

Oldham

Local

Plan

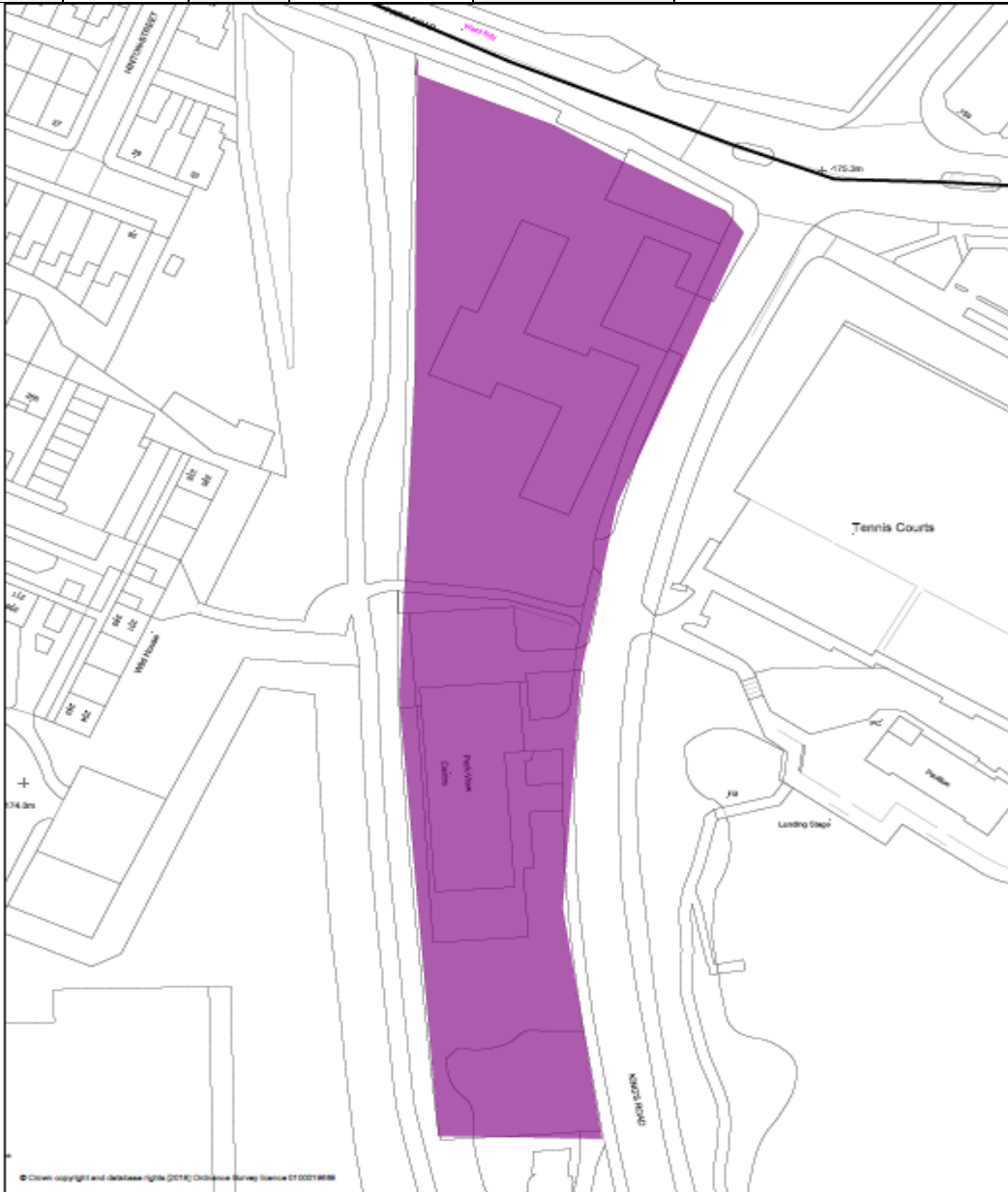
**SHLAA Appendix 3b:
Detailed Potential
Site Assessments**

2020



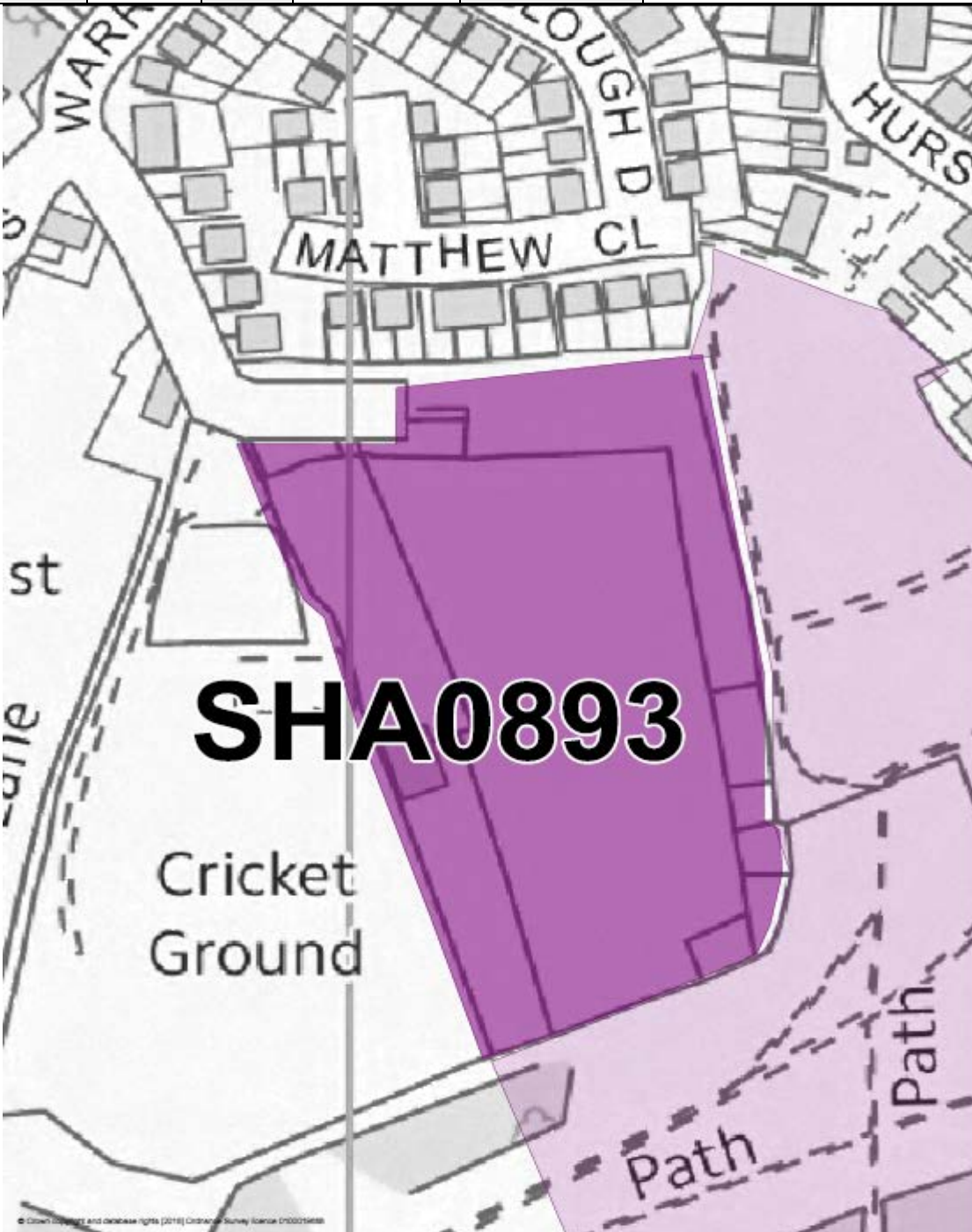
Oldham
Council

Alexandra

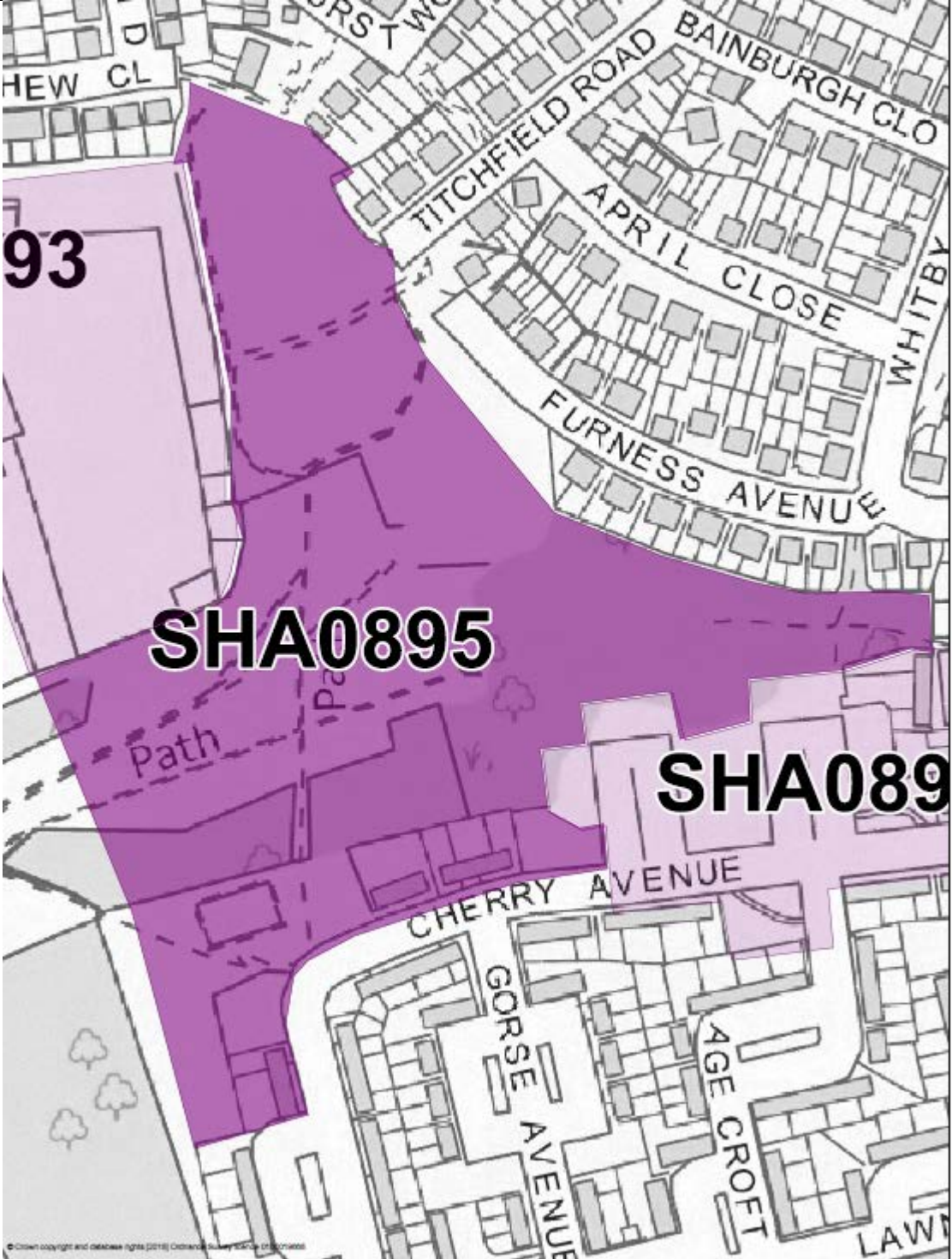
Site Ref	SHA0065	Ward	Alexandra	Site Location	Lake View / Park View, Kings Rd, Oldham		
							
Site Description	Land opposite Alexandra Park; part of site is vacant and overgrown land with footprint of previous buildings (care home) visible; remainder is maintained grassed area. Trees along the western boundary of whole site which runs alongside a recreational route. Vacant Building / Land						
Surrounding Use	Residential, industry and offices, Alexandra Park						
Land Type	Mix	Net area (ha)	0.54	Density	50	Capacity	27

Ownership	Mixed Multiple				
Planning background	Historic planning applications relating to previous use. No recent planning history.				
Physical constraints	Mature trees on site. Within AQMA.				
Historic designations	Within Alexandra Park Conservation Area. Adjacent to Alexandra Park Grade II* Registered Park and Garden.				
Open Space	Oldham - Bardsley Recreational Route to edge of and through part of the site. TPOs on the site.				
Ecology	Wildlife Corridor				
Minerals and flooding	Within Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Site is considered suitable for residential development. Much of site is previously developed. Good access to services, public transport, open space and town centre. Development would need to consider impact on the setting of the park and the conservation area, TPOs and open space.			
Available for housing?	Y	Southern part of the site owned by Oldham Council (site of former Park View Centre); remainder in private ownership. Could be available in the medium term.			
Achievable for housing?	Y	Site is largely previously developed, in a highly accessible location and in an attractive setting. Site is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	27	Years 11+	0

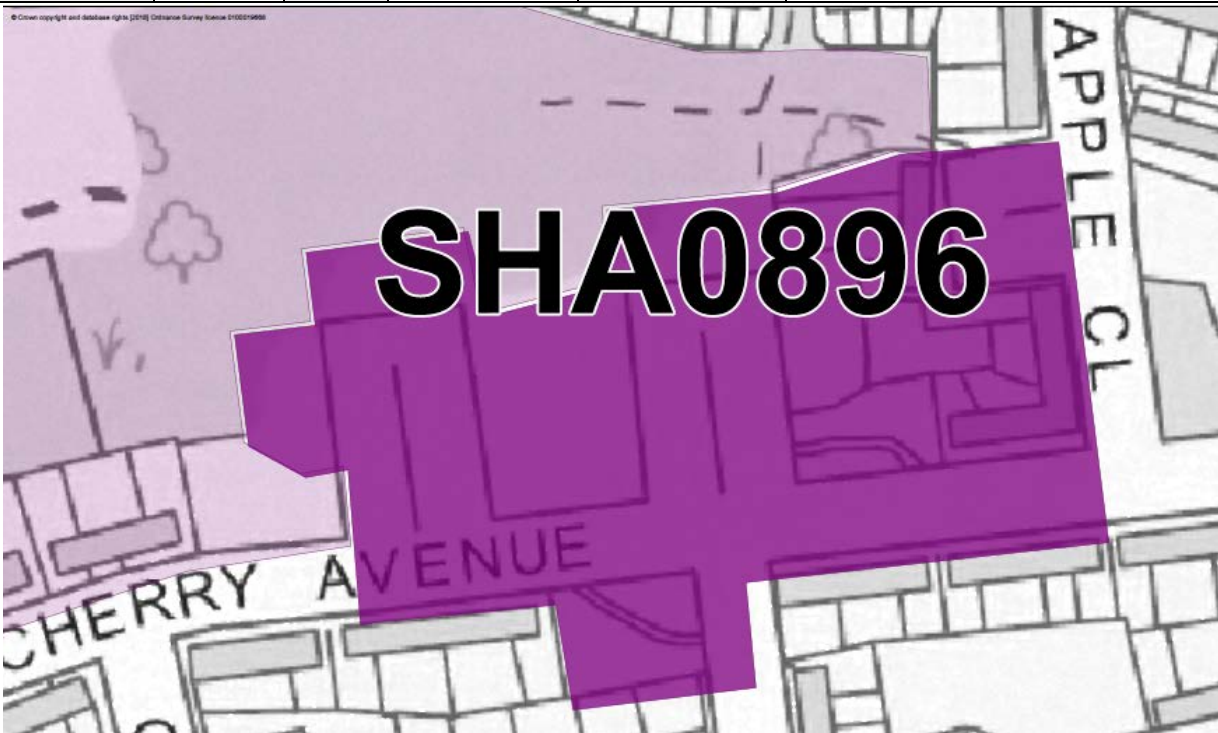
Land Type	Mix	Net area (ha)	0.68	Density	35	Capacity	24
Ownership	Mixed Multiple						
Planning background	n/a						
Physical constraints	Slight slope from the church down to Snipe Clough although not significant. Woodland area in the south western half.						
Historic designations	n/a						
Open Space	Public footpath from Skipton Street along western boundary. Site adjacent to greenbelt and open space.						
Ecology	Within 150m of LNR.						
Minerals and flooding	Within Coal Mining Development Referral Area.						
Accessibility	Site has medium public transport accessibility and is within 480m of 5 key services.						
Suitable for housing?	Y	Site is considered suitable for residential development. Site is predominantly greenfield but is overgrown and not used to its full potential. Could provide a good housing site with views of Snipe Clough.					
Available for housing?	Y	Site has previously been submitted as Call for Sites but not in the most recent GM process. Would need to confirm current intentions with the owner but considered available.					
Achievable for housing?	Y	Considered achievable in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	24		Years 11+	0

Site Ref	SHA0893	Ward	Alexandra	Site Location	Warren Lane, Oldham, OL8 2JE		
							
Site Description	Area of scrubland surrounded by allotments (some of which appear to be in use) along northern boundary and fencing/garage doors along other boundaries. Vacant land / allotments.						
Surrounding Use	Residential, recreational open space, Green Belt						
Land Type	GF	Net area (ha)	1.44	Density	35	Capacity	50


Ownership	Private Single				
Planning background	Permission granted for change of Use from open land to car park (PA/338287/16).				
Physical constraints	Potential site contamination.				
Historic designations	n/a				
Open Space	PRoW surrounds whole of site. Site is adjacent to open space and Green Belt. Parts of site also identified as natural/ semi-natural open space.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area.				
Accessibility	Site has medium public transport accessibility and has access to 2 key services.				
Suitable for housing?	Y	Part of site is currently identified as open space but subject to achieving suitable replacement space, it could be suitable for housing in the longer term. Will also need to depend on comprehensive review of open space provision.			
Available for housing?	Y	No known legal or ownership constraints.			
Achievable for housing?	Y	Would require adequate compensation for loss of open space but could be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	50	Years 11+	0

Site Ref	SHA0895	Ward	Alexandra	Site Location	Land between Cherry Avenue and Furness Avenue
					
Site Description	Open undulating land of various levels with links to Green Belt (Snipe Clough). Play/sports facilities within site. Woodland/footpaths to east. Existing properties within site so boundary could be updated to exclude these from future redevelopment. Open land, woodland, residential.				
Surrounding Use	Residential and green belt				

Land Type	Mix	Net area (ha)	3.76	Density	9	Capacity	35
Ownership	Mixed Multiple						
Planning background							
Physical constraints	Site levels vary across the site, significantly in some places.						
Historic designations	n/a						
Open Space	Site is identified in the open space study as natural/ semi-natural, amenity greenspace and children and young people provision. Adjacent to the greenbelt. PRoW running through centre of site.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area.						
Accessibility	Site has medium public transport accessibility and is within 480m of 3 key services.						
Suitable for housing?	Y	Part of site is currently identified as open space but subject to achieving suitable replacement space (or a design that would incorporate existing facilities), it could be suitable for housing in the longer term. Will also need to depend on comprehensive review of open space provision.					
Available for housing?	Y	Site owned by council and could be available if decision is made to dispose of the land.					
Achievable for housing?	Y	Parts of site may be achievable in medium to longer term. Capacity reflects that not all site likely to be developable.					
Delivery							
Years 0 to 5	0		Years 6 to 10	20		Years 11+	15


Site Ref	SHA0896	Ward	Alexandra	Site Location	Land at Cherry Avenue, Alt		
<div><div>© Crown copyright and database rights (2018) Ordnance Survey (Source: 100019086)</div></div>							
Site Description	Areas of grass land with kick rails (previously cleared housing site). Existing properties within site so boundary could be updated to exclude these from future redevelopment. Grassed areas / residential.						
Surrounding Use	Residential and woodland (to the north)						
Land Type	BF	Net area (ha)	1.11	Density	34	Capacity	38
Ownership	Local Authority Single						
Planning background							
Physical constraints	Area of grass in the southern part slightly undulating. Few mature trees part of landscaping.						
Historic designations	n/a						
Open Space	Small areas of amenity greenspace within site.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area.						
Accessibility	Medium public transport accessibility. Within 480m of at least 3 key services.						

Suitable for housing?	Y	Former clearance site considered suitable for residential development.			
Available for housing?	Y	The land is owned by the council and is considered available for housing development.			
Achievable for housing?	Y	The site is considered suitable and available and could be achievable in the short term.			
Delivery					
Years 0 to 5	38	Years 6 to 10	0	Years 11+	0

Site Ref	SHA1606	Ward	Alexandra	Site Location	Maple Mill 1, Cardwell Street, Hathershaw, Oldham, OL8 2AF		
							
Site Description	Demolished, burnt out mill. Large derelict site having negative impact on local area. Industry.						
Surrounding Use	Residential, Industrial						
Land Type	BF	Net area (ha)	1.75	Density	70	Capacity	123
Ownership	Private Unknown						
Planning background	Site within BEA 6.						
Physical constraints	Former mill site. Demolished as a result of fires. Potential contamination.						
Historic designations	n/a						
Open Space	PROW running to south and east of site						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area.						
Accessibility	High public transport accessibility and within 480m of 7 key services.						

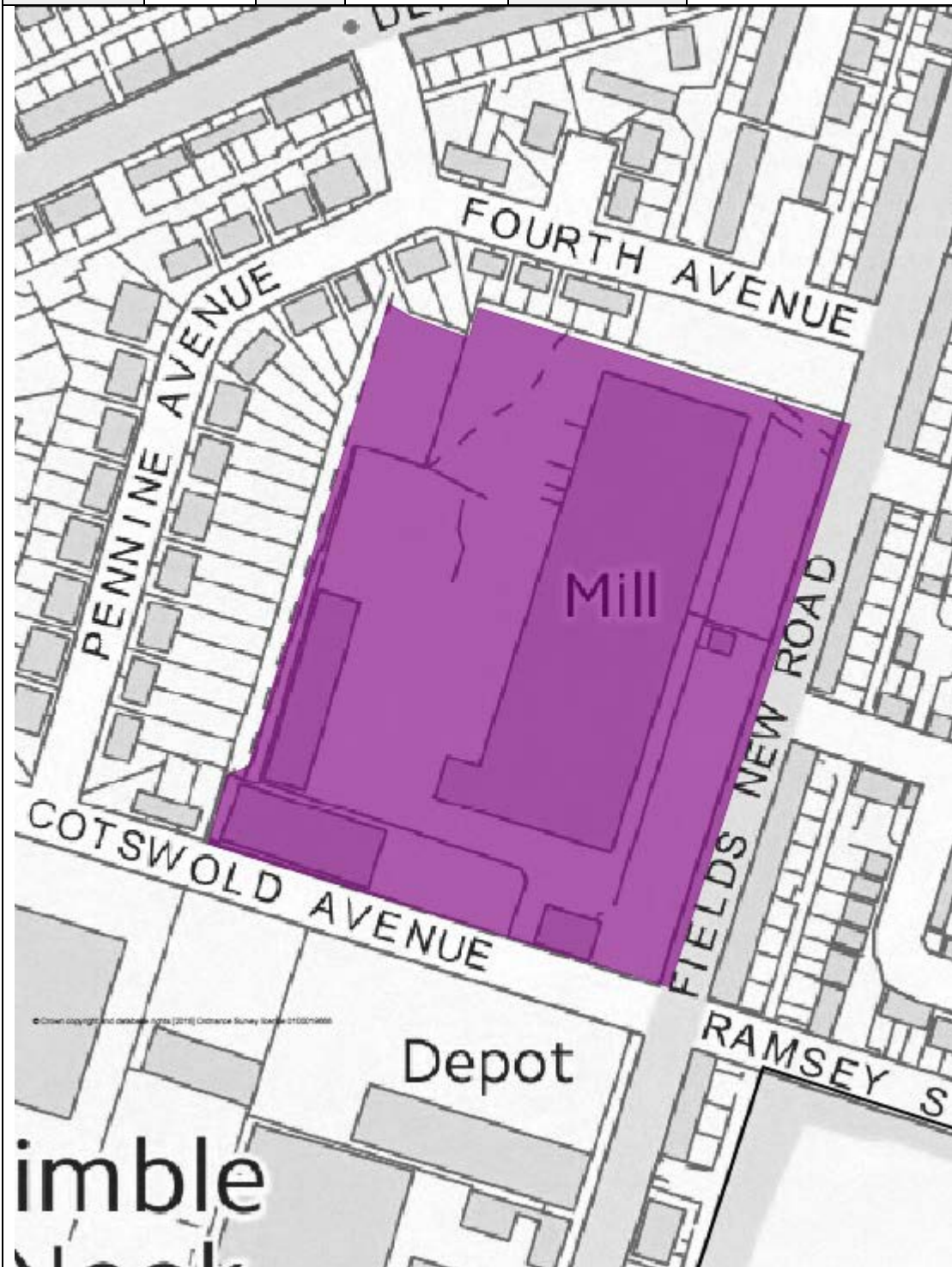
Suitable for housing?	Y	Site is considered suitable for residential as it could be separated from the rest of the Business and Employment Area, and is in need of remediation for the benefit of adjacent residents.			
Available for housing?	Y	No known legal or ownership constraints.			
Achievable for housing?	Y	Site is adjacent to existing residential and considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	123	Years 11+	0

Chadderton Central

Site Ref	SHA0060	Ward	Chadderton Central	Site Location	Chadderton Mill, off Fields New Rd, Chadderton
					
Site Description	<p>Large Grade II listed mill within residential area in partial use. Extends a long way to rear. Narrow access. Lorries can cause an issue with congestion on surrounding roads. Large service yard. In employment use.</p>				

Surrounding Use	Residential						
Land Type	BF	Net area (ha)	1.62	Density	87	Capacity	141
Ownership	Private Single						
Planning background							
Physical constraints	Large mill pond within site; adjacent to tram line - potential noise. Access to this site is gained via an adopted road the restricted width of which would restrict site capacity.						
Historic designations	The site is a Grade II Listed Building Chadderton Mill (ref 139a), part occupied.						
Open Space	Adjacent to Wrigley Head Green Corridor and Link.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area.						
Accessibility	High public transport accessibility; within 480m of 6 key services.						
Suitable for housing?	Y	Potential for residential development, due to surrounding uses and amenity issues from HGV movements, however existing employment use and listed status.					
Available for housing?	Y	The site is in single ownership and owner may be interested in residential development in the long term.					
Achievable for housing?	Y	Site may be achievable in the longer term as is in existing employment use and is a Grade II listed building.					
Delivery							
Years 0 to 5	0		Years 6 to 10	0		Years 11+	141

Site Ref	SHA0820	Ward	Chadderton Central	Site Location	Nile Mill, Fields New Rd, Chadderton
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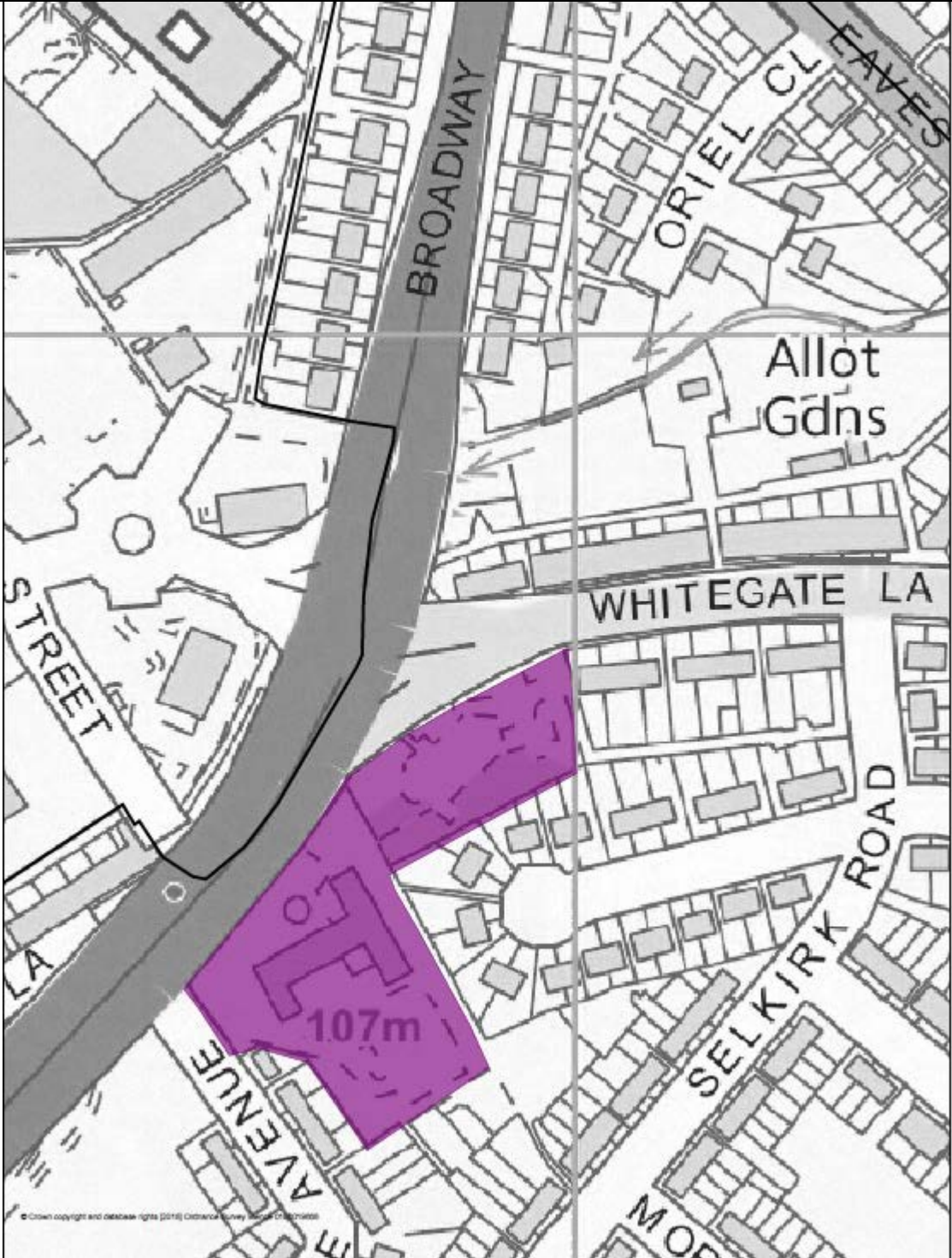
Site Description	Large Grade II listed former spinning mill, built in the late 1800s. Poor condition and part occupied. Industrial; in employment use.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	2.18	Density	70	Capacity	153

Ownership	Private Multiple				
Planning background					
Physical constraints	Site was historic landfill and may have possible site contamination. Change in level into site from front road.				
Historic designations	Nile Mill is a grade II listed building.				
Open Space	Adjacent to small area of amenity green space.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Standing Advice Area				
Accessibility	Very high public transport accessibility and within 480m of 6 key services.				
Suitable for housing?	Y	Submitted as Call for Sites. Considered suitable for residential development but would depend on relocation of existing uses and wider development proposals for other employment sites in the area.			
Available for housing?	Y	Site has been submitted as Call for Sites so is considered available.			
Achievable for housing?	Y	Active employment site within a premdominantly residential area and considered achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	153

Planning background	Application for motor dealership submitted in 2017 but has not been progressed				
Physical constraints	Within AQMA				
Historic designations	n/a				
Open Space	Identified in the Open Space Study as natural/semi-natural space; Public right of way running east to west through top section of the site.				
Ecology	n/a				
Minerals and flooding	Coal mining standing advice area				
Accessibility	Medium public transport accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Vacant land adjacent to existing residential. Prominent site requiring a good quality development and compensation for loss of open space.			
Available for housing?	Y	No known legal or ownership constraints			
Achievable for housing?	Y	Adjacent to recent housing development in area of land with developer interest. Considered achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	85

Suitable for housing?	Y	Previously developed site in an existing residential area, adjacent to attractive greenspace.			
Available for housing?	Y	Recently vacated site, no longer in employment use – considered available in the medium term.			
Achievable for housing?	Y	Adjacent to existing housing in accessible and sustainable location, with no known ownership issues or major constraints.			
Delivery					
Years 0 to 5	0	Years 6 to 10	13	Years 11+	0

Chadderton South

Site Ref	SHA0040	Ward	Chadderton South	Site Location	Land at former Broadway House/Library, Broadway / Whitegate Avenue, Chadderton
 <p>The map shows a residential area with several streets. Broadway runs vertically through the center. Whitegate Avenue runs horizontally across the middle. Selkirk Road runs diagonally from the bottom right towards the center. Whitegate LA runs horizontally above Whitegate Avenue. Allot Gdns is located to the right of Broadway. The site, highlighted in purple, is a triangular plot at the corner of Broadway and Whitegate Avenue. It is labeled '107m'. The map also shows various residential buildings, a railway line, and a small park area.</p>					
Site Description	Former site of social services building and community uses (now demolished). Currently grassed and some mature trees (TPO). Corner site adjacent to busy junction. Open Land.				

Surrounding Use	Residential, retail, main arterial route.						
Land Type	Mix	Net area (ha)	0.58	Density	50	Capacity	29
Ownership	Local Authority Single						
Planning background	No recent planning history. Site being sold for auction in 2017.						
Physical constraints	Some trees around the boundary of the site with TPOs. On junction with busy road. Within AQMA.						
Historic designations	n/a						
Open Space	Part identified as amenity greenspace in the open space study. ProW through site, linking to Selkirk Road. 8 tree specific TPOs on site.						
Ecology	n/a						
Minerals and flooding	Site is within a Coal Mining Standing Advice Area.						
Accessibility	Very high public transport accessibility. Within 480m of 6 key services.						
Suitable for housing?	Y	Various uses may be appropriate including residential, employment and retail given Broadway location. Proximity to Broadway may result in access constraints and amenity issues.					
Available for housing?	Y	Vacant site is owned by council and currently being marketed for sale.					
Achievable for housing?	Y	Vacant mainly brownfield site with very good pulic accessibility and access to key services. Achievable in medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	29		Years 11+	0

Site Ref	SHA0976	Ward	Chadderton South	Site Location	South Chadderton Sch, Butterworth Lane, Chadderton
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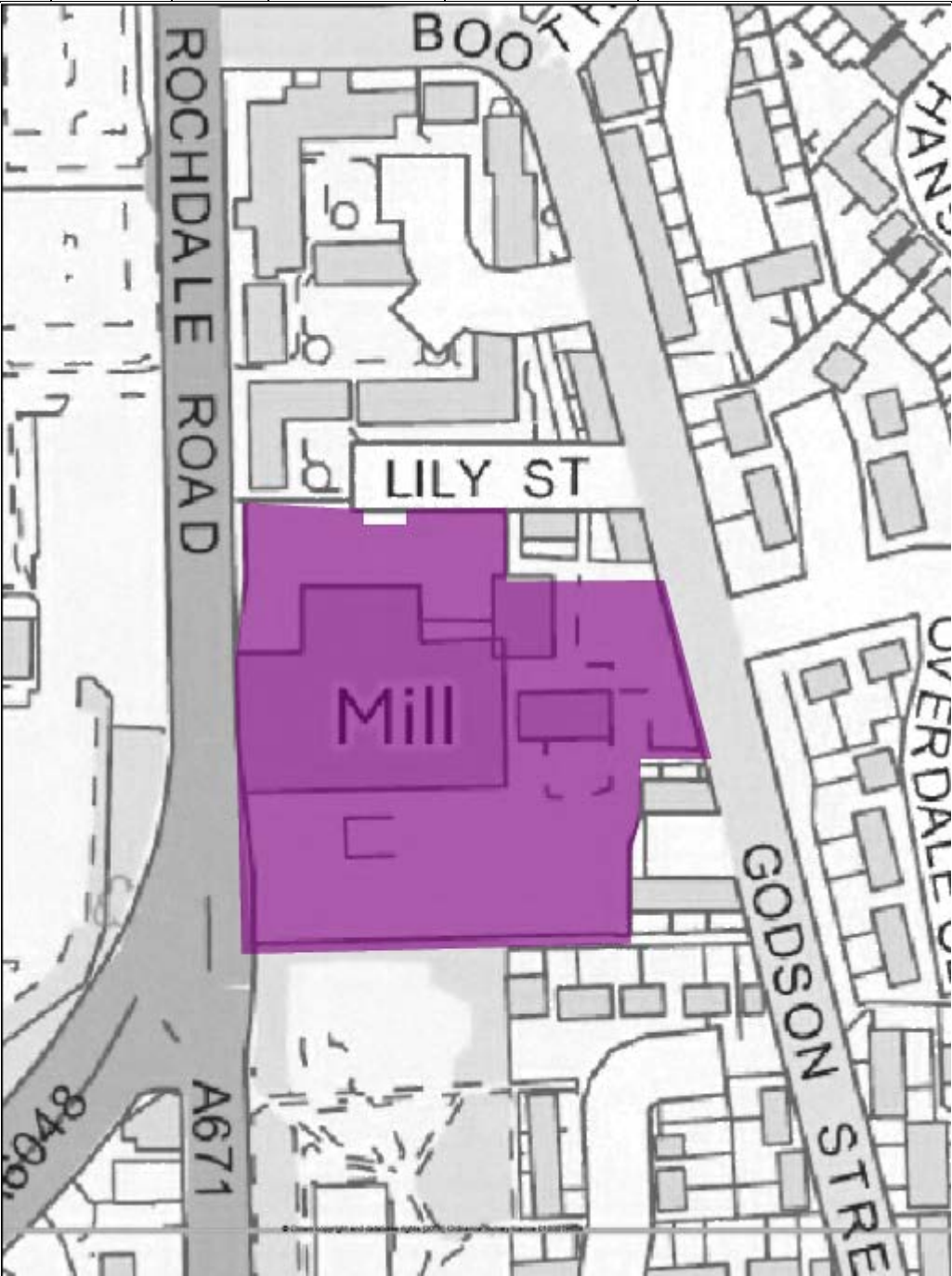


Site Description	Former school buildings and playing fields near to motorway; fenced off; with associated parking. Vacant Building.						
Surrounding Use	Motorway, residential and commercial						
Land Type	Mix	Net area (ha)	4.08	Density	50	Capacity	204
Ownership	Mixed Multiple						

Planning background					
Physical constraints	Within AQMA				
Historic designations	n/a				
Open Space	School Playing fields, adjacent to Rochdale Canal Recreational Route, green corridor and link. PRow to West side of site				
Ecology	Adjacent to Rochdale Canal SAC.				
Minerals and flooding	Within Coal Mining Standing Advice Area.				
Accessibility	Very high public transport accessibility and within 480m of at least 3 key services.				
Suitable for housing?	Y	Not currently in use as a school and the site is within a residential area and so would be suitable for residential development if it becomes available.			
Available for housing?	Y	The site is currently in Department of Education ownership. Subject to a decision on the future use of the site, it may become available in the long term.			
Achievable for housing?	Y	The site is no longer wholly in control of the council and these ownership constraints may impede development in the short to medium term. The site should be achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	204

Planning background	Existing employment allocation (Hollinwood Business District).				
Physical constraints	Historic landfill on site.				
Historic designations	n/a				
Open Space	n/a				
Ecology	Priority habitat to the eastern boundary of site and wildlife corridor to the southern and eastern boundary of site.				
Minerals and flooding	Within Coal Mining Standing Advice Area.				
Accessibility	High public transport accessibility and within 480m of 3 key services.				
Suitable for housing?	Y	Within Business and Employment Area but adjacent to existing residential; currently some amenity issues with noise.			
Available for housing?	Y	Submitted as GM Call for Sites so considered available.			
Achievable for housing?	Y	Adjacent to new housing development and considered achievable for residential in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	122	Years 11+	0

Coldhurst


Site Ref	SHA0203	Ward	Coldhurst	Site Location	Land between Godson St and Rochdale Rd, Oldham
					
Site Description	Joinery/timber yard occupied by Emanuel Whittaker Ltd, comprising a medium sized mill building fronting Rochdale Road, a mix of smaller industrial units and storage tanks to the rear, and associated car parking and loading bay areas. Employment				
Surrounding Use	Residential, hospital and open space				

Land Type	BF	Net area (ha)	0.82	Density	50	Capacity	41
Ownership	Private Single						
Planning background							
Physical constraints	Trees along the northern, eastern and western boundaries. Within AQMA.						
Historic designations	Some trees along the northern, eastern and western boundaries although not significant.						
Open Space	Adjacent to Boundary Gardens amenity greensapce.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						
Accessibility	Medium public transport accessibility and within 480m of 6 key services						
Suitable for housing?	Y	Previously submitted as Call for Sites for housing and is considered to be in a suitable location.					
Available for housing?	Y	Was submitted for Call for Sites so considered available. However, this was some time ago - would need to confirm current intentions for the site with the owner.					
Achievable for housing?	Y	Active employment use however considered achievable in the medium term, subject to relocation of current occupier.					
Delivery							
Years 0 to 5	0		Years 6 to 10	41		Years 11+	0

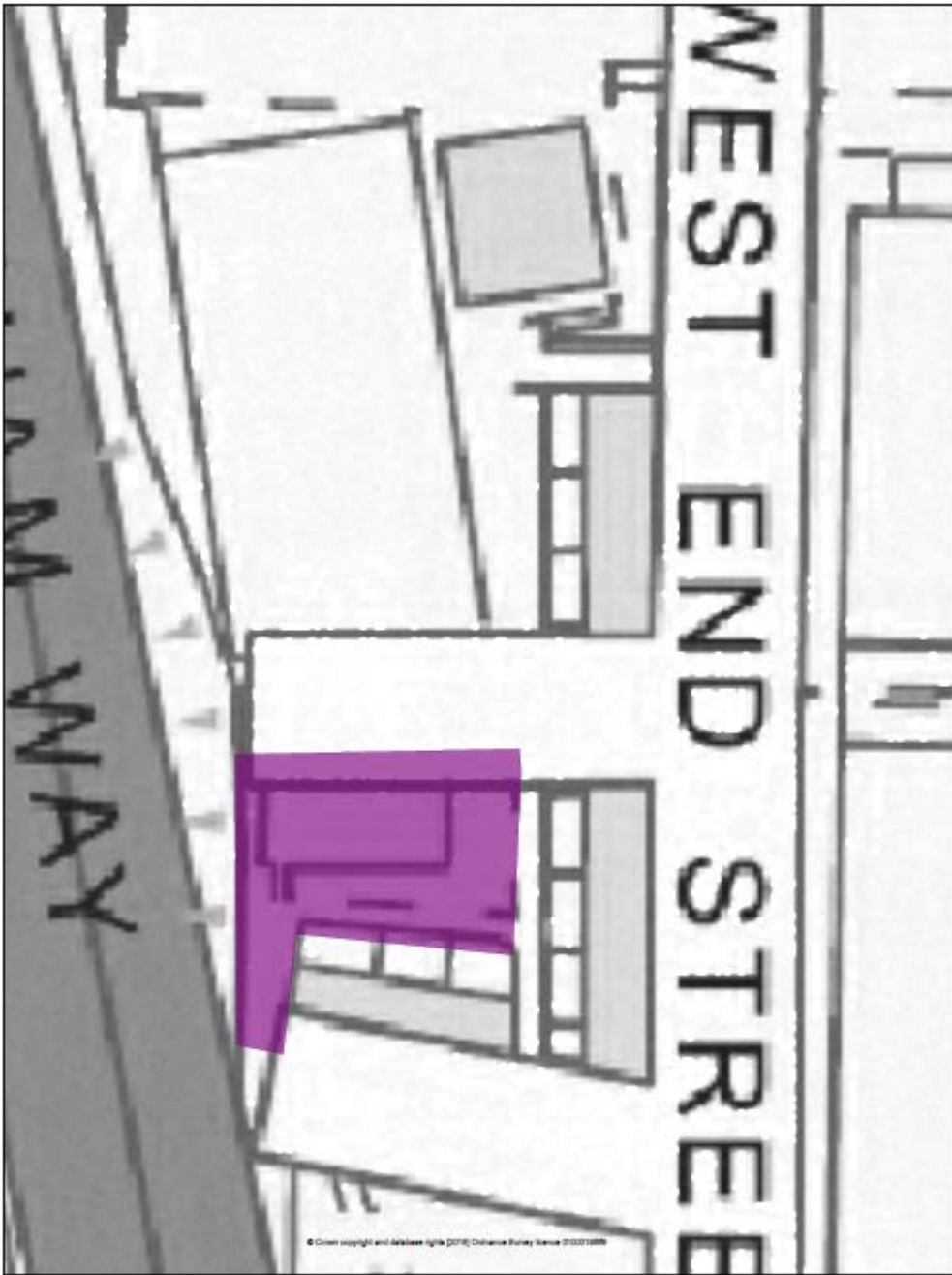
Site Ref	SHA1002	Ward	Coldhurst	Site Location	Land at junction with Belmont and Franklin Sts, Oldham
					
Site Description	Site comprised of 3 medium industrial units with associated offices. All occupied and in good condition with car parking and hardstanding at the rear towards the western boundary. An area of scrubland to the south. Employment.				
Surrounding Use	Residential				

Land Type	BF	Net area (ha)	0.47	Density	50	Capacity	24
Ownership	Local Authority Single						
Planning background							
Physical constraints	Land drops significantly from the site down to the residential properties at North House. Within AQMA. May be affected by noise pollution.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						
Accessibility	High public transport accessibility and access to 8 key services within 480m.						
Suitable for housing?	Y	Site is currently in employment use but within a wider residential area and is considered suitable for housing.					
Available for housing?	Y	In current employment use but within council ownership and could be made available in the longer term.					
Achievable for housing?	Y	Active employment use however adjacent to new housing and considered achievable in the long term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	0		Years 11+	24

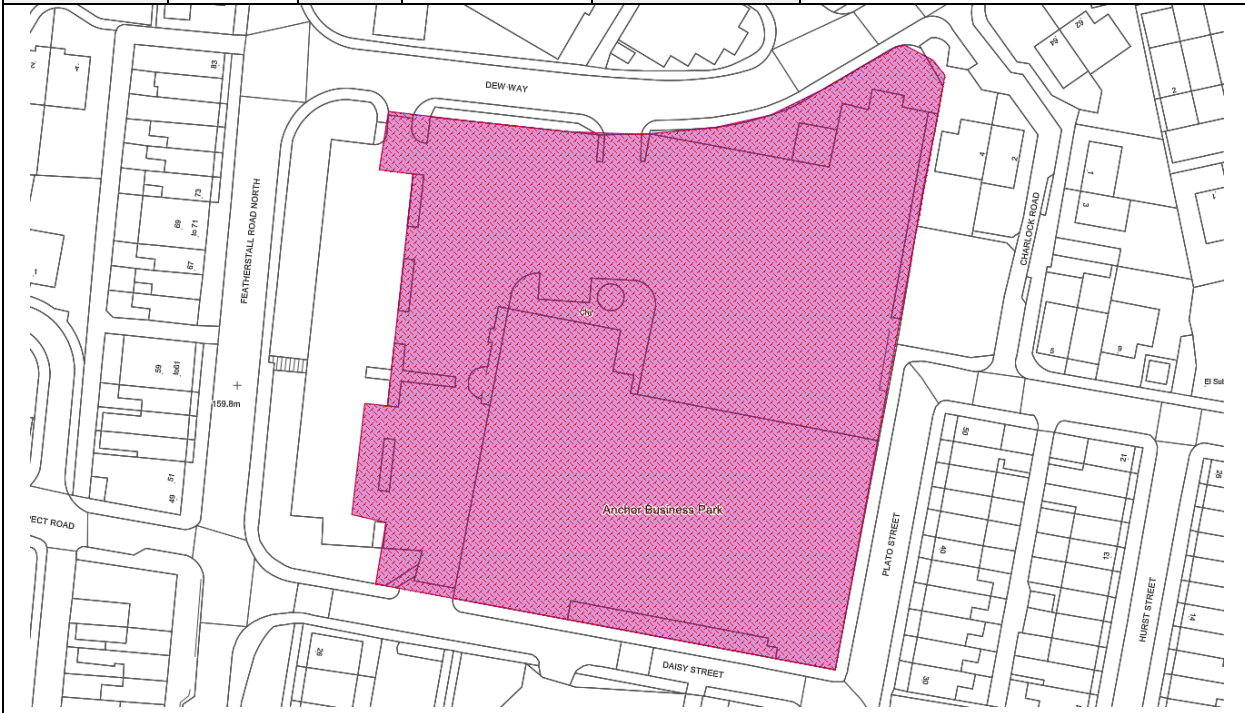
Planning background					
Physical constraints	Site is relatively flat, with car park. Site is within AQMA.				
Historic designations	n/a				
Open Space	Pedestrian access across site. No public footpath but pavements outside of site.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area				
Accessibility	Very high public transport accessibility and is within 480m of 8 key services.				
Suitable for housing?	Y	Brownfield site in a highly accessible location. Could be suitable for residential use, possibly as part of a mixed use development, subject to relocation of existing uses, in line with wider regeneration of the town centre.			
Available for housing?	Y	The site is in private ownership and is in active use. As part of wider regeneration proposals, it is considered that the site may become available for other uses including residential in the longer term.			
Achievable for housing?	Y	The site is considered suitable for housing and could be available for housing development. It is considered achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	275

Site Ref	SHA1796	Ward	Coldhurst	Site Location	122A Rochdale Road, Oldham, OL1 1NT (Oldham County Court)		
							
Site Description	Vacant court building within Oldham Town Centre. Application for use as temporary HMO likely to be coming in soon. Site likely to be included in town centre masterplan at the next stage.						
Surrounding Use	Commercial, Retail						
Land Type	BF	Net area (ha)	0.21	Density	120	Capacity	25
25Ownership	Owned by local authority.						
Planning background	No relevant planning history.						
Physical constraints	No known physical constraints.						
Historic designations	None.						
Open Space	None.						
Ecology	No designations.						
Minerals and flooding	No known issues.						
Accessibility	Site is in a town centre location, with very high accessibility to public transport and access to 8 key services within 480m.						
Suitable for housing?	Y	Within town centre location with good access to public transport and services.					
Available for housing?	Y	Site is available for development.					

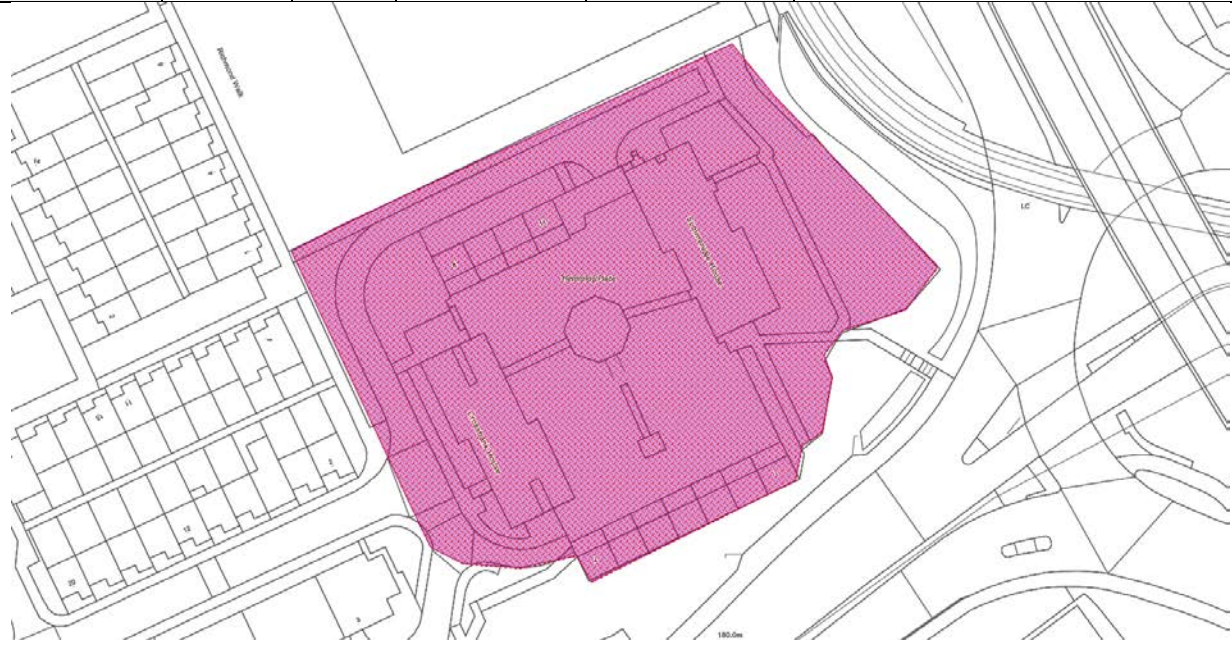
Achievable for housing?		Y	Considered achievable for residential development in the medium term, in line with the town centre regeneration.			
Delivery						
Years 0 to 5	0		Years 6 to 10	25	Years 11+	0

Site Ref	SHA1858	Ward	Coldhurst	Site Location	Land off Mark St., West End St, Oldham		
							
Site Description	Small area of brownfield land, which was previously used as a car park, most likely for the nearby sports uses. Site is now overgrown and of limited visual amenity to the nearby area. Commercial						
Surrounding Use	Retail, commercial						
Land Type	BF	Net area (ha)	0.06	Density	117	Capacity	7
Ownership	Local Authority						

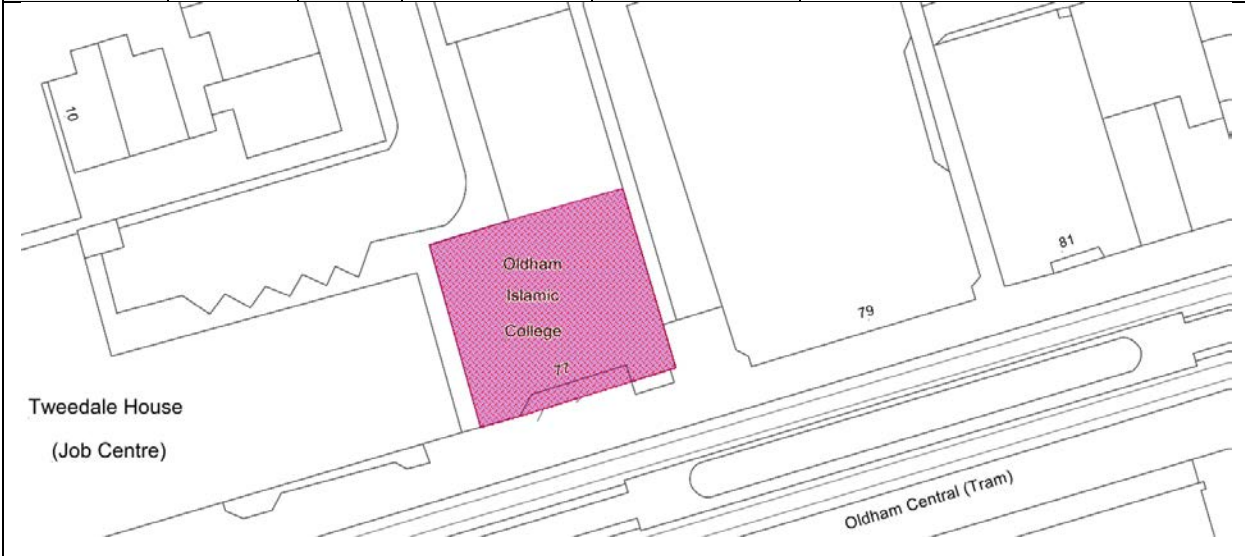
Planning background					
Physical constraints	Potential site contamination. Within AQMA.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area				
Accessibility	High public transport accessibility and access to 6 key services within 480m.				
Suitable for housing?	Y	Brownfield, vacant site, adjacent to existing residential. Considered suitable.			
Available for housing?	Y	The site is owned by the council and is currently vacant.			
Achievable for housing?	Y	Small site within an existing residential area considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	7	Years 11+	0

Site Ref	SHA1862	Ward	Coldhurst	Site Location	Anchor Mill, Daisy St, Coldhurst		
							
Site Description	Mill building part occupied by businesses, retailers including clothing shops and a supermarket and a banquet hall/ wedding venue. Well renovated and attractive building with large car park.						
Surrounding Use	Commercial, Retail						
Land Type	BF	Net area (ha)	0.70	Density	70	Capacity	49
Ownership	Private						
Planning background	Change of use application from 2014 for office to retail of Unit 7.						
Physical constraints	Potential site contamination; landfill gas within 250m. Slight slope.						
Historic designations	Mill is Grade II listed.						
Open Space	None.						
Ecology	No designations.						
Minerals and flooding	Site is within a critical drainage area.						
Accessibility	Very high public transport accessibility; within 480m of at least 3 key services.						
Suitable for housing?		Y	Could be suitable, mill is in good condition and is occupied. Well valued and used by community. There is scope for residential on upper floors.				

Available for housing?	Y	There has been recent interest for residential development within part of the mill.			
Achievable for housing?	Y	Site is considered to be achievable for residential development in the medium term, most likely through conversion of part of the building with some mixed use remaining on lower floors.			
Delivery					
Years 0 to 5	0	Years 6 to 10	49	Years 11+	0

Site Ref	SHA2130	Ward	Coldhurst	Site Location	Land at Vale Drive/ former Crossbank House		
							
Site Description	Former tower block and associated housing and land close to Oldham Town Centre. Proposed to be redeveloped as part of wider regeneration and housing development.						
Surrounding Use	Residential						
Land Type	MIX	Net area (ha)	0.62	Density	180	Capacity	112
Ownership	Single - Local Housing Association						
Planning background	n/a						
Physical constraints	n/a						
Historic designations	None.						
Open Space	None.						
Ecology	No designations.						
Minerals and flooding	No known issues.						
Accessibility	Site is in a town centre location, with very high accessibility to public transport and access to 8 key services within 480m.						
Suitable for housing?	Y	Close to town centre location with good access to public transport and services.					

Available for housing?		Y	Site is available for development and has future plans for redevelopment for housing				
Achievable for housing?		Y	Considered achievable for residential development, as per proposed regeneration of the area.				
Delivery							
Years 0 to 5	62		Years 6 to 10	50		Years 11+	0

Site Ref	SHA2132	Ward	Coldhurst	Site Location	Pennine House, 77 Union Street, Oldham		
							
Site Description	Approximately 1,200sqm. Former education establishment, lawful use as an office.						
Surrounding Use	Commercial, Retail						
Land Type	BF	Net area (ha)	0.10	Density	188	Capacity	18
Ownership	Owned by local authority.						
Planning background	No relevant planning history.						
Physical constraints	No known physical constraints.						
Historic designations	None.						
Open Space	None.						
Ecology	No designations.						
Minerals and flooding	No known issues.						
Accessibility	Site is in a town centre location, with very high accessibility to public transport and access to 8 key services within 480m.						
Suitable for housing?	Y	Within town centre location with good access to public transport and services. Site has potential to be converted for apartments.					
Available for housing?	Y	Site is available for development; all floors are available to let and being actively marketed.					
Achievable for housing?	Y	Considered achievable for residential development in the medium term.					

Delivery					
Years 0 to 5	0	Years 6 to 10	18	Years 11+	0

Crompton

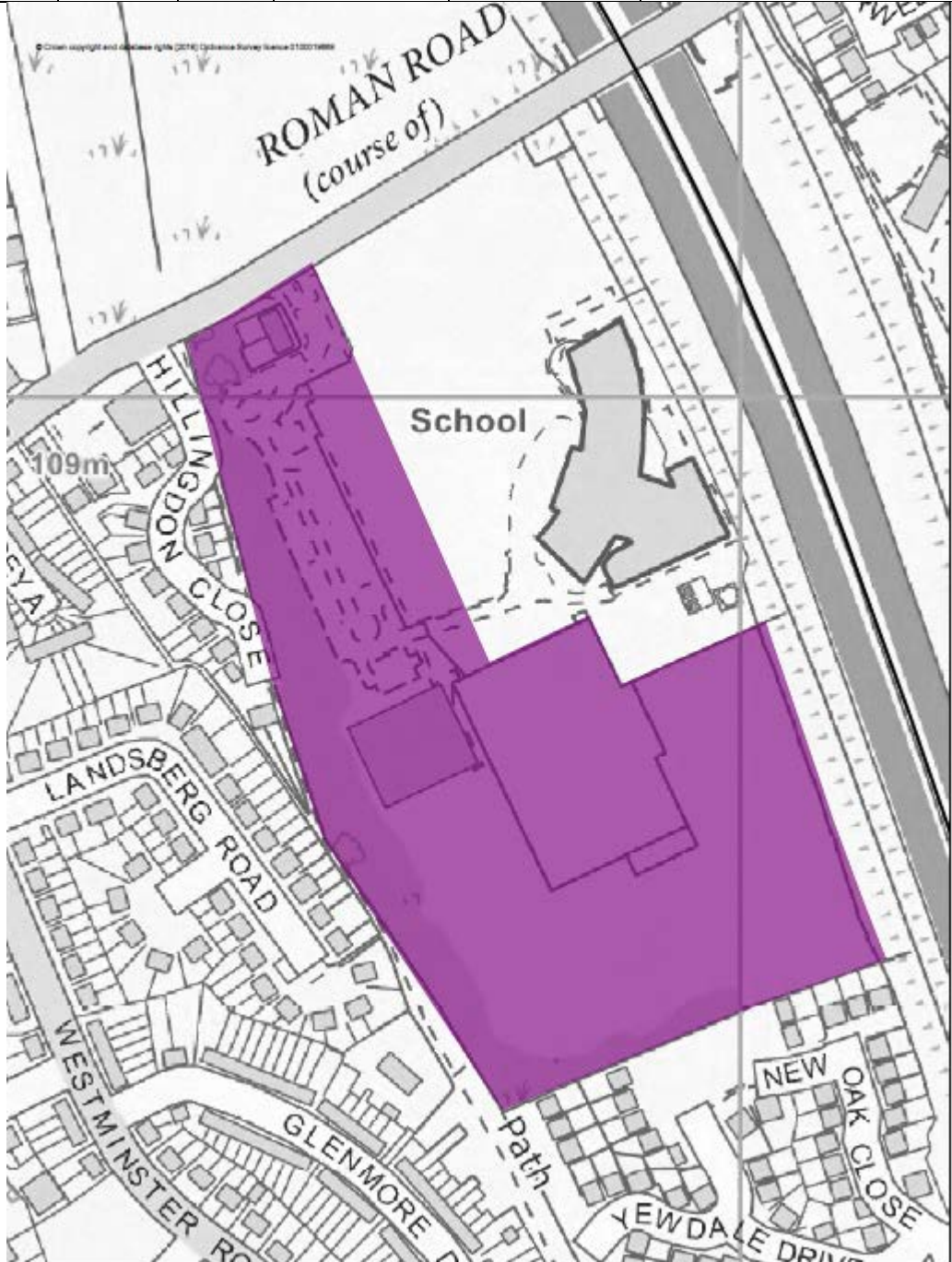
Site Ref	SHA2043	Ward	Crompton	Site Location	Car Park, Rear 394-410 Rochdale Rd (Waggon and Horses), Shaw
					
Site Description	Former car park to Waggon and Horses - this has permission for residential so could form wider development area. Car park.				
Surrounding Use	Commercial, residential				

Land Type	BF	Net area (ha)	0.14	Density	37	Capacity	5
Ownership	Local Authority Single						
Planning background							
Physical constraints	n/a						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						
Accessibility	High public transport accessibility and within 480m of 4 key services						
Suitable for housing?		Y	Brownfield site adjacent to site with residential planning permission and is considered suitable for housing.				
Available for housing?		Y	Owned by council and being considered for disposal, subject to retaining some parking.				
Achievable for housing?		Y	Adjacent to site which has already received permssion for residential and other housing sites.				
Delivery							
Years 0 to 5	0		Years 6 to 10	5		Years 11+	0


Failworth East

Site Ref	HLA3006	Ward	Failsworth East	Site Location	Land on Cheetham Street, Failsworth		
Site Description	Vacant nursery building (pre-fabricated unit) with land adjacent where grass is overgrown. Site is fenced off. Vacant building and land.						
Surrounding Use	Residential, industrial						
Land Type	Mix	Net area (ha)	0.18	Density	74	Capacity	13
Ownership	Private						
Planning background	Application for residential development (13 dwellings) finally disposed of.						
Physical constraints	n/a						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						

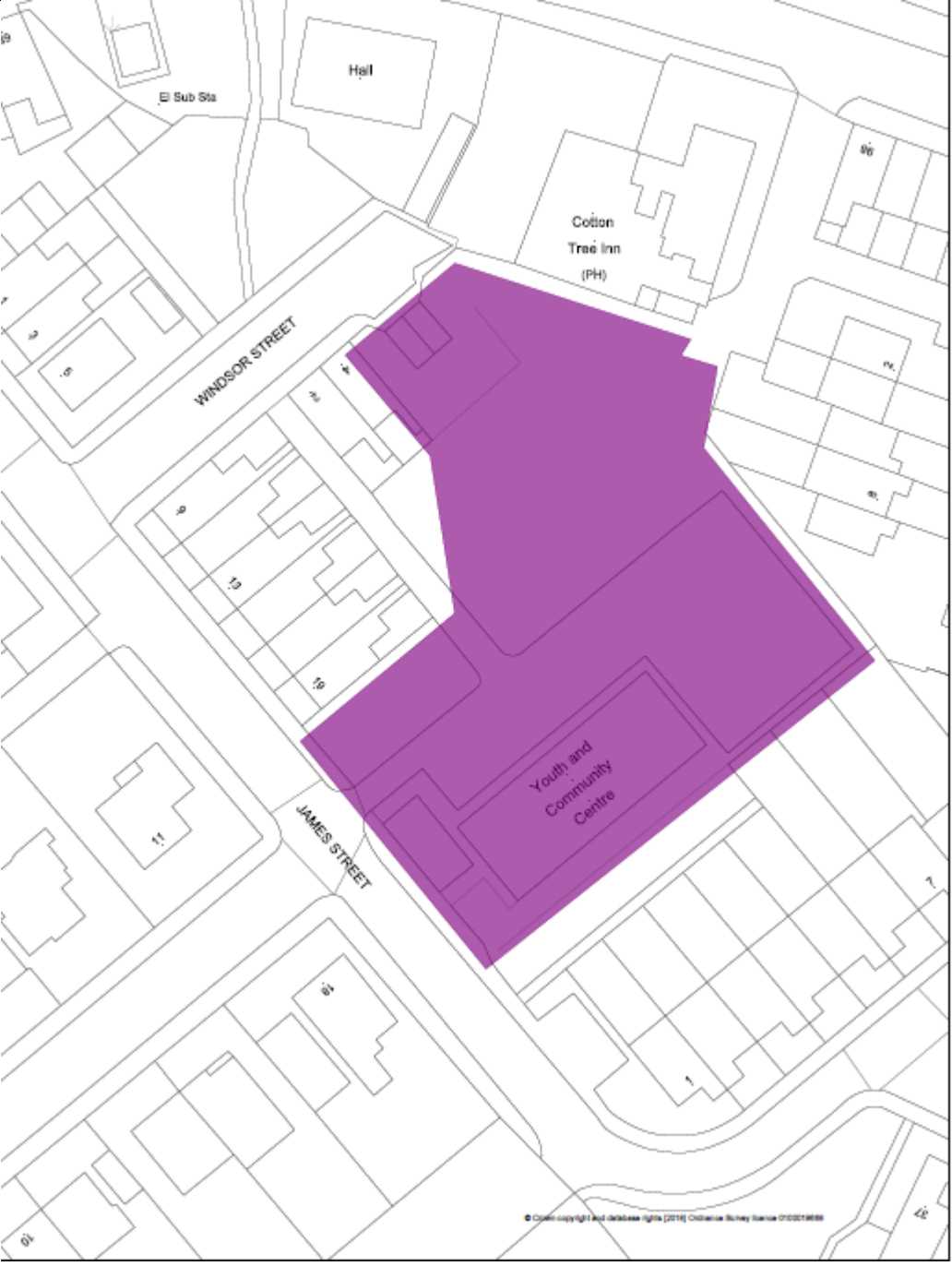
Accessibility	Very high public transport accessibility. Not within 480m of at least 3 key services.				
Suitable for housing?	Y	Previously recommended for approval however failure to agree s106 led to application being finally disposed of. Principle of residential development previously established so considered suitable.			
Available for housing?	Y	The owner of the site was the applicant for residential planning permission so the site is considered available although would need to confirm the current intentions for the site with the owner.			
Achievable for housing?	Y	Brownfield land, close to other land with planning permission for housing. Considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	13	Years 11+	0

Site Ref	SHA1029	Ward	Failsworth East	Site Location	Kaskenmoor School, Roman Rd, Failsworth		
							
Site Description	Former school site which lies adjacent to boundary with the M60. Includes areas of open space and car parking. Linked to wider Hollinwood Junction redevelopment. Education.						
Surrounding Use	Residential, industry / BEA, education, vacant land and M60.						
Land Type	Mix	Net area (ha)	4.12	Density	37	Capacity	150

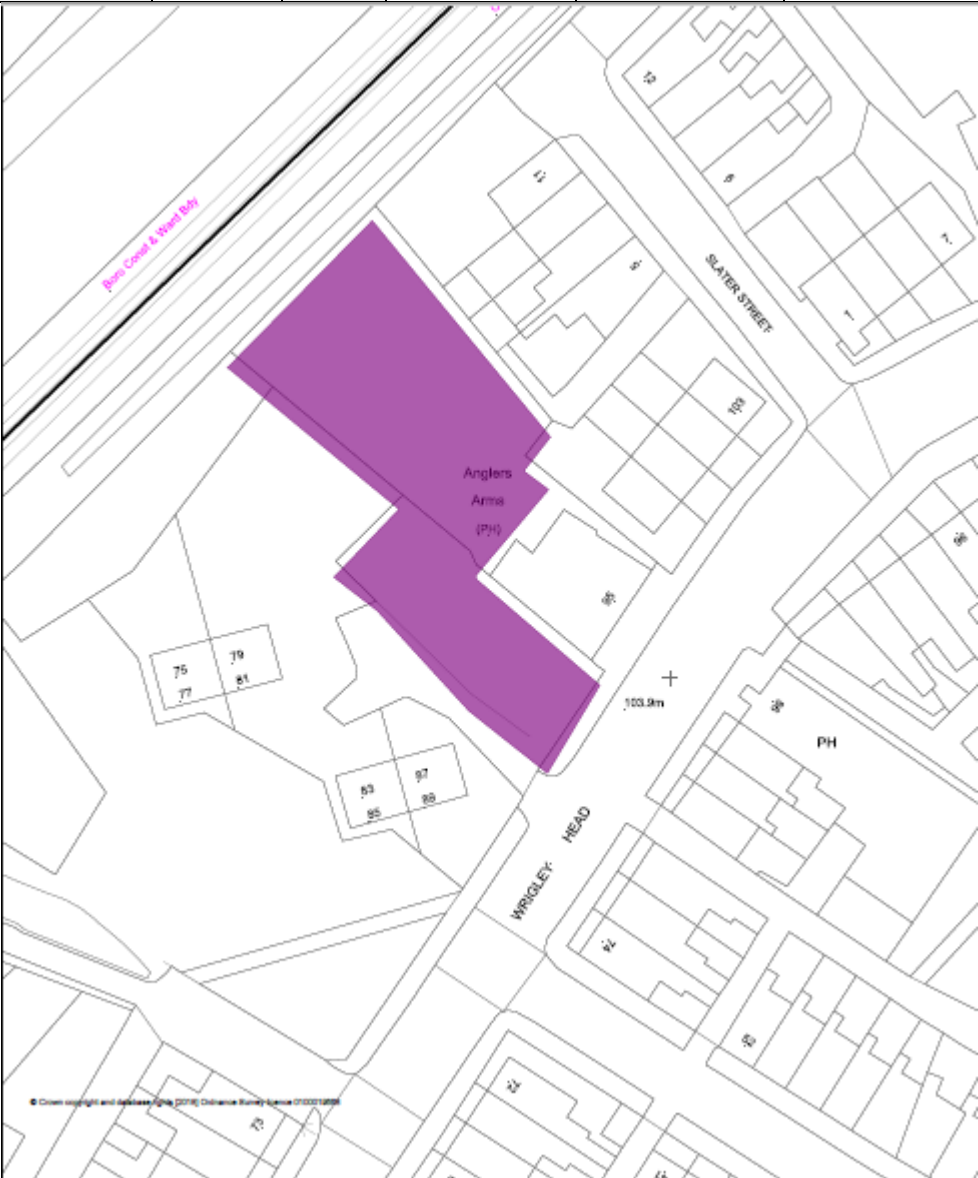
Ownership	Local Authority Single				
Planning background					
Physical constraints	Trees bordering site around the school playing fields adjacent to neighbouring residential properties.				
Historic designations	n/a				
Open Space	Site includes a Green Corridor and link (Wrigley Head, Failsworth) and open space (outdoor sports facilities associated with former school).				
Ecology	n/a				
Minerals and flooding	Within a coal mining standing advice area and a critical drainage area.				
Accessibility	High public transport accessibility and within 480m of 3 key services.				
Suitable for housing?	Y	Residential development is considered most appropriate form of development given nature of surrounding area and separation from Hollinwood Business District by Roman Road.			
Available for housing?	Y	Land is owned by council and is being disposed of.			
Achievable for housing?	Y	Part brownfield site in a wider residential area and the land is being sold for development. Considered achievable in the short to medium term.			
Delivery					
Years 0 to 5	62	Years 6 to 10	88	Years 11+	0

Site Ref	SHA1225	Ward	Failsworth East	Site Location		Land - Higher Memorial Park, Joseph St, Failsworth	
							
Site Description	Hard standing adjacent to park surrounded by fencing and gated off. No direct access to park however provides access to two pre-fabricated units. Site appears underused. Hardstanding / community buildings.						
Surrounding Use	Residential, park						
Land Type	BF	Net area (ha)	0.21	Density	49	Capacity	10

Ownership	Local Authority Single				
Planning background	Site being sold at Auction Sept/Oct 2017 by council.				
Physical constraints	n/a				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Standing Advice Area and a critical drainage area.				
Accessibility	Very high public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	Former depot site which serves little purpose currently. May be amenity constraints relating to adjacent bungalows.			
Available for housing?	Y	The site is owned by the council and there are plans to dispose of this land.			
Achievable for housing?	Y	The site is considered suitable and available and could be achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	10

Site Ref	SHA2044	Ward	Failsworth East	Site Location	Land at James Street, Windsor Street, Failsworth, M35 9PY
					
Site Description	<p>Site is split across two areas separated by Windsor Street. Smaller of the two is located to the NW of Windsor St and is grassed/ landscaped open space with mature trees and footpath linking to Ashton Rd. Neighbouring uses include residential dwellings and scout hut. The second, larger site comprises a parcel of former garages, an area of grassed open space and a vacant youth centre building and car park accessed via James St at the south. Garages, open space, community.</p>				
Surrounding Use	<p>Residential, community, commercial</p>				

Land Type	Mix	Net area (ha)	0.21	Density	48	Capacity	10
Ownership	Private Single						
Planning background	Part of site has permission for 3 dwellings. Application submitted for 14 houses refused due to lack of information.						
Physical constraints	Number of mature trees onsite and landscaped open space. Site is in close proximity to existing properties.						
Historic designations	n/a						
Open Space	Site does form some open space not identified in the Open Space Study. Informal public footpath through site.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area						
Accessibility	High public transport accessibility. Within 480m of 4 key services.						
Suitable for housing?		Y	Principle of residential development could be acceptable subject to more detailed application addressing main points of objection. Capacity reduced to reflect constraints.				
Available for housing?		Y	Application submitted for residential development by owner of land.				
Achievable for housing?		Y	Principle considered suitable through assessment of planning application, land owned by a developer. Considered deliverable in the medium term.				
Delivery							
Years 0 to 5	0		Years 6 to 10	10		Years 11+	0

Site Ref	SHA2045	Ward	Failsworth East	Site Location	Land at rear/side of 95 Wrigley Head (Anglers Arms), Failsworth, M35 9BH		
							
Site Description	Car park and garden associated with the public house with an access spur leading to Wrigley Head. Car park, garden.						
Surrounding Use	Residential, tram line						
Land Type	Mix	Net area (ha)	0.01	Density	1250	Capacity	10
Ownership	Private Single						
Planning background	Planning permission for ten 2 bed apartments refused.						
Physical constraints	Trees on site. Adjacent to tram line						

Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Coal Mining Standing Advice Area				
Accessibility	Very high public transport accessibility. Within 480m of at least 3 key services				
Suitable for housing?	Y	Application for residential refused but principle of development found acceptable, subject to addressing objections raised.			
Available for housing?	Y	Application submitted for residential development by owner of land.			
Achievable for housing?	Y	Principle considered suitable through assessment of planning application, clear interest in the land for development. Considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

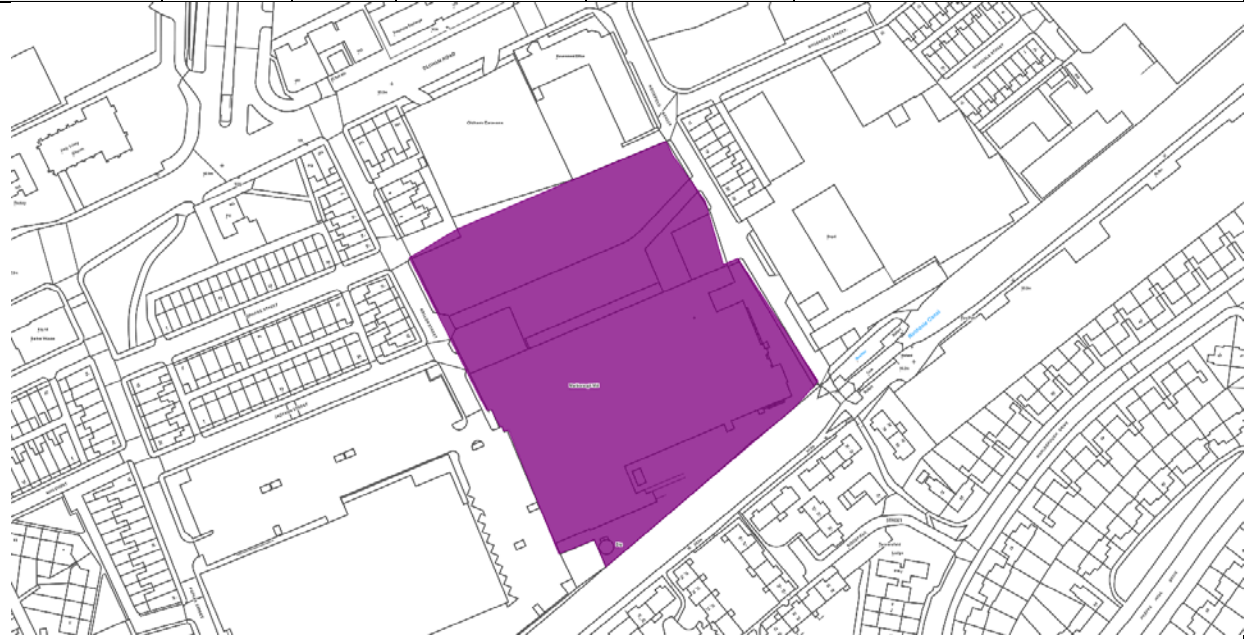
Failsworth West

Site Ref	SHA0810	Ward	Failsworth West	Site Location	Land btw Brookdale St. and Oldham Rd., Failsworth (PEZ 1 West Failsworth)		
Site Description	Cleared land off Oldham Road, adjacent to residential and Express Dairies site (which has permission for residential). Currently partly used as informal parking. Vacant.						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.26	Density	50	Capacity	13
Ownership	Private Single						
Planning background							
Physical constraints	Within AQMA. Potential traffic noise.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area						

Accessibility	Very high public transport accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Brownfield, highly accessible site, adjacent to existing housing and sites granted permission for residential.			
Available for housing?	Y	Vacant site with no known ownership or legal constraints			
Achievable for housing?	Y	Adjacent to land currently being redeveloped for housing. Residential development considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	13	Years 11+	0

Site Ref	SHA0960	Ward	Failsworth West	Site Location	Land next to Brown St, off Oldham R, Failsworth		
Site Description	Area of open space with footpath running through it. Some mature trees on the site (especially along boundary with Booth Street). Electricity pylon takes up a large part of site. Open space.						
Surrounding Use	Residential, highway, industrial and commercial						
Land Type	GF	Net area (ha)	0.19	Density	50	Capacity	10
Ownership	Mixed Multiple						

Planning background					
Physical constraints	Mature trees and shrubs. Within AQMA. Potential traffic noise. Electricity pylon.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Standing Advice Area.				
Accessibility	Very high public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	The site is highly accessible and would provide a good location for housing. The land adjacent to the site has planning permission for housing and a material start has been made on site.			
Available for housing?	Y	The site is currently owned by the council and there is interest in the site from a developer.			
Achievable for housing?	Y	Site is highly accessible and available. Subject to the site being sold it could be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

Site Ref	SHA1683	Ward	Failsworth West	Site Location	Marlborough Mill, Failsworth		
							
Site Description							
Surrounding Use	Employment, residential						
Land Type	BF	Net area (ha)	1.22	Density	177	Capacity	216
Ownership	Private Unknown						
Planning background							
Physical constraints	Potential Site contamination; Within AQMA.						
Historic designations	n/a						
Open Space	n/a						
Ecology	Adjacent to wildlife corridor and priority habitat along canal. Part of canal adjacent to site is SSSI and SBI and SAC.						
Minerals and flooding	Coal Mining Standing Advice Area						
Accessibility	Very High Public Transport Accessibility. Within 480m of 5 key services.						
Suitable for housing?	Y	Highly accessible brownfield location adjacent to land approved for residential. Considered suitable for housing.					

Available for housing?	Y	No known legal or ownership constraints although multiple ownership likely.			
Achievable for housing?	Y	Active employment site and would require relocation of existing users so considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	216


Site Ref	SHA2059	Ward	Failsworth West	Site Location	Land off Beresford St., Failsworth (PEZ 1 West Failsworth)		
Site Description	Mix of larger industrial units, vacant buildings, car sales yard. Adjacent to Express Dairies site which has residential permission. Employment.						
Surrounding Use	Employment, residential						
Land Type	BF	Net area (ha)	0.67	Density	50	Capacity	34
Ownership	Private Unknown						

Planning background					
Physical constraints	Potential Site contamination; Within AQMA.				
Historic designations	n/a				
Open Space	n/a				
Ecology	Adjacent to wildlife corridor and priority habitat along canal. Part of canal adjacent to site is SSSI and SBI and SAC.				
Minerals and flooding	Coal Mining Standing Advice Area				
Accessibility	Very High Public Transport Accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Highly accessible brownfield location adjacent to land approved for residential. Considered suitable for housing.			
Available for housing?	Y	No known legal or ownership constraints although multiple ownership likely.			
Achievable for housing?	Y	Active employment site and would require relocation of existing users so considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	34

Site Ref	SHA2060	Ward	Failsworth West	Site Location	Land adj. Ivy House, Oldham Rd., Failsworth (PEZ 1 West Failsworth)		
Site Description	Currently used for caravan sales. Adjacent to recent residential development. Commercial.						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.18	Density	50	Capacity	9
Ownership	Private Unknown						

Planning background					
Physical constraints	Potential site contamination; within Air Quality Management Area.				
Historic designations	n/a				
Open Space	n/a				
Ecology	Adjacent to wildlife corridor and priority habitat along canal. Part of canal adjacent to site is SSSI and SBI and SAC.				
Minerals and flooding	Coal mining standing advice area; partly within Rochdale Canal Hazard Zone.				
Accessibility	Very High Public Transport Accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Highly accessible brownfield location adjacent to land approved for residential.			
Available for housing?	Y	No known legal or ownership constraints.			
Achievable for housing?	Y	Would require relocation of existing user so considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	9

Hollinwood

Site Ref	SHA0038	Ward	Hollinwood	Site Location	Devon Mill, Devon Way, Hollinwood		
							
Site Description		Large mill in active employment use; in good condition. Within wider residential area. Employment.					
Surrounding Use		Residential, school					
Land Type	BF	Net area (ha)	1.01	Density	133	Capacity	134

Ownership	Private Unknown				
Planning background					
Physical constraints	Within an AQMA				
Historic designations	Grade II listed building.				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Very high public transport accessibility and access to 6 key services within 480m.				
Suitable for housing?	Y	Within a wider residential area with streets unsuited to HGV traffic so considered suitable for residential.			
Available for housing?	Y	Site is currently in employment use but may become available in the medium to long term for housing.			
Achievable for housing?	Y	Existing employment site and development would require relocation of existing occupiers. Listed Mill which would require large-scale conversion affecting overall viability so identified as long term site.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	134

Suitable for housing?	Y	If the site is not reused for open space purposes, the land is considered suitable for residential development.			
Available for housing?	Y	The land is owned by the council and could be available, depending on plans for the future use of the site.			
Achievable for housing?	Y	The site could be achievable in the medium term, unless the land is agreed for disposal, in which case it could be brought forward sooner.			
Delivery					
Years 0 to 5	0	Years 6 to 10	112	Years 11+	0

Site Ref	SHA1312	Ward	Hollinwood	Site Location	Land at Hawthorn Road, Hollinwood, Oldham, OL8 3QD		
Site Description	Cleared former housing site, surrounded by residential properties and close to M60. Vacant land.						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.13	Density	47	Capacity	6
Ownership	Local Authority Single						

Planning background	Application for erection of 5 dwellings submitted then withdrawn by FCHO in 2010.				
Physical constraints	Site is within an AQMA.				
Historic designations	n/a				
Open Space	Identified in Open Space Study as Hawthorn Road Amenity Greenspace. PRoW adjacent to eastern boundary of site.				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area and a critical drainage area.				
Accessibility	Very high public transport accessibility and access to 7 key services within 480m.				
Suitable for housing?	Y	Identified as open space but is a cleared housing site. Subject to achieving appropriate replacement for the open space, it is considered suitable for housing.			
Available for housing?	Y	The land is owned by the council and could be available.			
Achievable for housing?	Y	Small clearance site considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	6	Years 11+	0

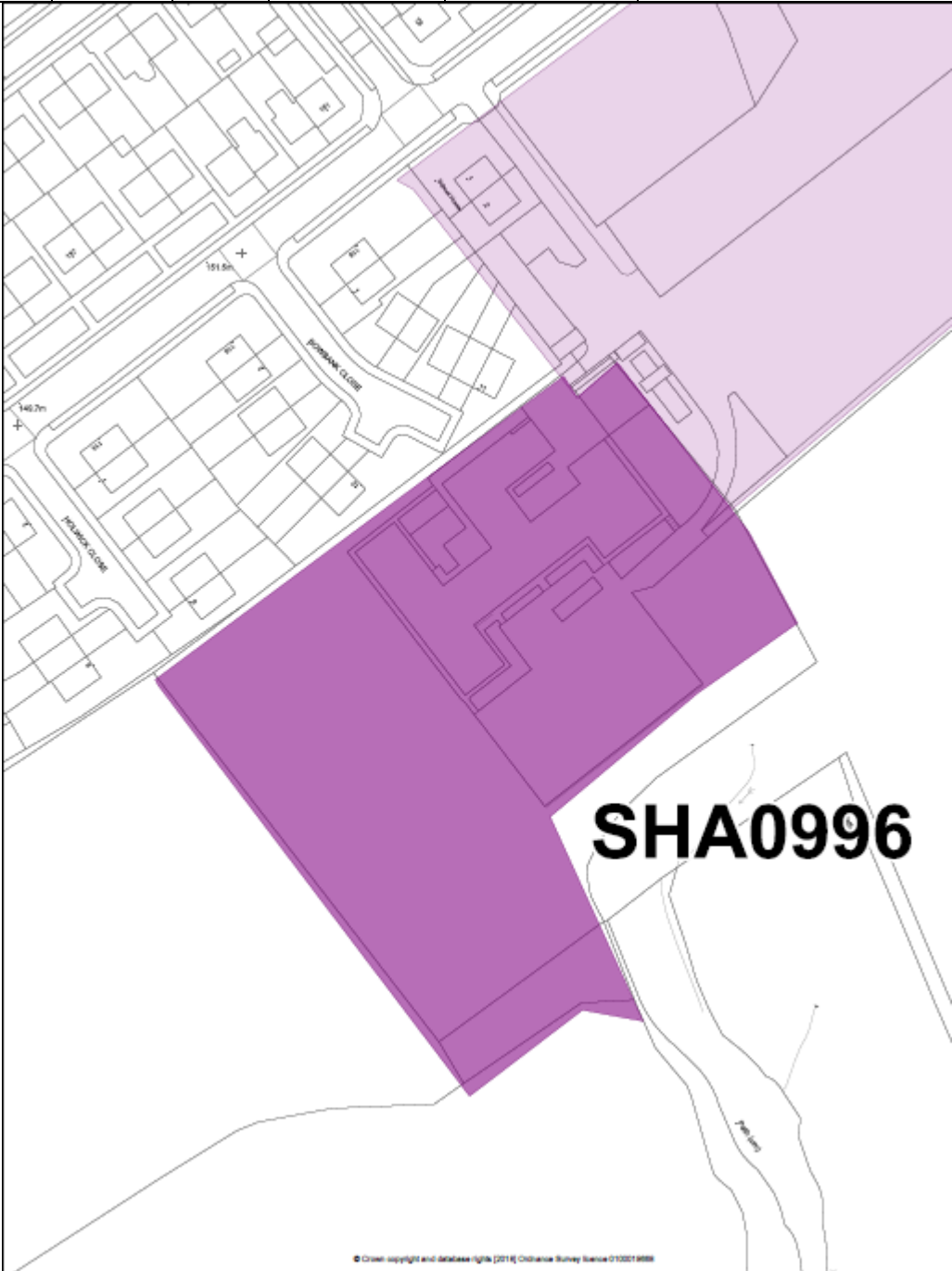
Medlock Vale

Site Ref	SHA0112	Ward	Medlock Vale	Site Location	Corner Knott Lane and Ashton Rd, Oldham
					
Site Description	Complex containing a variety of industrial and commercial properties in active use. Mixed uses.				
Surrounding Use	Green belt, agriculture, open space, residential, community and business uses				

Land Type	BF	Net area (ha)	1.82	Density	31	Capacity	56
Ownership	Private Single						
Planning background	PA/335375/14 permission granted for the erection of a 47 bed Care Home (C2 Use) with associated car parking and landscaping.						
Physical constraints	Different levels and mature trees throughout the site.						
Historic designations	Adjacent to Grade II Listed Buildings no.12 Church of the Holy Trinity and close to no.11 Bardsley House.						
Open Space	Footpath cuts through middle of site from Ashton Road to Knotts Lanes. Adjacent to Green Belt and in close proximity to open space.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area						
Accessibility	High public transport accessibility and within 480m of 2 key services.						
Suitable for housing?	Y	Site is suitable for residential development but would require the relocation of existing businesses. Existing businesses have invested in their premises and part of site has permission for a care home.					
Available for housing?	Y	Site is in mixed ownership so considered available in the longer term, subject to agreement amongst owners.					
Achievable for housing?	Y	The site contains active employment uses and has received recent permission for non-residential uses. If these businesses were to relocate, the site is considered achievable in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	56		Years 11+	0

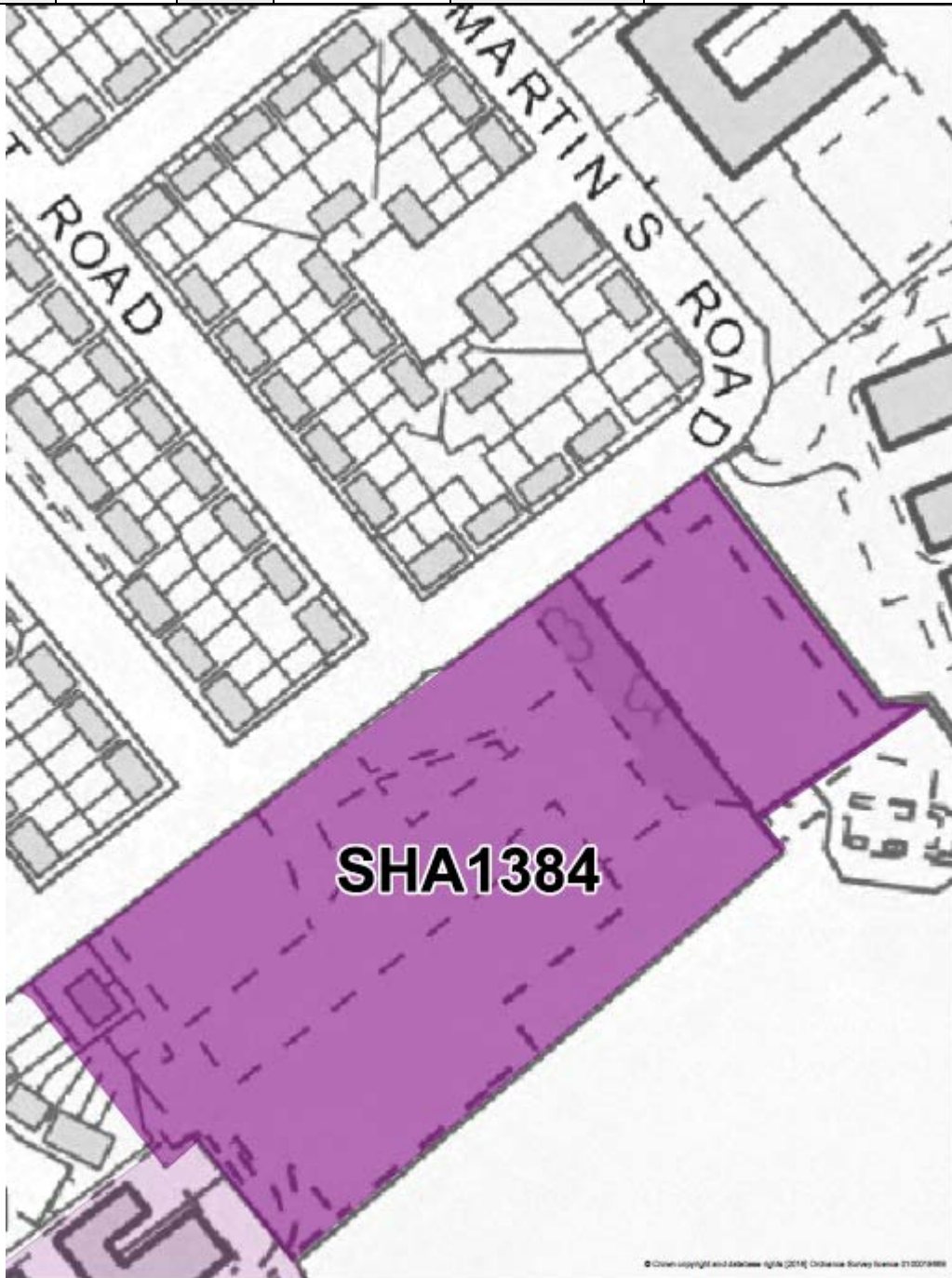
Site Ref	SHA0845	Ward	Medlock Vale	Site Location	Hill Farm Close, Fitton Hill

Planning background					
Physical constraints	Mature trees.				
Historic designations	n/a				
Open Space	PRoW adjacent to North and West side of site. Site also includes natural and semi-natural amenity open space.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area				
Accessibility	Medium accessibility to public transport and is within 480m of 6 key services.				
Suitable for housing?	Y	Former housing site considered suitable for residential development. There are pieces of identified open space within the site which formed part of the previous layout.			
Available for housing?	Y	The site is in council ownership and is considered available.			
Achievable for housing?	Y	Site is suitable, there are no ownership constraints and achievable in the short to medium term. Site being promoted and there is developer interest.			
Delivery					
Years 0 to 5	110	Years 6 to 10	90	Years 11+	0

Site Ref	SHA0996	Ward	Medlock Vale	Site Location	School between land on Rosary Rd and CPD Centre, Fitton Hill		
							
Site Description	Former Marland Fold school site (now demolished) with playing fields to the south east and car parking and fencing to the south. Adjacent to the Green Belt. Community.						
Surrounding Use	Residential, open land, Green Belt, vacant land						
Land Type	Mix	Net area (ha)	0.7	Density	46	Capacity	32


Ownership	Local Authority Single				
Planning background					
Physical constraints	Slight slope from entrance and trees along boundary with land fronting Rosary Road. Access via the former CPD Centre.				
Historic designations	n/a				
Open Space	Part of former school site (school playing fields). Adjacent to open space and Green Belt.				
Ecology	Within 150m of SBI				
Minerals and flooding	Within Coal Mining Standing Advice Area and critical drainage area.				
Accessibility	High public transport access. Within 480m of at least 3 key services.				
Suitable for housing?	Y	Site is vacant and is considered suitable for housing in conjunction with adjacent CPD site.			
Available for housing?	Y	The site is owned by the council and is being considered for disposal.			
Achievable for housing?	Y	Subject to consideration of existing open space, site is considered achievable in the short term.			
Delivery					
Years 0 to 5	32	Years 6 to 10	0	Years 11+	0

Site Ref	SHA1384	Ward	Medlock Vale	Site Location	Former CPD Centre, Rosary Rd., Fitton Hill
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Site Description	Vacant school/office building with car parking and greenspaces, adjacent to Green Belt. Linked with adjacent former Marland Fold School site (SHA0996). Vacant local authority building.						
Surrounding Use	Residential, open spaces, community (school) and greenbelt.						
Land Type	BF	Net area (ha)	1.37	Density	35	Capacity	48

Ownership	Local Authority Single				
Planning background					
Physical constraints	Landscaped grassed area with mature trees. Site on slight incline.				
Historic designations	n/a				
Open Space	Slight overlap with Green Belt. PRoW running along east of site.				
Ecology	Site is within 150m of SBI.				
Minerals and flooding	Within Coal Mining Development Referral Area				
Accessibility	High public transport accessibility and is within 480m of 5 key services.				
Suitable for housing?	Y	Brownfield site adjacent to existing housing considered suitable for residential development.			
Available for housing?	Y	Site is owned by the council and is being considered for disposal.			
Achievable for housing?	Y	Site is considered achievable in the short to medium term.			
Delivery					
Years 0 to 5	40	Years 6 to 10	8	Years 11+	0

Site Ref	SHA2047	Ward	Medlock Vale	Site Location	Fytton Arms Inn, The Green, Oldham, OL8 2LT		
							
Site Description	Former public house, now partly demolished, within residential area. Commercial.						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.15	Density	105	Capacity	16


Ownership	Private Single				
Planning background	Withdrawn application for 2 blocks containing 14 apartments				
Physical constraints	n/a				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Coal Mining Standing Advice Area				
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	Brownfield, accessible site within existing residential area considered suitable for residential development with potential to improve visual amenity.			
Available for housing?	Y	No known ownership or legal constraints; application submitted for site.			
Achievable for housing?	Y	The site is suitable and vacant and is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	16	Years 11+	0

Planning background	No relevant planning history				
Physical constraints	N/a				
Historic designations	N/a				
Open Space	Bowlin green identified as open space; any development would would require compliance with Policy 23.				
Ecology	N/a				
Minerals and flooding	No known issues				
Accessibility	Medium public transport accessibility and access to 4 key services within 480m				
Suitable for housing?	Y	Within an existing residential area in a sustainable location.			
Available for housing?	Y	No ownership issue – owner has engaged in the call for sites process.			
Achievable for housing?	Y	Considered achievable in the medium term			
Delivery					
Years 0 to 5	0	Years 6 to 10	9	Years 11+	0

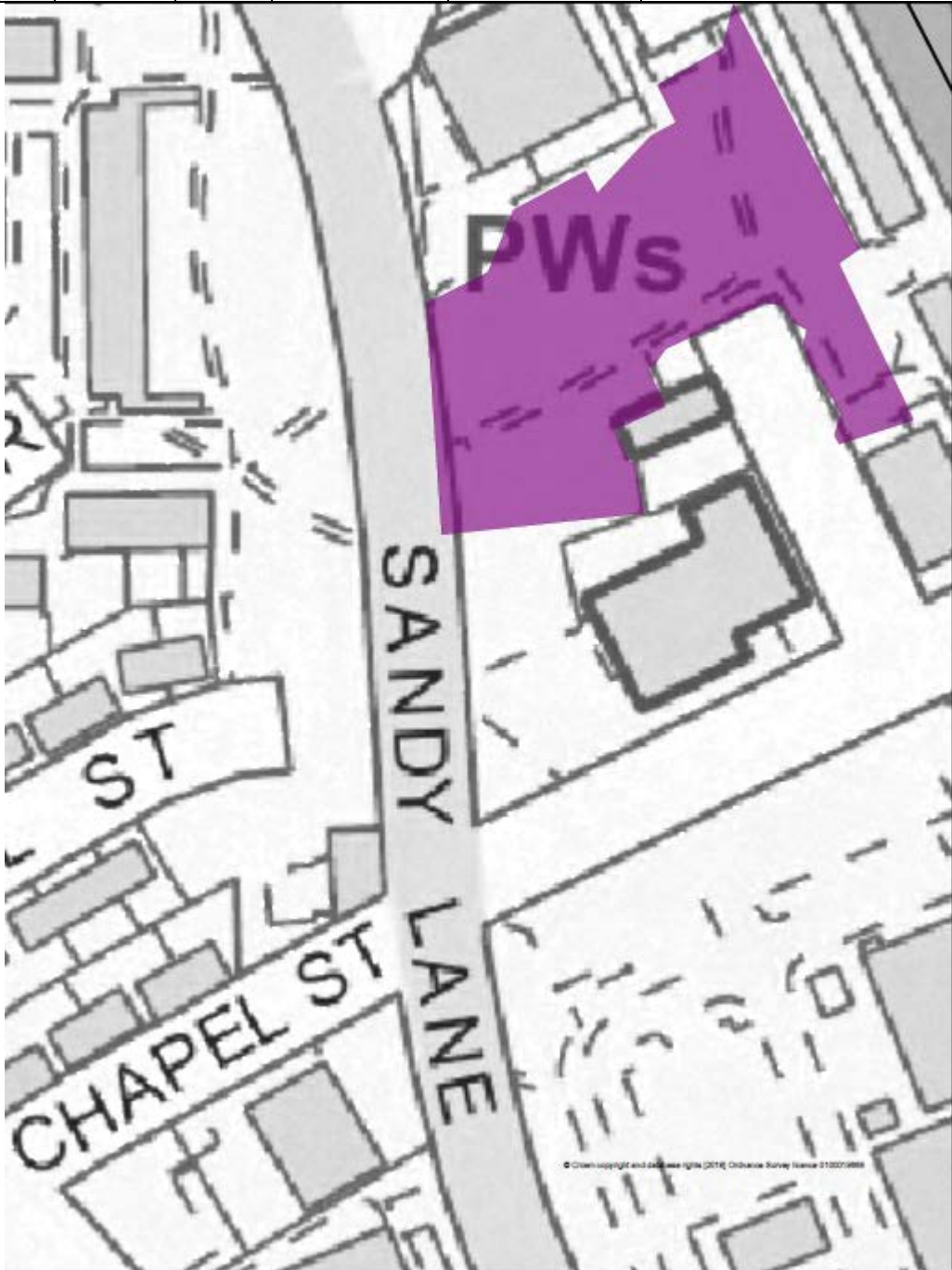
Royton North

Site Ref	SHA0196	Ward	Royton North	Site Location	Nether Hey Farm, Holden Fold Lane, Royton
					
Site Description	Residential / agricultural building surrounding by open land. Brick/stone farm house and barn in good condition. Agricultural / residential.				
Surrounding Use	Housing, industrial, MOT garage				

Land Type	GF	Net area (ha)	1.04	Density	50	Capacity	52
Ownership	Private Single						
Planning background							
Physical constraints	Site drops down from Elizabeth Avenue to a ditch and stream. Stream from Nether Hey Lane (Royton) and hedgerows.						
Historic designations	n/a						
Open Space	Luzley Brook runs through the site.						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area; part of site affected by Flood Zones 3a and 3b.						
Accessibility	Medium public transport accessibility and within 480m of 3 key services.						
Suitable for housing?	Y	Previously submitted as Call for Sites for housing and could be suitable. However, partly affected by flood zone 3b so future residential development may be limited in scale. Would require further investigation into mitigation measures.					
Available for housing?	Y	Submitted for Call for Sites so considered available. However, this was some time ago - would need to confirm current intentions for the site with the owner.					
Achievable for housing?	Y	Greenfield site but may be achievable in the longer term if appropriate flood mitigation measures were identified.					
Delivery							
Years 0 to 5	0		Years 6 to 10	0		Years 11+	52

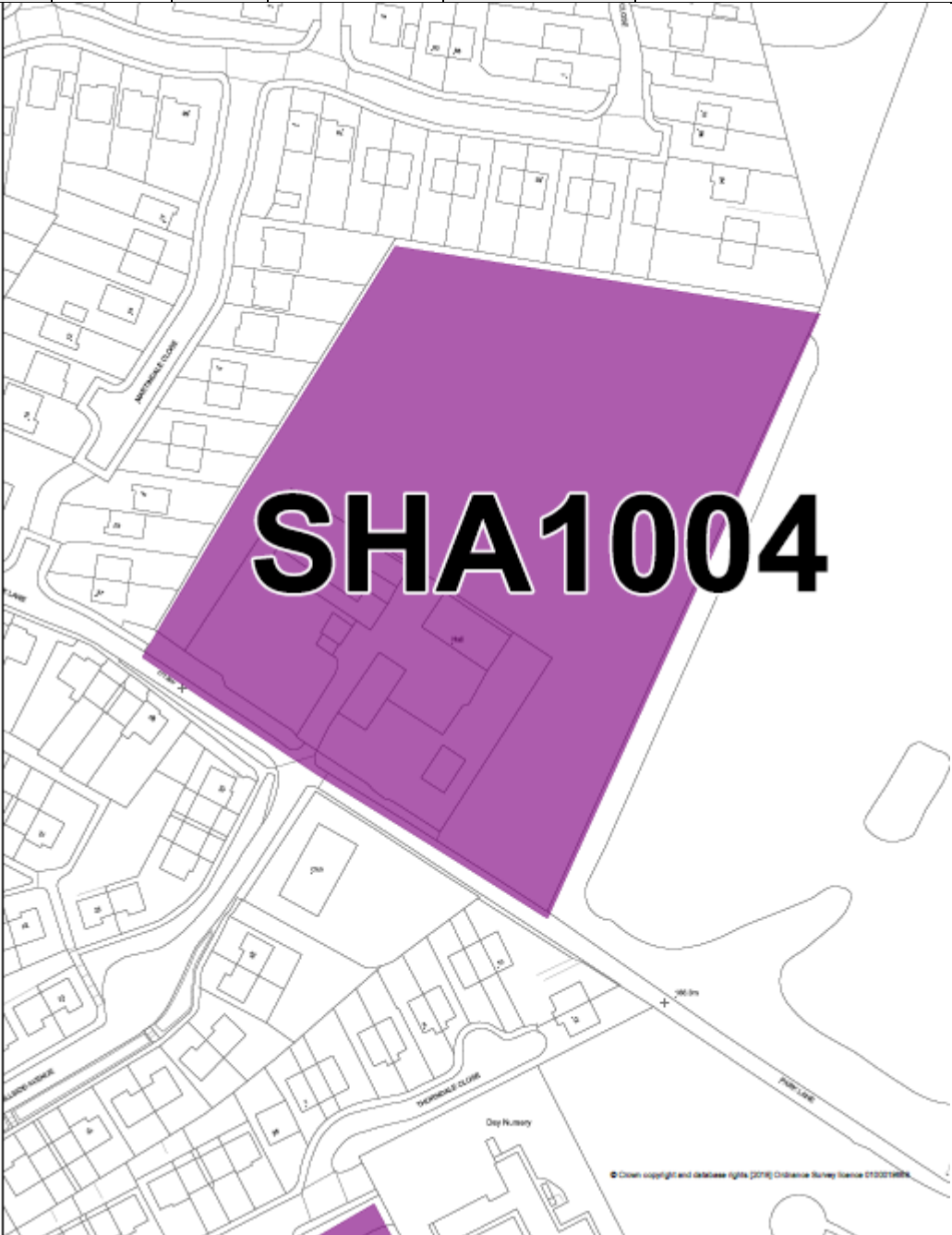
Site Ref	SHA1084	Ward	Royton North	Site Location	Royton Health Centre (former), Royton		
							
Site Description	Within Royton Masterplan; former Health centre adjacent to shopping precinct. Single storey building. Mix of previously developed land and vacant building. Health centre.						
Surrounding Use	Residential, offices, retail, open space, community (library), health and car park						
Land Type	Mix	Net area (ha)	0.22	Density	64	Capacity	14
Ownership	Other Public Body Unknown						
Planning background	Falls within hybrid planning application for Royton town centre. Not fully mplemented and site is now included as part of the Royton Town Centre Masterplan.						
Physical constraints	Within AQMA. May be affected by noise pollution.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.						
Suitable for housing?	Y	Site forms part of the Royton Town Centre Masterplan and is considered suitable for residential.					

Available for housing?	Y	The site is owned by the council and is being considered for redevelopment as part of the Royton Town Centre Masterplan.			
Achievable for housing?	Y	The site is considered suitable and available and subject to progress being made the town centre masterplan, is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	14	Years 11+	0

Site Ref	SHA1886	Ward	Royton North	Site Location	Land at Chester Place and Spring Garden St, Royton		
							
Site Description	Open space and landscaping with footpaths through (not identified in open space study). Slopes up to properties on Rochdale Road. Open Space.						
Surrounding Use	Church, social club, residential						
Land Type	Mix	Net area (ha)	0.27	Density	37	Capacity	10

Ownership	Local Authority Single				
Planning background	Planning permission for mixed use development granted.				
Physical constraints	Within AQMA.				
Historic designations	n/a				
Open Space	Footpath runs through site connecting Spring Garden Street and Chester Place.				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Very high public transport accessibility and within 480m of 8 key services.				
Suitable for housing?	Y	The site currently provides landscaping and open space to adjacent properties. A carefully designed residential scheme could be suitable if existing pedestrian links were retained.			
Available for housing?	Y	Site is owned by the council and is part of a masterplan for redevelopment.			
Achievable for housing?	Y	Site is considered achievable for residential development in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

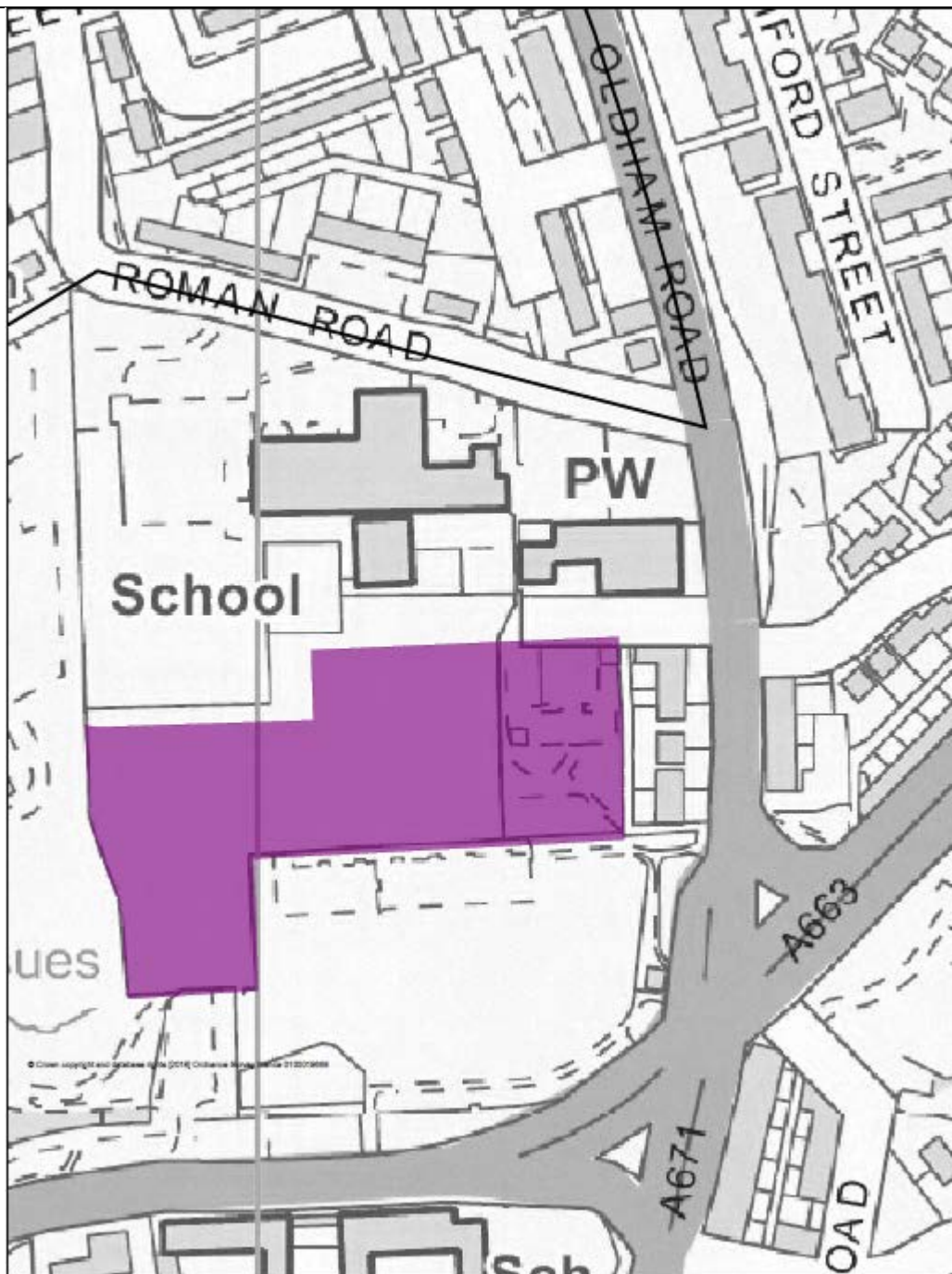
Royton South

Site Ref	SHA1004	Ward	Royton South	Site Location	Park Lane, Royton		
							
Site Description		Annexes to (Royton) Squadron Air Training Corps. Well maintained with relatively new pre-fabricated buildings on the site. Annexes to 1855 (Royton) Squadron Air Training Corps.					
Surrounding Use		Housing, open space, golf course, industrial					
Land Type	BF	Net area (ha)	1.02	Density	50	Capacity	51

Ownership	Private Multiple				
Planning background					
Physical constraints					
Historic designations	n/a				
Open Space	Site adjacent to open space (golf course) and Green Belt. PRoW adjacent to South of site.				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Low public transport accessibility and within 480m of 7 key services .				
Suitable for housing?	Y	Site considered suitable for residential development were the Air Training Corps to relocate.			
Available for housing?	Y	The site has previously been submitted as Call for Sites but not in the latest process. Current intentions for the land would need to be re-confirmed with the owner but considered available.			
Achievable for housing?	Y	If the current uses were to relocate, the land may become achievable in the medium term as it is within a wider residential area.			
Delivery					
Years 0 to 5	0	Years 6 to 10	51	Years 11+	0

Planning background					
Physical constraints	Some neglect, upper floors boarded up; access and parking is constrained.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	n/a				
Accessibility	High public transport accessibility and within 480m of 7 key services .				
Suitable for housing?	Y	Site is considered suitable for residential development if existing use relocated.			
Available for housing?	Y	Previously been submitted as a Call for Sites so is considered available. However, was not resubmitted as part of most recent GM Call for Sites so would need to confirm current intentions with owner.			
Achievable for housing?	Y	The site is within BEA and in active employment use. However, has previously been submitted as Call for Sites and could be achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	123

Site Ref	SHA1080	Ward	Royton South	Site Location	Our Lady's RC High School, Roman Rd, Royton
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Site Description	Former school site which became surplus to requirements on the opening of Newman College on Broadway. Demolition of the former school buildings has been carried out and the site cleared ready for development. Educational.						
Surrounding Use	Residential, open space and church						
Land Type	BF	Net area (ha)	1.14	Density	35	Capacity	40

Ownership	Local Authority Single				
Planning background					
Physical constraints	Within Air Quality Management Area.				
Historic designations	n/a				
Open Space	Adjacent to open space associated with former school use.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area.				
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	The site is considered suitable for housing and is being marketed for sale for redevelopment.			
Available for housing?	Y	The site is currently owned by the council and is being sold for redevelopment.			
Achievable for housing?	Y	The site is considered suitable and available and could be achievable in the medium term. Subject to sale and securing planning permission, the site could be achievable in the short term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	40	Years 11+	0

Planning background					
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Site has medium public transport accessibility and within 480m of 6 key services.				
Suitable for housing?	Y	Brownfield site which was previously developed for housing. Still remains suitable.			
Available for housing?	Y	The land is owned by the council and is available.			
Achievable for housing?	Y	The site is suitable and vacant and is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	5	Years 11+	0

Site Ref	SHA2019	Ward	Royton South	Site Location	Highbarn House, Royton, Middleton Road, Royton, OL2 6DR		
							
Site Description	Currently used as a residential care home. In close proximity to Royton District Centre. Community.						
Surrounding Use	Royton Town Centre, residential.						
Land Type	BF	Net area (ha)	0.22	Density	50	Capacity	11


Ownership	Local Authority Single				
Planning background					
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Site has high public transport accessibility and access to 8 key services.				
Suitable for housing?	Y	The site is considered suitable for housing given its location in a residential area. May have potential for higher densities due to proximity to Royton District Centre and inclusion in the Masterplan.			
Available for housing?	Y	Site could be available subject relocation of services on site. No known legal constraints.			
Achievable for housing?	Y	If the current use were to relocate, the site could be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	11	Years 11+	0

Site Ref	HLA2821	Ward	Royton South	Site Location	Corner of Edge Lane St/ High Barn St, Royton
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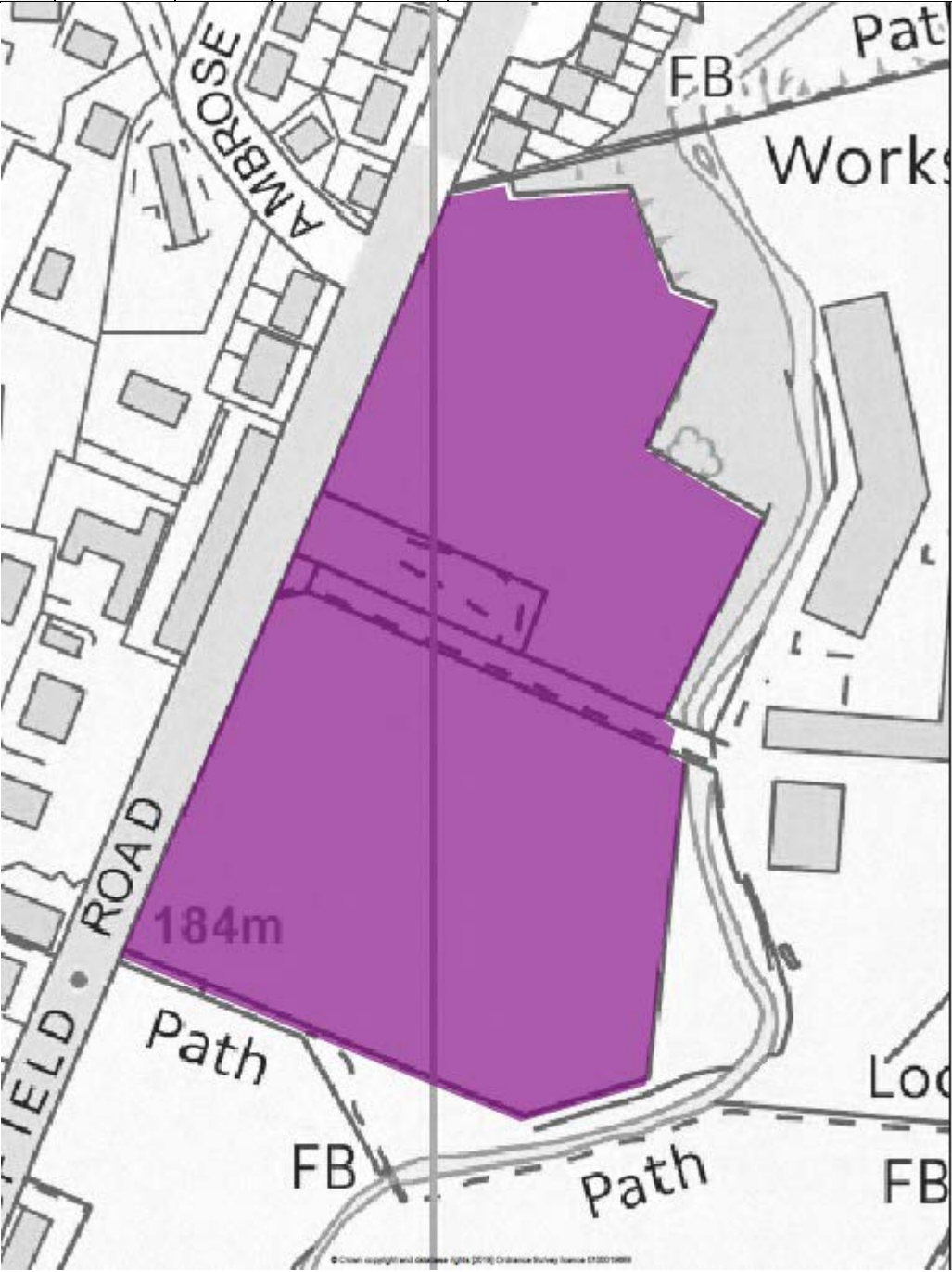
Site Description	Cleared site, fenced off with some concrete hardstanding. Vacant Land.						
Surrounding Use	Residential, industry, retail, education, community.						
Land Type	BF	Net area (ha)	0.81	Density	48	Capacity	39

Ownership	Private Single				
Planning background	Application for 63 no. dwellings and 6 no. office units finally disposed of in 2010 as no S106 agreed. Within BEA8.				
Physical constraints	Brownfield site, fully demolished. Contamination risk assessment for the previous planning application identified that some remedial work would be required.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area, and may be affected by Flood Zone 2 and 3b.				
Accessibility	High public transport accessibility and within 480m of at least 3 key services.				
Suitable for housing?	Y	Previously recommended for approval for 63 dwellings so considered suitable. Land opposite is also currently under construction for housing.			
Available for housing?	Y	No known ownership/ legal constraints. Submitted as GM CfS by agent on behalf of owner.			
Achievable for housing?	Y	Site is considered achievable within the short term.			
Delivery					
Years 0 to 5	39	Years 6 to 10	0	Years 11+	0

Site Ref	HLA3767	Ward	Royton South	Site Location	Land to the east of Hebron Street and Brownlow Avenue, Royton, Oldham		
							
Site Description	<p>The application site is 1.93 ha of greenfield land that is irregular in shape and generally flat.</p> <p>The site is bounded by Heyside Park and other protected open land to the north, open fields to the east, residential development to the west (Hebron Street and Brownlow Avenue) and an existing industrial estate to the south.</p>						
Surrounding Use	Open land, residential, industry						
Land Type	BF	Net area (ha)	2.49	Density	31	Capacity	77
Ownership	Private Single						
Planning background	PA/343341/19: Erection of 77no. dwellings, open space and associated works. Amended application relating to PA/341416/18. Permission granted subject to legal agreement after the monitoring period (May 2020) – will move to Planning Permission category at next SHLAA update. As the site has come through planning applications, it has not been subject to a full SHLAA assessment.						
Physical constraints	n/a						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	n/a						

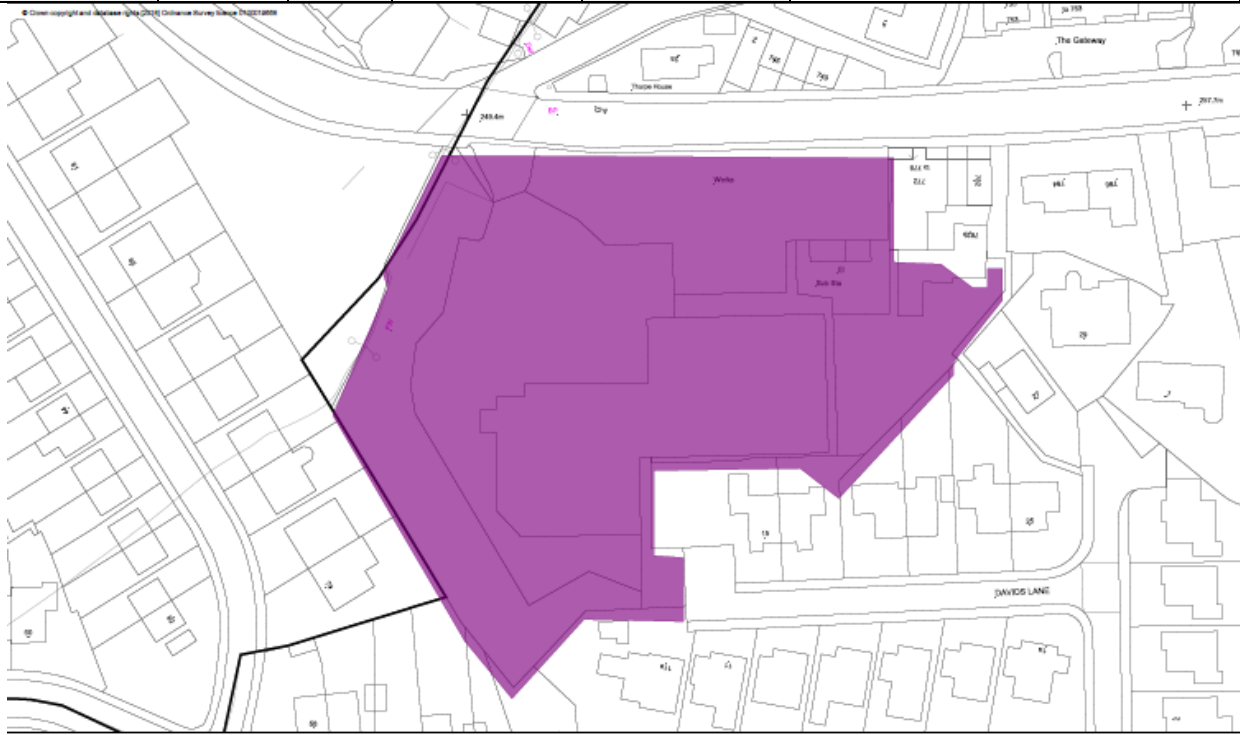
Accessibility	n/a				
Suitable for housing?	Y	Application indication of suitability.			
Available for housing?	Y	Application indication of availability.			
Achievable for housing?	Y	Application is indication of deliverability and therefore considered achievable in the short term.			
Delivery					
Years 0 to 5	77	Years 6 to 10	0	Years 11+	0

Saddleworth North

Site Ref	SHA0879	Ward	Saddleworth North	Site Location	Land adjacent to Huddersfield Rd, Diggle
					
Site Description	Greenfield site allocated for business and industry (ref B1.1.28), located within SEA 8 but wider SEA subject to application for new Saddleworth School. Open Land.				
Surrounding Use	Agriculture, industry, open land, residential and vacant buildings.				

Land Type	GF	Net area (ha)	2.04	Density	35	Capacity	71
Ownership	Private Single						
Planning background							
Physical constraints	Overhead powerlines on site. Very slight slope down towards the brook. Trees along the boundary of the site.						
Historic designations	Listed clock tower behind the site. Listed Building ref. no. 225 W.H. Shaw Ltd. Dobcross Works.						
Open Space	Diggle Brook runs through the site. Small part of Huddersfield Canal green corridor is runs through edge of the site site. Adjacent to Green Belt. PRow surrounds the whole site.						
Ecology	Adjacent to and partially within Huddersfield Narrow Canal which is designated a SBI and wildlife corridor.						
Minerals and flooding	Site is within the Huddersfield Narrow Canal zone. Also within a coal mining standing advice area.						
Accessibility	Low public transport accessibility and only within 480m of only one key service.						
Suitable for housing?		Y	Could be suitable but development may depend on future progress with school site. Was allocated for business and industry but school development will change nature of area. Any development proposal should set out how it would comply with Policy 14 of the Local Plan, given the employment land allocation.				
Available for housing?		Y	The site was previously allocated for business and industry so is considered available for development. Would need to reconfirm future intentions for the site with the owner but could assume it would be available for housing depending on adjacent site.				
Achievable for housing?		Y	Depending on outcome of school development, site could be achievable in the medium term.				
Delivery							
Years 0 to 5	0		Years 6 to 10	71		Years 11+	0

Suitable for housing?	Y	Site is considered suitable for residential development, given location and nature of surrounding uses. May be access issues. Within Conservation Area.			
Available for housing?	Y	The site has previously been submitted as a Call for Sites. Future intentions would need to be re-confirmed with the owner but it is still considered available.			
Achievable for housing?	Y	Careful consideration would need to be given to its effect on the Conservation Area but considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	30	Years 11+	0

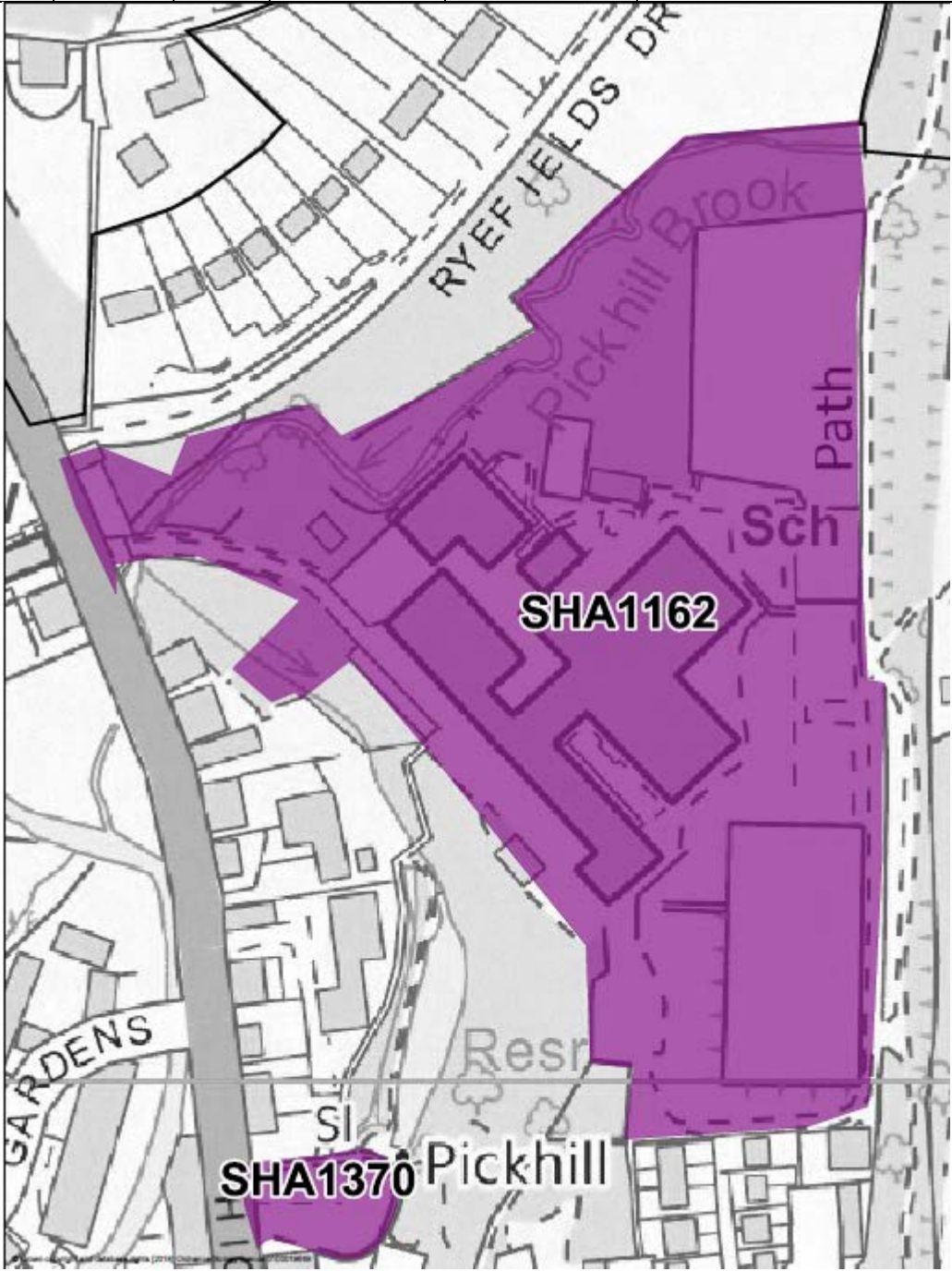
Site Ref	SHA1599	Ward	Saddleworth North	Site Location	Austerlands Mill, Huddersfield Road, Austerlands, Oldham, OL4 3QD		
							
Site Description	Medium sized mill building part occupied in employment use on the edge of Huddersfield Road district centre. Part of a small employment complex with a number of small businesses.						
Surrounding Use	Residential, industry, retail.						
Land Type	BF	Net area (ha)	0.73	Density	80	Capacity	58
Ownership	Private Multiple						
Planning background							
Physical constraints	Within AQMA and slightly sloping towards the south of site.						
Historic designations	Site is opposite listed buildings on Old Lane and Huddersfield Road.						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Site is within a coal mining standing advice area.						
Accessibility	High public transport accessibility and within 480m of only 2 key services.						
Suitable for housing?	Y	Considered suitable for residential development if becomes available.					

Available for housing?	Y	Site has been submitted through GM Call for Sites so considered available. No known legal or ownership issues, although multiple owners.					
Achievable for housing?	Y	Currently in active employment use but has been submitted for housing through Call for Sites. Considered achievable in the longer term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	0		Years 11+	58

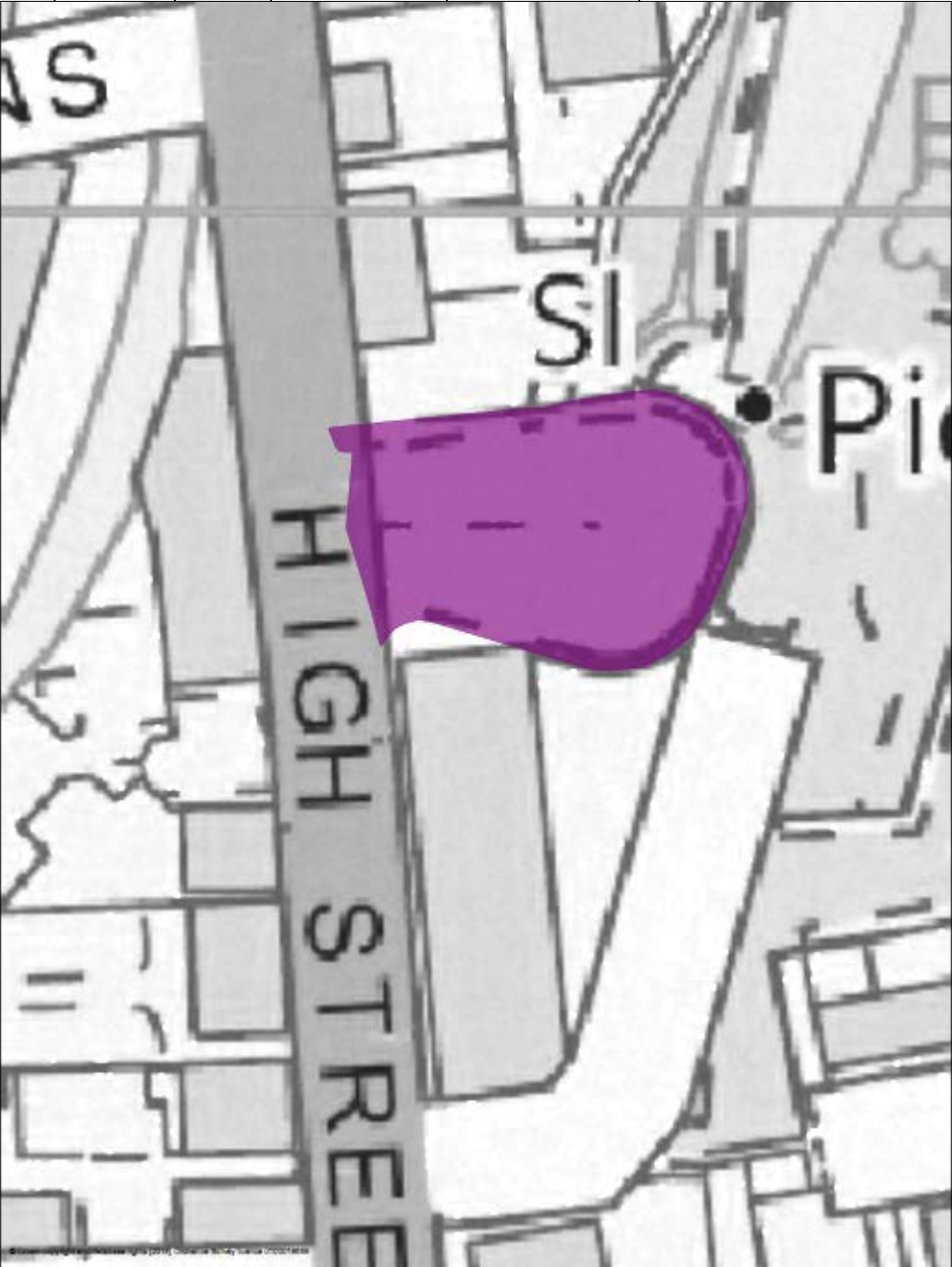
Site Ref	SHA1865	Ward	Saddleworth North	Site Location	Slackcote Mill, Slackcote Lane, Delph		
Site Description	18th Century former woollen mill complex with modern additions. Part of historic mill complex (spinning block) converted to residential but warehouse and office block and surrounding buildings still in employment use. Vehicular access to the building is via Slackcote Lane and a public right of way runs along the east boundary of the site. Part of mill complex partially converted to housing.						
Surrounding Use	Green Belt Business/Residential						
Land Type	BF	Net area (ha)	0.81	Density	35	Capacity	28
Ownership	Private single						
Planning background	No recent planning history.						
Physical constraints	Part of site is a priority habitat, may be some trees onsite. Contaminated land within 25m of site.						
Historic designations	No historic designations.						
Open Space	Green Belt. PROW runs through centre of site.						
Ecology	Some of site is a Priority habitat. Adjacent to Slackcote SBI.						
Minerals and flooding	Affected by Flood Zones 3a and 3b. Within Coal Mining Standing Advice Area and critical drainage area.						
Accessibility	Low public transport accessibility and not within 480m of key services.						

Suitable for housing?	Y	Remaining part of mill is in good condition and is occupied by employment use; poor public transport and key services accessibility . Other parts of the mill complex have been converted to residential but currently considered most suitable to remain in employment use. Affected by flood zone 3b so future residential development may not be suitable.			
Available for housing?	Y	No known interest in the site for housing, but may be available.			
Achievable for housing?	Y	Site is considered achievable for residential development in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	28	Years 11+	0

Saddleworth South

Site Ref	SHA1162	Ward	Saddleworth South	Site Location	Saddleworth School, Uppermill
					
Site Description	Existing school complex including various buildings with car park and hardstanding areas. Surrounded by dense and mature trees to the west and south with playing fields and OPOL to the north. Education.				
Surrounding Use	Open land, open space and residential				

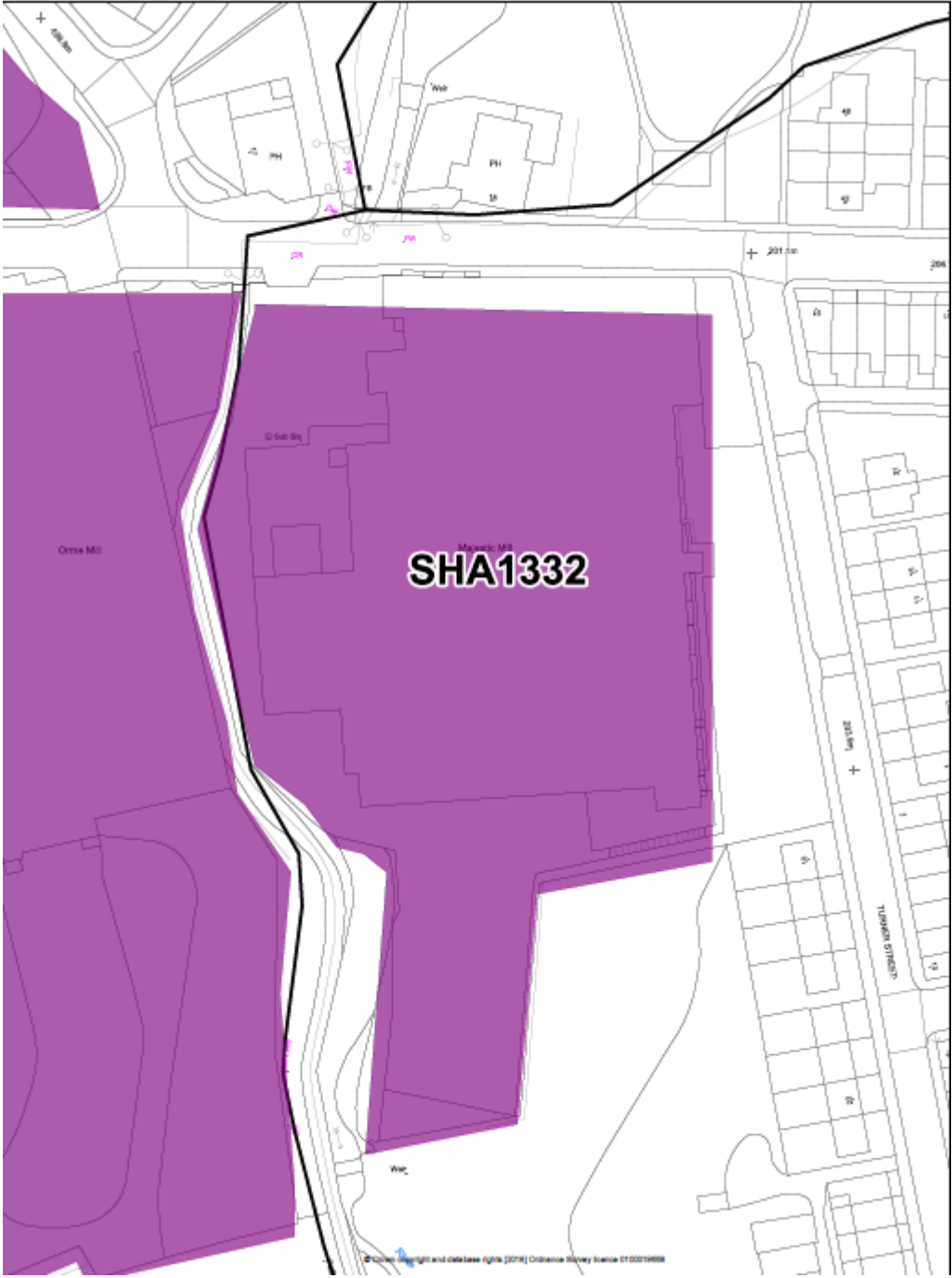
Land Type	Mix	Net area (ha)	3.52	Density	35	Capacity	123
Ownership	Local Authority Single						
Planning background	Applicaton for relocation of school to new facility on nearby site (PA/337301/15)						
Physical constraints	Site is set on two different levels and generally higher than the High Street. Trees surrounding the site and recreation route running along the eastern boundary.						
Historic designations	Adjacent to Uppermill Conservation Area.						
Open Space	Recreational route running alongside eastern boundary past playing fields. Adjacent to green corridors and link and blanket TPOs to north and south east of the site. Site adjacent to OPOL 16 Ryefields Drive to north. Includes two areas of open space, iden						
Ecology	Wildlife corridor surrounds site on north, east and south-eastern boundary. Priority habitat runs adjacent to site along northern and western boundary. SBI along Huddersfield Narrow Canal within 150m.						
Minerals and flooding	Site is within a critical drainage area.						
Accessibility	Very high public transport accessibility and access to 4 key services within 480m.						
Suitable for housing?	Y	Partly brownfield site which, subject to progress with relocation plans, is considered suitable for housing.					
Available for housing?	Y	Has been submitted as a Call for Sites but it is owned by the council and availability is dependent on new Saddleworth School planning application progressing. If the site becomes vacant, it would be available for housing					
Achievable for housing?	Y	If the site becomes available, it could be achievable in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	123		Years 11+	0

Site Ref	SHA1370	Ward	Saddleworth South	Site Location	Bus turnaround, High Street, Uppermill		
							
Site Description	Bus turnaround area adjacent to McCarthy & Stone retirement village. Highways.						
Surrounding Use	Residential, open land						
Land Type	BF	Net area (ha)	0.10	Density	68	Capacity	7
Ownership	Local Authority Single						

Planning background					
Physical constraints	Woodland area to rear of the site.				
Historic designations	Uppermill Conservation Area.				
Open Space	Part of site falls within Natural/Semi-natural open space identified in Open Space Study				
Ecology	n/a				
Minerals and flooding	n/a				
Accessibility	High public transport accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Site is suitable for residential development, depending on future relocation of Saddleworth School.			
Available for housing?	Y	The land is owned by the council and could be made available.			
Achievable for housing?	Y	Site is adjacent to land with a previous permission for housing and could be linked to wider development, including the school site. Achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	7	Years 11+	0

Accessibility	High public transport accessibility and access to 5 key services within 480m.				
Suitable for housing?	Y	Part of the original mill is demolished to form the new Tesco site. The part of the mill site that remains is considered suitable for residential development.			
Available for housing?	Y	The mill building is for sale and is available for development.			
Achievable for housing?	Y	It is within a mixed use allocation which allows for housing use and is adjacent to new residential development. Could be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

Saddleworth West & Lees

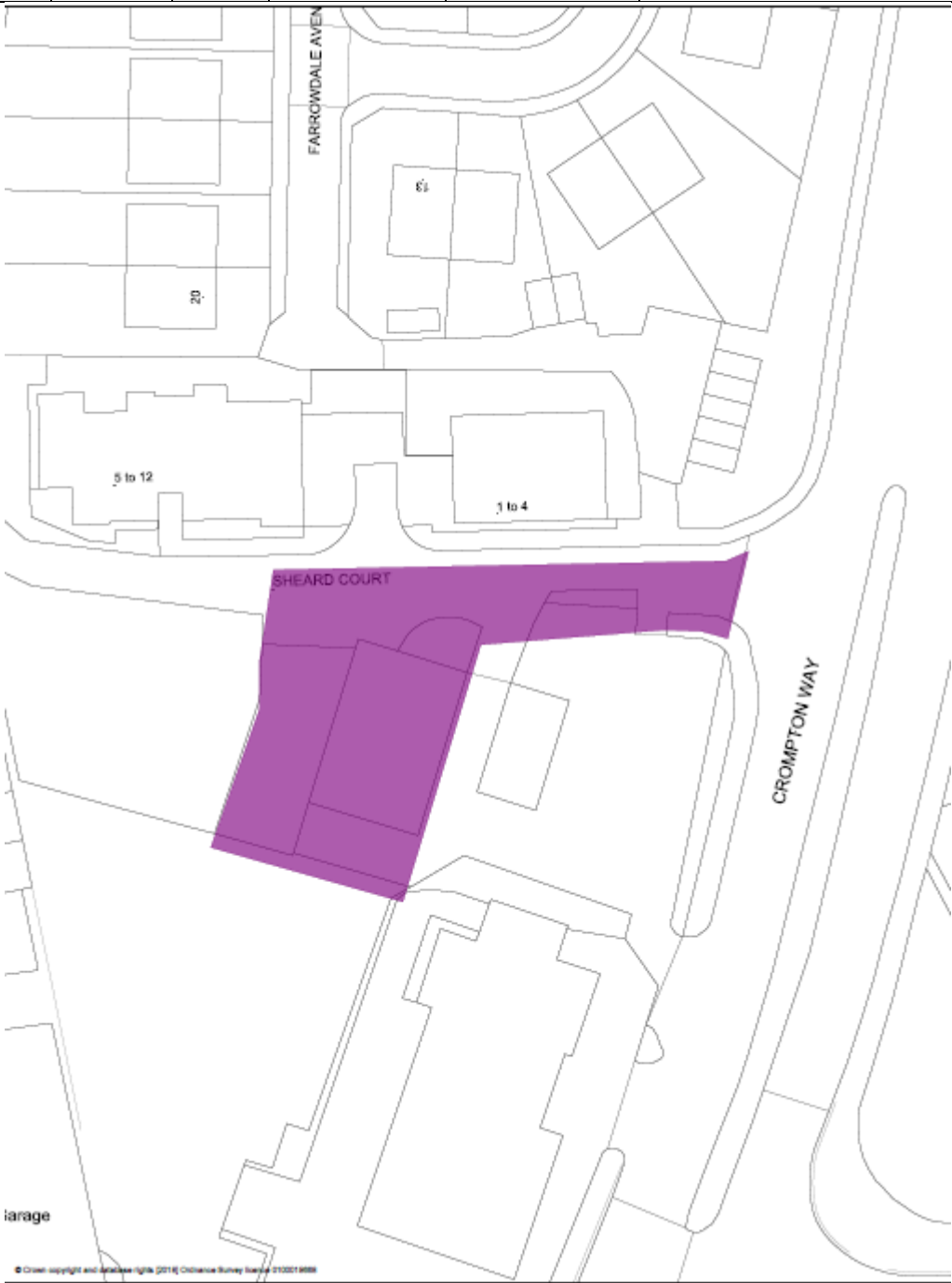
Site Ref	SHA1332	Ward	Saddleworth West & Lees	Site Location	Majestic Mill, Greenacres Road, Lees
					
Site Description	Large mill buildings (part vacant and part in use) with offices and car parking falling within wider complex of three mills (also Cairo Mill, Orme Mill) Storage, retail and employment.				
Surrounding Use	Residential				

Land Type	BF	Net area (ha)	0.77	Density	35	Capacity	27
Ownership	Private Single						
Planning background	Change of use application for pre-school nursery granted in 2013 in part of building. Not submitted by owner.						
Physical constraints	Site may be affected by noise pollution. Stream / brook, recreational route and trees run along eastern boundary.						
Historic designations	n/a						
Open Space	Site is adjacent to OPOL 11 and a green corridor and link along the southern boundary. PRoW runs along western boundary of site						
Ecology	n/a						
Minerals and flooding	Site is within a coal mining standing advice area.						
Accessibility	High public transport accessibility and access to 6 key services within 480m.						
Suitable for housing?	Y	Site is suitable for residential development however would require relocation of existing businesses and would depend upon future use of neighbouring mills.					
Available for housing?	Y	Previously been submitted as a Call for Sites but not in the latest GM process. Would need to reconfirm future intentions with the owner but currently considered available.					
Achievable for housing?	Y	The site is in active use but has previously been suggested for housing. May be achievable in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	27		Years 11+	0


Site Ref	SHA2026	Ward	Saddleworth West & Lees	Site Location	Timbertops, Off Dellhide Close, Springhead		
Site Description	Vacant / garden land within the curtilage of dwelling house.						
Surrounding Use	Residential						
Land Type	GF	Net area (ha)	0.57	Density	25	Capacity	14
Ownership	Private Single						
Planning background							
Physical constraints	Site appears to be on higher ground, but leveled out where house and garden are located. South east boundary of site is immediately adjacent to a former quarry (Springhead Quarry).						
Historic designations	n/a						
Open Space	Part of site in north eastern corner (approx. 0.2 ha) falls within OPOL 13 which is also a green corridor; PROW runs along eastern boundary of site.						
Ecology	Part of the site to the north east and along the south east boundary, falls within a wildlife corridor.						

Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	High public transport accessibility and within 480m of 3 key services.				
Suitable for housing?	Y	The site is considered suitable given its location in a residential area. Constraints may reduce capacity.			
Available for housing?	Y	Submitted as GM Call for Sites so considered available.			
Achievable for housing?	Y	Within existing residential area and considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	14	Years 11+	0

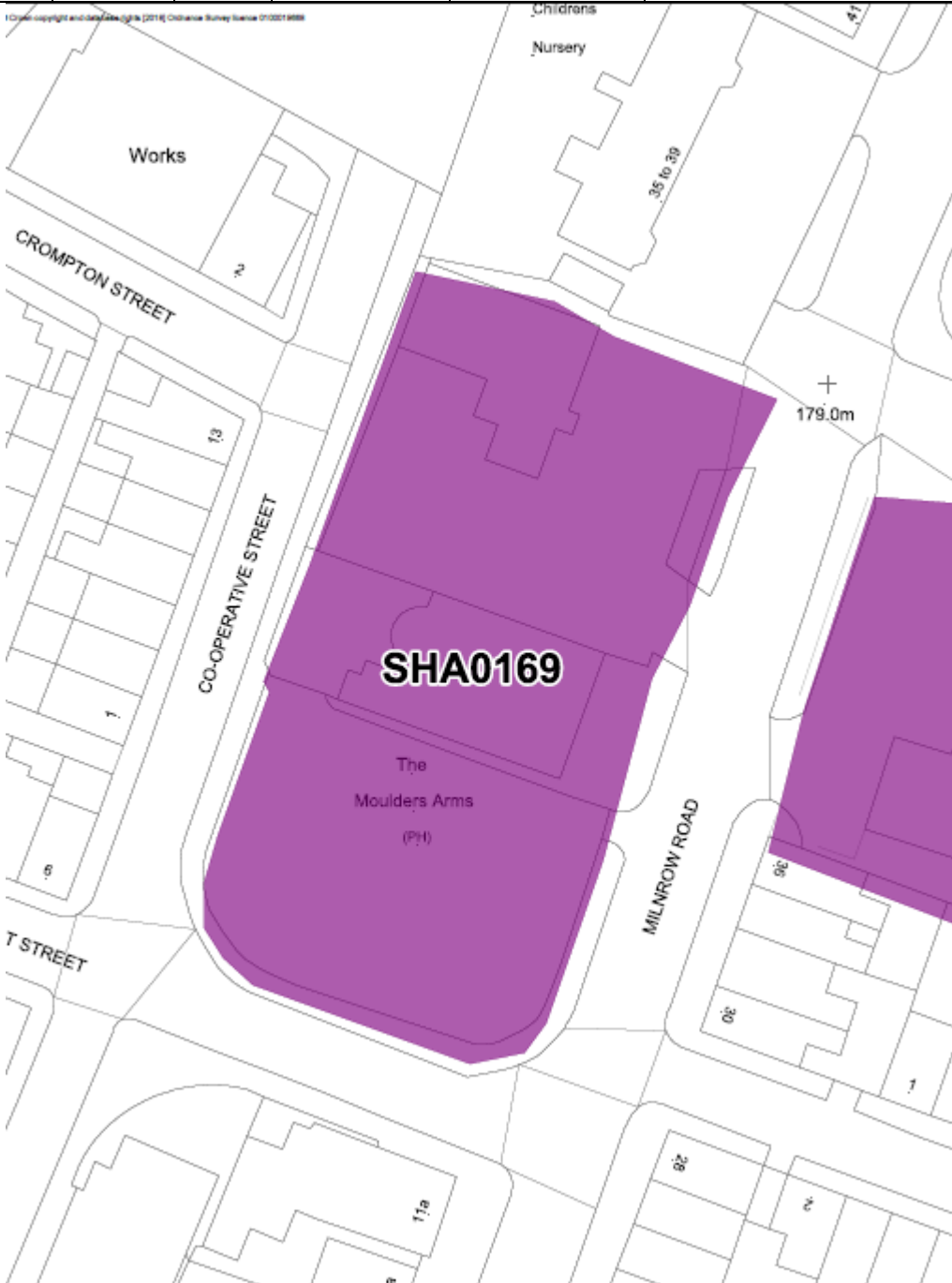
Shaw

Site Ref	HLA2923	Ward	Shaw	Site Location	Former Roundabout Tyres, Crompton Way, Shaw
					
Site Description	Existing employment site. Commercial building.				
Surrounding Use	Commercial, housing, industry				

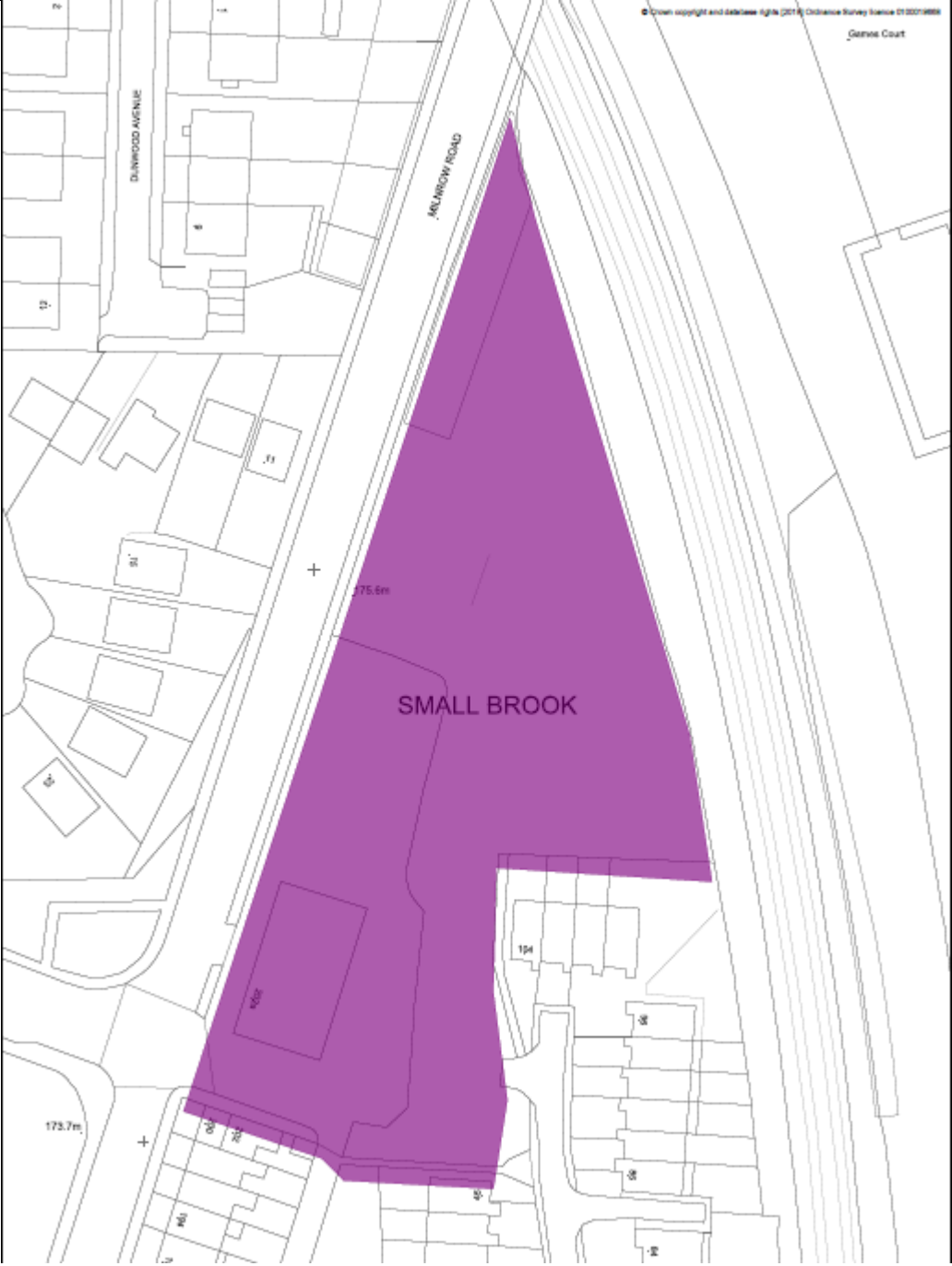
Land Type	BF	Net area (ha)	0.07	Density	86	Capacity	6
Ownership	Private Single						
Planning background	Application submitted 2008 for 6 dwellings; finally disposed of in 2011						
Physical constraints	Within AQMA.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area						
Accessibility	Very high public transport accessibility and is within 480m of at least 3 key services.						
Suitable for housing?	Y	Site originally part of Lyon Mill development which has not been built out as first anticipated. This part of the site is still in commercial use however is considered suitable for residential.					
Available for housing?	Y	The applicant was not the owner of the site and it is still in active commercial use. Current availability would need to be confirmed with the owner but could be available in the medium term.					
Achievable for housing?	Y	Site is considered achievable for residential development in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	6		Years 11+	0

Site Ref	SHA0161	Ward	Shaw	Site Location	Site W of Grains Rd, Shaw		
							
Site Description	Active commercial leisure centre/club (Tara Sports and Leisure Club).						
Surrounding Use	Mixed - residential and industrial						
Land Type	BF	Net area (ha)	0.4	Density	50	Capacity	20
Ownership	Private Single						


Planning background					
Physical constraints	Land to rear of car park is very steeply sloped and overgrown.				
Historic designations	n/a				
Open Space	Close to River Beal. PROW runs alongside north of site.				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	Site is considered suitable for residential development.			
Available for housing?	Y	The site has been submitted as a potential housing site through Call for Sites and is considered available.			
Achievable for housing?	Y	Brownfield site currently in active use may be achievable in the long term were it to become available.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	20

Site Ref	SHA0169	Ward	Shaw	Site Location	Corner King Albert Street and Milnrow Road, Shaw		
							
Site Description	Vacant pub (The Cricketers) with beer garden and car park and adjacent restaurant. Site lies close to Shaw centre. Retail.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	0.16	Density	69	Capacity	11

Ownership	Private Single				
Planning background	Owner of site applied for planning permission for housing but this was withdrawn.				
Physical constraints	Site likely to be affected by noise from traffic on Milnrow Road.				
Historic designations	Site is within Shaw conservation area.				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Coal Mining standing advice area.				
Accessibility	Very high public transport accessibility. Within 480m of 7 key services.				
Suitable for housing?	Y	Brownfield site, in a highly accessible location. Site is considered suitable for residential development possibly as part of a mixed use development given location in Shaw District Centre.			
Available for housing?	Y	The owner of the site has applied for permission for housing. This was withdrawn before a decision was made but it is still considered available.			
Achievable for housing?	Y	The site is considered suitable and interest has been shown in developing the site for housing. If an appropriate application were to be resubmitted, the site is considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	11

Site Ref	SHA0173	Ward	Shaw	Site Location	E of Milnrow Road, Milnrow Road , Shaw
					
Site Description	Derelict waste land including rubble of recently demolished dwelling and poor quality building containing 3 units including take away and window shop (may be vacant). Bounded by Milnrow Road and railway line. Some open space of poor quality to the rear. Derelict land, open space and vacant/retail units.				
Surrounding Use	Residential, highway and railway line				

Land Type	Mix	Net area (ha)	0.42	Density	50	Capacity	21
Ownership	Local Authority Single						
Planning background							
Physical constraints	Within AQMA. Adjacent to tram line. Steep drop after where dwelling used to be towards to northern corner of site and railway line. Mature trees.						
Historic designations	n/a						
Open Space	Site is identified as Natural/ semi-natural open space within the open space study.						
Ecology	n/a						
Minerals and flooding	Coal Mining standing advice area. Site is shown to be at risk from the climate change 1 in 100 year flood risk event. This means that the site may be in flood zone 3 in the future. It should therefore pass the exceptions test to show that the development can be made safe for its lifetime and not affect development downstream.						
Accessibility	Very high accessibility to public transport. Within 480m of 5 key services.						
Suitable for housing?	Y	Brownfield site with some active employment uses on site. Adjacent to existing residential area and considered suitable although would need to consider potential contamination and proximity to tram line.					
Available for housing?	Y	Part of the site is owned by the council. There are no current plans for disposal but the land is vacant and could be available.					
Achievable for housing?	Y	Development may be dependent on site remediation and relocation of existing businesses so it may only be achievable in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	21		Years 11+	0

Site Ref	SHA0905	Ward	Shaw	Site Location	Duke Mill, Refuge St, Shaw		
							
Site Description	19th Century former spinning mill in good condition and occupied. Large mill building with modern extension in use by textile distribution company. Associated car parking. Could form part of redevelopment plans for the wider area. Industry, retail.						
Surrounding Use	Residential, open space, OPOL						
Land Type	BF	Net area (ha)	1.23	Density	70	Capacity	86
Ownership	Private Single						

Planning background					
Physical constraints	Change in levels but mainly flat. Former mill reservoir on site. Potential contamination. Adjacent to metrolink line.				
Historic designations	n/a				
Open Space	Public footpath along the West and South boundary (outside the site). Site adjacent to open space and OPOL.				
Ecology	n/a				
Minerals and flooding	Coal Mining standing advice area.				
Accessibility	Very high public transport accessibility. Within 480m of 6 key services				
Suitable for housing?	Y	Brownfield site in active employment use. However, adjacent to existing residential area, including recent development (and proposed housing) and could form part of redevelopment of wider area. Considered suitable although would need to consider potential contamination and proximity to tram line.			
Available for housing?	Y	No known legal or ownership constraints.			
Achievable for housing?	Y	Will be dependent on relocation of existing use but considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	86	Years 11+	0

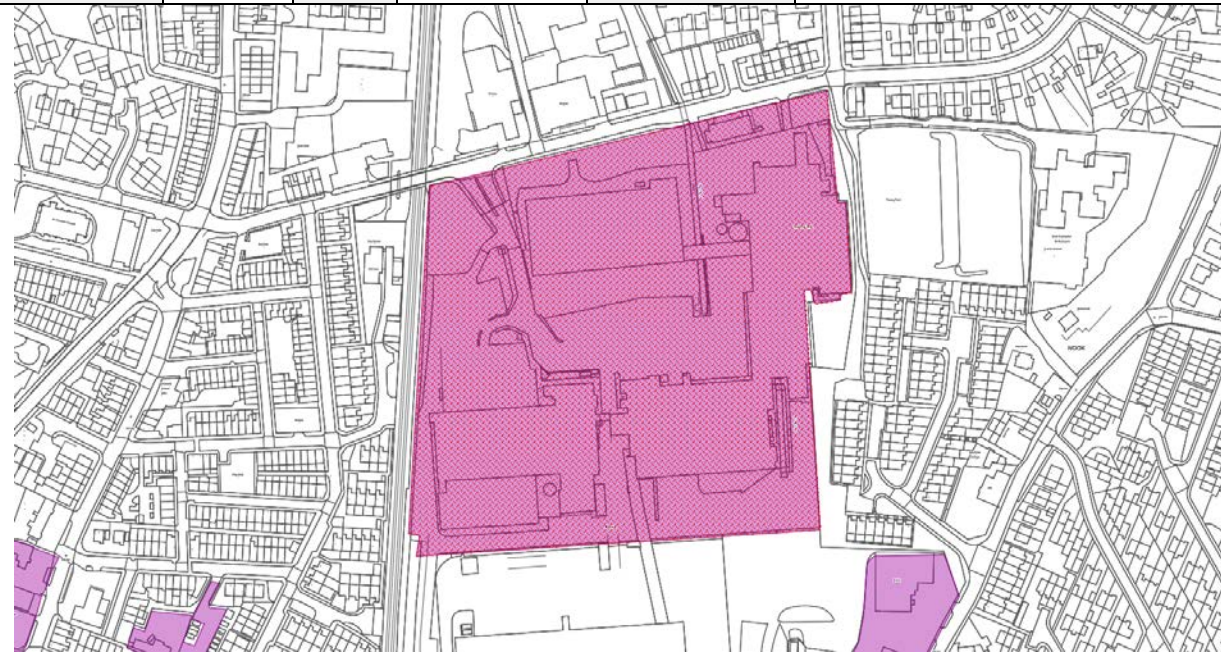
Site Ref	SHA1006	Ward	Shaw	Site Location	Land at Mosshey Street/ Leach Street, Shaw
<p>© Crown copyright and database rights (2016) Ordnance Survey Licence 0100019008</p> 					
Site Description	The site accommodates Sanderson Brothers Commercials, a commercial vehicle repairs and sales company. HGV's on the site. Future redevelopment may be reliant on the development of P&D Steels. Commercial.				
Surrounding Use	Residential, Industrial				

Land Type	BF	Net area (ha)	0.22	Density	50	Capacity	11
Ownership	Private Single						
Planning background							
Physical constraints	Site likely to be affected by noise from adjacent industry.						
Historic designations	n/a						
Open Space	Desktop study: Site adjacent to open space and OPOL						
Ecology	n/a						
Minerals and flooding	Site is within a coal mining standing advice area. Site is shown to be at risk from the climate change 1 in 100 year flood risk event. This means that the site may be in flood zone 3 in the future. It should therefore pass the exceptions test to show that the development can be made safe for its lifetime and not affect development downstream.						
Accessibility	Site has very high public transport accessibility and access to 7 key services within 480m.						
Suitable for housing?	Y	Site is considered suitable, however, would need to look at redevelopment of whole area rather than piecemeal development. Linked development of P&D Steels/ Beal Valley.					
Available for housing?	Y	Previously been submitted as a Call for Sites so could be considered available. However, would need to confirm current intentions with owner.					
Achievable for housing?	Y	Considered achievable for residential development in the medium term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	11		Years 11+	0

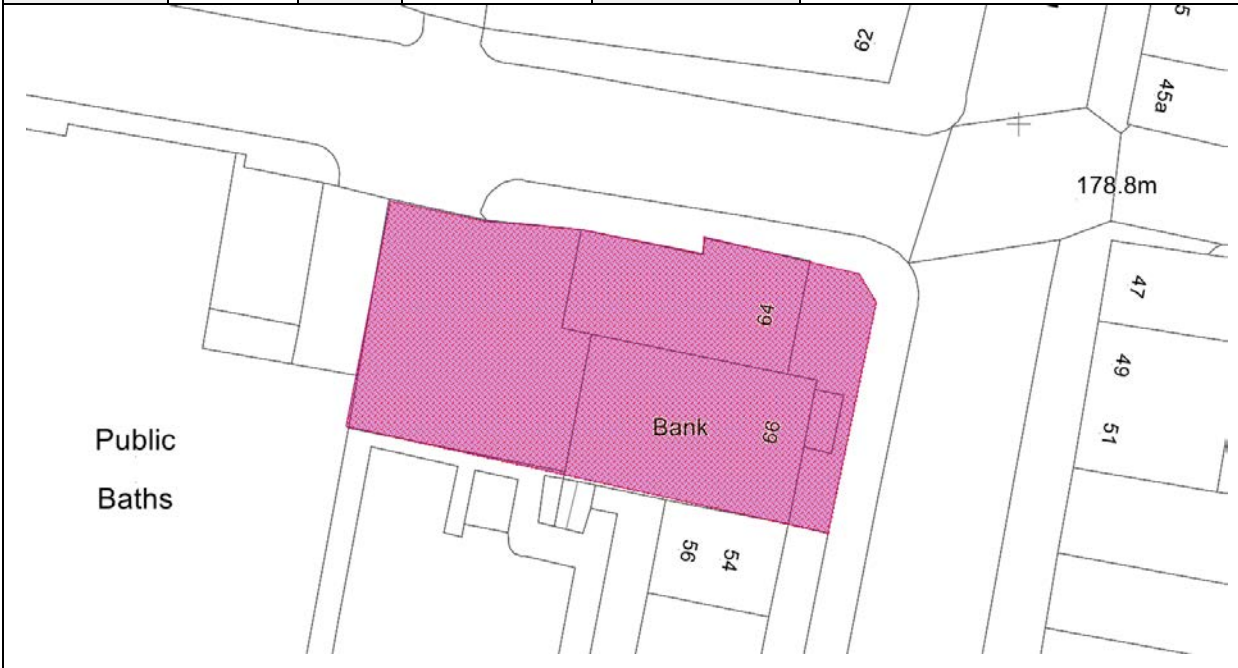
Site Ref	SHA1667	Ward	Shaw	Site Location	Jubilee (Woodbottom) Mill, Milnrow Rd, Shaw		
Site Description	19th century former cotton mill. Vacant in very bad condition. Adjacent to Jubilee Coillery nature reserve. Within Green Belt. Vacant Building.						
Surrounding Use	Residential, green belt, open land, nature reserve.						
Land Type	BF	Net area (ha)	0.74	Density	15	Capacity	11
Ownership	Private Single						

Planning background					
Physical constraints	Sloped, uneven and boggy land. Nature reserve adjacent. Many mature trees and greenery. Footpath through site, although in very poor condition.				
Historic designations	n/a				
Open Space	Close to a recreational route. Within the Green Belt.				
Ecology	Within 150m of a priority habitat.				
Minerals and flooding	Site is within a coal mining standing advice area				
Accessibility	Medium public transport accessibility. No access to key services within 480m.				
Suitable for housing?	Y	Within Green Belt but brownfield site with development potential.			
Available for housing?	Y	The site is vacant and may be interest from the owner in development.			
Achievable for housing?	Y	If the land becomes available and suitable access could be achieved, it could be achievable in the medium term in line with national Green Belt policy.			
Delivery					
Years 0 to 5	0	Years 6 to 10	11	Years 11+	0

Ownership	Private Multiple				
Planning background	Conversion of existing warehouse to 8 no. apartments and erection of a two storey building to form 2 no. apartments refused.				
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Coal Mining Standing Advice Area				
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.				
Suitable for housing?	Y	Application refused but principle of development found acceptable, subject to addressing objections raised. Capacity reduced to reflect site constraints.			
Available for housing?	Y	No known ownership or legal constraints; application submitted for site			
Achievable for housing?	Y	Principle considered suitable through assessment of planning application, clear interest in the land for development. Considered deliverable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

Site Ref	SHA2131	Ward	Shaw	Site Location	Shop Direct Site, Linney Lane		
							
Site Description	Former Shop Direct site off Linney Lane, Shaw. Site is made up of three mill complex's including Lily Mills (1 and 2) and Elm Mill.						
Surrounding Use	Commercial, residential, employment						
Land Type	BF	Net area (ha)	5.08	Density	90	Capacity	455
Ownership	Private Single						
Planning background	Conversion of existing warehouse to 8 no. apartments and erection of a two storey building to form 2 no. apartments refused.						
Physical constraints	Historic landfill site so may have site contamination						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area. Critical Drainage Area. Site is within Flood Zone 2. Site is shown to be at risk from the climate change 1 in 100 year flood risk event. This means that the site may be in flood zone 3 in the future. It should therefore pass the exceptions test to show that the development can be made safe for its lifetime and not affect development downstream.						
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.						

Suitable for housing?	Y	Site is within employment area and would therefore need to comply with Policy 14 of the Local Plan.			
Available for housing?	Y	No known ownership or legal constraints; application for residential submitted for site after the monitoring period.			
Achievable for housing?	Y	Could be considered suitable in principle, developer interest, however application will determine achievability. May be achievable in the medium to long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	310	Years 11+	145

Site Ref	SHA2133	Ward	Shaw	Site Location	64-66 Market Street, Shaw		
							
Site Description	Approximately 270sqm, retail with associated office use. Currently for sale and being marketed.						
Surrounding Use	Commercial, residential, employment						
Land Type	BF	Net area (ha)	0.02	Density	375	Capacity	6
Ownership	Private Multiple						
Planning background	Conversion of existing warehouse to 8 no. apartments and erection of a two storey building to form 2 no. apartments refused.						
Physical constraints	None known						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area						
Accessibility	High public transport accessibility. Within 480m of at least 3 key services.						
Suitable for housing?	Y	Application refused but principle of development found acceptable, subject to addressing objections raised. Capacity reduced to reflect site constraints and potential conversion of the building.					
Available for housing?	Y	No known ownership or legal constraints; application submitted for site					

Achievable for housing?	Y	Principle considered suitable through assessment of planning application, clear interest in the land for development. Considered deliverable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	6	Years 11+	0

St. James'

Site Ref	SHA0008	Ward	St. James'	Site Location	Site corner of Ripponden Rd / Broadbent Rd, Derker
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Site Description	<p>Building and associated parking area in use as Pupil Support Centre. Unkempt/overgrown grassed area fronting Clyde Street.</p> <p>Community / vacant land.</p>				
Surrounding Use	Residential				


Land Type	Mix	Net area (ha)	0.22	Density	35	Capacity	8
Ownership	Local Authority Single.						
Planning background							
Physical constraints	Overgrown/open space fronting Clyde Street. Site within a AQMA. Historic landfill on site and so potential site contamination. Potentially affected by road traffic noise.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area.						
Accessibility	High public transport accessibility, but poor access to services, within 480m of only 2 key services.						
Suitable for housing?	Y	Partly brownfield site. Considered to have potential for residential development, possibly a conversion, dependent on relocation of current use.					
Available for housing?	Y	The land is owned by the council and could be available, depending on plans for the future use of the site.					
Achievable for housing?	Y	The site is suitable for housing, could be available and, if the current use were to relocated, it could be achievable in the longer term.					
Delivery							
Years 0 to 5	0		Years 6 to 10	0		Years 11+	8

Site Ref	SHA0079	Ward	St. James'	Site Location	Broadbent Rd, Oldham		
Site Description	Scrap yard and vacant land; in active use but immediately adjacent to residential. Adjacent to Broadbent Moss GMSF allocation. Employment.						
Surrounding Use	Residential, open land						
Land Type	Mix	Net area (ha)	0.89	Density	35	Capacity	31
Ownership	Private Single						

Planning background					
Physical constraints	Area of open land between scrap yard and Tilton Street is slightly undulating. Slope down away from Broadbent Road. Number of trees on the site.				
Historic designations	n/a				
Open Space	Part of site in Green Belt but this is previously developed and forms part of existing scrapyard. PRow surrounds whole site.				
Ecology	Small section of priority habitat.				
Minerals and flooding	Within surface mining coal Standing Advice Area				
Accessibility	Medium public transport accessibility. Within 480m of 5 key services.				
Suitable for housing?	Y	Considered suitable for residential development although would depend on the relocation of the existing scrap yard which is currently performing well.			
Available for housing?	Y	Could be available in the long term as adjacent to existing residential and future commercial use could be limited by access.			
Achievable for housing?	Y	Within existing residential area however would require relocation of existing business so considered achievable in the longer term			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	31

Site Ref	SHA0899	Ward	St. James'	Site Location	London Road, Derker		
Site Description	Cleared housing site (now grassed over). Vacant land.						
Surrounding Use	Residential, community, commercial						
Land Type	BF	Net area (ha)	1.41	Density	71	Capacity	100
Ownership	Local Authority Single						

Planning background	n/a				
Physical constraints	n/a				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a standing advice area.				
Accessibility	Very high public transport accessibility, access to 2 key services within 480m.				
Suitable for housing?	Y	Previously developed for housing, considered suitable for future redevelopment for residential.			
Available for housing?	Y	Land is owned by the council and is considered available.			
Achievable for housing?	Y	Cleared site that was intended for redevelopment. Being actively promoted for development, achievable in the short term.			
Delivery					
Years 0 to 5	100	Years 6 to 10	0	Years 11+	0

Site Ref	SHA0901	Ward	St. James'	Site Location	Land at Bartlemore Street		
							
Site Description	Cleared housing site (now grassed over). Residential / open space.						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.09	Density	67	Capacity	6
Ownership	Local Authority Single						

Planning background					
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 4 key services within 480m.				
Suitable for housing?	Y	Previously developed for housing, considered suitable for future redevelopment for residential.			
Available for housing?	Y	Land is owned by the council and is considered available			
Achievable for housing?	Y	Cleared site that was intended for redevelopment. Achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	6	Years 11+	0

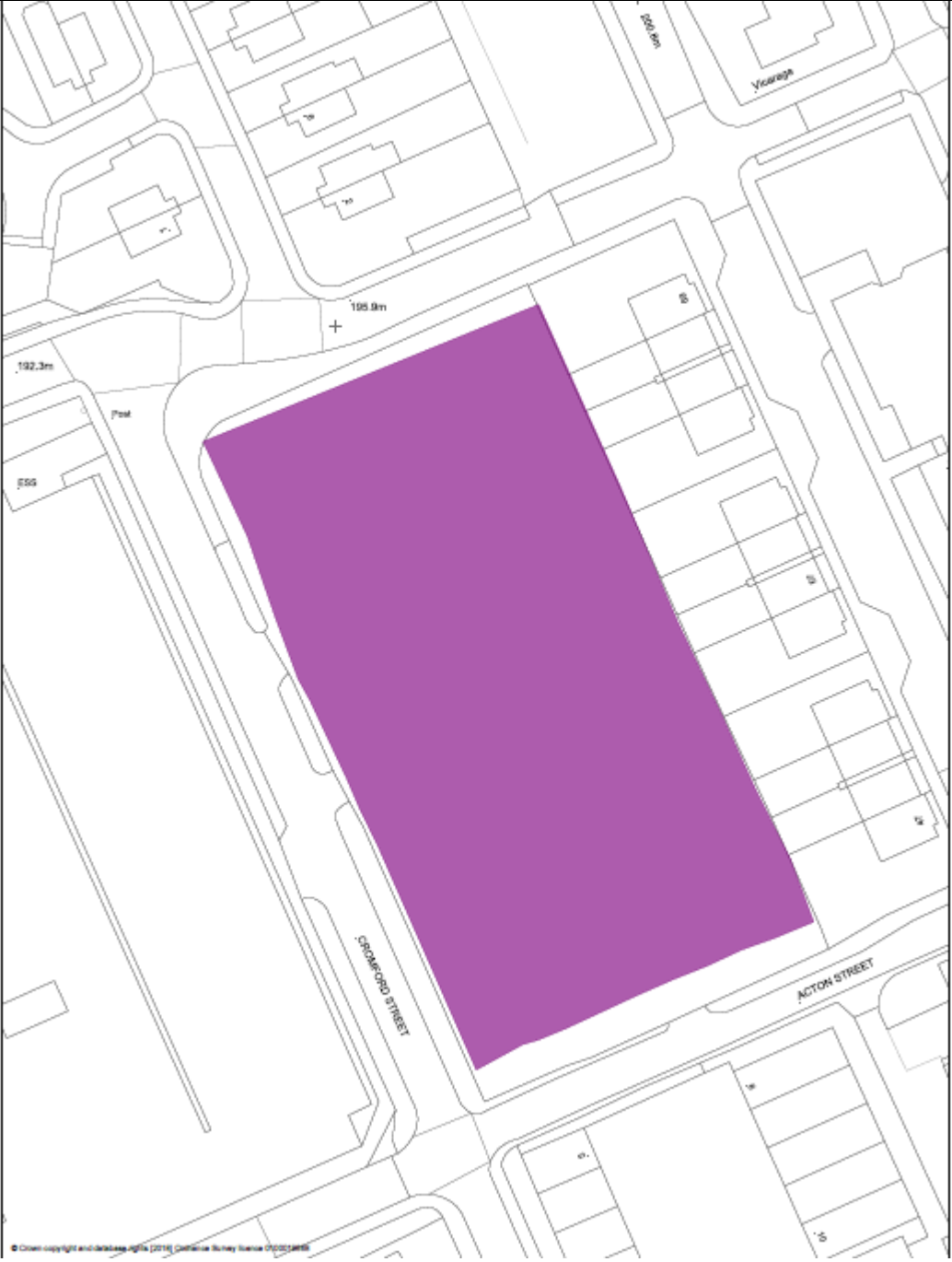
Site Ref	SHA1117	Ward	St. James'	Site Location	Land fronting Ripponden Road, Sholver		
							
Site Description	Grassed area of open space fronting Ripponden Road at top entrance to Sholver Housing Estate. Some mature trees, hardstanding and garages and as well as woodland area in northern section. Open space, woodland and garage site.						
Surrounding Use	Residential						
Land Type	Mix	Net area (ha)	0.76	Density	20	Capacity	15

Ownership	Mixed Multiple				
Planning background					
Physical constraints	Open space area gently slopes towards Verne Drive. Remainder of site is flat. Trees on open space area.				
Historic designations	n/a				
Open Space	Adjacent to Green Belt. The lower site and the bottom part of the upper site are identified as Amenity Greenspace in the Council’s Open Space Study.				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Medium public transport accessibility; only 2 key services within 480m.				
Suitable for housing?	Y	Residential development is likely to be the most appropriate use if the site were to be developed. The areas which form the gateway to the housing estate should be kept as landscaped land to retain the openness of the entrance to the housing estate.			
Available for housing?	Y	The land is partly owned by the council.			
Achievable for housing?	Y	The site is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	15	Years 11+	0

Planning background					
Physical constraints	Site is flat although land does drop steeply from site to Beal Valley. View and proximity to Green Belt. Historic landfill site so may be some site contamination.				
Historic designations	n/a				
Open Space	Site partially green belt. Identified in Open Space study as Hodge Clough Amenity Green Space.				
Ecology	n/a				
Minerals and flooding	Coal Mining Standing Advice Area				
Accessibility	Medium public transport accessibility; only 2 key services within 480m.				
Suitable for housing?	Y	It is a relatively flat site, outside the green belt boundary and adjacent to existing housing considered suitable for housing. Application for 32 dwellings granted permission subject to legal agreement in September 2019 (will move to Planning Permission category once agreement is signed).			
Available for housing?	Y	The site is owned and maintained by the council.			
Achievable for housing?	Y	Application is indication of deliverability for housing, however legal agreement still outstanding therefore considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	37

Site Ref	SHA1120	Ward	St. James'	Site Location	Land at Longfellow Crescent, Sholver		
							
Site Description	Cleared housing site (now largely grassed over). Open space						
Surrounding Use	Residential, Green Belt and Open land						
Land Type	Mix	Net area (ha)	0.68	Density	7	Capacity	5
Ownership	Local Authority Single						

Planning background					
Physical constraints	Some undulation. Trees bordering north west section of the site.				
Historic designations	n/a				
Open Space	Site adjacent Green Belt. PRoW running just outside but along north east corner of site. Site identified in the open space study as amenity greenspace.				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Medium public transport accessibility; only 2 key services within 480m.				
Suitable for housing?	Y	Cleared areas are considered suitable for residential development, given location and nature of surrounding uses.			
Available for housing?	Y	The land is owned by the council and is available.			
Achievable for housing?	Y	The site is vacant and has previously been in residential use. The land is identified as open space but, subject to appropriate replacement space being provided, it is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	5	Years 11+	0

Site Ref	SHA1630	Ward	St. James'	Site Location	Former Cromford Mill site, Oldham		
							
Site Description	Demolished industrial buildings, now grassed over within BEA 10. Vacant Land						
Surrounding Use	Derker Park and Ride, Metrolink line, Residential.						
Land Type	BF	Net area (ha)	0.5	Density	70	Capacity	35
Ownership	Local Authority Single						

Planning background	Application granted in 2012 on adjacent site for 12 no. dwellings - built out.				
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 3 key services within 480m.				
Suitable for housing?	Y	Site is vacant and adjacent to existing residential; highly accessible and is considered suitable for residential.			
Available for housing?	Y	Site is in council ownership and is currently vacant and available for development.			
Achievable for housing?	Y	Site is adjacent to existing residential, in a highly accessible location and is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	35	Years 11+	0

Site Ref	SHA2017	Ward	St. James'	Site Location	Land at Flint St, Marble St, Oldham		
							
Site Description		Former terraced housing - now demolished as part of large scale clearance programme. Adjacent to new housing and site with permission for 6 dwellings. Currently grassed over. Residential.					
Surrounding Use		Residential, Education					
Land Type	BF	Net area (ha)	0.21	Density	50	Capacity	10


Ownership	Local Authority Single				
Planning background					
Physical constraints					
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding					
Accessibility	High public transport accessibility; within 480m of 4 key services				
Suitable for housing?	Y	The site previously had houses on and is considered suitable for new homes.			
Available for housing?	Y	Site is owned by the council and was cleared in anticipation of redevelopment.			
Achievable for housing?	Y	Was part of a former housing market renewal area; could be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	10	Years 11+	0

St. Mary's

Site Ref	HLA2856	Ward	St. Mary's	Site Location	Former Territorial Army Centre, Rifle St, Oldham
					
Site Description	Former TA Centre within a predominantly residential area. Vacant Building.				
Surrounding Use	Commercial, housing, industry				

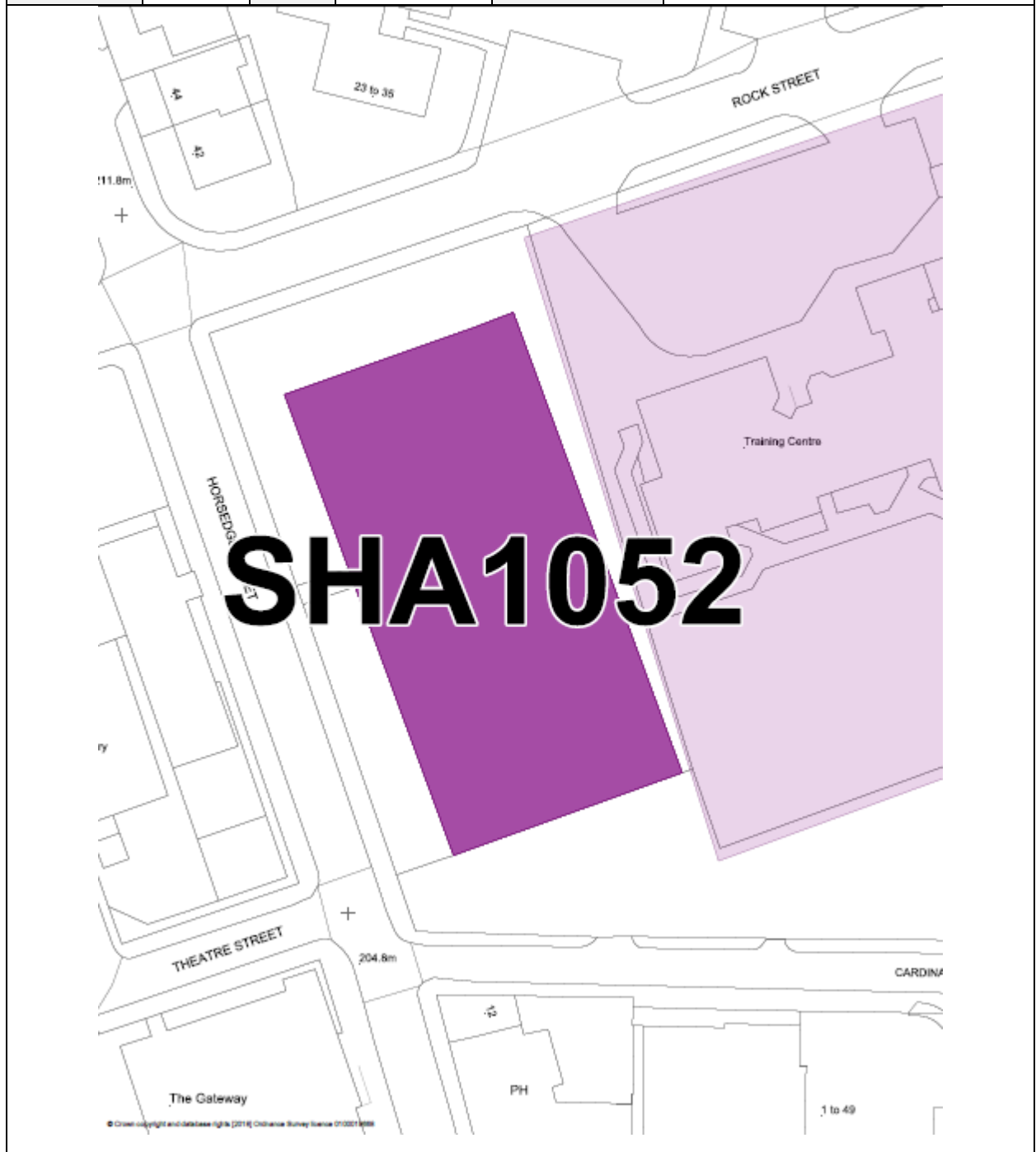
Land Type	BF	Net area (ha)	0.32	Density	94	Capacity	30
Ownership	Private Single						
Planning background	Application submitted 2007 for erection of 30 dwellings; finally disposed of in 2010.						
Physical constraints	Within AQMA						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Coal Mining Standing Advice Area						
Accessibility	Site has very high public transport accessibility and is within 480m of 8 key services.						
Suitable for housing?		Y	Site is considered suitable for residential development.				
Available for housing?		Y	Site owned by a builder who was the applicant for the planning application so considered available.				
Achievable for housing?		Y	Site has previously been recommended for approval for residential and is considered achievable in the medium term.				
Delivery							
Years 0 to 5	0		Years 6 to 10	30		Years 11+	0

Ownership	Private Single				
Planning background					
Physical constraints	Slight slope of site with Beaver Street. Within AQMA. Potential noise from road traffic and surrounding businesses.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility. Within 480m of 8 key services; within Oldham town centre.				
Suitable for housing?	Y	Residential development under construction adjacent and this site is considered suitable for residential, taking into consideration potential impact on commercial and industrial properties opposite on Beaver Street. Would require relocation of existing uses.			
Available for housing?	Y	The site could become available in the longer term, subject to relocation of existing uses.			
Achievable for housing?	Y	Site is considered suitable in the longer term and could be available. It is a brownfield site in a highly accessible location and could be linked to housing development in the wider area. If converted or redeveloped to apartments, capacity could be higher.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	6

Site Ref	SHA1050	Ward	St Mary's	Site Location	5 Horsedge Street, Oldham		
							
Site Description	Approximately 550sqm of vacant former healthcare services and associated onsite parking, currently listed for sale.						
Surrounding Use	Commercial, retail						
Land Type	BF	Net area (ha)	0.08	Density	125	Capacity	10
Ownership	Single						
Planning background	n/a						
Physical constraints	Within AQMA. Noise pollution may be an issue.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Standing Advice Area.						
Accessibility	High public transport accessibility, very good access to services, 6 key service within 480m.						
Suitable for housing?		Y	May be suitable for residential development, including mixed use but also apartments.				

Available for housing?		Y	Private Single				
Achievable for housing?		Y	Town centre location, considerable size site, could be achievable for residential development independently or as part of wider town centre regeneration.				
Delivery							
Years 0 to 5	0		Years 6 to 10	10		Years 11+	0


Site Ref	SHA1052	Ward	St. Mary's	Site Location	Kickabout area, junction Horsedge St. and Rock St.		
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Site Description	Hardstanding kickabout area at a lower level to Rock Street and higher to Horsedge Street at the south. Trees on eastern and southern boundaries. Grassed area adjacent to Rock Street to the north. Recreational open space.						
Surrounding Use	Community, Commercial, Residential						
Land Type	Mix	Net area (ha)	0.14	Density	125	Capacity	17

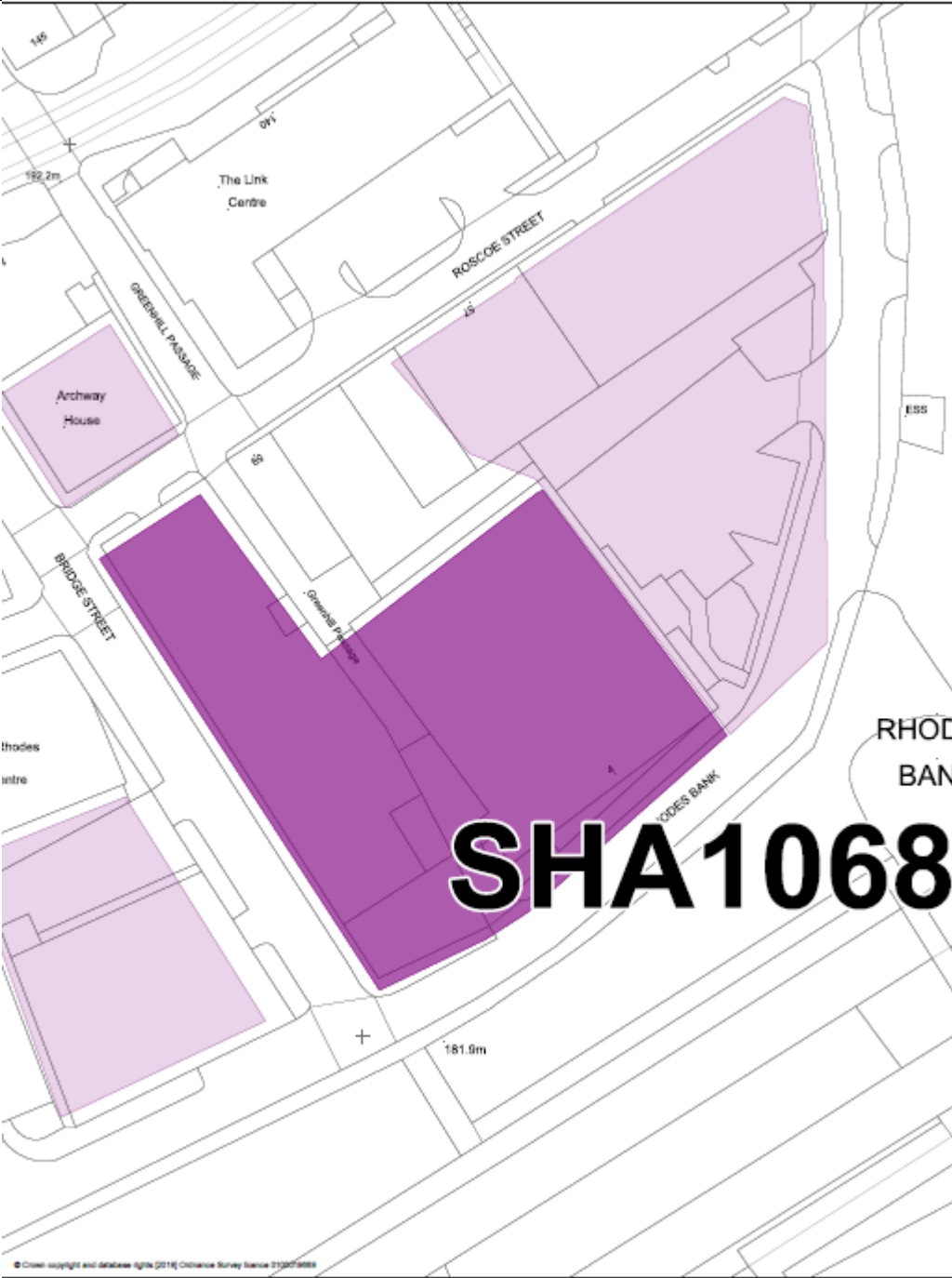
Ownership	Local Authority Single				
Planning background					
Physical constraints	Site slopes up to Rock Street and then down to Horsedge Street to the south of site however pitch is on level; trees and hedges along the east and south borders.				
Historic designations	n/a				
Open Space	Identified in Open Space Study as Outdoor Sports Facility, however use has ceased. Currently used for the storage of plant and machinery associated with nearby development.				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 7 key services within 480m.				
Suitable for housing?	Y	It is unlikely that the site will return to sports use and if it is not reused for open space, it is considered suitable for residential development.			
Available for housing?	Y	Land is owned by the council and is available.			
Achievable for housing?	Y	The site is within a high accessible town centre location. Development is considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	17	Years 11+	0

Planning background					
Physical constraints	Site likely to be affected by noise pollution. Chnages in level from Rock Street with incline to Beaver Street. Mature trees within and along boundary of the site and other landscaping.				
Historic designations	n/a				
Open Space	Adjacent to open space (outdoor sports facilities) recreational ground.				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Very high public transport accessibility and access to 8 key services within 480m.				
Suitable for housing?	Y	Future development may be dependent on surrounding redevelopment but is considered suitable for housing.			
Available for housing?	Y	Land is owned by the council and could be available.			
Achievable for housing?	Y	Achievability will be dependent on surrounding redevelopment and plans for disposal of the site but considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	41	Years 11+	0

Site Ref	SHA1057	Ward	St. Mary's	Site Location	Alliance and Britannia Mill triangle, Spencer Street		
							
Site Description	Collection of numerous buildings and employment uses. Includes numerous mills including Alliance, Britannia and Brighton. Area consisting of a number of industrial buildings of different sizes and condition, many on individual plots with fencing and associated hardstanding. Includes the Prince of Wales Public House.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	2.34	Density	95.73	Capacity	224
Ownership	Multiple Private owners.						
Planning background	n/a						
Physical constraints	Within AQMA. Potential noise pollution.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	n/a						
Accessibility	High public transport accessibility, very good access to services, 6 key service within 480m.						

Suitable for housing?	Y	Site is PDL, has very good accessibility and is within Oldham Town Centre. There are no physical limitations to development however redevelopment over a large site would require wider regeneration of area.			
Available for housing?	Y	May require site assembly. Multiple ownership.			
Achievable for housing?	Y	Residential development is considered achievable in the medium term to long term as part of wider town centre regeneration. Considered deliverable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	224


Planning background	Prior approval granted in 2015 for the demolition of mill and buildings.				
Physical constraints	Within AQMA. Site likely to be affected by noise pollution. Land slopes down towards Rhodes Bank				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 8 key services within 480m.				
Suitable for housing?	Y	Part of site has received approval for demolition. Considered suitable for residential.			
Available for housing?	Y	Part of site along Roscoe St. is in council ownership but rest of site is in private ownership.			
Achievable for housing?	Y	The site is considered suitable but multiple ownership may mean the site is only achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	22

Site Ref	SHA1068	Ward	St. Mary's	Site Location	Corner of Bridge St and Roscoe St, Oldham		
							
Site Description	Number of industrial and commercial units of varying height. Industrial and commercial.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	0.2	Density	120	Capacity	24


Ownership	Private Unknown				
Planning background					
Physical constraints	Within AQMA. Site likely to be affected by noise pollution. Land slopes down towards Rhodes Bank				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and within 480m of 8 key services .				
Suitable for housing?	Y	Currently in employment use but considered suitable for residential in the longer term, depending on the relocation plans of existing businesses. Could be developed alongside SHA1067.			
Available for housing?	Y	In multiple ownership which may mean is only available in the longer term.			
Achievable for housing?	Y	The site is considered suitable but multiple ownership may mean the site is only achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	24

Site Ref	SHA1069	Ward	St. Mary's	Site Location	CAB, Bridge St, Oldham		
<p>SHA1069</p> <p>Archway House</p> <p>BRIDGE STREET</p> <p>GREENHILL PASSAGE</p> <p>The Link Centre</p> <p>192.2m</p> <p>143a</p> <p>145</p> <p>140</p> <p>139 to 143</p> <p>120</p> <p>69</p> <p>Greenhill Passage</p> <p>© Crown copyright and database rights (2016) Ordnance Survey data 0100019888</p>							
Site Description	Modern three storey office building; now appears to be occupied by law firm. Commercial.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	0.02	Density	450	Capacity	9
Ownership	Private Single						

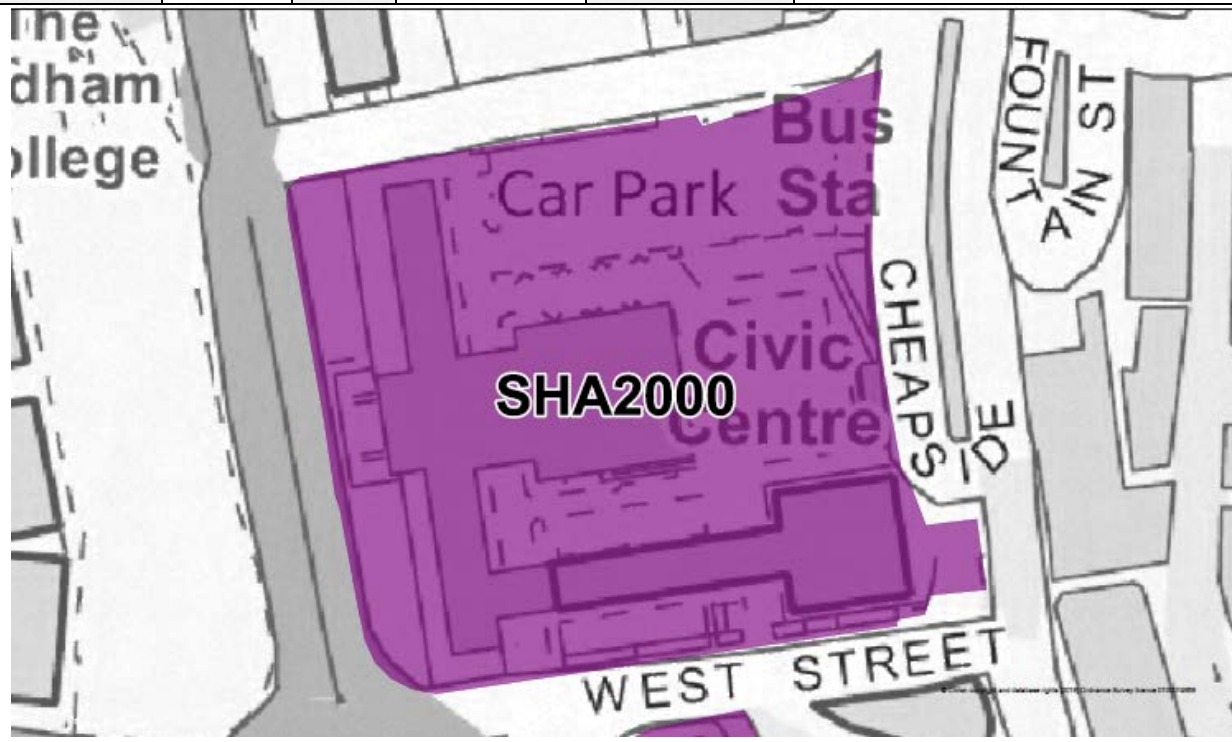
Planning background	Change of use from offices (Use Class B1) to training centre (Use Class D1).				
Physical constraints	Within AQMA. Site likely to be affected by noise pollution. Land slopes down towards Rhodes Bank.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 8 key services within 480m.				
Suitable for housing?	Y	Appears to be occupied and recently had permission for non-residential use. However, if it were to become available, it is considered suitable for residential.			
Available for housing?	Y	Permission for non-residential recently granted use so future intentions for the site will need to be confirmed with the owner. Appears to be in single ownership so no known constraints.			
Achievable for housing?	Y	If the current uses were to relocate, the site may become achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	9

Site Ref	SHA1128	Ward	St. Mary's	Site Location	Bridge House, Lees Road, Oldham, OL4 1JS		
							
Site Description		Demolished employment building close to Oldham town centre and on junction of main roads. Vacant land.					
Surrounding Use		Employment, close to Mumps and Oldham Town Centre.					
Land Type	BF	Net area (ha)	0.08	Density	125	Capacity	10

Ownership	Private Single				
Planning background	Planning permission granted in 2012 for demolition of existing building, change of use to car park and erection of service building.				
Physical constraints	Site located on a busy junction of two main roads (Lees Road and the A62); likely to be affected by noise. Within AQMA.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Site has very high public transport accessibility and has access to 5 key services within 480m.				
Suitable for housing?	Y	Highly accessible site which is considered suitable, dependent on wider regeneration of the area and on consideration of traffic noise on future residents.			
Available for housing?	Y	Submitted as Call for Sites but not in the latest process. Current intentions for the land would need to be re-confirmed with the owner but it could be considered available.			
Achievable for housing?	Y	The site has received permission for, and is in use as, car parking. Achievability may depend on wider regeneration progress but could be considered achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	10

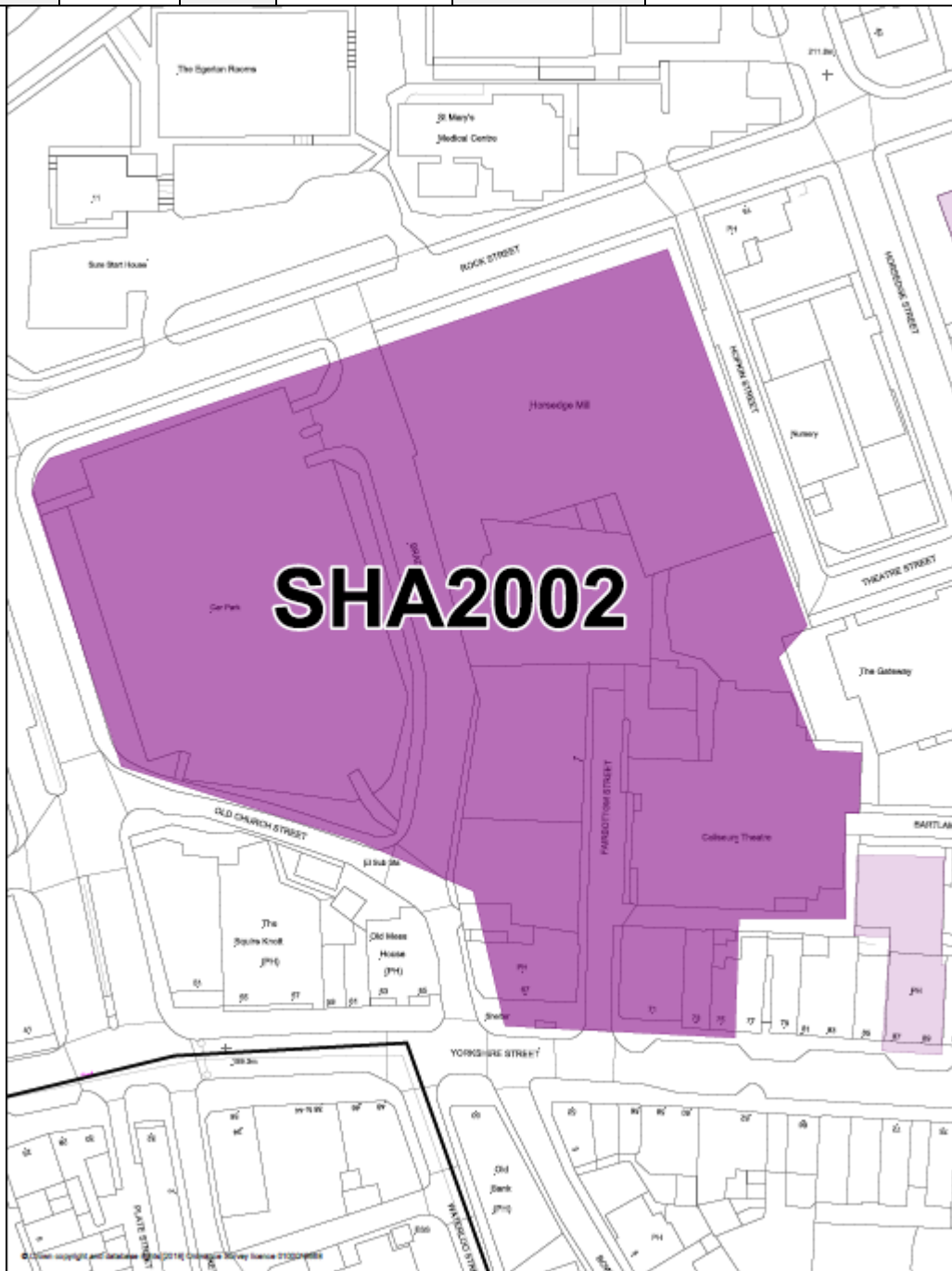
Site Ref	SHA1759	Ward	St. Mary's	Site Location	Former Leisure Centre site, Lord Street		
							
Site Description	Demolished employment building close to Oldham town centre and on junction of main roads. Vacant land.						
Surrounding Use	Employment, close to Mumps and Oldham Town Centre.						
Land Type	BF	Net area (ha)	1.2	Density	154	Capacity	185
Ownership	Private Single						
Planning background	Planning permission granted in 2012 for demolition of existing building, change of use to car park and erection of service building.						
Physical constraints	Site located on a busy junction of two main roads (Lees Road and the A62); likely to be affected by noise. Within AQMA.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Surface Coal Mining Development Referral Area.						
Accessibility	Site has very high public transport accessibility and has access to 5 key services within 480m.						
Suitable for housing?	Y	Highly accessible site which is considered suitable, dependent on wider regeneration of the area and on consideration of traffic noise on future residents.					

Available for housing?	Y	Submitted as Call for Sites but not in the latest process. Current intentions for the land would need to be re-confirmed with the owner but it could be considered available.			
Achievable for housing?	Y	The site has received permission for, and is in use as, car parking. Achievability may depend on wider regeneration progress but could be considered achievable in the longer term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	185

Site Ref	SHA2000	Ward	St. Mary's	Site Location	Civic Centre, West Street		
							
Site Description	Identified within Oldham Town Centre 'Creating a Better Place' programme. Situated to NW of town centre, currently occupied by Civic Centre, QE Hall and car parking. Potential uses for residential development.						
Surrounding Use	Retail, Health, Community, Commercial						
Land Type	BF	Net area (ha)	1.7	Density	283	Capacity	480
Ownership	Local Authority Single						
Planning background	n/a						
Physical constraints	Prominent building / location at top of hill and can be seen over long distances. Within AQMA.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Coal Mining Development Referral Area						
Accessibility	Very high public transport accessibility, town centre location and within 480m of 8 key services.						

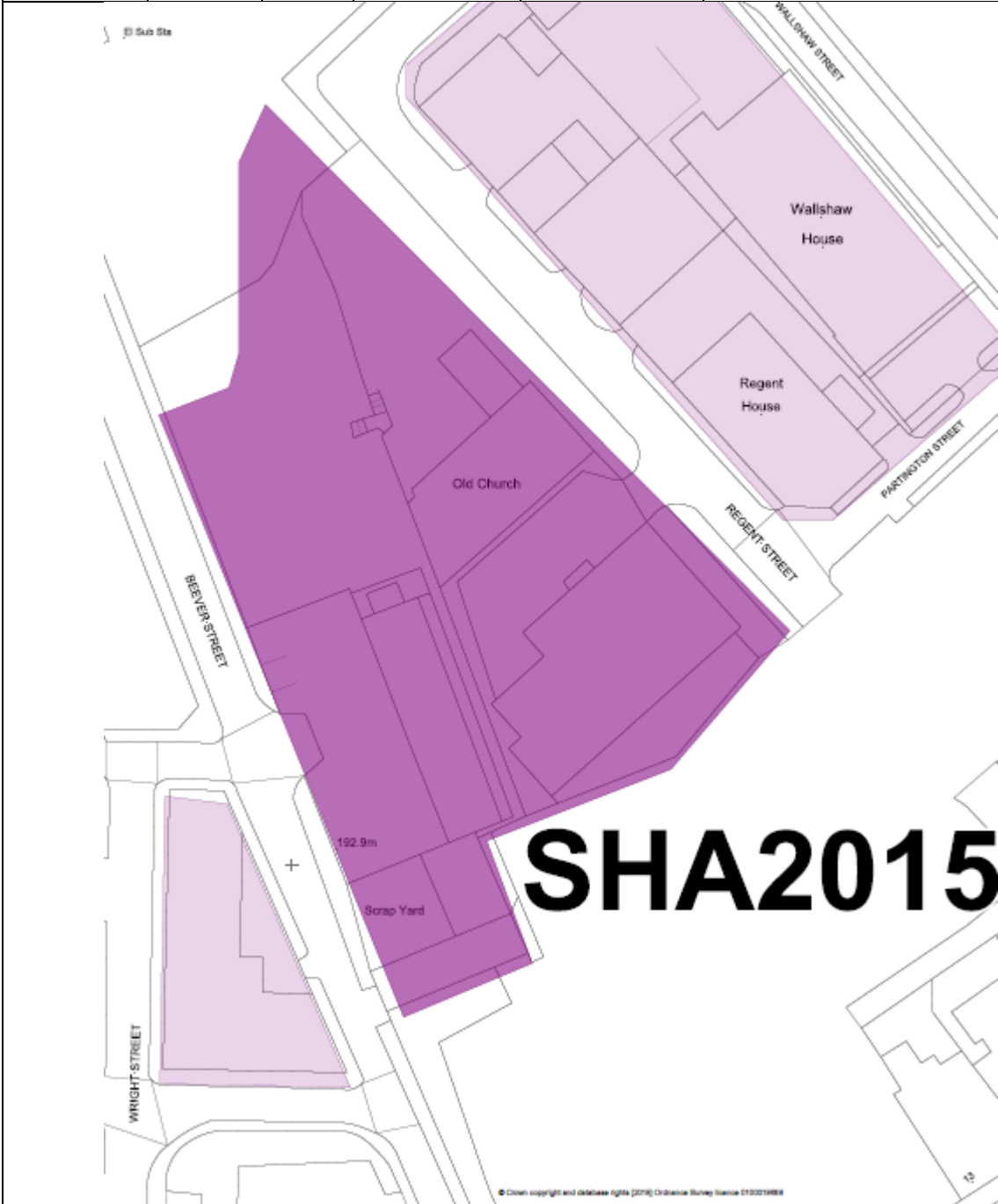
Suitable for housing?	Y	The site is part of a programme for the wider regeneration of Oldham Town Centre. Has potential for residential redevelopment, including conversion.			
Available for housing?	Y	Site owned by council and has been identified as having potential for regeneration.			
Achievable for housing?	Y	The site is being promoted through a regeneration programme and is considered achievable in the medium to long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	186	Years 11+	294

Site Ref	SHA2002	Ward	St. Mary's	Site Location	Bradshaw Street
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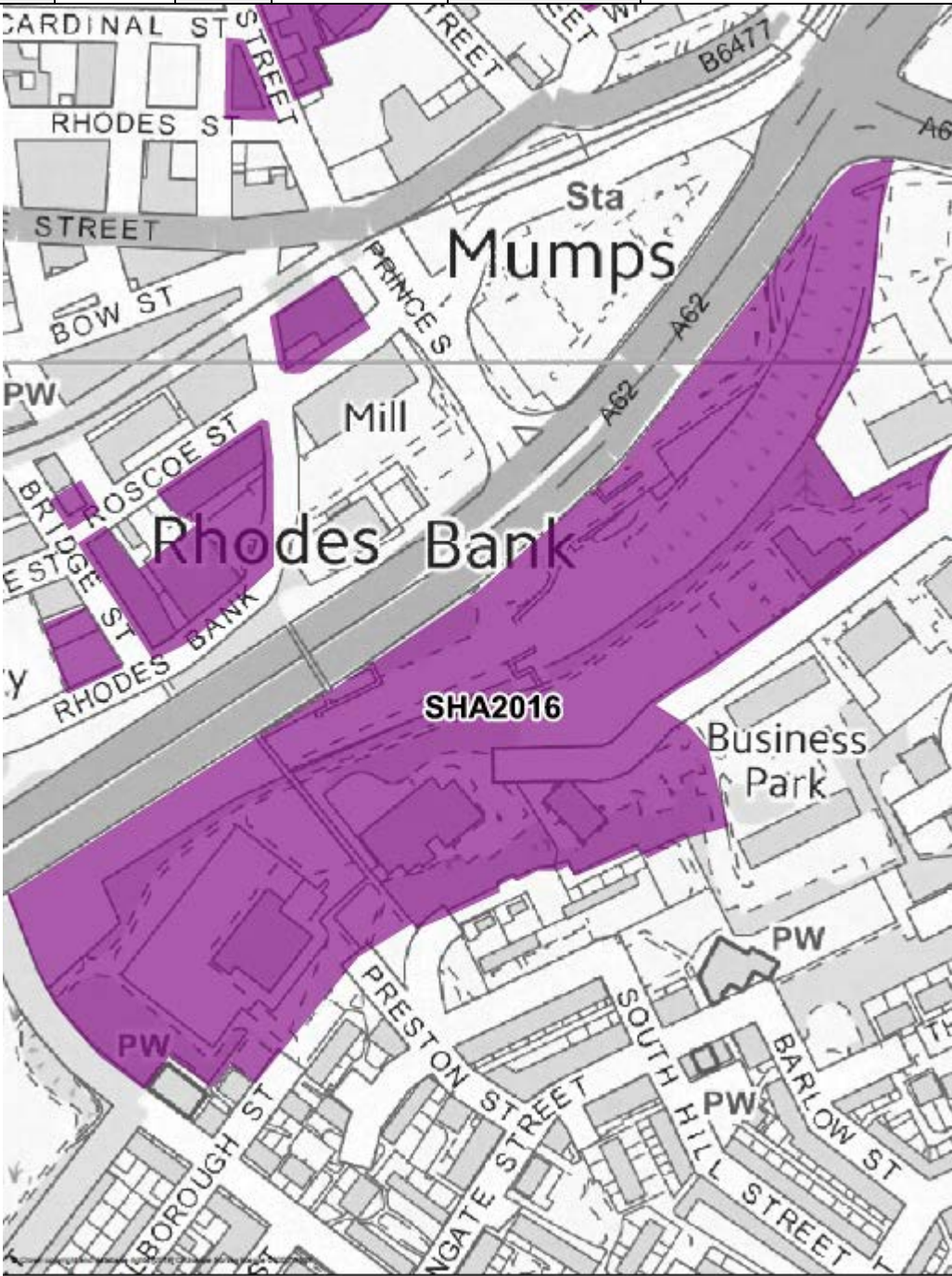


Site Description	Currently a car park within the town centre and incorporating a number of commercial units providing a mix of uses (includes Horsedge Mill) and Coliseum Theatre. Commercial Car Park.						
Surrounding Use	Residential, offices, community, commercial						
Land Type	BF	Net area (ha)	1.02	Density	172	Capacity	175
Ownership	Mixed Multiple						

Planning background					
Physical constraints	Site is within an AQMA and is a historic landfill site.				
Historic designations	Adjacent to Oldham town centre conservation area.				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 8 key services within 480m.				
Suitable for housing?	Y	Brownfield site in a highly accessible location. Part of Oldham Town Centre Creating a Better Place Programme for wider town centre regeneration. Would require relocation of existing uses.			
Available for housing?	Y	Part of the land is owned by the council but the remainder is in private ownership			
Achievable for housing?	Y	Part of the Oldham Town Centre Creating a Better Place programme, considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	175	Years 11+	0

Site Ref	SHA2015	Ward	St. Mary's	Site Location	Land Between Beaver St and Regent St, Oldham		
							
Site Description		Existing businesses (including tyre and exhaust centre) within town centre. Commercial.					
Surrounding Use							
Land Type	BF	Net area (ha)	0.37	Density	119	Capacity	44

Ownership	Private Multiple				
Planning background	Previously had permission for commercial uses.				
Physical constraints	Land rises up from Mumps so rear of site higher than frontage. Within AQMA. Adjacent to new park and ride facility.				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility; within 480m of 7 key services.				
Suitable for housing?	Y	Residential development has taken place close by and considered suitable for residential, subject to relocation of existing uses.			
Available for housing?	Y	Site is in multiple ownership and has been granted permission for non-residential uses. Could be available as part of longer term plans for the area.			
Achievable for housing?	Y	Could be linked to nearby Cardinal Court development. Would require relocation of existing uses, but considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	44	Years 11+	0

Site Ref	SHA2016	Ward	St. Mary's	Site Location	Southlink - land at		
							
Site Description	Includes land adjacent to A62 / former railway line and existing businesses. Adjacent to Southlink Business Park. Offices, Vacant Land.						
Surrounding Use	Business, employment, commercial, Oldham Town Centre						
Land Type	BF	Net area (ha)	4.60	Density	54	Capacity	250
Ownership	Mixed Multiple						

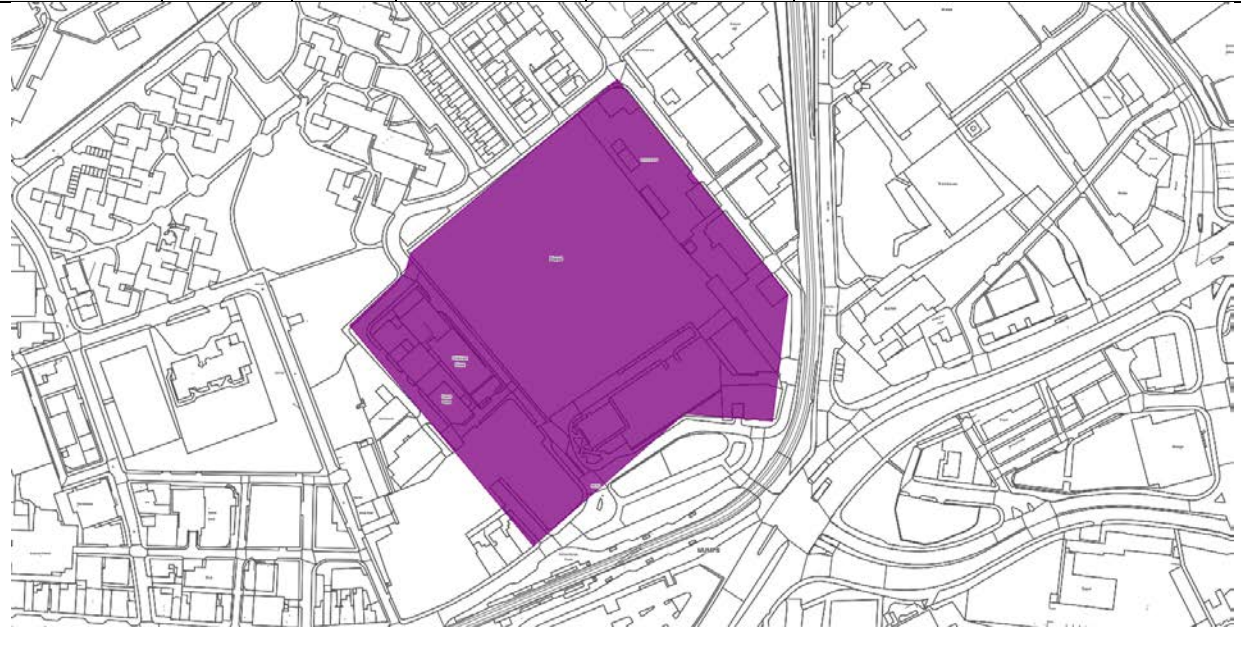
Planning background					
Physical constraints	A number of trees onsite along Oldham Way.				
Historic designations	n/a				
Open Space	Oldham/ Lees recreation route follows Wildlife corridor running east to west through site. Green corridor also follows the rec route. PROW also running north to south through site to join bridge on A62.				
Ecology	Wildlife corridor through centre of site west to east.				
Minerals and flooding	Within Surface Coal Mining Development Referral Area.				
Accessibility	Very high public transport accessibility and access to 7 key services within 480m.				
Suitable for housing?	Y	Part of site allocated for business and industry, however considered suitable for residential development.			
Available for housing?	Y	Much of the land is owned by the council and is considered available. Regeneration scheme being developed for rest of site.			
Achievable for housing?	Y	Will require relocation of existing businesses and mitigation of potential contamination from previous railway line. Considered achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	250	Years 11+	0

Site Ref	SHA2031	Ward	St. Mary's	Site Location	Land to S. of 64 Bridge Street, Rhodes Bank
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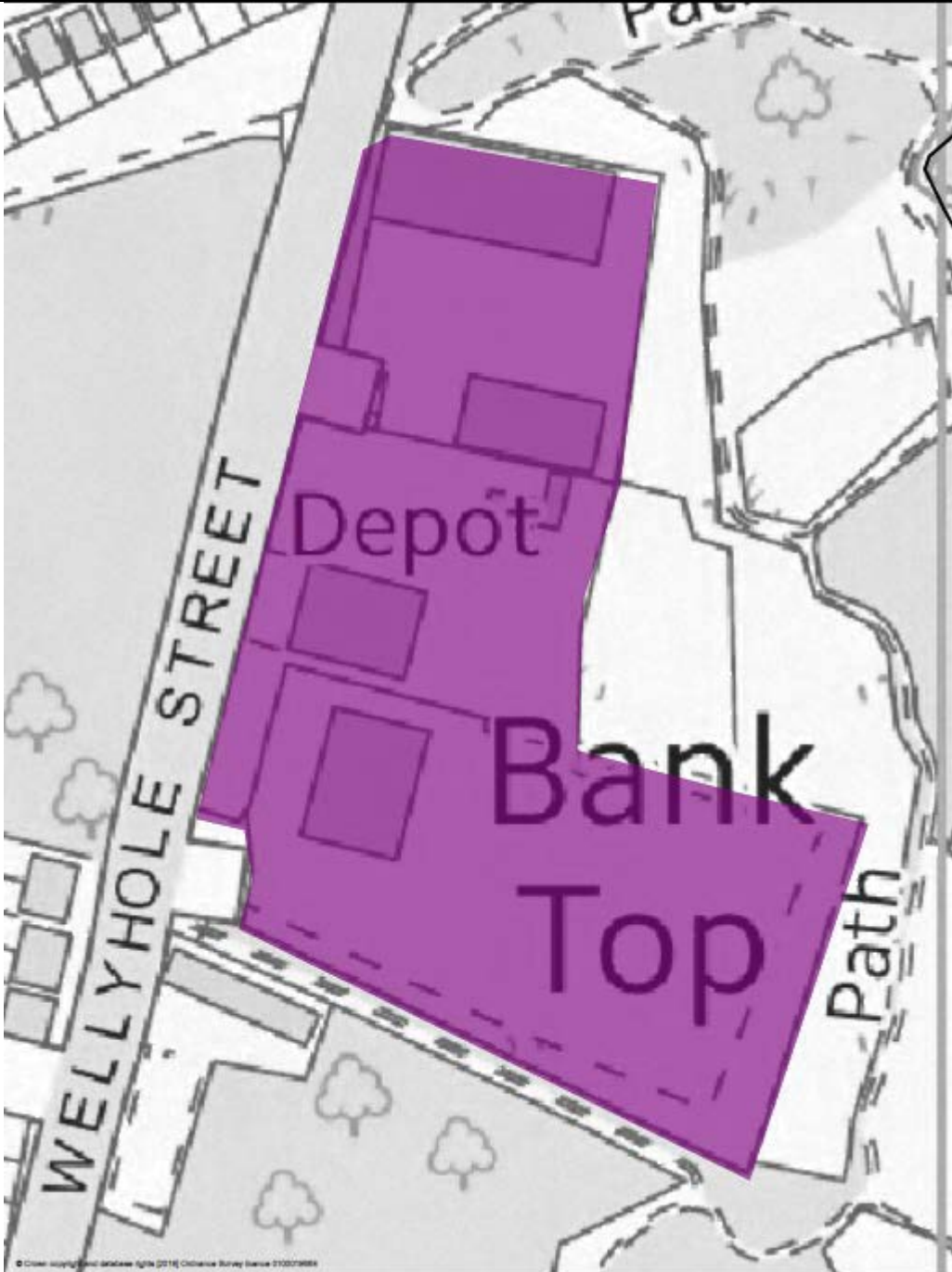
Site Description	Vacant land to south of former Probation Centre which has permission for conversion to residential. Currently used for informal car parking. Vacant Land, informal parking.						
Surrounding Use	Commercial						
Land Type	BF	Net area (ha)	0.06	Density	117	Capacity	7

Ownership	Private Single				
Planning background					
Physical constraints	Slopes down towards Rhodes Bank				
Historic designations	n/a				
Open Space	n/a				
Ecology	n/a				
Minerals and flooding	Site is within a coal mining standing advice area.				
Accessibility	Very high public transport accessibility and within 480m of at 6 key services.				
Suitable for housing?	Y	Adjacent to site which has permission for residential conversion and considered suitable for housing.			
Available for housing?	Y	Vacant site with no known ownership or legal constraints.			
Achievable for housing?	Y	Adjacent to site which has already received permssion for residential and other housing sites within town centre. Considered achieavble for residential development in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	7	Years 11+	0

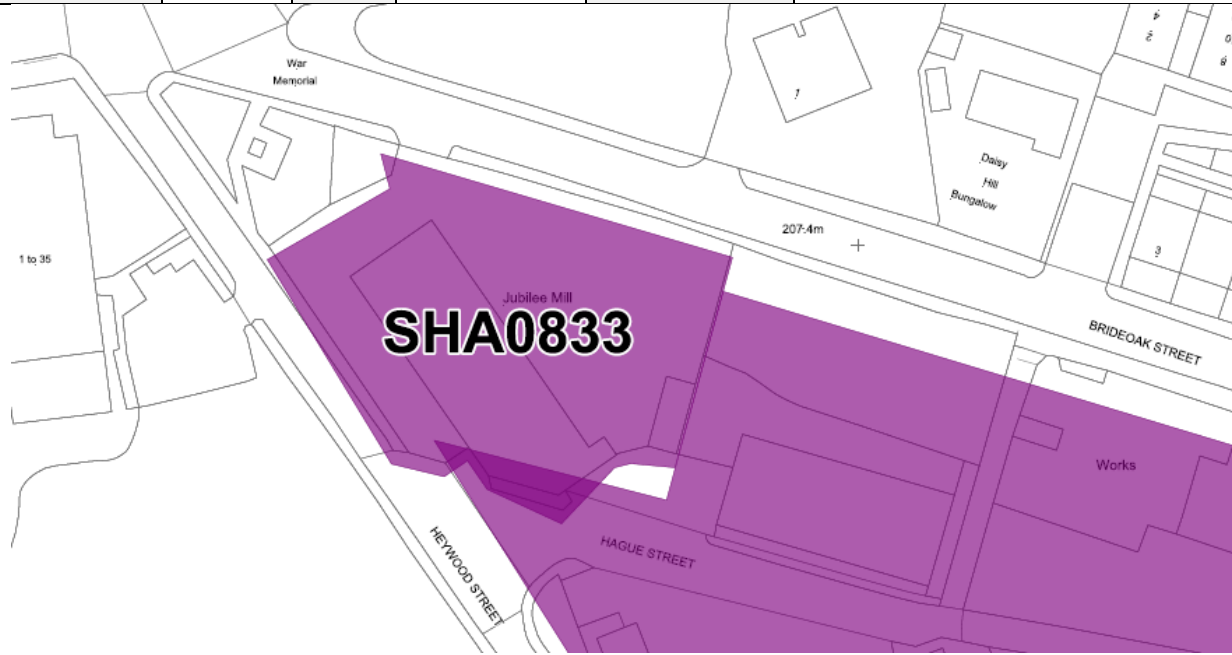
Site Ref	SHA2129	Ward	St. Mary's	Site Location	Land at Regent Street, Wallshaw Street & Bell Street		
							
Site Description	Number of industrial and commercial units of varying height. Industrial and commercial.						
Surrounding Use	Mixed						
Land Type	BF	Net area (ha)	3.16	Density	105	Capacity	332
Ownership	Private Unknown						
Planning background	n/a						
Physical constraints	Within AQMA. Site likely to be affected by noise pollution. Land slopes down towards Rhodes Bank						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Within Surface Coal Mining Development Referral Area.						
Accessibility	Very high public transport accessibility and within 480m of 8 key services .						
Suitable for housing?	Y	Currently in employment use but considered suitable for residential in the longer term, depending on the relocation plans of existing businesses. Could be developed alongside SHA1067.					
Available for housing?	Y	In multiple ownership which may mean is only available in the longer term.					

Achievable for housing?	Y	The site is considered suitable but multiple ownership may mean the site is only achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	332 (84 homes will be delivered post 2037)

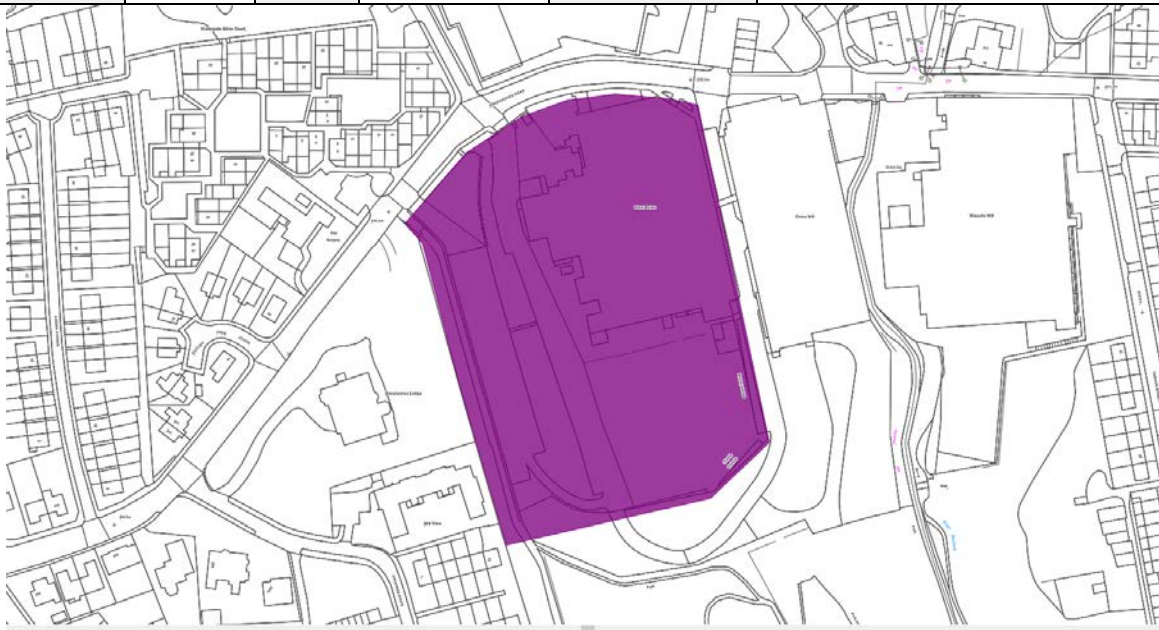
Waterhead

Site Ref	SHA0086	Ward	Waterhead	Site Location	Land E of Wellyhole St, Oldham		
							
Site Description		Existing industrial units occupied and in use - haulage depot plus industrial sheds. Industrial.					
Surrounding Use		Residential / open land					
Land Type	BF	Net area (ha)	1.36	Density	50	Capacity	68

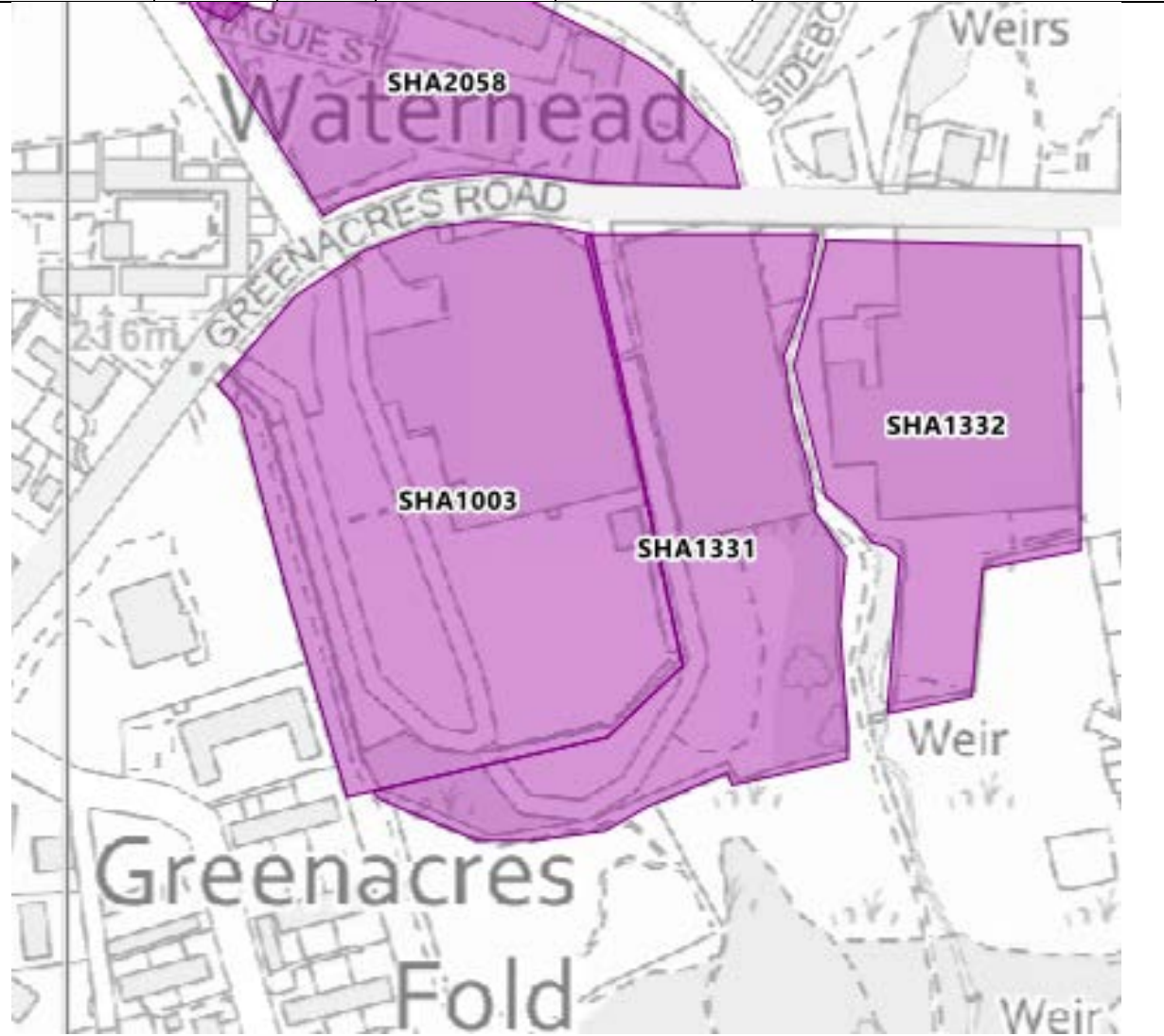
Ownership	Private Multiple				
Planning background					
Physical constraints	Mature trees bound the site to the north, south and east towards Lees Brook.				
Historic designations	Not adjacent to but listed Leesbrook Mill and Lees Conservation Area nearby, on other side of Leesbrook. Could be visible from site.				
Open Space	Site adjacent to OPOL 11. Adjacent to Green Corridor and Link and Open Space. In close proximity of River Medlock. PRow adjacent to site.				
Ecology	n/a				
Minerals and flooding	Coal Mining Development Referral Area				
Accessibility	Medium public transport accessibility. Within 480m of 7 key services.				
Suitable for housing?	Y	Considered suitable for residential development subject to the relocation of existing businesses.			
Available for housing?	Y	Previously been submitted as a Call for Sites but not in the latest GM process. Would need to reconfirm future intentions with the owner but still considered available.			
Achievable for housing?	Y	Active employment site with good accessibility and no physical limitations. Considered achievable in the longer term were it to become available.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	68

Site Ref	SHA0833	Ward	Waterhead	Site Location	Hague & Halewood St (Jubilee Mill, Brideoake St)		
							
Site Description	Former Jubilee Mill in poor condition with boarded up windows and unkept land. Appears vacant (last used for employment), although some cars parked at site. Fronts Huddersfield Road. Residential properties opposite. Vacant Building.						
Surrounding Use	Mixed, residential, industry.						
Land Type	BF	Net area (ha)	0.13	Density	133	Capacity	17
Ownership	Private Single						
Planning background	Permission (PA/058454/10) for the 'erection of 2 industrial units following demolition of existing mill buildings'. Expired.						
Physical constraints	Site is level although significant drop in levels from road. Land slopes down gradually at the rear.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Site is within a coal mining standing advice area.						
Accessibility	High accessibility to public transport services. Site is also within 480m of 4 key services.						
Suitable for housing?	Y	Brownfield site suitable for residential development however depends on future of building and neighbouring uses.					

Available for housing?	Y	Site remains vacant and is adjacent to existing residential so could become available in the longer term.			
Achievable for housing?	Y	The site would be suitable for housing and could be achievable in the longer term if not redeveloped for employment uses.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	17

Site Ref	SHA1003	Ward	Waterhead	Site Location	Cairo Mill, Greenacres Road, Lees		
							
Site Description	Large mill buildings (part vacant and part in use) with offices and car parking falling within wider complex of three mills (Cairo Mill, Orme, Mill and Majestic Mill). Recreational route runs through the site. In good employment use.						
Surrounding Use	Industry, commercial, employment, residential						
Land Type	BF	Net area (ha)	1.54	Density	112	Capacity	172
Ownership	Private Single						
Planning background							
Physical constraints	Site is level although significant drop in levels from road. Land slopes down gradually at the rear.						
Historic designations	n/a						
Open Space	n/a						
Ecology	n/a						
Minerals and flooding	Site is within a coal mining development referral area and standing advice area. Also within a critical drainage area.						
Accessibility	High accessibility, within 480m of 5 key services.						
Suitable for housing?	Y	Potential for residential development - particularly if included in wider development site with the neighbouring mill of Longrange and Majestic. Would provide a large-scale site for residential development although would require relocation of existing businesses.					

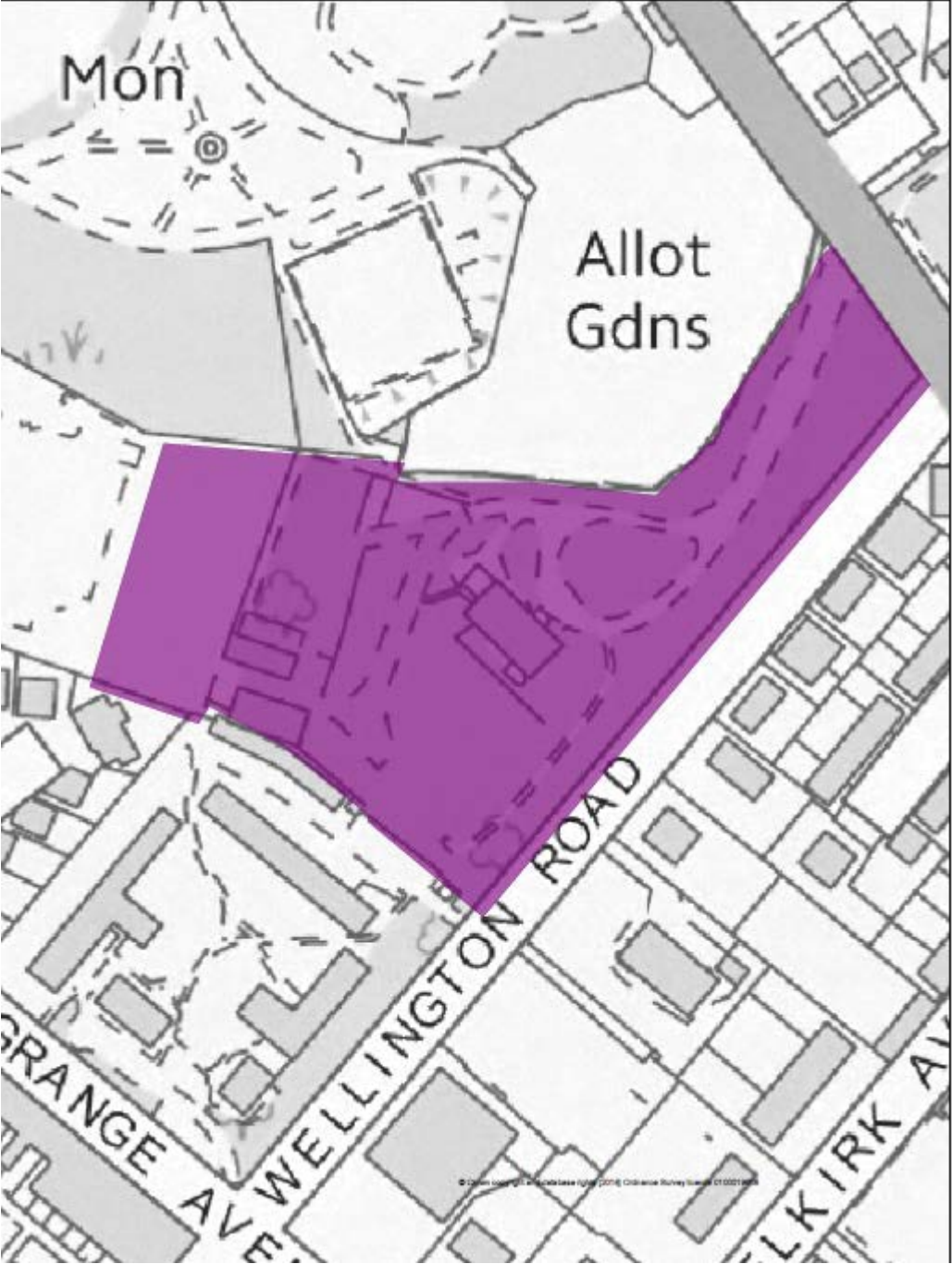
Available for housing?	Y	Site has been submitted as a call for site to previous GMSF consultation, so considered available.			
Achievable for housing?	Y	Site can be considered achievable for residential development in the longer term and with adjacent mills or individually.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	9

Site Ref	SHA1331	Ward	Waterhead	Site Location	Orme Mill/ Longrange Mill, Greenacres Road, Lees		
							
Site Description	Large mill building which doesn't appear to be fully occupied. In fair condition and close to Majestic and Cairo Mill, surrounded by dense residential areas to the west and east. Storage, retail and employment						
Surrounding Use	Residential						
Land Type	BF	Net area (ha)	0.98	Density	35	Capacity	34
Ownership	Private Single						
Planning background							
Physical constraints	Although stream / brook, recreational route and trees run along eastern boundary.						

Historic designations	n/a				
Open Space	Site is close to the river and OPOL. Recreational route and trees run along eastern boundary.				
Ecology	n/a				
Minerals and flooding	Site is within a surface mining coal resource area and a standing advice area. Site is also within a critical drainage area.				
Accessibility	High public transport accessibility and access to 6 key services within 480m.				
Suitable for housing?	Y	Site is suitable for residential development however would require relocation of existing businesses and would depend upon future use of neighbouring mills.			
Available for housing?	Y	Previously been submitted as a Call for Sites but not in the latest GM process. Would need to reconfirm future intentions with the owner but currently considered available.			
Achievable for housing?	Y	The site is in active use but has previously been suggested for housing. May be achievable in the medium term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	34	Years 11+	0

Suitable for housing?	Y	Adjacent to existing residential and other land which has had developer interest for housing and would form part of this wider redevelopment. Part of site has previously received prior approval for residential.			
Available for housing?	Y	No known legal or ownership constraints but as likely to be more than one ownership may require agreement between them.			
Achievable for housing?	Y	Adjacent to land with developer interest for housing and within established residential area. Would require relocation of existing users so considered achievable in the long term.			
Delivery					
Years 0 to 5	0	Years 6 to 10	0	Years 11+	25

Werneth

Site Ref	SHA0120	Ward	Werneth	Site Location	The Hollies, Wellington Rd, Oldham
 <p>The map displays a street network in Werneth, Oldham. A purple-shaded area, representing the site, is located between Wellington Road to the south and Allot Gdns to the north. To the west of the site is a street labeled 'Mon'. To the south, Wellington Road runs diagonally, with GRANGE AV branching off to the west and LKIRK AV to the east. The site itself contains several building footprints and internal roadways. A small copyright notice is visible at the bottom of the map area: '© Crown Copyright and Ordnance Survey (2016) Ordnance Survey Data (10001890)'.</p>					
Site Description	Former social services building (vacant, boarded up and becoming derelict) with other associated buildings. Road runs through the site, with vehicular access at Frederick Street. Many trees within site, some with TPOs Vacant Building and Land				
Surrounding Use	Residential, open space and education				

Land Type	Mix	Net area (ha)	1.22	Density	12	Capacity	15
Ownership	Local Authority Single						
Planning background							
Physical constraints	Changes in levels to the rear of the site; Ecological features: those associated with the surrounding gardens and large number of matures trees and shrubs; Large number of mature trees. Potential site contamination.						
Historic designations	Adjacent to Listed Building no. 293 Thornycroft. Also close to listed monument 497 within Werneth Park.						
Open Space	Adjacent to open space including allotments and Werneth Park. Blanket TPOs on site.						
Ecology	Site is designated as a Priority habitat.						
Minerals and flooding	Part of site to south within Coal Mining Development Referral Area; rest of site within Standing Advice Area.						
Accessibility	Site has high public transport accessibility and is within 480m of 7 key services.						
Suitable for housing?		Y	Given nature of surrounding area the site is considered suitable for residential development. Developable area may be constrained by mature trees and TPO's.				
Available for housing?		Y	Site is owned by the council and is being sold.				
Achievable for housing?		Y	Site has very good accessibility to services and would provide an attractive residential location.				
Delivery							
Years 0 to 5	0		Years 6 to 10	15		Years 11+	0