWDA will continue to supply fuel to the Runcorn facility under revised contract arrangements between GMWDA and the Thermal Power Station Company (TPSCo).

## Action

**7.57** No action is required.

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

**7.58** 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

**7.59** Two such applications were determined in 2016/17. One application was approved. One application was refused.

App No	Council	Site Address	Proposal	Decision
16/68594/FUL	Salford	Units 1 - 4 Dakota Avenue Salford M50 2PU	Change of use of units 1 and 2 from hazardous waste to dual use B1 (Business) and B8 (storage and distribution)	Approved – 26/09/2016
16/01297/FUL	Rochdale	Speedyhire Grimshaw Lane Middleton M24 2AE	Change of use from waste transfer station and skip hire depot to any use within Use Classes B1(c), B2 and B8	Refused – 16/02/2017

### **Action**

**7.60** No action required.

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

**7.61** 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 the ten Greater Manchester councils 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

**7.62** The 50% target for LACW was not met in 2015/16. The revised targets are as follows:

- 50% recycling and composting by 2017/18, increasing to 60% by 2025
- 90% waste diverted from landfill by 2020.



**7.63** 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.

**7.64** The LACW waste arisings during 2016/17 for Greater Manchester are shown in the table below.

**Performance rates for 2016/17.**

	Waste arisings (tonnes)	Recycling rate	Diversion from landfill rate	Landfill rate
<b>Greater Manchester</b> *	1,162,919	46.6%	88.8%	11.2%

\* Excludes Wigan Waste Disposal Authority. No data was provided by the organisation.

**Action**

**7.65** Work to meet the 2017/18 and 2020 (LACW) targets.

**Conclusion**

**7.66** 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 will continue to increase and will rise from £86.10 per tonne to £88.95 per tonne from April 2018.

**7.67** There may be a shortfall in landfill provision during the plan period if Pilsworth does not get extended, resulting in a reliance on export. The Greater Manchester councils fulfil the Duty to Cooperate by regularly liaising with other authorities with regards to waste matters. For example, during 2016/17 the Minerals and Waste Planning Unit responded, on behalf of the Greater Manchester councils, to consultations through the North West Waste network and directly to Local Plan consultations.

**7.68** 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 the near future, as these changes will impact on the viability of the plan should available capacity significantly change.

**7.69** The Waste Plan will also need to be reviewed in light of any changes to European/National targets. For instance, the European Parliament's Environment Committee voted early in 2017 in favour of proposed amendments to the EU Circular Economy Package supporting an increase of the recycling target up to 70% by 2030. Existing recycling targets stand at 50% by 2020, although the European Commission has instead put forward a proposed target of 65% by 2030. Negotiations over the Circular Economy proposals have been identified as a priority area for the European Commission and the Council. If any proposed changes are adopted, they will be identified in future AMRs.

**Greater Manchester Joint Minerals Development Plan Annual Monitoring Report 2015-2016**

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



## Introduction

- 7.71** This is the fourth Authority 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.
- 7.72** This AMR covers the 12 month period from 1st April 2016 to 31st March 2017.
- 7.73** 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.
- 7.74** 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.
- 7.75** Just one quarry in Greater Manchester produces brick clay for use in engineering and facing bricks (Harwood, Bolton). There is currently an operational brickworks operated by Wienerberger in Denton, Manchester. This site relies on 50% imported clay from Mouselow Quarry, Glossop, Derbyshire, as well as 50% clay supplied from within Greater Manchester at Harwood Quarry. Whilst there is currently an application pending for an extension to the Mouselow site, reserves at Harwood are not sufficient to guarantee the 25 year supply required by National Planning Policy Framework. This is discussed later in the report.
- 7.76** In light of the above, Greater Manchester will 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 wherever possible to reduce the need for imports and promote sustainable use of raw materials.

## Background to the Minerals Plan

- 7.77** 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.
- 7.78** 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.
- 7.79** 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**

**7.80** 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. For reasons of commercial confidentiality it is necessary to combine the data from these 17 areas.

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

**7.81** 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 Policies 2 & 3. It is not possible to disclose the land won reserves figure for sand and gravel for 2016 for reasons of confidentiality as there was only one sand and gravel quarry in the sub-region with permitted reserves contributing to the landbank. It can be stated however that reserves will have decreased due to one quarry being identified as closed and another being worked-out. The landbank will also therefore have reduced. It is worth noting that there is currently an application pending with Wigan Council for an extension to Morelys Quarry which would release an additional approximately 0.9Mt of sand and gravel reserves.

#### **Greater Manchester, Merseyside and Warrington aggregate crushed rock landbank as at 31 December 2016**

	Landbank as at 31.12.2015 (years)	Permitted reserves as at 31.12.2016 (mt)	Annual apportionment requirement 2005-2020 (mt)	Landbank as at 31.12.2016 (years)
Greater Manchester, Merseyside and Warrington	15.5	19.59mt	1.32	14.84

#### **Greater Manchester, Merseyside and Warrington aggregate land-won sand and gravel landbank as at 31 December 2016**

	Landbank as at 31.12.2015 (years)	Permitted reserves as at 31.12.2016 (mt)	Annual Apportionment requirement 2005 - 2020 (mt)	Landbank as at 31.12.2016 (years)
Greater Manchester, Merseyside and Warrington	8.6	c.	0.43	c. and is below 7 years

**7.82** Sales of land won sand and gravel were slightly below the ten and three year average of 0.29mt and 0.26mt respectively. The actual sales figure for 2017 cannot be reported in order to maintain confidentiality. Although a slight upturn in recent years, sales continue to be below the apportionment and levels of future provision will be addressed through the Local Aggregate Assessment.

**7.83** The sand and gravel landbank is now below the 7 year minimum requirement of the National Planning Policy Framework and will be fully depleted during the Plan period unless planning permissions are granted for the release of additional reserves.

**7.84** The sub-region is heavily reliant on imported material with 76% of sand and gravel consumed in 2009 originating from outside the sub-region, either from elsewhere in the North West or beyond, this figure remains the same for 2014. The only sand and gravel quarries in the sub-region are currently found in Greater Manchester. The sub-region imported 92% of crushed rock consumed in 2009, this has risen to 93% for 2014. The data suggests that the sub-region continues to rely on imports to supply the majority of its requirements for sand and gravel and crushed rock. Communication and co-operation with those authorities that import primary aggregates into the sub-region will be important.

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

**7.85** This measures production of secondary and recycled aggregates by mineral planning authority. This links with Objective 4iii. Current data is 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. The tables indicate a general downward trend in sales of aggregate since 2005, whilst reserves of crushed rock have fluctuated but remains around 20 MT, sand and gravel reserves have tended to fall. The general fall in sales and reserves may indicate an increased use of secondary and recycled aggregate. Reserves of sand and gravel have depleted as reserves at Morleys Quarry have depleted.

#### **Greater Manchester, Merseyside and Warrington aggregate crushed rock sales 2006-2016**

Aggregate Crushed Rock Sales (million tonnes)											
Monitoring period	AM06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14	AM 15	AM 16
<b>Sandstone</b>	1.54	1.1	0.69	0.30	0.29	0.36	0.81	0.42	0.69	0.79	0.87

#### **Greater Manchester, Merseyside and Warrington aggregate crushed rock reserves 2006-2016**

Aggregate Crushed Rock Reserves (million tonnes)											
Monitoring period	AM06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14	AM 15	AM 16
<b>Sandstone</b>	25.54	24.86	17.36	17.23	17.01	20.26	20.06	20.3	21.18	20.43	19.59

#### **Greater Manchester, Merseyside and Warrington aggregate sand and gravel sales 2006-2016**

Aggregate Sand and Gravel Sales (million tonnes)											
Monitoring period	AM 06	AM07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14	AM 15	AM 16
<b>Land-won</b>	0.40	0.3	0.44	0.37	0.22	0.24	0.24	0.24	0.26	0.31	c.
<b>Marine dredged</b>	0.49	0.53	0.41	0.30	0.26	0.24	0.21	0.30	0.25	0.26	c.
<b>Total sales</b>	0.89	0.83	0.85	0.67	0.48	0.48	0.45	0.54	0.51	0.57	0.39

## Greater Manchester, Merseyside and Warrington aggregate sand and gravel reserves 2006-2016

Aggregate Sand and Gravel Reserves (million tonnes)											
Monitoring period	AM06	AM 07	AM 08	AM 09	AM 10	AM 11	AM 12	AM 13	AM 14	AM 15	AM 16
Land-won	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27	3.86	3.70	c.
Total reserves	9.89	5.15	5.8	6.1	4.85	4.76	4.52	4.27	3.86	3.70	c.

**7.86** A significant proportion of the wastes recycled for aggregate use are recycled at demolition/ construction sites using mobile processing plant and indeed often reused on-site. Estimates of construction, demolition and excavation (CD&E) waste which can be used as recycled aggregates can be obtained from the Environment Agency's Waste data Interrogator. 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 2017 data is not yet available.

**7.87** Within last year's AMR, the data below was presented in Table 7 and indicates an increase in the amount of C&D waste handled following the recession with a notable increase in 2012, most likely due to the economic recovery following the recession.

**7.88** The method of obtaining this data has however since been improved. It is now more accurate, includes excavation waste and can also now be shown on a Greater Manchester scale, rather than being grouped with the sub-region. In Greater Manchester the amount of CD&E waste handled in the area decreased from 2.87mt in 2015 to 2.61mt in 2016.

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

Construction and Demolition waste (million tonnes)					
Monitoring Period	2011	2012	2013	2014	2015
Total C&D waste	0.57	0.88	0.99	0.96	0.79

Data taken from EA WDI.

## Minerals Plan Policies Review

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

**7.89** 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%

**7.90** One planning application (ref. 93925/15) was approved on 2nd August 2016 which varied one of the planning conditions attached to the planning permission for mineral extraction at Moncliffe Quarry in Bolton, to allow the occasional use of traditional quarry drilling and blasting techniques. A second application was approved relating to the same quarry on 13th January 2017 for the removal of the deadline for commencing remaining permitted reserves and for operations to cease by 2033, rather than 2021 as previously consented. Both applications were permitted in line with the presumption in favour of sustainable development and so the target for Policy 1 has been met.

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

**7.91** 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%

**7.92** As above, two planning applications were permitted during the monitoring period. These were determined to comply with Policy 2 and so this target has been met.

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

**7.93** 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%

**7.94** There were no relevant planning applications for mineral extraction permitted during the monitoring period and so this target is not applicable.

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

**7.95** 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%

**7.96** There were no relevant planning applications for mineral extraction permitted during the monitoring period and so this target is not applicable.

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

**7.97** 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%

**7.98** There were no relevant planning applications for mineral extraction permitted during the monitoring period and so this target is not applicable.

**7.99** As a requirement of national planning policy, minerals planning authorities need to be able to demonstrate a 25 year supply of brick clay reserves. Reserves at Harwood Quarry are due to be depleted towards 2026 and so the sub-region is falling short of this target. Weinberger's Denton Brickworks Factory in Manchester sources 50% of its brick clay from Harwood Quarry and 50% from a quarry in Derbyshire. The Brickworks operator has requested assistance in identifying new potential sites for clay extraction within the sub-region. This could be achieved through a review of the Minerals Plan to identify any potential suitable sites with the assistance of the minerals industry.

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

**7.100** 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%

**7.101** There were no relevant applications for unconventional gas resources developments permitted during the monitoring period.

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

**7.102** 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%

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

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

**7.104** 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%

**7.105** There have been no non mineral developments permitted within the MSA that would needlessly sterilise mineral resources. The Unit is aware of five applications being determined within an MSA as identified in the table below but all were exempt through the exceptions listed in Policy 8.

Application No.	Location	Proposal	Decision
93610/15	Former Roscoes Farm, Bolton Road, Westhoughton, Bolton, BL5 3DX	Erection of 106 dwellings together with associated access and landscaping	Approved 04/05/2016
94656/15	Hill Lane, Blackrod, Bolton, BL6 5JN	Outline application for erection of 110 dwellings (access details only)	Allowed on appeal 26/04/2016
96337/16	Hart Common Manor, Old Fold Road, Westhoughton, Bolton, BL5 2BY	Erection of agricultural building for storage	Approved 23/08/2016



Application No.	Location	Proposal	Decision
96689/16	Land off Dixon Street, Westhoughton, Bolton	Outline application for the erection of up to 14no. Residential detached dwellings	Refused on appeal 06/09/2016
16/00725/OUT	Land To The West Of Hollin Lane Middleton M24 5LN	Outline planning application (all matters reserved except for access) for up to 94 residential units	Approved 19/09/2016

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

**7.106** 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%

**7.107** No new site permissions were granted for minerals extraction.

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

**7.108** 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%

**7.109** 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)**

**7.110** 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%

**7.111** 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. The Minerals and Waste Planning Unit undertook a review of almost 1000 sites being considered as part of the Greater Manchester Spatial Framework to identify any candidate sites in close proximity to mineral sites and infrastructure which may impact upon their continued operation.

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

**7.112** 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%

**7.113** There were no relevant planning applications permitted during the monitoring period and so this target is not applicable. The Minerals and Waste Planning Unit undertook a review of almost 1000 sites being considered as part of the Greater Manchester Spatial Framework to identify any candidate sites in close proximity to existing mineral sites and infrastructure which may impact upon their continued operation.

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

**7.114** 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%

**7.115** During 2016, Whitehead Landfill secured planning permission for the early closure of the site and to have restoration completed by 2020 so it can be used for the planting and harvesting of bio-crops. This application was determined in accordance with Policy 13 and so the above target has been met.

**Petroleum Exploration and Development Licence (PEDL) update**

**7.116** 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 17<sup>th</sup> December 2015 that all 159 onshore blocks under the 14<sup>th</sup> Onshore Oil and Gas Licensing Round are being formally offered to successful applicants.

**7.117** 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

**7.118** There is also an existing and retained PEDL in place (Ref PEDL 193; Operator IGAS) partly in Salford/Trafford/Manchester. The Minerals and Waste Planning Unit within Urban Vision has invited industry representatives to visit the team to discuss their intentions for petroleum exploration within Greater Manchester. Only one representative has so far accepted the invitation and met with the Unit. It is assumed that the other license holders have no plans to explore potential resources within the sub-region in the short term.

**7.119** The Department for Energy and Climate Change Onshore Oil and Gas interactive map shows the released licence areas and can be accessed at <https://deccedu.maps.arcgis.com/apps/webappviewer/index.html?id=29c31fa4b00248418e545d222e57ddaa>

## **Actions**

**7.120** 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.

**7.121** 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. For example, the Minerals and Waste Planning Unit respond on behalf of the Greater Manchester councils consultations from neighbouring authorities on the production of their minerals plans/policies.

## 8 Key findings and actions

**8.1** 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**

**8.2** 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.
- To further develop monitoring systems for relevant indicators as appropriate, including the loss of employment land, vacant previously developed land and open space.

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

**8.3** The key housing related actions under this heading are:

- Continue to update the council's five year deliverable housing land supply annually in line with NPPF and to carry out a full review of the council's SHLAA to inform preparation of the GMSF and the emerging Local Plan review.
- 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.
- 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.
- 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.
- 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.
- 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 actions have, however, been superseded now that work is progressing on the GMSF, and the emerging Local Plan review, which will include site allocations where appropriate.

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

- 8.4** 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](http://www.oldham.gov.uk).
- 8.5** The preparation of the GMSF and its timetable has had implications for the council's Local Plan. A revised LDS was published in July 2016 ("Issue 9"), however this was outside the monitoring period. Issue 9 sets out the timetable for the Local Plan review as well as details of the GMSF.

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

- 8.6** The key actions under this heading are:
- To continue working with GMCA partners on preparation of the GMSF;
  - To continue working on the preparation of the Local Plan review, including a revised Proposals Map, as appropriate, in line with preparation of the GMSF; and
  - Review existing indicators and monitoring processes as part of the Local Plan review as appropriate.

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

- 8.7** 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, such as the Oldham Town Centre Masterplan.
- 8.8** 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 Local Plan Review.

### **Conclusion**

- 8.9** 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.
- 8.10** *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](http://www.oldham.gov.uk). "Issue 9" was adopted in July 2016. The timetable has not been met due to delays to the GMSF having implications for the Local Plan Review.
- 8.11** *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.

**8.12** *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.

**8.13** *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.

**8.14** *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.

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

- The Local Plan reflects updates to national policy.

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

- The borough has no such zones.

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

- No policies need changing beyond the work already identified.

## 9 Other Monitoring Matters

### Neighbourhood Development Order and Neighbourhood Development Plans

- 9.1** During the monitoring period Saddleworth Neighbourhood Area has been designated (November 2016). Informal consultation and information gathering has been on-going since then.

### Community Infrastructure Levy (CIL)

- 9.2** The council is considering whether or not to proceed with a Community Infrastructure Levy following consultation on the Preliminary Draft Charging Schedule between January and February 2015, and taking into account the Local Plan Review and emerging GMSF. Work has not progressed on this work stream during the monitoring period.

### Duty to Co-operate

- 9.3** 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 comments.
- 9.4** In relation to the preparation of the Local Plan, the council has been working with all ten Greater Manchester Authorities on the GMSF. As part of the GMSF consultation in November 2015, neighbouring authorities were contacted - details of this can be viewed in the 'Background Paper - Engagement with Neighbouring Authorities' (October 2016). The council has also 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 regarding consultations on local plan documents.

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with and how	Date	Outcome of discussion
Rochdale Borough Council	Rochdale Core Strategy - Main Modifications	No comments.	07 April 2016	Response to consultation.
High Peak Borough Council	Chinley, Buxworth and Brownside Parish Council: Application for Neighbourhood Area designation	No comments.	09 June 2016	Response to consultation.
Saddleworth Parish Council	Workshop to project plan neighbourhood plan	Helped to set out main tasks and timetable.	12 January 2017	Actions to progress neighbourhood plan.
Saddleworth Parish Council	Meeting with steering group	Progressing neighbourhood plan.	09 February 2017	Actions to progress neighbourhood plan.

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with and how	Date	Outcome of discussion
Shaw and Crompton Parish Council	Meeting with Parish Council on neighbourhood planning	Gave presentation on neighbourhood planning.	06 March 2017	To consider doing neighbourhood plan.
Saddleworth Parish Council	Meeting with steering group	Progressing neighbourhood plan.	09 March 2017	Actions to progress neighbourhood plan.

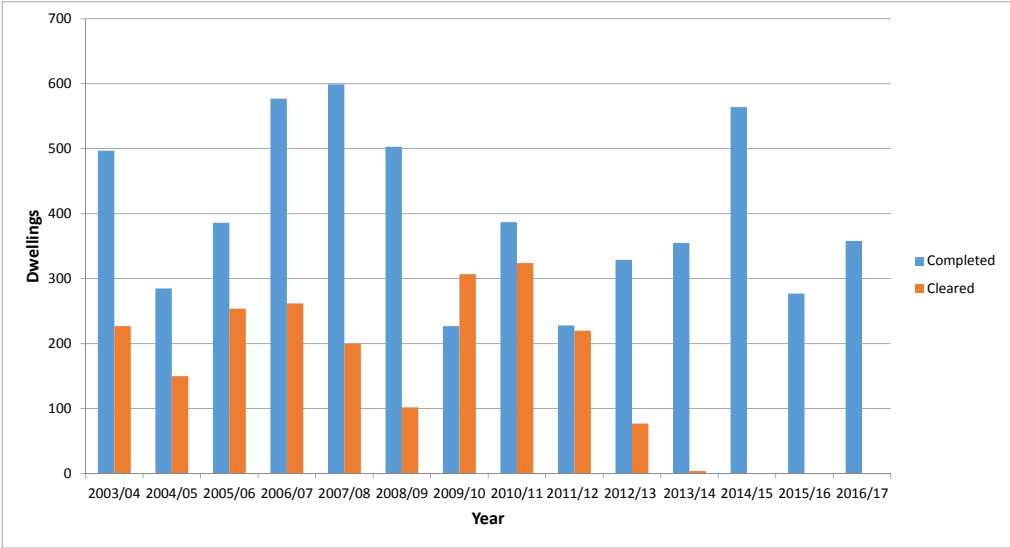
## Appendix 1 Local Housing Statistics

### Net House Building 2003/04 to 2016/17

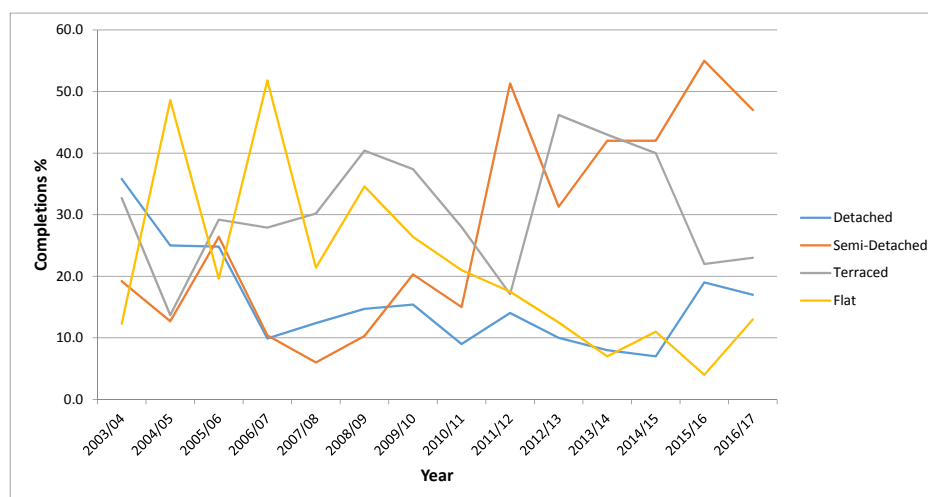
Year	Completed	Cleared	Net Change	Variance from RSS
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	503	102	401	112
2009/10	227	307	-80	-369
2010/11	387	324	63	-226
2011/12	228	220	8	-281
2012/13	329	77	252	-37
2013/14	355	4	351	62
2014/15	564	0	564	275
2015/16	277	0	277	-12
2016/17	358	0	358	69
Total	5,572	2,127	3,087	-601
Average	429	164	265	



Chart A - Dwellings completed and cleared, 2003/04 to 2016/17



**Chart B: Percentage of Completions by House Type, 2003/04 to 2016/17**



#### Five year supply as at 1 April 2017 by status

Site Status	Dwellings	%
Sites under construction	1,240	45.2
Sites with full planning permission	857	31.2
Sites with outline planning permission	267	9.7
Sites where committee is minded to approve an application, subject to S106 being signed	0	0
Phase 1 housing sites in UDP	219	8
Phase 2 housing sites in UDP	0	0
Other sites	0	0
Potential	160	5.8
<b>Total</b>	<b>2,743</b>	<b>100</b>

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## **Appendix 2 Housing Land Supply Schedule as at 1 April 2017**

## Sites Under Construction

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Alexandra	HLA3009	Welcome Inn, Hollis Lane, Oldham, OL4 5NJ	COU	0.202	1	5	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Alexandra	HLA3014	2 Honeywell Lane, Oldham, OL8 2AA	COU	0.09	6	67	Yes	Yes	Yes	6	6	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Alexandra	HLA3157	Phoenix Working Mens Club, Charleston Street, Oldham, OL8 1PS	BF	0.1745	9	52	Yes	Yes	Yes	7	7	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Alexandra	HLA3301	328-330 Abbey Hills Road, Oldham, OL8 2DH	COU	0.0228	2	88	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Alexandra	HLA3029	22-24 Brown Edge Road, Oldham, OL4 5QG	CON	0.0083	2	241	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Chadderton Central	HLA2504	Crossley Estate, off Denton Lane and Walsh Street. Chadderton, Oldham	BF	7.9	450	57	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Chadderton Central	HLA3203	Land at Horseshoe Lane, Chadderton, Oldham	GF	0.1758	1	6	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Chadderton North	HLA3266	Hill Top Farm, Healds Green, Chadderton, Oldham, OL1 2SB	CON	0.24	4	17	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Chadderton South	HLA3145	Land to rear of 11 Berkeley Avenue, Oldham, OL9 8BL	BF	0.0814	1	12	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Chadderton South	HLA2233(1)	Former Rose Mill Development Site, Rose Street, Chadderton, OL9 8JT	MIX	2.69	124	46	Yes	Yes	Yes	124	124	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Coldhurst	HLA2878	49 King Street, former Star Inn public house, Oldham, OL8 1DP	COU	0.0152	1	66	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Coldhurst	HLA2906	16a, 16b, 16c, 18 Union Street, Oldham, OL1 1BD	CON	0.06	2	33	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Coldhurst	HLA2012(1)	Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	BF	0.21	14	67	Yes	Yes	Yes	14	14	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Coldhurst	HLA2859(1)	Boundary Park, Furberwood Road, Oldham	BF	0.71	30	42	Yes	Yes	Yes	20	20	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Coldhurst	HLA2290	Land off Dew Way, Oldham	BF	1.05	46	44	Yes	Yes	Yes	8	8	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Crompton	HLA3117	8 Hillside Avenue, Shaw, Oldham. OL2 8HR	BF	0.04	1	25	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Crompton	HLA3192	Waggon And Horses, 410 - 412 Rochdale Road, Shaw, OL2 7PF	CON	0.03	4	133	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Crompton	HLA2446	Land adj. To 124 Oldham Rd	BF	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth East	HLA2667	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	BF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth East	HLA3076	Land at former site of Starr Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.0753	4	53	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth East	HLA3076(1)	Star Inn, 69 Church Street, Failsworth, M35 9JN	BF	0.0437	9	206	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth West	HLA3060	232 Oldham Road, Failsworth, Manchester M35 0HB	CON	0.007	2	286	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth West	HLA3071	Land at Failsworth Mill, Ashton Road West, Failsworth, Manchester, M35 0ES	BF	0.7	31	44	Yes	Yes	Yes	31	31	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Failsworth West	HLA3078	Lancaster Club, Broadway, Failsworth, Manchester, M35 0DX	MIX	5.96	148	25	Yes	Yes	Yes	148	148	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth West	HLA3083	130 Lord Lane, Failsworth, M35 0GS	BF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth West	HLA3322	229 Oldham Road, Failsworth, M35 0AY	BF	0.02	1	50	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Failsworth West	HLA2357	Land adj to 265 Oldham Road, Failsworth	BF	0.13	22	169	Yes	Yes	Yes	22	22	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3178	233/235 Hollins Road, Oldham, OL8 3AA	COU	0.02	1	50	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3249	370 Hollins Road, Oldham, OL8 3BE	BF	0.007	1	143	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3269	Land at Rowan Tree Road, Oldham	BF	1.5612	66	42	Yes	Yes	Yes	54	54	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3270	Land at Whitebank Road (North), Oldham, OL8 3JQ	BF	1.875	68	36	Yes	Yes	Yes	68	68	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3316	Land at Site of Durban Mill, Mafeking Street, Oldham	BF	1.85	80	43	Yes	Yes	Yes	67	67	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3320	368 Hollins Road, Oldham, OL8 3BE	BF	0.06	1	17	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Hollinwood	HLA3365	710 Hollins Road, OL8 4JZ	BF	0.0076	2	263	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Medlock Vale	HLA2367	Greenhurst Crescent, Fitton Hill	BF	0.65	23	35	Yes	Yes	Yes	3	3	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Medlock Vale	HLA2778	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	BF	7.3	192	26	Yes	Yes	Yes	59	59	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Medlock Vale	HLA2960	Filton Hill Junior School, Keswick Avenue, Oldham, OL8 2LD	BF	2.33	77	33	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Medlock Vale	HLA3222	Garage & Store, Maridon Barn, Keb Lane, Oldham, OL8 2TG	COU	0.0625	2	32	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Medlock Vale	HLA3291	226 Ashton Road, Oldham, OL8 1QN	CON	0.02		0	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Royton North	HLA3229	Land adjoining 34 Kirkstone Drive, Royton, OL2 6TP	BF	0.0026	1	385	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Royton North	HLA3288	Unit 1, Street Bridge Road, Chadderton, OL2 5NN	BF	0.4136	9	22	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Royton North	HLA3313	Land adjacent to Beech Mount, Highlands Road, Royton	GF	0.0699	4	57	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Royton South	HLA3250	Land to the rear of no.42 Seville Street, Royton, Oldham, OL2 6AN	BF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Royton South	HLA3254	Land to the rear of no. 24 Seville Street, Royton, Oldham, OL2 6AN	BF	0.06	1	17	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2136	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham (latest app under Outbuilding adjoining West of View Banks)	CGF	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Saddleworth North	HLA2369	Victoria Works, Wool Road, Dobcross, OL3 5NS	CON	0.3	17	57	Yes	Yes	Yes	11	11	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2447	Tamewater Mill, Delph New Road, Dobcross, OL3 5BE	BF	1.28	45	35	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2800	The Coaching House, Woods House, 3 Sugar Lane Dobcross	COU	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2833	Mill House, Woodbrook Road, Springhead, Oldham, OL4 4BS	BF	0.09	1	11	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2935	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	BF	0.36	7	19	Yes	Yes	Yes	7	7	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2980	Slackcote Mill, Slackcote Lane, Delph, Oldham	CGF	0.1	2	20	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2983	Valley Works, 68 Oldham Road, Denshaw, Oldham, OL3 5SP	CGF	0.0702	2	28	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3007	Land at the rear of Saddleworth Business Centre (Lumb Mill)	BF / COU	0.163	10	61	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3032	19 Tamewater Court, Dobcross, Oldham, OL3 5GD	CON	0.0099	1	101	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3034	Belle Vue Farm, Harrop Edge Lane, Diggle, Oldham, OL3 5GA	GF	0.2	1	5	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3081	Land at Dark Lane, Delph, Oldham, OL3 5TY	GF	1.6	1	1	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3085	Primrose Cottage, Horest Lane, Denshaw, OL3 5ST	CGF	0.36	1	3	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years



Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Saddleworth North	HLA3115	Rear of 9 and 9a, Diggle, Diggle, OL3 5LA	CGF	0.9	1	1	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3200	Star Inn, 1260 Huddersfield Road, Austerlands, OL4 4AA	COU	0.0729	3	41	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3223	Land at Ward Lane, Diggle, OL3 5JT	MIX	0.65	11	17	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3224	Former Golden Fleece Car Park, Denshaw, Oldham, OL3 5SS	NBGB	0.1328	3	23	Yes	Yes	Yes	3	3	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3226	Running Hill Farm, Running Hill Lane, Dobcross, OL3 5JS	CGB	0.105	1	10	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3237	Change of use to dwelling and extension	COU	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3246	The barn adj. to The Old Original, Thorpe Lane, Scouthead, Oldham	COU	0.045	2	44	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3252	Green Lane Farm, Green Lane, Strinesdale, OL4 3RB	CON	0.5	1	2	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3276	Intake Head Farm, Brun Lane, Diggle, Oldham, OL3 5LS	BF	0.2187	1	5	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3278	Barn at Well Head Farm, Heights Lane, Delph, OL3 5TU	CON	0.7362	1	1	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3281	VINDON SCIENTIFIC LTD, Lee Side, Diggle, OL3 5JY	BF	0.3345	7	21	Yes	Yes	Yes	7	7	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3306	3 Doctor House Fold, Doctor Lane, Scouthead, OL4 3RY	COU	0.0158	3	190	Yes	Yes	Yes	3	3	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Saddleworth North	HLA3309	Brimmycroft Farm, Rochdale Road, Denshaw, OL3 5UE	COU	0.23	2	9	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA0288(1)	Land at former site of Lumb Mill, Delph, Oldham	BF	1.79	46	26	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA3256(1)	Doctor House Farm, Doctor Lane, Scouthead, OL4 3RY	BF	0.02	1	50	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2430	Land at Denshaw Vale, Denshaw, Oldham (Plots 5, 6 and 7)	BF	0.1	3	30	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2431	1 Midgrove Lane, Delph	BF	0.01	2	200	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth North	HLA2462	Wade Hill Farm, Wade Hill Lane, Dobcross	CGF	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA2146	Royal George Mills, Friezland	BF	1.05	69	66	Yes	Yes	Yes	11	11	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA2812	11 Wharmon Rise, Grasscroft, OL4 4ET	BF	0.98	1	1	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	BF	0.07	6	86	Yes	Yes	Yes	6	6	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA2969	Land adjacent to 21 Lovers Lane, Grasscroft, Oldham, OL4 4DP	BF	0.0477	1	21	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3033	Land at 104 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	0.17	2	12	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3130	5 Church Road, Greenfield, OL3 7LQ	GF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Saddleworth South	HLA3137	Land off Huddersfield Road, Greenfield	NBGB	1.9	1	1	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3143	Land Adj 8 Water Gate, Uppermill, OL3 6DQ	BF	0.0068	1	147	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3275	Land adjacent to no 48 Clough Lane, Grasscroft, Oldham OL4 4EW	GF	0.019	1	53	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3310	63B Chew Valley Road, Greenfield, OL3 7JG	CON	0.0323	2	62	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3311	144 Chew Valley Road, Greenfield, OL3 7DD	COU	0.0652	4	61	Yes	Yes	Yes	3	3	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3315	Land at Ladhil Lane, Greenfield, OL3 7JW	BF	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3340	Fernthorpe Hall, Church Road, Uppermill, OL3 6DP	BF	0.627	1	2	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3363	Edge End, White Brook Lane, Greenfield, Oldham, OL3 7PH	GF	0.04	1	25	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA2940(1)	62 - 70 Oldham Road, Grasscroft, Oldham, OL4 4HU	GF	1.46	8	5	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth South	HLA3126	Land at Grove Street, Greenfield, Oldham	BF	0.08	2	25	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA2196	R/o 737, Huddersfield Road	GF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA2212	R/o, 93 High Street, Lees	COU	0.01	2	200	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Saddleworth West & Lees	HLA2487	189 Oldham Road, Springhead, OL4 4QJ	CON	0.0115	1	87	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA2964	694 Huddersfield Road, Lees, OL4 3PZ	CON	0.0155	4	258	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA3243	Village Nursery, Princess Street, Lees, OL4 5AF	COU	0.07	5	71	Yes	Yes	Yes	5	5	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA2232	Land off Albert Street, Lees	BF	0.06	1	17	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Saddleworth West & Lees	HLA3125	Former Gardeners Arms, 18 Dunham Street, Lees, OL4 3NH	COU	0.0442	1	23	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA2914	Park Farm, Milnrow Road, Shaw, OL2 8BL	CGF	0.165	1	6	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3037	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	BF	0.625	7	11	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3195	12-20 Milnrow Road, Shaw, OL2 8EQ	CON	0.079	5	63	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3221	Land at 15 Buckley Street, Shaw, OL2 8EZ	BF	0.0362	6	166	Yes	Yes	Yes	6	6	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3251	23 High Street, Shaw, OL2 8RF	COU	0.009	1	111	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3314	73 Market Street, Shaw, OL2 8NP	COU	0.0239	6	251	Yes	Yes	Yes	6	6	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Shaw	HLA3366	202A Milnrow Road, Shaw, OL2 8BE	BF	0.0065	2	308	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	Shaw	HLA2370	Lyon Mill, Crompton Way, Shaw	BF	0.36	24	67	Yes	Yes	Yes	11	11	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA2990	London Road, Derker, Oldham	BF	4.2	165	39	Yes	Yes	Yes	38	38	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA3142	Former Hill Top School, Arndcliffe Rise, Oldham, OL4 2LZ	NBGB	1.9	8	4	Yes	Yes	Yes	8	8	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA3146	Land at Mortimer Street, Oldham	GF	0.3	13	43	Yes	Yes	Yes	13	13	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA3179	26 Vulcan Street, Oldham, OL1 4EP	COU	0.0233	4	172	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA3248	Bulls Head, 670 Ripponden Road, Oldham, OL4 2LW	COU	0.14	2	14	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA3328	Former Waggon and Horses, 744 Ripponden Road, Oldham, OL4 2LP	BF	0.086	4	47	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA2318	1 Conduit Street, Moorside	BF	0.02	1	50	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. James'	HLA2911	The Barn Broadbent Farm, Broadbent Road, Oldham, OL1 4HZ	CGF	0.07	1	14	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA2947	308-310 Lees Road, Oldham OL4 1NZ	BF	0.016	4	250	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA3016	104 Henshaw Street, Oldham, OL1 2BL	COU	0.03	8	267	Yes	Yes	Yes	7	7	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA3197	Flower Pot Inn, 376 Higinshaw Lane, Oldham, OL1 4AH	COU	0.0403	3	74	Yes	Yes	Yes	3	3	0	0	0	Site under construction. All dwellings will be delivered within 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UC	St. Mary's	HLA3210	40 Bow Street, Oldham, OL1 1SJ	CON	0.025	10	400	Yes	Yes	Yes	9	9	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA3364	Egerton Arms, 157 Egerton Street, Oldham, OL1 3QJ	BF	0.019	6	316	Yes	Yes	Yes	6	6	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA2167(1)	Land adjoining and to the south of 204 Roundthorn Road, Oldham, OL4 5LD	BF	0.0253	2	79	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	St. Mary's	HLA2412	Site of Cardinal Street Motors, Cardinal Street, Oldham	BF	0.1182	142	1201	Yes	Yes	Yes	142	142	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Waterhead	HLA2814	Land adjacent 7 Towers Street, Waterhead, Oldham	GF	0.027	1	37	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Waterhead	HLA2924	Parkfield House Hotel, 580 Ripponden Road, Oldham, OL4 2LN	BF	0.3674	17	46	Yes	Yes	Yes	8	8	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Waterhead	HLA3121	Land at Haven Lane, Moorside, Oldham, OL4 2PZ	GF	1.93	47	24	Yes	Yes	Yes	34	34	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Waterhead	HLA3139	Inniscarra, Lynwood Drive, Oldham, OL4 3EZ	GF	0.229	4	17	Yes	Yes	Yes	4	4	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Waterhead	HLA3245	Dog And Partridge PH, 49 Constantine Street, Oldham, OL4 3HE	CON	0.093	2	22	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA2952	Marian Walker House, Frederick Street, Oldham, OL8 1SW	BF	0.9	12	13	Yes	Yes	Yes	12	12	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA2971	Land at the rear of 103/105 Newport Street, Oldham	BF	0.22	2	9	Yes	Yes	Yes	2	2	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA2999	Land at Alfred Street, Castleton Street and Edward Street, Oldham	BF	2.04	52	25	Yes	Yes	Yes	9	9	0	0	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	Years 11 to 15	Years 16 to 20	Comments
UC	Werneth	HLA3185	103 Frederick Street, Oldham, OL8 1RD	COU	0.1653	1	6	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA3282	Former St. Augustine of Canterbury Royal Catholic High School, Grange Avenue, Oldham, OL8 4ED	BF	1.7676	54	31	Yes	Yes	Yes	54	54	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA2948	41-47 Gloucester Street North, Oldham OL9 7RF	BF	0.0289	2	69	Yes	Yes	Yes	1	1	0	0	0	Site under construction. All dwellings will be delivered within 5 years
UC	Werneth	HLA2999(1)	Land at Alfred Street, Castleton Street and Edward Street, Oldham (off St. John's St.)	BF	0.44	12	27	Yes	Yes	Yes	12	12	0	0	0	Site under construction. All dwellings will be delivered within 5 years

## 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	Years 11 to 15	Years 16 to 20	Comments
OUT	Crompton	HLA3355	231 Rochdale Road, Shaw, OL2 7JD	GF (Garden)	0.1026	1	10	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Royton South	HLA3267	Land between 173 - 197 Higginshaw Lane, Royton	BF	0.1135	10	88	Yes	Yes	Yes	10	10	0	0	0	Large site considered achievable in 5 years
OUT	Saddleworth North	HLA2925	Mill Lane, off Wall Hill Road, Dobcross (Wall Hill Mill)	BF	2.7	26	10	Yes	Yes	Yes	26	26	0	0	0	Large site considered achievable in 5 years
OUT	Saddleworth North	HLA3129	Land off Huddersfield Road, Diggle, Oldham	GF	0.166	1	6	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth North	HLA3211	Land at Pingle Lane, Delph, Oldham	NBGB	0.003	1	333	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth North	HLA3214	Scouthead Filling Station, 1025 Huddersfield Road, Scouthead, Oldham, OL4 4AS	NBGB	0.2	9	45	Yes	Yes	Yes	9	9	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth North	HLA3283	LAND ON NORTH OF Sugar Lane, Dobcross, OL3 5AG	BF	0.291	5	17	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth South	HLA1177	Land opposite 6 The Park, Grasscroft, OL4 4ES.	GF	0.0644	1	16	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth South	HLA3260	Land at Friezland Lane, Greenfield, Oldham	GF	0.09	1	11	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth South	HLA3261	Ceann, Friezland Lane, Greenfield, OL3 7EU	GF	0.08	1	13	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth West & Lees	HLA2846	Land to the rear of 25 Woodend Street, Lees, Oldham.	BF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
OUT	Saddleworth West & Lees	HLA3162	Land at Ashes Lane & Station Street, Springhead, Oldham, OL4 4PQ	GF	0.3252	9	28	Yes	Yes	Yes	9	9	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth West & Lees	HLA3239	Land at Knowles Lane and Lane Head Road, Oldham	NBGB	0.2	2	10	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
OUT	Saddleworth West & Lees	HLA3317	Birks Quarry, Huddersfield Road, Austerlands, Oldham	GF	1.9	36	19	Yes	Yes	Yes	36	36	0	0	0	Large site considered achievable in 5 years
OUT	Saddleworth West & Lees	HLA3367	Land adjacent to 3 Booth Street, Lees, Oldham, OL4 3BX	BF	0.019	1	53	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
OUT	Shaw	HLA3028	P & D Northern Steels Ltd, Mosshey Street, Shaw, OL2 8QL	BF	1.93	80	41	Yes	Yes	Yes	80	80	0	0	0	Large site considered achievable in 5 years
OUT	St. James'	HLA3242	Domalo Nurseries Ltd, Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	BF	0.978	34	35	Yes	Yes	Yes	34	34	0	0	0	Large site considered achievable in 5 years
OUT	St. Mary's	HLA3318(1)	Land at Mumps, Oldham Way, Prince Street, Rhodes Bank and Wallshaw Place, Oldham, OL1 3TL	BF		36		Yes	Yes	Yes	36	36	0	0	0	Large site considered achievable in 5 years
OUT_UDP2	Royton South	HLA2449	Holden Fold Lane, Royton	BF	0.4	12	30	Yes	Yes	Yes	12	12	0	0	0	Large site considered achievable in 5 years; UDP2 allocation
PP	Alexandra	HLA2902	Land adj., 63 Meldrum Street, Oldham OL8 1NU	BF	0.056	6	107	Yes	Yes	Yes	6	6	0	0	0	Small site - deliverable in 5 years
PP	Alexandra	HLA3293	430 Park Road, Oldham, OL8 2AZ	COU	0.0121	4	331	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Alexandra	HLA3295	25-27 Ashton Road, Oldham, OL8 1JX	COU	0.0609	1	16	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Alexandra	HLA3296	391 Ashton Road, Oldham, OL8 2NA	COU	0.0099	1	101	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Alexandra	HLA3382	Land on North Side of, Eastbourne Street, Oldham	BF	0.0215	1	47	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton Central	HLA3235	Land to rear of 449 Foxdenton Lane, Chadderton, Oldham	GF	0.0249	1	40	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton Central	HLA3263	Foxdenton Strategic Site, Broadway / Foxdenton Lane, Chadderton, Oldham OL9 9QR	GF	4.27	97	23	Yes	Yes	Yes	97	97	0	0	0	Large site considered achievable in 5 years
PP	Chadderton Central	HLA3304	295 Denton Lane, Chadderton, OL9 9DG	COU	0.011	1	91	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton Central	HLA3342	Nimble Nook Working Mens Club, Foxdenton Lane, Chadderton, Oldham, OL9 9QR	BF	0.36	6	17	Yes	Yes	Yes	6	6	0	0	0	Small site - deliverable in 5 years
PP	Chadderton North	HLA3345	2 Springwood Avenue, Chadderton, OL9 9RR	BF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton South	HLA3215	104 Old Lane, Chadderton, OL9 7JD	GF	0.0142	1	70	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton South	HLA3219	Land adj 264 Long Lane, Chadderton, OL9 8AY	BF	0.0226	1	44	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Chadderton South	HLA3343	Emmanuel Church, Chestnut Street, Chadderton, OL9 8HB	BF	0.1663	8	48	Yes	Yes	Yes	8	8	0	0	0	Small site - deliverable in 5 years
PP	Chadderton South	HLA3286	Conservative Club, Stanley Road, Chadderton, OL9 7EX	BF	0.3003	20	67	Yes	Yes	Yes	20	20	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Coldhurst	HLA2835	Land at Dunbar Street, Oldham	BF	0.1	8	80	Yes	Yes	Yes	8	8	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3031	Land at Haworth Street, Oldham	GF	0.09	4	44	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3305	116 Manchester Street, Oldham, OL9 6EG	COU	0.0148	1	68	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3308	Units 1-8 (excluding Unit No. 3) Ascroft Court, Peter Street, Oldham, OL1 1HP	COU	0.1704	7	41	Yes	Yes	Yes	7	7	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3332	63 Chadderton Way, Oldham, OL9 6DP	BF	0.0344	1	29	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3333	67 Trinity House, Godson Street, Oldham, OL1 2XL	BF	0.49	1	2	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3335	212 Middleton Road, Oldham, OL9 6BH	BF	0.025	3	120	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3353	124 Rochdale Road, Oldham, OL1 1NT	BF	0.03	9	300	Yes	Yes	Yes	9	9	0	0	0	Small site - deliverable in 5 years
PP	Coldhurst	HLA3384	Westwood Medical Centre, Winterbottom Street, Oldham, OL9 6TS	CON	0.11	14	127	Yes	Yes	Yes	14	14	0	0	0	Large site considered achievable in 5 years
PP	Crompton	HLA3265	1B Cheviots Road, Shaw, Oldham, OL2 7QS	GF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Crompton	HLA3277	United Reformed Church and Hall, Rochdale Road, Shaw, OLDHAM, OL2 7JT	BF	0.1149	6	52	Yes	Yes	Yes	6	6	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3074	Land adj., 23 Derby Street, Falsworth, Manchester	BF	0.02	3	150	Yes	Yes	Yes	3	3	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Falsworth East	HLA3084	Land at former site of Star Inn, Church Street, Falsworth, M35	BF	0.0617	3	49	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3136	Land adj., 232 Medlock Road, Falsworth, M35 9NG	GF	0.2476	5	20	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3225	Meadowcroft Farm, 232 Medlock Road, Falsworth, M35 9NG	CON	0.55	1	2	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3264	4 Windsor Street, Falsworth, M35 9GW	BF	0.04	3	75	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3292	463 Oldham Road, Falsworth, M35 0AA	CON	0.0515	8	155	Yes	Yes	Yes	8	8	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3330	Greenfold Cottage Stables, Cutler Hill Road, FAILSWORTH, OL8 3NZ	BF in GB	0.0342	1	29	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3376	1 Church View, Falsworth, M35 9JH	COU	0.024	1	42	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA2657	Land off Ashton Road East, Falsworth, Manchester (former Macedonia United Reform church)	BF	0.135	4	30	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Falsworth East	HLA3120	Phoenix Mill, Cheetham Street, Falsworth, Manchester, M35 9DS	BF	1.46	86	59	Yes	Yes	Yes	86	86	0	0	0	Large site considered achievable in 5 years
PP	Falsworth West	HLA2994	Land between 21/23 Elm Street, Falsworth, Manchester M35 0AF	BF	0.0135	1	74	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Falsworth West	HLA3008	Site of The Brookdale, Coronation Road, Falsworth, M35 0LT	BF	0.22	16	73	Yes	Yes	Yes	16	16	0	0	0	Large site considered achievable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
PP	Falsworth West	HLA3240	The Avenue, 46 Greaves Avenue, Falsworth, M35 0NA	BF	0.2285	15	66	Yes	Yes	Yes	15	15	0	0	0	Large site considered achievable in 5 years
PP	Falsworth West	HLA3319	Express Dairies Milk, Ridgefield Street, Falsworth, M35 0HJ	BF	0.91	157	173	Yes	Yes	Yes	157	157	0	0	0	Large site considered achievable in 5 years
PP	Falsworth West	HLA3338	107 - 109 Somerset Road, Falsworth, M35 0NT	BF	0.018	2	111	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Hollinwood	HLA3236	Land behind 190-198 Limeside Road, Oldham	BF	0.0765	2	26	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Hollinwood	HLA3302	752 Hollins Road, Oldham, OL8 4SA	COU	0.0076	1	132	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Medlock Vale	HLA3171	418-420 Ashton Road, Oldham, OL8 3HF	COU	0.013	1	77	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Medlock Vale	HLA3196	Rear of the Smithy 1053-1055 Ashton Road, Oldham, OL8 3HX	NBGB	0.0299	3	100	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Medlock Vale	HLA3280	100 Hollins Road, Oldham, OL8 3DU	BF	0.0452	2	44	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Medlock Vale	HLA3325	Black Diamond Hotel, 963 Ashton Road, Oldham, OL8 3HX	BF	0.01	4	400	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Medlock Vale	HLA3377	Crofton House, 1 Crofton Street, Oldham, OL8 3BZ	COU	0.012	1	83	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Royton North	HLA3294	Royton Cricket and Bowling Club, The Paddock, Bransdale Avenue, Royton, OL2 5TX	COU	0.0046	1	217	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Royton North	HLA3323	317 Rochdale Road, Royton, OL2 5SN	BF	0.0243	3	123	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Royton North	HLA3351	317 Rochdale Road, Royton, OL2 5SN	BF	0.0243	3	123	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Royton South	HLA2132	Land adjacent to 14 Hebron Street, Heyside, Royton	BF	0.12	4	33	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Royton South	HLA3241	Land at 2 Sunfield Crescent, Royton, OL2 6EY	BF	0.23	9	39	Yes	Yes	Yes	9	9	0	0	0	Small site - deliverable in 5 years
PP	Royton South	HLA3255	Land adj., 347 Oldham Road, Royton, OL2 6AB	BF	0.04	4	100	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Royton South	HLA3257	Land adj to 28 Hillside Avenue, Royton, OL2 6RF	BF	0.1	5	50	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3015	Shiloh Farm Barn, Shiloh Lane, Strinesdale, Oldham, OL4 3RE	COU	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3133	577 Hill End Road, Delph, Oldham, OL3 5JA	GF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3212	Former Dronsfields Mercedes Site, Laureates Place, Springhead, Oldham, OL4 4DB	MIX	0.7	9	13	Yes	Yes	Yes	9	9	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3220	3 Buckley Drive, Denshaw, OL3 5RT	GF	0.1344	2	15	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3233	Holly Grove Farm, Ward Lane, Diggle, OL3 5JW	NBGB	0.1	1	10	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3259	Barn, Marsh Head House and Pinney Cottage, Diggle, OL3 5LB	CON	0.16	2	13	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
PP	Saddleworth North	HLA3268	Albion Farm, Oldham Road, Delph, OL3 5RQ	BF	0.0655	1	15	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3272	New Barn Farm, Dark Lane, Delph, Oldham, OL3 5TY	CON	0.3204	1	3	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3289	OLD MILL HOUSE, Lee Side, Diggle, OL3 5JY	BF	0.308	5	16	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3300	THE TEMPLE AND BOWLING GREEN PUBLIC HOUSE, 561 Huddersfield Road, Oldham, OL4 3NY	COU	0.0476	2	42	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3324	Millside House, Lawton Square, Delph, OL3 5DT	BF	0.0117	1	85	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3334	Premises adjacent 1023 Huddersfield Road, Scouthead, OL4 4AS	BF	0.038	1	26	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3337	22-24 King Street, Delph, OL3 5DQ	BF	0.0296	1	34	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3348	56A Denshaw Road, Delph, OL3 5EY	GF (Garden)	0.16	1	6	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3350	Land adjoining No 34 Delph Road, Denshaw, OL3 5RT	BF	0.05	1	20	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3356	Land at Huddersfield Road, Diggle, OLDHAM, OL3 5NT	GF	0.14	1	7	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3383	Land at Wall Hill Road, Dobcross, Oldham	BF	0.08	2	25	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth North	HLA3170(1)	Woodbrow Farm, Oldham Road, Denshaw, OL3 5SP	BF	0.2	2	10	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	FutureSupply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
PP	Saddleworth North	HLA3256(2)	Agricultural building at Doctor House Farm, Doctor House Farm, Doctor Lane, Southhead, Oldham, OL4 3RY	COU	0.0177	2	113	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	BF	0.0469	2	43	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3051	25 High Street, Uppermill, Oldham OL3 6HS	BF	0.0437	5	114	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3113	Ballgrove Barn, Rush Hill Road, Uppermill, Oldham, OL3 6JG	CGF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3132	33 Beechfield, Grasscroft, OL4 4EN	GF	0.3	2	7	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3228	Lower Cross Farm, Higher Cross Lane, Uppermill, Oldham, OL3 6LJ	NBGB	2.5	1	0	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3234	Land off Spring Meadow Lane, Uppermill	GF	0.028	1	36	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3271	149A Manchester Road, Greenfield, Oldham, OL3 7HJ	GF	0.2032	4	20	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3303	38 Stockport Road, Lydgate, OL4 4JL	COU	0.0327	1	31	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3331	2 New Street, Uppermill, OL3 6AU	BF	0.009	1	111	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA3349	112th Oldham (Saddleworth Bull Dogs) Scout Group, Hawthorne Grove, Pickhill, Uppermill, Oldham	BF	0.04	1	25	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Saddleworth South	HLA3352	2 Clough Park Avenue, Grasscroft, OL4 4EY	GF (Garden)	0.06	1	17	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA2091(1)	Land at Wellington Road, Greenfield, Oldham	GF	0.01	1	100	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth South	HLA2091(2)	Land located between the Huddersfield Narrow Canal and the River Tame, Greenfield	BF	0.59	26	44	Yes	Yes	Yes	26	26	0	0	0	Large site considered achievable in 5 years
PP	Saddleworth West & Lees	HLA3262	Site, Gordon Street, Springhead, Oldham OL4 4QE	BF	0.02	1	50	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth West & Lees	HLA3273	646 Huddersfield Road, Lees, OL4 3NL	COU	0.0084	1	119	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth West & Lees	HLA3284	Land at Hartshead Street/Church Street, Oldham OL4 5EE	GF	0.0737	3	41	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Saddleworth West & Lees	HLA3361	Land at Owen Fold, plots 5 & 6, Lees	BF	0.1	2	20	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Shaw	HLA3274	West View, Grains Road, Shaw, Oldham, OL2 8JX	BF	0.1516	1	7	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Shaw	HLA3279	Roe Gate, Grains Road, Shaw, OL2 8HH	CON	0.316	2	6	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Shaw	HLA3298	Community Centre, Laburnum Avenue, Shaw, OL2 8RS	COU	0.0248	1	40	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Shaw	HLA3326	47 Market Street, Shaw, OL2 8NP	BF	0.0112	1	89	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Shaw	HLA3191(1)	Burn Farm, Buckstones Road, Shaw, OL1 4ST	COU	0.0891	1	11	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	St. James'	HLA2894	Land bounded by Wilkes Street Oldham, OL1 4JW	BF	0.06	2	33	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	St. James'	HLA3144	Little End Farm, Turf Pit Lane, Oldham, OL4 2NB	CGB	0.1042	4	38	Yes	Yes	Yes	4	4	0	0	0	Small site - deliverable in 5 years
PP	St. James'	HLA3307	12-14 Shaw Road, Oldham, OL1 3LQ	COU	0.0247	1	40	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	St. James'	HLA3327	56 Broadbent Road, Oldham, OL1 4HY	BF	0.008	1	125	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3107	122 Henshaw Street, Oldham, OL1 2BL	COU	0.039434	1	25	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3163	Clarksfield Conservative Club, Huxley Street, Oldham, OL4 5JX	BF	0.38	15	39	Yes	Yes	Yes	15	15	0	0	0	Large site considered achievable in 5 years
PP	St. Mary's	HLA3253	Land at Thorney Hill Close, Oldham, OL4 1DD	GF	0.04	1	25	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3285	Land adj., 21 Wimpole Street, Oldham, OL1 3JN	BF	0.0303	2	66	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3299	9 Scholes Street, Oldham, OL1 3SZ	COU	0.0563	3	53	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3318	Land at Mumps, Oldham Way, Prince Street, Rhodes Bank and Wallshaw Place, Oldham, OL1 3TL	BF		100		Yes	Yes	Yes	100	100	0	0	0	Large site considered achievable in 5 years
PP	St. Mary's	HLA3329	First Floor, 104 Yorkshire Street, Oldham, OL1 1ST	BF	0.007	1	143	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	St. Mary's	HLA3380	77 Mortimer Street, Oldham, OL1 3JB	GF	0.0087	1	115	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	St. Mary's	HLA3385	8-10 Horsedge Street, Oldham, OL1 3SX	COU	0.038	1	26	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Waterhead	HLA3217	Rear of 250 Huddersfield Road, Oldham, OL4 2DX	BF	0.0113	1	88	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Waterhead	HLA3218	1 & 2 Littlemoor Place, Back of Zealand Street, Watersheddings, Oldham	COU	0.019	2	105	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Waterhead	HLA3344	14 Burghley Avenue, Oldham, OL4 3HU	GF	0.03	1	33	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Waterhead	HLA2120(1)	Manor Farm, Constantine Street, Oldham, OL4 3HE	BF	0.048	2	42	Yes	Yes	Yes	2	2	0	0	0	Small site - deliverable in 5 years
PP	Waterhead	HLA3102	10 Sharples Hall Street, Oldham, OL4 2QZ	COU	0.04	9	225	Yes	Yes	Yes	9	9	0	0	0	Large site considered achievable in 5 years
PP	Werneth	HLA2901	Beech House, Springbank Street, Oldham, OL8 4LH	BF	0.07	1	14	Yes	Yes	Yes	1	1	0	0	0	Small site - deliverable in 5 years
PP	Werneth	HLA3227	Land bounded by Stafford Street, Lynn Street, Durham Street and Cambridge Street, Oldham, OL9 7DP	BF	1.47	37	25	Yes	Yes	Yes	37	37	0	0	0	Large site considered achievable in 5 years
PP	Werneth	HLA3258	Abbots Grange Residential Care Home, Newport Street, Oldham, OL8 1RE	BF	0.25	5	20	Yes	Yes	Yes	5	5	0	0	0	Small site - deliverable in 5 years
PP	Werneth	HLA3290	Hartford Social Club, Alfred Street, Oldham, OL9 6HE	COU	0.087	3	34	Yes	Yes	Yes	3	3	0	0	0	Small site - deliverable in 5 years
PP	Werneth	HLA3354	188 Windsor Road, Oldham, OL8 1RG	GF (Garden)	0.0285	1	35	Yes	Yes	Yes	1	1	0	0	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	Years 11 to 15	Years 16 to 20	Comments
PP	Werneth	HLA3160	Woodfield Centre, Off Netherfield Close, Oldham, OL8 4ET	BF	0.629	12	19	Yes	Yes	Yes	12	12	0	0	0	Large site considered achievable in 5 years

## 'Saved' Housing Allocations

Status	Ward	Ref	Location	Land Type	Area	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
UDP1	Failsforth West	HLA2090	Land at Oldham Road/ Hardman Street, Failsforth	BF	1.56	10	6	Yes	Yes	Yes	10	10	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Hollinwood	HLA2351	Pretoria Road, Oldham	BF	0.46	14	30	Yes	Yes	Yes	14	14	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Royton South	HLA2338(1)	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	BF	0.55	22	40	Yes	Yes	Yes	22	22	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Royton South	HLA2338(2)	Land off Mellor Street, Royton, North of Sandy Mill	BF	0.1	3	30	Yes	Yes	Yes	3	3	0	0	0	One of two remaining portions of developed UDP Phase 1 Housing Allocation (H1.1.24) without planning permission. Considered deliverable within 5 years
UDP1	Royton South	HLA2452	Blackshaw Lane, Royton	GF	0.6	14	23	Yes	Yes	Yes	14	14		0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Saddleworth North	HLA2088	Bailey Mill, Delph	CON	0.86	50	58	Yes	Yes	Yes	50	50	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Waterhead	HLA2234	Land at Springhey Mill, Huddersfield Road	BF	0.33	30	91	Yes	Yes	Yes	30	30	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Waterhead	HLA2352	Jowett Street, Oldham	BF	0.66	26	39	Yes	Yes	Yes	26	26	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years
UDP1	Waterhead	HLA2353	Huddersfield Road/Dunkerley Street, Oldham	BF	2.61	50	19	Yes	Yes	Yes	50	50	0	0	0	Large "saved" UDP Phase 1 Housing Allocation considered deliverable within 5 years

## '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	Cap	Den	Suitable	Available	Achievable	Future Supply	First 5 Years	Years 6 to 10	Years 11 to 15	Years 16 to 20	Comments
POT	St. James'	SHA0821/HLA3390	Sholver Housing Estate / Land at Coleridge Rd., Stevenson Drive	BF	2.06	44	21	Yes	Yes	Yes	49	49	0	0	0	Previously identified potential site; pending decision on planning application for residential development
POT	St. James'	3389	Land off Acre Lane / Frances Street, Derker	MIX	1.2	51	43	Yes	Yes	Yes	51	51	0	0	0	Part of site previously had PP/part previously identified as potential housing site; pending decision on planning application for residential development
POT	Royton South	1101	Counthill School	MIX	3.41	60	18	Yes	Yes	Yes	60	60	0	0	0	Previously identified potential site; has been sold to a developer

## 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. The method used for identifying the five-year housing land supply, covering the period 1st April 2017 to 31st March 2022 is set out below under the following sub-headings:

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.

### **Level of housing provision between 1 April 2017 and 31 March 2022**

The borough's housing requirement from 2016/17 to 2026/27 taking into account past performance and projected clearance, is set out on page 25 of the Monitoring Report. With regards to the period 1 April 2017 to 31 March 2022 the requirement is for the delivery of 2096 dwellings or 419 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 (and the permission remains valid).
- Sites where planning committee is minded to approve an application subject to a S106 being signed.
- Sites that have been allocated for Phase 1 housing in the UDP (plus Phase 2 allocation Holden Fold Lane in Royton, which has outline planning permission).
- 'Other' and 'Potential' sites where considered appropriate.

### **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. offer a suitable location for development now; and
- Achievable: i.e. there is a reasonable prospect that housing will be delivered on the site within five years and that development of the site is viable.

Each of the sites identified have been assessed against these 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 and therefore sit within the post five-year supply (with the exception of Phase 2 site Holden Fold Lane in Royton which has received outline planning permission for housing).

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, where 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 Homes 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. This is supported by recent analysis of completions of sites over 50 dwellings where an average of approximately 30 dwellings per year has been achieved. In relation to large sites, discussions have taken place with Development Management and internal colleagues 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.

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 been stalled were excluded from the five-year supply. The remaining sites form part of the 5-year supply, subject to delivery rate. All dwellings on such sites fell within the five-year supply as at 1 April 2017. 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 (i.e. those with more than two applications involving unaltered schemes) were excluded from the five-year supply. Sites where committee was minded to approve an application subject to a Section 106 legal agreement but where the S106 had not been signed within 2 years were excluded from the 5-year supply, unless information indicated this 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. In 2016/17, no sites are in this category.

### **Sites with Full Planning Permission**

Sites that were the subject of repeat applications (i.e. those with more than two applications relating to unaltered schemes) were excluded 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



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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. Recent analysis of completions of sites of over 50 dwellings shows that there is an average delay of less than one year between the grant of planning permission and commencement and that sites took an average of around 3 years to be fully completed. It is therefore felt that sites within the five year supply can be delivered in that time period.

### **UDP Phase 1 Housing Allocations**

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

### **UDP Phase 2 Housing Allocations**

Sites in this category were excluded from the 5-year supply and considered developable in the medium term, with the exception of Holden Fold Lane, Royton as this has been granted outline planning permission for residential development.

### **Other Sites**

Sites with a status of 'Other' were excluded from the five-year supply. Dwellings within this category include those within HMR areas that were granted planning permission, but subsequently had permissions quashed in the High Court and sites where planning permission for housing has expired. As these have previously had planning permission for housing, they are generally considered developable. However, as they would need to go through the permission process again, they only form part of the post five-year supply.

### **Potential Sites**

Sites with a status of 'Potential' form part of the five-year and post five-year supply. These are sites which have been identified as having potential for housing development but which may not yet have planning permission for residential use. The majority of these sites are included within the council's Strategic Housing Land Availability Assessment (SHLAA) and, through discussions with Development Management, Housing Strategy, Regeneration and other internal colleagues, are considered likely to come forward for housing and be built out within the short, medium or long term. This will depend on factors such as their current availability, known developer interest and their indicative capacity. There are a number of disclaimers in relation to the identification of potential housing sites and these can be found in Section 1 of the published SHLAA (2012) and in the upcoming SHLAA.

## Appendix 4 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 or GMSF.

### UDP 'saved' policies

UDP Policy No.	UDP Policy Name	Local Plan document which may review the UDP policy
B1	BUSINESS AND INDUSTRIAL LAND ALLOCATIONS	Local Plan review and/or JWDPD and/or JMDPD
B1.1	Business and Industrial Allocations	Local Plan review and/or JWDPD and/or JMDPD
B1.2	Business and Office Allocations	Local Plan review and/or JWDPD and/or JMDPD
B1.3	Mixed Use Allocations	Local Plan review and/or JWDPD and/or JMDPD
D1.5	Protection of Trees on Development Sites	Local Plan review
D1.12	Telecommunications	To be determined
H1.1	Housing Land Release – Phase 1	Local Plan review
H1.2	Housing Land Release – Phase 2	Local Plan review
OE1.8	Major Developed Site in the Green Belt	Local Plan review / GMSF
OE1.11	Farm Diversification	To be determined
TC1.1	Allocated Site	Local Plan review
TC1.2	Allocated Site	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
<b>Policies superseded 9 November 2011</b>			
B1.4	Business, Office and Industrial Development on Unallocated Land	5 9	Promoting Accessibility and Sustainable Transport Choices  Local Environment
B1.5	Working from Home	9	Local Environment
B1.6	Freight Generating Developments	9  17  25	Local Environment  Gateways and Corridors  Developer Contributions
B2	EXISTING BUSINESS AND INDUSTRIAL AREAS	13 14	Employment Areas Supporting Oldham's Economy
B2.1	Primary Employment Zones	13  14  25	Employment Areas Supporting Oldham's Economy
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment
C1.3	Retention of Distinctive Local Features or Structures in Conservation Areas	24	Historic Environment
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment
C1.7	The Re-Use of Historic Buildings	24	Historic Environment
C1.8	Alterations, Extensions and Additions to Listed Buildings	24	Historic Environment
C1.9	Development Affecting the Setting of a Listed Building	24	Historic Environment
C1.10	Demolition of a Listed Building or Structure	24	Historic Environment
C1.11	The Preservation of the Sites of Important Archaeological Remains and their Settings	24	Historic Environment
C1.12	Preservation or Recording of Archaeological Remains	24	Historic Environment
C1.13	The Protection of Parks and Gardens of Special Historic Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY FACILITIES	2 25	Communities Developer Contributions
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
D1.4	Habitat and Wildlife on Development Sites	20 21	Design Protecting Natural Environmental Assets
D1.6	Landscape Design and Tree Planting	20	Design
D1.7	Designing for Safety and Security	20 9	Design Local Environment
D1.8	Shop Front Design	20	Design
D1.9	Advertisements on Business Premises	20	Design
D1.10	Freestanding Signs and Advertisements	20	Design
D1.11	House Extensions	20 9	Design Local Environment
D1.13	Design of Development Adjoining Main Transport Corridors and at Gateway Locations in Town and District Centres	20	Design
H1	HOUSING LAND REQUIREMENT AND SUPPLY	3	An Address of Choice
H1.3	Assessing Non-Allocated Sites and the Renewal of Planning Permissions	3 11	An Address of Choice Housing Density and Mix
H1.4	Housing Density	11	Housing Density and Mix
H1.5	Housing Choice and Diversity	11	Housing Density and Mix
H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment
NR1.2	Air Quality	9	Local Environment
NR1.3	Odour	9	Local Environment
NR1.4	Noise and Vibration	9	Local Environment
NR1.5	Light Pollution	9	Local Environment
NR1.6	Contaminated Land	9	Local Environment
NR1.7	Hazardous Installations	9	Local Environment
NR2	WATER RESOURCES AND INFRASTRUCTURE	19	Water and Flooding
NR2.1	Water Infrastructure	19	Water and Flooding
NR2.2	Flooding & Flood Protection	19	Water and Flooding
NR2.3	Protection of Open Watercourses	19	Water and Flooding
NR2.4	Surface Water Run-off and Sustainability	19	Water and Flooding
NR3	RENEWABLE ENERGY DEVELOPMENTS	18	Energy
NR3.1	Renewable Energy Developments	18	Energy
NR3.2	Wind Developments	18	Energy
NR3.3	Renewable Energy in Major New Developments	18	Energy
OE1	PROTECTING OPEN LAND	22	Protecting Open Land
OE1.1	Criteria for Development in the Greenbelt	22	Protecting Open Land
OE1.2	New Building in Green Belt	22	Protecting Open Land

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land
OE1.6	Replacement Dwellings in the Green Belt	22	Protecting Open Land
OE1.7	Re-use of Existing Buildings in the Green Belt	22	Protecting Open Land
OE1.9	Land Reserved for Future Development	22	Protecting Open Land
OE1.10	Other Protected Open Land	22	Protecting Open Land
OE1.12	New Agricultural or Forestry Buildings	22	Protecting Open Land
OE2	NATURE AND LANDSCAPE	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.1	Landscape	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.2	Green Corridors and Links	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.3	Habitat Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets

UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES	2 23 6	Communities  Open Spaces and Sports  Green Infrastructure
R1.1	Maintaining Supply through the Protection and Improvement of Existing Open Space, and Outdoor Sport or Recreation Facilities	23	Open Spaces and Sports
R1.2	Protection of Indoor Sport and Recreation Facilities	2	Communities
R1.3	The Protection of Playing Fields	23	Open Spaces and Sports
R2	THE PROVISION AND IMPROVEMENT OF OPEN SPACES, SPORT AND RECREATION FACILITIES	20 23	Design Open Spaces and Sports
R2.1	Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments	23	Open Spaces and Sports
R2.2	General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities	20	Design
S1	TOWN AND DISTRICT CENTRE SHOPPING AND LEISURE FACILITIES	15	Centres
S1.1	Development Within The Central Shopping Core	15	Centres
S1.2	Development Beyond The Central Shopping Core	15	Centres
S1.3	Primary Shopping Frontages	15	Centres
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment



UDP Policy No.	UDP Policy Name	Local Plan Policy No.	Local Plan Policy Name
<b>Policies superseded 9 November 2011</b>			
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities
S2.2	Protection of Local Shop Premises	16	Local Services and Facilities
S2.3	Small Shops Outside the Town and District Centres	16	Local Services and Facilities
S2.4	Local Leisure Facilities	16	Local Services and Facilities
T1	THE TRANSPORT NETWORK	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T1.1	Transport Infrastructure	17	Gateways and Corridors
T1.2	The Road Network	17	Gateways and Corridors
T1.3	The Network of Routes for Non-Motorised Travel	17	Gateways and Corridors
T1.4	Canal Corridors	21	Protecting Natural Environmental Assets
T1.5	Disused Rail Infrastructure	17 25	Gateways and Corridors Developer Contributions
T2	THE ACCESSIBILITY OF NEW DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices

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

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

## Appendix 5 UDP Phase 1 housing allocations

**Table 1 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 31st March 2017**

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	Site completed. 24 dwellings provided.
M2	Lumb Mill, Huddersfield Road, Delph, Saddleworth	PDL	1.4	62	As of 01 April 2017, site largely complete with 9 units remaining. 46 dwellings to be provided.
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	Phase 1 complete providing 58 dwellings. Planning permission granted on remainder of site for 26 dwellings.
H1.1.19	Andrew Mill, Manchester Road / Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	Main part of allocated site complete with 34 dwellings provided. Former stable building on separate part of allocated site complete providing 3 units. Remainder of allocated site granted planning permission for 4 dwellings. 41 dwellings to be provided on site as a whole.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Site and adjacent land granted permission for 124 dwellings. Currently under construction.
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	Majority of 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.
H1.1.27	Hartford Mill /Land off Milne Street, Oldham	PDL	2.84	160	Outline planning permission granted for 158 dwellings, however permission expired.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity shown in UDP (dwellings)	Current Status of Site
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; now expired.
H1.1.30	Greenfield Bowling Club, Greenfield	PDL	0.5	15	Site complete providing 41 dwellings.
H1.1.31	Tamewater Mill, Delph	PDL	0.51	39	Under-construction. 44 units complete, 1 under-construction providing a total of 45 dwellings.