

Oldham

Local Plan

**Draft Oldham Local Plan: Potential Site
Allocations Background Paper**



Oldham
Council

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1. Introduction

- 1.1 This Site Allocation Background Paper sets out the approach taken to identify the potential allocations proposed in the Draft Oldham Local Plan.
- 1.2 Allocations for housing and mixed-use development are identified in Draft Local Plan policy H13. Allocations for office, industry and warehousing are identified in Draft Local Plan policy E4.
- 1.3 A staged approach has been taken to site selection and this paper sets out the steps carried out to identify the sites that should be selected for potential allocation through the Draft Local Plan, to address future housing and employment development needs for the borough.

2. Policy Context

- 2.1 The National Planning Policy Framework (NPPF)¹, paragraphs 20 to 23, states that strategic policies should set out an overall strategy for the pattern, scale and quality of development making sufficient provision for housing (including affordable housing) and employment development. Strategic policies should also provide a clear strategy for bringing sufficient land forward, this should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.
- 2.2 Paragraphs 69 to 74 of NPPF go on to set out how sufficient land should be identified to meet housing needs. This includes paragraph 70 which sets out how small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. As such, to promote the development of a good mix of sites NPPF states that local planning authorities should:
 - identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved.
- 2.3 Paragraphs 85 to 87 of NPPF state that policies should help create conditions to meet the needs of businesses, including that planning policies should set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.
- 2.4 National planning guidance on plan-making (paragraph 002)² states that where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interested parties about the nature and scale of development.

¹ National Planning Policy Framework December 2023 can be viewed online at https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

² National planning guidance on Plan-Making can be viewed online at <https://www.gov.uk/guidance/plan-making#evidence-base>

3. Oldham’s Local Plan and Places for Everyone

3.1 The Places for Everyone (PfE) Joint Development Plan Document (DPD), is a strategic plan that will, upon adoption, cover nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan:

- Provides the strategic framework for the Oldham Local Plan;
- Sets out specific requirements to be taken forward through the Oldham Local Plan in relation to housing, offices, and industry and warehousing, and identifies the main areas where this will be focused;
- Identifies the important environmental assets which will be protected and enhanced;
- Allocates sites for employment and housing outside of the urban area – in Oldham this is JPA2 Stakehill, JPA12 Beal Valley, JPA13 Bottom Field Farm, JPA14 Broadbent Moss, JPA15 Chew Brook Vale, JPA16 Cowlshaw, JPA17 Land south of Coal Pit Lane’ and JPA18 South of Rosary Road;
- Supports the delivery of key infrastructure, such as transport and utilities; and
- Defines a new Green Belt boundary the borough.

3.2 Upon adoption PfE will form part of the development plan for Oldham. PfE will set the strategic policies and direction for the borough. Oldham’s Local Plan interprets these at a more detailed local level to reflect our priorities and support delivery of the council’s regeneration ambitions and Creating a Better Place.

4. Site Allocations and the Draft Local Plan

Meeting our housing land requirement

4.1 Oldham’s local housing need (the number of new homes needed) is set out in Places for Everyone (PfE). PfE sets out that Oldham is required to deliver 11,560 homes over the period of 2022-2039, which equates to an average of 680 homes per year. The housing requirement is phased through a stepped housing requirement as set out in Table 1.

Table 1 Phasing of Housing Requirement

	Annual Average	2022-2025	2025-2030	2030-2039	Total
Number of homes required	680	404	680	772	11,560

4.2 Places for Everyone identifies our housing land supply position over the plan period 2022 to 2039, supplemented by the strategic allocations, as set out in Table 2 below.

Table 2: Oldham’s housing land supply 2022-2039 as identified in Places for Everyone

Strategic Housing Land Availability Assessment	10,283
Small sites allowance	923
Proposed PfE Allocations	1,980

Total	13,186

Meeting our employment needs

- 4.3 Policies JP-J3 'Office Development' and JP-J4 'Industry and Warehousing Development' in Places for Everyone outline the amount of office, industry and warehousing floorspace that will be provided across the PfE Plan area over the plan period of 2022-2039. It does not disaggregate this down to a district level requirement.
- 4.4 Nicol Economics produced a note as part of the evidence base for PfE on the [Employment Land Needs for Greater Manchester³](#). For conformity with PfE, Oldham's Employment Land Review 2023 (ELR) has broadly followed this approach to ascertain an employment land requirement for Oldham.
- 4.5 The overall minimum employment land requirement, in hectares, up to 2039 is:
- Offices – 12 hectares; and
 - Industrial and Warehousing – 41 hectares.
- 4.6 Our employment land supply, as at 1 April 2022, and set out in the reasoned justifications to Policy JP-J3 and Policy JP-J4 of Places for Everyone, is set out in Table 3 below.

Table 3: Oldham's employment land supply 2022-2039

	Existing supply 2022-2039 (sqm floorspace)	Places for Everyone allocations (sqm floorspace)	Total 2022-2039
Office	81,998	0	81,998
Industry and Warehousing	142,202	136,720	278,922
	224,200	136,720	360,920

Spatial Options

- 4.7 At Issues and Options stage, several spatial options were assessed including reasonable alternatives. This included spatial options for the identification of potential allocations.
- 4.8 The likely effects of each of these options / alternatives were assessed and any mitigation / enhancements to maximise beneficial effects were outlined. The scores were considered the same for short to long term at this stage. The appraisal also has identified direct and secondary (indirect effects).

³ This document can be found at: <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/05%20Places%20for%20Jobs/05.01.02%20Employment%20Land%20Needs%20in%20Greater%20Manchester.pdf>

Table 4: IA of Housing Allocations Spatial Options at Issues and Options stage

Spatial Option	Appraisal Summary	Amendments made to the option as a result of the IA
Option A: Should Oldham focus the identification of housing allocations within the urban area – in Oldham Town Centre, the borough’s other centres, key public transport corridors, on previously developed land, vacant and under-utilised buildings (including the reuse of employment sites and mills, where appropriate)?	++ (8) + (11) -(7) ? (2) X (0) Xx (0) Option scored a couple of uncertainties as townscape, distinctiveness and the historic environment will need to be managed in relation to scale of development.	N/A. At this point draft policy wording was not available to suggest mitigation.
Option B: Should Oldham focus the identification of housing allocations within the urban area as in Option A, but also include within the scope open spaces (where identified as surplus to requirements through the council’s open space study), land currently designated as Other Protected Open Land where it does not meet LGS criteria, and previously developed land in the Green Belt where this meets national planning policy.	++ (2) + (14) -(8) ? (12) X (1) XX (0) Option scored several uncertainties as townscape, distinctiveness and the historic environment and other considerations will need to be managed in relation to scale of development and any necessary mitigation. Health was a potentially negative score as open land may be used for recreation.	N/A. At this point draft policy wording was not available to suggest mitigation.

4.9 The IA of the housing allocation options showed at this stage generally there were more uncertainties around Option B, whilst Option A scored more positive overall.

4.10 Any uncertainties and potential adverse impacts would need to be further appraised and mitigated where required, for either option.

Table 5: IA of Employment Allocations Spatial Options at Issues and Options stage

Spatial Option	Appraisal Summary	Amendments made to the option as a result of the IA
Option A: To focus more on the connectivity to our existing employment sites	++ (5) + (15) -(5)	The spatial option was enhanced in the Issues and Options Report as a result

Spatial Option	Appraisal Summary	Amendments made to the option as a result of the IA
and neighbouring districts key employment sites.	? (1) X (0) Xx (0) Option scored uncertain for local environmental quality as each site would need to be assessed.	of the IA by making reference to sustainable connectivity. At this point draft policy wording was not available to identify further mitigation or enhancements.
Option B: A combination of providing some new employment land and improving connectivity to existing and neighbouring districts key employment sites.	++ (3) + (17) -(5) ? (10) X (0) Xx (0) Option scored several uncertainties as the location of development was not known to assess impacts on green infrastructure and the wider natural and built environment.	The spatial option was enhanced in the Issues and Options Report as a result of the IA by making reference to sustainable connectivity. At this point draft policy wording was not available to identify further mitigation or enhancements.

- 4.11 The IA of the employment allocation options shows that Option A scores more significantly positive scores. Whereas at this stage there are more uncertainties with Option B, which if taken forward would need further assessment and mitigation may be required.
- 4.12 The spatial options were enhanced by making reference to sustainable connectivity in relation to IA14.
- 4.13 In terms of how the conclusions of the IA Appraisal for Spatial Options has helped to inform the Draft Local Plan this is set out in Table 6 below.

Table 6: Assessment of housing and employment allocation spatial options (including reasonable alternatives) and how this has led to the preferred option

Spatial Option	IA results from Issues and Options stage of options and reasonable alternatives	How this has informed the Draft Plan policy
Housing allocations		
Option A: Should Oldham focus the identification of housing allocations within the urban area – in Oldham Town Centre, the borough's other centres, key public transport corridors, on	The IA of the housing allocation spatial options shows at this stage generally there are more uncertainties around Option B (brownfield / urban area plus greenfield) than Option	Option B has been taken forward. It incorporates option A and makes the most of sites in the urban areas, whilst ensuring that we are identifying a sufficient variety of sites

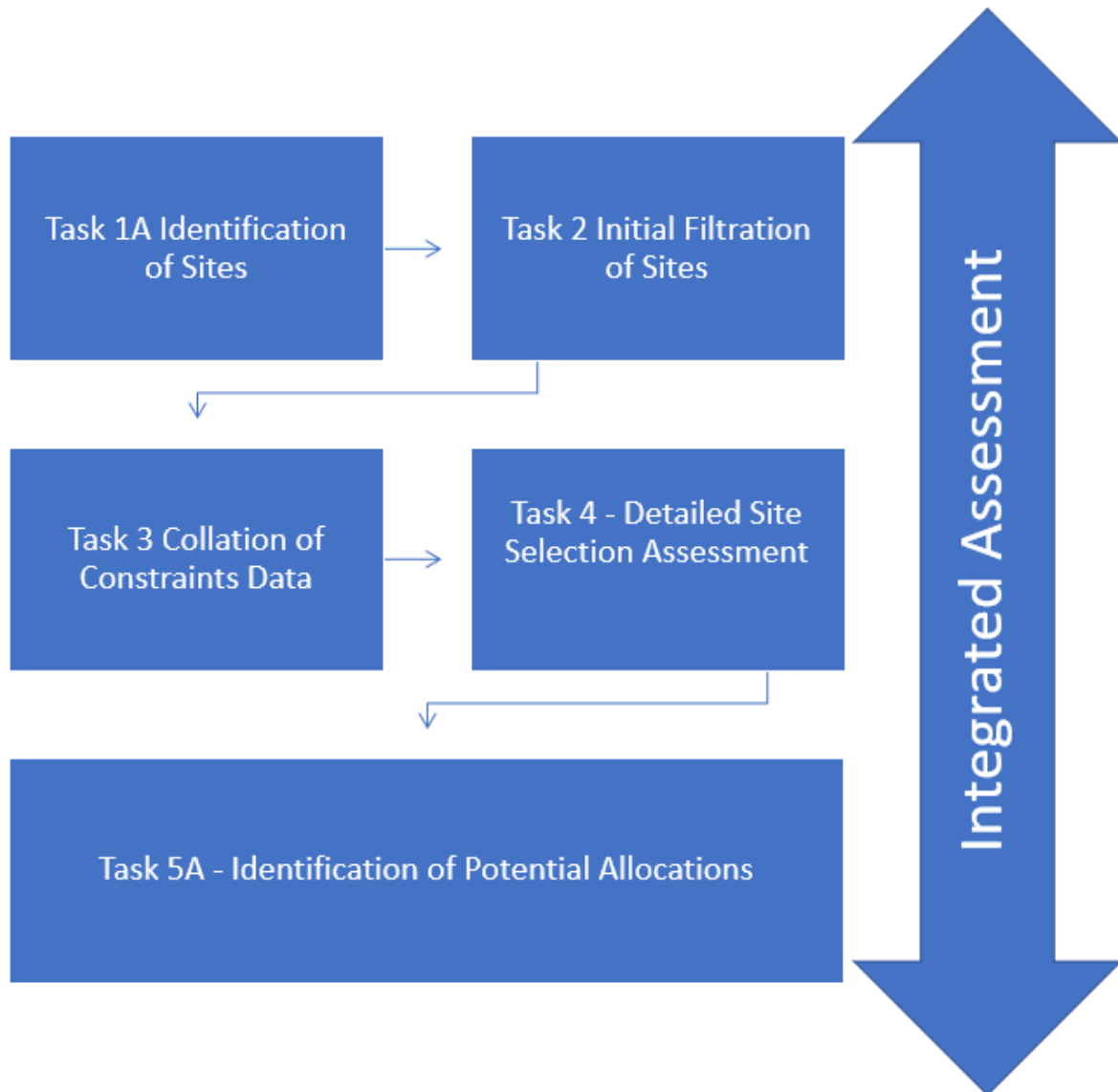
Spatial Option	IA results from Issues and Options stage of options and reasonable alternatives	How this has informed the Draft Plan policy
<p>previously developed land, vacant and under-utilised buildings (including the reuse of employment sites and mills, where appropriate)?</p> <p>Option B: Should Oldham focus the identification of housing allocations within the urban area as in Option A, but also include within the scope open spaces (where identified as surplus to requirements through the council's open space study), land currently designated as Other Protected Open Land where it does not meet LGS criteria, and previously developed land in the Green Belt where this meets national planning policy.</p>	<p>A (brownfield / urban area), which would need to be further appraised and mitigated where required, if this option was selected.</p>	<p>through the inclusion of some greenfield sites where appropriate. Nevertheless, the majority of development that will come forward will be within the urban area and the release of open land would be the exception.</p> <p>If a greenfield site is identified within a council regeneration programme (e.g. the council's Residential Delivery Strategy) it has been considered, as deliverability is indicated by this work. In addition, some sites which are mixed (that is where they include greenfield and brownfield land) have also been considered. Previously developed land within the Green Belt is also considered where appropriate. Some of these sites may already benefit from an extant planning permission.</p> <p>The approach of Option B is reflected in the potential housing allocations proposed in Draft Local Plan Policy H13 – Housing and Mixed-Use Allocations. The focus of the potential allocations is on brownfield land, particularly opportunities within Oldham Town Centre. Whilst recognising that it is important to identify a range of allocations across the borough that reflect the council's priorities and provide the opportunity to</p>

Spatial Option	IA results from Issues and Options stage of options and reasonable alternatives	How this has informed the Draft Plan policy
		address local housing need through offering a range of scale, location and mix. Option A was therefore not solely taken forward as it would not in itself provide the same range of allocations.
<p>Employment allocations</p> <p>Option A: To focus more on the connectivity to our existing employment sites and neighbouring districts key employment sites. Employment Allocations</p> <p>Option B: A combination of providing some new employment land and improving connectivity to existing and neighbouring districts key employment sites.</p>	<p>The IA of the employment allocation options shows that at this stage there are more uncertainties with Option B (new employment land improving employment connectivity to existing employment sites), which if taken forward as an option would need further assessment and mitigation if required in comparison to Option A (improve connectivity to existing employment sites). The spatial options were enhanced by making reference to sustainable connectivity.</p>	<p>Option B has been taken forward. It incorporates Option A and it is considered important that our residents have access to job opportunities within the borough, while also having improved connectivity to existing and neighbouring districts key employment sites. This option maximises the job opportunities available to our residents.</p>

5. Stages in the Site Selection Methodology

- 5.1 The stages that have made up the approach to site selection for the potential allocations within the Draft Local Plan are set out in Figure 1 and detailed in this document.
- 5.2 In carrying out the site selection it has proved necessary to move between stages on an iterative basis.

Figure 1 – Site Selection Methodology Process



Task 1: Identification of sites for consideration

- 5.3 The first stage in the identification of potential site allocations was to draw up a list of sites for consideration. The council's Strategic Housing Land Availability Assessment (SHLAA) database was used as the starting point which incorporates a range of data sources. The data sources that were fed into the SHLAA are explained further in Table 7 below.

Table 7 Data sources used for identifying potential sites (adapted from the SHLAA 2022)

Type of site	Potential Data Source	Explanation
Remaining capacity on housing sites under construction	Building control records (Uniform)/ Council tax records	Commencements and completions of dwellings are monitored quarterly from Building Control, Council Tax and site visit information.
Sites with planning permission for housing or where the council has resolved to grant planning permission subject to the completion of a S106 Agreement. This includes any sites where permission has lapsed or where construction has stalled.	Planning application records (Uniform) / Housing Land Audit (HLA) (held by Strategic Planning)	Details of all sites granted planning permission for residential use are taken from the council's planning application record system (Uniform) and entered into the HLA database. This is used to monitor the housing land supply and record housing completions (using building control records, council tax records and site visits).
Sites submitted by residents, landowners and developers	GM-wide call for sites exercise, undertaken as part of the GMSF consultation.	A GM call for sites exercise was launched in November 2015 and closed in February 2017. This asked local residents, businesses, landowners and developers to identify sites that they thought could be suitable for housing or employment development. The assessment of these has been carried out at GM level but where they fall within the urban area (not in the Green Belt), sites have also been included for local assessment through the SHLAA.
	Previous local call for sites exercises and ongoing call for sites exercise (from SHLAA)	There is an ongoing call for sites exercise which was published as part of the previous SHLAA in 2022. Any sites which remain undeveloped and meet the site and location criteria have been included in the SHLAA for consideration. The ongoing call for sites will remain open for sites to be submitted in response to this SHLAA until the next update.
	Sites submitted as part of any further Local Plan consultation	The council issued a Regulation 18 notice, in 2017 marking the beginning of the new Local Plan review. A number of sites were submitted for consideration as part of the early consultation on this. Sites submitted to these consultations are being considered in relation to identifying Site Allocations as part of the Local Plan Review, however where appropriate sites may be added to the SHLAA.

Type of site	Potential Data Source	Explanation
Existing housing and employment allocations and site development briefs / Masterplans on sites not yet with planning permission	Local Plan allocations for housing	Remaining (i.e. un-developed) saved Phase 1 and 2 housing allocations and employment allocations which were carried forward into the Joint Core Strategy and Development Management Development Plan Document (Joint DPD) adopted in November 2011 from the previous Unitary Development Plan (UDP) 2006.
	Masterplans / Development briefs	Sites identified for potential residential uses within development briefs/ masterplans such as, Oldham's 'Creating a Better Place' Framework and Royton Town Centre Masterplan.
	Oldham Town Centre Vision/ 'Creating a Better Place' Strategic Framework	The Oldham Town Centre Vision that has been refreshed to include plans for around 2,000 modern homes, 1,000 new jobs and a linear urban park, in support of delivering the Creating a Better Place strategic framework. The proposals recognise that quality housing must be complemented by access to local services, public transport, shops and open green space to improve quality of life and make Oldham an even better place in which to live, work, visit and do business. The refresh of the Vision coincides with Oldham Council's purchase of Spindles Town Square Shopping Centre to act as a catalyst for economic regeneration, including releasing land for new homes in the town centre.
Existing Potential Sites database and previous published SHLAA / SHLAA updates	SHLAA database	The council has an extensive database of sites which have previously been identified as having potential for development; some of these may have been discounted in the past due to former policy non-compliance and these will be reconsidered in light of the new Local Plan Review and the desire to minimise the loss of Green Belt.
Land in Oldham Council's ownership	Council's Asset Register / District Asset Review / Open Space Study	Sites which are being considered for disposal will be assessed for their development potential where appropriate. This may include redundant council facilities/buildings, cleared sites and existing open space.

Type of site	Potential Data Source	Explanation
Surplus and likely to become surplus public sector land	Records of public sector land / Land Commission map	Assessing records and maps and engagement with strategic plans of other public sector bodies such as Central Government, National Health Service, Police, Fire Services, utility providers, statutory undertakers.
Additional opportunities in established uses / designated for other uses which may have potential for housing development	Mill Survey	A comprehensive survey of Oldham's historic textile mills was carried out by Historic England in 2016. This recorded the condition, occupancy and existing use of mills. As the mill sites form an important source of brownfield land, they have been included in the SHLAA to assess future residential potential.
	Oldham's Mill Strategy (November 2021)	A Mills Strategy (2021) has also been produced for Oldham that identifies which undesignated mills should be protected and whether they have scope for conversion, taking into account viability and other constraints. The strategy also identifies which undesignated mills (mills that are not listed) are of less importance and where opportunities arise the council may be able to be less protective over these mills, potentially enabling them to be developed for alternative uses, such as new homes. The Mill Strategy (as published November 2021 and previous drafts) was used to inform the site assessment, as appropriate.
	Retail and Leisure Study	A Borough-wide Retail and Leisure Study was completed in September 2020 by Santec. The report provided an assessment of retail and leisure needs in Oldham and will help to inform new retail and town centres policies. The report concluded a number of findings, including identifying several sites with residential potential in the borough's centres.
	Discussions with Regeneration section	The council's Regeneration section work closely with business and investors and are aware of potential development opportunities or relocation plans across the borough.
Vacant and derelict land and buildings (including empty homes, redundant and	Sources include:	Vacant land and buildings have been assessed for their housing development potential.

Type of site	Potential Data Source	Explanation
disused agricultural buildings, potential permitted development changes e.g. offices to residential).	Local authority empty property register National Land Use Database-Previously Developed Land Commercial property databases Open Space Study Employment Land Review Mill Survey Oldham's Mill Strategy Retail and Leisure Study 'Creating a Better Place' Strategic Framework	
Other greenfield land around edge of the urban area	Site surveys / Ordnance Survey maps / Aerial photography	The edges of existing urban areas and potential infill opportunities were assessed to identify any potential for urban expansion; this was done as a desktop exercise scrutinising OS and aerial maps, site visits, local knowledge and through suggestions at workshops / consultations.
Large scale redevelopment and redesign of existing residential or economic areas	Regeneration priority areas / proposals	Additional capacity or newly available land may emerge as part of wider clearance / redevelopment proposals.

- 5.4 The SHLAA database is an extensive database of sites which have previously been identified as having potential for development. Some of these may have been discounted in the past due to not being policy compliant at the time. This includes, for example, sites allocated for employment and areas of Other Protected Open Land. For the purposes of identifying sites for consideration as part of the Local Plan all sites were considered, including those previously discounted from inclusion in the housing or employment land supply, to capture as many sites as possible.
- 5.5 In addition to the above sources, consideration was also given to any other known vacant land and buildings and a general desktop review of the borough, to identify any other potential opportunities that may have been missed.
- 5.6 This generated a list of over 660 sites for assessment.

Task 2 – Initial filtration of sites for consideration

- 5.7 The next stage was to narrow down the list of sites to establish which sites are not suitable for further detailed assessment. To do this a set of criteria outlined below were identified and were considered critical thresholds. If a site is affected by any one of the thresholds it was generally not assessed further unless there were other factors to consider (i.e. were a site may already have planning permission).

Table 8 Initial ‘Critical Threshold’ Site Constraint Assessment

Topic	Issue
Is the site less than 0.25ha?	Is the site less than 0.25ha and not capable of accommodating 5 dwellings or more?
Nature Conservation	Does the site contain a National Designation or Site of Special Scientific Interest (SSSI)?
Flood Risk	Is the site fully, or partially located within Flood Zone 3B? If so, consideration given to extent of flood risk and remaining developable land.
Hazardous risk	Is the site located within a potential hazardous risk zone, for example Health and Safety Executive Safety Zones, or around major hazardous installations which may affect the potential for development?
Green Belt	Is the site Greenfield in the Green Belt?
Other Protected Open Land	Is this site an area of Other Protected Open Land (OPOL) and identified for designation through the Local Green Space Assessment (LGS) ⁴ .

- 5.8 Following this initial assessment sites considered suitable for further consideration were taken forward through to the detailed assessment.

⁴ A Local Green Space Assessment has been carried out to inform preparation of the Draft Local Plan. This assessment assessed OPOL against the LGS criteria identified in NPPF to determine which designations should be taken forward as LGS in the Draft Local Plan.

Task 3 – Collection of data for detailed desktop assessment

5.9 This task involved the collation of constraints data to enable a detailed desktop assessment of each site taken forward for further consideration to take place.

Table 9 Baseline constraints data

Topic	Comments
Access to Local Services	<p>This identified whether there were any of the following within 800m of the site:</p> <ul style="list-style-type: none"> • Health-related facilities • Primary schools • Secondary schools • Major retail centres • Post offices • Community facilities <p>The following information was also recorded: If the site fell within, or was within 400m of, a centre and which centre this was.</p>
Public Accessibility Transport	<p>This identified the GMAL score for each site and whether the site fell within:</p> <ul style="list-style-type: none"> • 400m of a bus stop with frequent service; and/or • 800m of a Metrolink / railway station. <p>A conclusion was then drawn as to whether the site had low, medium, high or very high public transport accessibility.</p>
Air Quality	<p>This identified if the site:</p> <ul style="list-style-type: none"> • Fell within an Air Quality Management Area (AQMA); and • Is on, or is adjacent to, a road that exceeds NO2 legal limit or is close to exceeding.
Historic Environment	<p>This identified the following:</p> <ul style="list-style-type: none"> • If the site fell within, or within 250m of, a conservation area; • If the site included, or was within 250m of, a listed building; • Any other historic, or locally historic, designations; and • If the site fell within 150m of an ancient woodland.
Ecology	<p>This identified if the site fell within:</p> <ul style="list-style-type: none"> • 250m of a Designated Nature Conservation Area (that is a Special Protection Area, Special Area of Conservation or Site of Special Scientific Interest); • 150m of a Regionally Important Geological Site, Site of Biological Importance or Local Nature Reserve; and • If the site fell within / included a Ramsar Site, priority habitat or green corridor and link.

Topic	Comments
Green Infrastructure	<p>This identified if the site fell within:</p> <ul style="list-style-type: none"> • The borough's Green Infrastructure; • An area of designated open space; • A Greater Manchester Landscape Character Area; and • An area of Other Protected Open Land. <p>The presence of any Tree Preservation Orders on the site were also recorded.</p>
Public Right of Way	<p>This identified if there were any footpath, cycleways and bridleways running through / alongside the site.</p>
Minerals	<p>This identified if the site fell within a:</p> <ul style="list-style-type: none"> • Surface mine coal resource area; • Coal mining development referral area; and • Coal mining standing advice area
Water and Flooding	<p>This identified:</p> <ul style="list-style-type: none"> • What flood zone, or flood zones, the site fell within, the area (ha) and percentage of site covered by each flood zone; and • The amount of the site (in area (ha) and percentage at risk of low, medium and high surface water flooding. <p>It also captured information on whether the site was affected by climate change vulnerability and the percentage effected, reservoir area and the percentage effected, tree planting wider catchment area and the percentage effected, and canal buffer area and the percentage effected.</p>

Task 4 – Detailed site assessment stage

5.10 This section sets out the process for the detailed site assessment stage.

Task 4A – Detailed desktop assessment

5.11 All sites that passed the initial site filtration carried out in Stage 1B were assessed against the desktop constraints identified in Table 9.

Task 4B- Planning History check

5.12 The planning history of all sites were checked against Development Management (and Building Control) records to see if any sites had gained planning permission, or commenced construction, whilst the assessment process was being undertaken.

Task 4C – Site Visits

5.13 Sites that have been assessed via the detailed desktop assessment and are considered to have potential for allocation were visited by officers from the Strategic Planning and Information Team. Site visits were carried out to check site boundaries and identify site-specific issues that need to be considered.

5.14 Site visits were undertaken using the proforma found at Appendix 1.

Task 4D – Internal consultation

5.15 At this point internal consultation was also carried out with colleagues in Estates, the council’s conservation officer, the council’s principal highways officer and the Greater Manchester Ecology Unit with regards to ecology issues.

Task 5 Identification of potential allocations

5.16 Following the detailed site assessment stage, the sites listed in Table 10 were identified for potential allocation. Site capacity and density assumptions were then applied and the sequential test for flood risk carried out. Details for both are set out below.

Table 10 Sites identified for potential allocation

Ward	Site Reference	Location
Office, Industry and Warehousing		
Chadderton Central	B1.1.7	Land at Greenside Way
Chadderton Central	B1.1.8	Land at Greengate, Chadderton
Chadderton South	B1.1.5	Sellers Way
Failsworth East	B1.1.3	Land at Mersey Road North/Albert Street, Failsworth, Oldham
Failsworth East	B1.2.6	Land at Albert St, Failsworth, Oldham
Royton South	B1.1.21	Former British Gas site Higginshaw lane (new boundary)
Chadderton South	FOXEMP/OLD0051	Land at Foxdenton (employment element)
Failsworth East	OLD0170 (SHA1728)	Former Windsor Mill, Hollins Rd, Failsworth
Housing and Mixed-Use		
Chadderton South	SHA0040	Land at former Broadway House/Library, Broadway
Chadderton South	SHA0976	South Chadderton School, Butterworth Lane, Chadderton

Coldhurst	SHA1759/ SHA1998	Tommyfield Market, Former Lesuire Centre and Linear Park
Coldhurst	SHA2000	Civic Centre, West Street
Coldhurst	SHA2001	Former Magistrates Court and Chambers
Coldhurst	SHA2155	Henshaw House
Coldhurst	SHA2162	Land at Hilda Street
Coldhurst	SHA2163	Land at Foundry Street, Oldham
Failsworth East	HLA0029	Ashton Road, Woodhouses
Failsworth East	SHA1029	Kaskenmoor School, Roman Rd, Failsworth
Failsworth East	SHA2044	Land at James Street, Windsor Street, Failsworth M35 9PY
Hollinwood	SHA1033	Higher Lime Recreation Ground
Hollinwood	HLA2351	Pretoria Road
Royton North	HLA2785	Thornham Mill, Oozewood Road, Royton, OL2 5SJ
Royton North	SHA2153	Royton Waste Water Treatment Facility, Middleton Road
Royton South	HLA2452	Blackshaw Lane, Royton
Royton South	SHA1372	Former Lancaster House, Rochdale Rd, Royton
Saddleworth North	HLA0076	Land at Ripponden Road, Denshaw
Saddleworth North	HLA2088	Bailey Mill, Delph
Saddleworth North	HLA3147	Land at Ward Lane, Diggle
Saddleworth North	HLA3982	Land adjacent to Huddersfield Road, Diggle
Saddleworth South	SHA1162	Saddleworth School, High Street, Uppermill
Saddleworth West and Lees	HLA0112	Land at Knowls Lane
Shaw	HLA2094	Lilac View Close, Crompton
Shaw	HLA3981	Shaw Distribution Centre, Linney Lane
Shaw	SHA0164	Shaw Health Centre
St James	SHA0899	London Road, Derker
St James	HLA2664	Land at Derker (Abbotsford Road Site). Abbotsford Road/ Vulcan Street
St James	SHA1630	Former Cromford Mill site, Oldham
St James	SHA2017	Land at Flint St Marble Street Oldham
St Marys	HLA2856	Former Territorial Army Centre, Rifle Street
St Marys	SHA0021	Land between Prince Street, Oldham Way and Mumps Metrolink
St Marys	SHA2002	Bradshaw Street Car Park, Oldham
St Marys	SHA2016	Southlink- land at
St Marys	SHA2147	Land at Mumps and Walshaw Street
St Marys	SHA2148	Land at Waterloo Street
St Marys	SHA2161	Southlink Phase 2
Waterhead	HLA2234	Land at Springhey Mill, Huddersfield Road
Werneth	HLA2662	Land at North Werneth Zone 5, Land bound by Hartford Mill, Edward Street and Milne Street.
Werneth	HLA2663	Land at North Werneth Zone 6 (Hartford Mill, Edward Street)

5.17 A list of sites that were discounted for potential allocation through the site assessment process can be found at Appendix 2.

Task 5a Site capacity and density assumptions

5.18 It is important in making the most efficient use of land, to achieve appropriate densities on residential developments. In line with PfE policy JP-H4 Density of New Housing, new residential developments should achieve the minimum densities. As part of preparing the Draft Local Plan further clarification has been provided regarding the locations and how these relate to Oldham. The table can be found in Draft Local Plan policy H3: Density of New Housing.

Table 11 Minimum Densities for Residential Developments

Location (use highest density that applies when a site falls within more than one location)⁵	Minimum net residential density (dwellings per hectare)	Minimum net residential density (dwellings per hectare)	Minimum net residential density (dwellings per hectare)
<i>Designated Centres</i>	<i>Within the location</i>	<i>Within 400m</i>	<i>Within 800m</i>
Oldham Town Centre	120	70	50
The borough's other centres (Lees, Hill Stores (Huddersfield Road), Failsworth, Chadderton, Royton, Shaw and Uppermill)	70	50	35
<i>Public transport stops/hubs</i>	<i>Within the location</i>	<i>Within 400m</i>	<i>Within 800m</i>
Metrolink stops within Oldham Town Centre	N/a	120	70
Rail stations with a frequent service (Greenfield and Mills Hill Stations) and all other Metrolink stops	N/a	70	50
Areas within GMAL 6⁶ and above or its equivalent	50	35	35

5.19 The assumptions used to determine the appropriate indicative capacity for the site allocations has been determined in line with the density assumptions set out within Table 11. However, in line with PfE policy JP-H4 lower densities have been used in

⁵ Where more than one density applies to the same part of the site, the highest density should be used. Different densities may apply to different parts of the site. Distances should be measured from the boundary of the designated centre or GMAL area. All distances are measured in a straight line.

⁶ GMAL is an abbreviation of Greater Manchester Accessibility Level, which measures the accessibility of locations across Greater Manchester by walking and public transport. Areas are scored on a scale of 1-8, with 8 being the most accessible. GMAL scores are published online at data.gov.uk and are available on MappingGM.

some circumstances where it can be clearly justified and is appropriate including where:

1. Sites are proposed to address a particular local housing market issue, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or
 2. Sites have specific issues that need to be addressed through development, such as the design context and any potential impact on the wider landscape or townscape including designated and non-designated heritage assets and green infrastructure; or
- 5.20 To determine an appropriate housing mix, the densities set out within the table have been applied having regard to the following assumptions, as follows:
- A. 35 -70 dwellings per hectare: primarily houses
 - B. 70 -120 dwellings per hectare: mix of houses and apartments
 - C. 120+ dwellings per hectare: primarily apartments, incorporating houses and/or ground-floor duplexes where practicable

Task 5b - Sequential Test for Flood Risk

- 5.21 As part of the site assessment, the potential allocation flood risk has been collated and assessed with conclusions drawn as to whether the site is suitable for development in terms of flood risk and passes the sequential test. Details of the assessment and its findings are set out in Appendix 3.

6. Identification of Potential Allocations for inclusion in the Draft Local Plan

- 6.1 The outcome of the previous stages of the site assessment have helped to identify the list of potential allocations for inclusion in the Draft Local Plan. A summary of the detailed desktop assessment for each potential allocation can be found in Appendix 4.
- 6.2 The sites identified for potential allocation were then subject to an appraisal as part of the Integrated Assessment (IA) and Habitat Regulations Assessment (HRA) – details of which are summarised below in section 7.
- 6.3 The sites identified for potential allocation are set out below in tables 12, 13, and 14.

Housing and Mixed-Use Allocations

Table 12 Proposed Housing Allocations – under 1 hectare

Site name	Ward	Total site area (ha)	Indicative Capacity	Minimum appropriate density (dph) as per Policy H3
Land at former Broadway House / Library, Broadway	Chadderton South	0.72	28	50
Hilda Street, Oldham	Coldhurst	0.15	8	70

Site name	Ward	Total site area (ha)	Indicative Capacity	Minimum appropriate density (dph) as per Policy H3
Pretoria Road, Oldham	Hollinwood	0.46	14	35
James Street, Failsworth	Failsworth East	0.26	10	50
	Failsworth East	0.25	10	50
Thornham Mill, Oozewood Road	Royton North	0.64	60	35
Blackshaw Lane, Royton	Royton South	0.55	15	35
Former Lancaster House, Rochdale Road, Royton	Royton South	0.11	5	35
Bailey Mill, Delph	Saddleworth North	0.86	50	35
Land at Ripponden Road, Denshaw	Saddleworth North	0.67	19	35
Ward Lane, Diggle	Saddleworth North		10	35
Lilac View Close, Crompton	Shaw	0.59	18	70
Shaw Health Centre	Shaw	0.25	14	70
Former Cromford Mill	St James	0.58	28	70
Land at Flint Street / Marble Street	St James	0.27	10	50
Former Territorial Army Centre, Rifle Street	St Mary's	0.40	30	70
Land at Springhey Mill, Huddersfield Road	Waterhead	0.34	30	35
Foundry Street	Coldhurst	0.24	15	120

Table 13 Proposed Housing Allocations – 1 hectare (ha) and above

Site name	Ward	Site area (ha)	Capacity	Minimum appropriate density (dph) as per Policy H3	
South School, Lane	Chadderton Butterworth	Chadderton South	5.10	175	50

Site name	Ward	Site area (ha)	Capacity	Minimum appropriate density (dph) as per Policy H3
Ashton Road, Woodhouses	Failsworth East	1.68	48	35
Kaskenmoor School, Roman Road	Failsworth East	5.11	137	35
Higher Lime Recreation Ground, Limeside	Hollinwood	3.98	110	35
Royton Wastewater Treatment Facility, Middleton Road	Royton North	2.22	75	35
Land adjacent to Huddersfield Road, Diggle	Saddleworth North	2.67	77	35
Saddleworth School, Uppermill	Saddleworth South	4.45	97	35
Land at Knowls Lane	Saddleworth West & Lees	9.80	234	35
Shaw Distribution Centre, Linney Lane	Shaw	12.45	400	70
London Road, Derker	St James	1.78	54	70
Abbotsford Road, Derker	St James	1.27	51	50
Land at Southlink	St Mary's	5.76	158	70
Land at Southlink Phase 2	St Mary's	11.70	415	70
Land at North Werneth	Werneth	1.49	72	70
Hartford Mill, Edward Street	Werneth	1.93	158	70

Table 14 Proposed housing allocations within Oldham Town Centre

Site name	Ward	Site area (ha)	Potential to deliver up to (homes)	Minimum appropriate density (dph) as per Policy H3
Former Magistrates Court and Chambers	Coldhurst	0.60	225	120

Site name	Ward	Site area (ha)	Potential to deliver up to (homes)	Minimum appropriate density (dph) as per Policy H3
Henshaw House	Coldhurst	0.17	45	120
Tommyfield Market, Former Leisure Centre and Linear Park	Coldhurst	3.52	250	120
Civic Centre, West Street	Coldhurst	2.17	600	120
Bradshaw Street Car Park	St Mary's	1.32	150	120
Land at Mumps and Wallshaw Street	St Mary's	0.06	100	120
Land at Waterloo Street	St Mary's	0.83	250	120
Land between Prince Street, Oldham Way and Mumps (Princes Gate)	St Mary's	0.98	300	120

Office, Industry and Warehousing Allocations

6.4 The sites identified for potential allocation are set out below in table 15 below.

Table 15 Proposed office, industry and warehousing allocations

Site name	Ward	Site area (ha)	Indicative employment floorspace (sqm)
Land at Greengate, Chadderton	Chadderton Central	1.19	3,654
Land at Greenside Way, Chadderton	Chadderton Central	0.63	3,654
Land at Foxdenton	Chadderton South	5.10	20,080
Sellers Way	Chadderton South	0.93	3,960
Land at Albert St, Failsworth, Oldham	Failsworth East	6.21	20,000
Land at Mersey Road North/Albert Street, Failsworth, Oldham	Failsworth East	0.57	2,400

Former Windsor Mill, Hollins Rd, Failsworth	Failsworth East	0.60	2,400
Former British Gas site, Higginshaw lane	Royton South	4.55	16,800

7. Integrated Assessment and Site Allocations

7.1 Details of the Integrated Assessment (IA) and Habitat Regulations Assessment (HRA) of the potential site allocations and any amendments that were made as a result of the IA / HRA process are set out below.

IA Appraisal

7.2 Each proposed site allocation for development in the Draft Plan has been appraised as part of Integrated Assessment (IA). The full IA appraisal is available in Appendix 17 of the IA, where details of mitigation and/or enhancements can be seen.

7.3 A summary of the IA findings for each potential allocation can be found in table 43 of the Integrated Assessment (pages 75 to 111).

Habitat Regulations Assessment

7.4 The purpose of Habitats Regulation Assessment of land use plans is to ensure that protection of the integrity of European Protected Sites is an integral part of the planning process at a regional and local level. HRAs have several discrete stages:

- Stage 1 – Screening
- Stage 2 – Appropriate Assessment
- Stage 3 – Assessment of Alternatives
- Stage 4 – Assessment where no alternatives are available

7.5 The HRA carried out for the Draft Local Plan forms Stage 1 and Stage 2 of the HRA process and contributes to the fulfilment of the council's statutory duty as regards to Article 6(3). It is a Screening Opinion and Assessment concerned with reaching an opinion as to whether the Plan needs to be amended to avoid harm to European Sites or needs to go forward for further, more detailed assessment of impacts.

7.6 The screening process identified the following European Designated Sites as having some potential to be affected by development proposed and planned for within the Oldham Draft Local Plan.

- Rochdale Canal SAC
- South Pennine Moors SAC
- Dark Peak Moors (South Pennine Moors Phase 1) SPA
- South Pennine Moors Phase 2 SPA
- Manchester Mosses SAC

7.7 The HRA process 'screened in' all the potential housing / mixed-use and employment (office, industry and warehousing) allocations identified in the Draft Local Plan.

7.8 All potential housing and mixed-use allocations were 'screened in' on the basis that increases in population could result in increased road traffic resulting in increased air

pollution effects and recreational disturbance on European Sites and in addition the following sites were screened in for an additional reason which has been set out in Table 16.

Table 16 'Screened In' comments for potential housing / mixed-use allocations closer to European Sites

Site Reference (taken from the SHLAA / HLA)	Site Name	Comments
HLA2088	Bailey Mill, Delph	Increases in population could result in increased road traffic resulting in increased air pollution effects. Increases in population could result in increased recreational disturbance on European sites. Proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.
HLA3982	Land adjacent to Huddersfield Road, Diggle	Increases in population could result in increased road traffic resulting in increased air pollution effects. Increases in population could result in increased recreational disturbance on European sites. Proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.
SHA0976	South Chadderton School Butterworth Lane	Increases in population could result in increased road traffic resulting in increased air pollution effects. Increases in population could result in increased recreational disturbance on European sites. Proximity to the Rochdale canal SAC could cause harm to the special interest of the Canal.
SHA1162	Saddleworth School, Uppermill	Increases in population could result in increased road traffic resulting in increased air pollution effects. Increases in population could result in increased recreational disturbance on European sites. Proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land.

7.10 All potential employment allocations were 'Screened In' on the basis that increases in population could result in increased road traffic resulting in increased air pollution and in addition the following sites were screened in for an additional reason which has been set out in Table 17.

Table 17 'Screened In' comments for potential office, industry and warehousing allocations closer to European Sites

Site Ref	Site Name	Comments
FOXEMP / OLD0051	Land at Foxdenton	Could result in increased road traffic resulting in increases in air pollution.

Site Ref	Site Name	Comments
		Proximity to the Rochdale Canal SAC could cause harm to the special interest of the Canal during development.

7.12 The initial screening process identified the following reasons (or sources) as to why an allocation as potentially likely to have a likely significant effect (LSE) on European Designated Sites:

- Effects on functionally linked land (FLL)
- Recreational pressure
- Air pollution (arising from increased road traffic)
- Direct impact (sites within 200m of the Rochdale Canal SAC)

7.13 Only four allocations are considered to have the potential to act as FLL because of their proximity to the South Pennine Moors SPA and their semi-rural locations. The details of these allocations are set out in Table 18 below.

Table 18: Potential housing / mixed-use allocations and assessment of functionally linked land

Site Name	Findings
Bailey Mill, Delph	This site does not support habitats suitable for use as FLL by SPA qualifying bird species. LSE can be discounted.
Saddleworth School, Uppermill	This site does not support habitats suitable for use as FLL by SPA qualifying bird species. LSE can be discounted.
Land east of Huddersfield Road, Delph	This site has been surveyed and assessed as part of a recent planning application. It was concluded from these surveys that the site is not FLL because of a lack of records of qualifying bird species and because the habitat was considered unsuitable for supporting significant numbers of qualifying bird species.
Land at Ward Lane, Diggle	The site is considered too small, too disturbed and does not support appropriate habitats to act as FLL.

- 7.14 The HRA concluded that the operation of the Oldham Draft Local Plan will have no Likely Significant Effects on Functionally Linked Land.
- 7.15 With regards to recreational disturbance, the HRA concluded that there are sufficient safeguards in place to effectively avoid any Likely Significant Effects on the Rochdale Canal SAC arising from the operation of policy TM1. In terms of recreational disturbance to the South Pennine Moors SAC, the Peak District Moors SPA and the South Pennine Moors Phase 2 SPA, the HRA of the PfE is considered to also apply to this Plan, and the proposed mitigation for these impacts is also considered to be applicable to the Oldham Draft Local Plan. Notwithstanding this, there are several policies within the Draft Local Plan which will mitigate any possible increases in recreational pressures, and which will serve to protect designated sites. These policies include:
- Policy N1 – specifically protects designated sites from any harm
 - Policy N3 - will enhance local green infrastructure, reducing the need to travel for outdoor leisure
- 7.16 With regards to air pollution effects, the HRA concluded that increased traffic movements in the vicinity of the Rochdale Canal and arising from the development of sites close to the Canal will not have a harmful effect on the special interest of the Canal – that is, no adverse effect on the integrity of this site will arise. On this basis, it is concluded that any increase in nitrogen deposition above the screening thresholds at this site will not have any adverse effect on the measures currently being implemented to achieve the site’s conservation objective. Again, the conclusions and recommendations of the HRA of the PfE are also relevant and are considered to also apply to this Plan.
- 7.17 The HRA of the PfE concluded that there would be no Likely Significant Effects on the South Pennine Moors SAC, the Peak District Moors SPA and the South Pennine Moors Phase 2 SPA resulting from air pollution. However, the PfE HRA did conclude that there may be air pollution impacts from the operation of the Plan on part of the Manchester Mosses SAC (Holcroft Moss) and advised that mitigation was required for this impact. The proposed mitigation would apply to developments within Oldham. There are also several policies within the Draft Local Plan that will act to mitigate any possible increases in air pollution, and which will serve to protect designated sites. These policies include:

- Policy N1 – specifically protects designated sites from any harm
- Policy N3 - will enhance local green infrastructure, reducing the need to travel for outdoor leisure
- Policy LE3 – seeks to improve air quality within the Borough
- Policy T1 – facilitates walking and cycling in the Borough
- Policy T2 – promotes walking, cycling and the use of public transport
- Policy T4 - promotes the use of electric vehicles
- Policy T5 - requires the preparation of travel plans and transport assessments

7.18 The HRA concluded that, providing the mitigation described above is applied, and providing that the mitigating policies in the plan are implemented, the Plan will not have any harmful effects on the special interest of the South Pennine Moors through any increases in air pollution.

7.19 The HRA identified that certain allocations within 200m of the Rochdale Canal may have direct impacts on the special interest of the Canal, including water pollution resulting from site drainage and the shading of canal waters. Beyond 200m these effects are considered unlikely to arise.

7.20 Three of the potential allocations are within 200m of the Canal:

- Former Junction Mill
- Land at Foxdenton
- Former South Chadderton School

7.21 The HRA concluded that both effects from diffuse water pollution and shading could be readily avoided by using established mechanisms, although it is recommended that detailed planning proposals for these sites are informed by project-level HRAs. Policy N1 would also apply to developments on these sites and this policy would serve to avoid significant effects on the special interest of the Canal.

Recommendations

7.22 Table 19 provides an overall summary of the potential allocations.

Table 19: Summary of the appraisal of the Oldham Draft Local Plan potential allocations

Housing and Mixed-Use potential allocations	Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.
Office, Industry and Warehousing potential allocations	Based on the IA and HRA assessment the site would appear acceptable to progress through the next stages of the Local Plan Review.

7.23 Generally, it was found that mitigation is provided through other plan policies either in Places for Everyone (PfE) or other Local Draft Plan policies as the plan should be read as a whole. Examples of the policies that would help provide mitigation have been expressed in the full IA in the appendix.

8. Conclusions and Next Steps

Potential Housing Allocations

- 8.1 The proposed allocations identified in tables 13, 14 and 15 will contribute to meeting Oldham's local housing need, alongside sites identified within the SHLAA and proposals for small-scale development, comprising conversion or change of use of less than 10 dwellings. The allocations identified are therefore just part of how the council will meet its housing need and will also be supported by the strategic allocations identified in Places for Everyone upon its adoption.
- 8.2 Sites have been identified for potential allocation where they reflect the council's Creating a Better Place programme and included in our residential pipeline, thereby providing confidence that these will be delivered within the plan period. Several key sites with extant planning permission have been identified where these are considered an important part of our spatial strategy for addressing housing need within the urban area and existing allocations have been carried forward where they are still considered appropriate for residential development.
- 8.3 In total the proposed allocations have the potential to provide around 4,395 homes.
- 8.4 The capacity assumptions identified in the tables above are informed by the developable area (not total site area) and the minimum densities presented is that which would be applied to the site in accordance with Policy H3. Capacity and density assumptions are therefore indicative and may be subject to change as we carry out further evidence to support preparation of the Publication Plan.
- 8.5 In line with NPPF, the proposed allocations vary in size from small sites under 1 hectare to larger sites that are key to the delivery of our spatial strategy and Creating a Better Place. Sites of 1 hectare and above have the potential to provide around 3,243 homes.
- 8.6 To promote the development of a good mix of sites we have identified opportunities to accommodate at least 10% of our housing requirement, that is 1,156 homes, on sites no larger than one hectare. The capacity of sites below 1ha provide the opportunity for around 1,247 homes. Importantly several of these sites under 1 hectare fall within Oldham Town Centre, for example the Former Magistrates Court and Chambers and Land between Prince Street, Oldham Way and Mumps. Whilst small they are proposed to provide a significant amount of housing as part of increasing residential living within the centre and the council's Creating a Better Place programme.
- 8.7 The location of the proposed allocations is spread across the borough, however there is a focus on opportunities for residential development within Oldham Town Centre, as part of delivering the council's ambitious regeneration programme and Creating a Better Place. Sites within Oldham Town Centre have the capacity to provide around 1,805 homes. It is anticipated that housing within Oldham Town Centre will generally be part of a mixed-use development. This reflects that these new homes will be supported by complementary uses, especially at ground floor level, and social infrastructure to create neighbourhoods where residents can readily access amenities and their day-to-day needs are met (as set out in Policy OTC1 Oldham Town Centre).

Potential Employment Allocations

- 8.8 The proposed allocations identified in table 16 form part of the wider employment land supply (identified in table 3). Sites have been identified for potential allocation where they reflect the council's Creating a Better Place programme, facilitating for example the continued development of Hollinwood Junction and land at Foxdenton, as well as existing allocations have been carried forward where they are still considered appropriate for employment development.
- 8.9 The potential employment allocations identified aim to:
- provide employment opportunities across the borough in locations that can be accessed easily by the local workforce;
 - provide sites of varying size with the ability to attract new employment opportunities; and
 - provide enough land to enable existing businesses to expand.
- 8.10 The potential employment allocations identified in this plan are supported by the Strategic Allocations identified in Places for Everyone:
- JPA2 Stakehill – a cross-boundary allocation with Rochdale allocated for the delivery of around 150,000sqm of high-quality, adaptable industrial and warehousing floorspace within a 'green' employment park setting, with a focus on suitable provision for advanced manufacturing and/or other key economic sectors, taking advantage of its accessible location and proximity to Junction 20 of the M62, and complementing the other opportunities within the North-East Growth Corridor; and
 - JPA14 – Broadbent Moss – allocated for the delivery of around 21,000sqm of industrial and warehouse floorspace existing the existing employment opportunities at Higginshaw Business Employment Area and sitting alongside around 1,450 new homes.

Next Steps

- 8.11 Following consultation on the Draft Local Plan, the council would review all representations received and consider whether any further changes should be made to the site selection as a result.
- 8.12 Between the Draft Plan stage and Publication Plan stage further work will be carried out to look at issues such as ecology, heritage and highways. To ensure that sites are appropriately screened and assessed, and where necessary mitigation and / or enhancement is identified to support sites taken forward for allocation. This would inform any necessary site-specific criteria for site allocation policies.
- 8.13 As the Local Plan review progresses each allocation proposed in the Publication Plan (Regulation 19) will be accompanied by an allocation policy that sets out site-specific requirements. Depending on the nature, scale and location of the proposed allocation such requirements may include:
- The need for a detailed masterplan and infrastructure phasing delivery strategy;
 - Specific housing mix and tenure to address local housing need;
 - Detailed green infrastructure, open space and biodiversity requirements;
 - The need for specific site access arrangements and measures to mitigate the impact of the proposed development on the surrounding highway network;
 - Site-specific design expectations; and

- The need for any supporting infrastructure, including the provision of new and/or extension of existing, education and health facilities, to meet any additional demand resulting from the development proposed.

Appendix 1 Oldham Local Plan Review Site Allocations Survey Form

Important things to note when on site:

- Check boundary shown on plan is accurate. If changes are required, please indicate on plan.
- Photograph record required for all site visits, please indicate photo positions on site plan and name files on return to office accordingly.

Site Details	
Database reference number⁷	
Location	
Existing land use	
Previous use (if identifiable)	
Surrounding land uses⁸	
Residential	
Industry	
Offices	
Retail	
Open Space	
Education	
Community	
Health	
Open Land	
Agriculture	
Other uses	

⁷ Database reference number: This is a unique reference number generated by the SHLAA/ Sites Database.

⁸ Surrounding land use(s): Please tick all land uses that apply and provide details regarding any other land uses that surround the site.

Character of area ⁹	
Town Centre	
Edge of Centre	
Suburban	
Edge of fringe	
Rural	
Nature of land¹⁰	
Greenfield	
Previously developed land	
Vacant building	
Mixed	
Unknown	
Environmental Constraints	
Is the site subject to topographical constraints?¹¹ Yes / No / Unknown / Comments	
Are there any ecological features on the site?¹² Yes / No / Unknown / Comments	

⁹ Character of area:

Town Centre – Within Oldham Town Centre boundary or the boundary of the borough’s other centres (Shaw, Royton, Chadderton, Hill Stores, Uppermill, Failsworth, Lees);

Edge of Centre – Within 480m of Oldham Town Centre or the borough’s other centres (this will be a matter of judgement and may be affected by local topography / barriers (such as crossing busy roads / junctions), examples include - Robert Fletchers and B1.1.28 Huddersfield Road Diggle.;

Suburban – an area beyond ‘Edge of Centre’ that can range from busy built-up areas to leafy suburbs;

Urban Fringe – At the physical edge of the town/city, where the town/city meets the countryside;

Rural – Within the countryside beyond the limits of the urban area. (This is adapted from the Transport Modelling work).

¹⁰ Nature of land – whether it is greenfield / previously developed (in line with national planning definitions) etc

¹¹ Topographical constraints: This may include valleys, undulating land etc

¹² Ecological features: Without the experience of a professional biodiversity officer this is about making a judgement regarding any signs of ecological value there may be on the site.

<p>Are there any landscape features?¹³</p> <p>Yes / No / Unknown / Comments</p>	
<p>Are there any public footpaths / cycleways / bridlepaths running through / along the boundaries of, the site?</p>	
<p>Are there any buildings that appear to be of historical value / local significance on or surrounding the site?</p> <p>Yes / No / Unknown / Comments</p>	
<p>Accessibility</p>	
<p>Does the site appear to be accessible by the following?</p>	
Car	
Lorry / HGV	
Public Transport	
Bicycle	
Foot	
Additional comments	
<p>What are the current access arrangements?¹⁴ (i.e. carry, lorry / HGV / public transport / bicycle / foot).</p> <p>Please provide comments as necessary</p>	

¹³ Landscape features: This may include trees, hedgerows and stone walls.

¹⁴ Existing access arrangements: Provide details regarding the existing access arrangements (please mark this on the plan) and what modes of transport this may allow for.

<p>Is the site close to any of the following key services?¹⁵</p> <p>Area of employment; Major retail centre¹⁶; Local shopping parade; Health related facilities¹⁷; Secondary school; Primary school; Post office; Community uses¹⁸</p> <p>Please provide comments as necessary</p>	
<p>Suitability of site for development</p>	
<p>Is the site suitable for development?</p> <p>Yes / No / Unknown</p>	
<p>If yes / unknown, what would the site be suitable for?</p> <p>Employment; residential, retail; mixed-use; other</p>	
<p>What is the most suitable use?</p>	
<p>If it is not considered suitable for development, why?¹⁹</p>	
<p>Additional comments regarding suitability....</p>	
<p>Additional comments</p>	
<p>Site visit undertaken by</p>	
<p>Date of site visit</p>	

¹⁵ Access to key services: Please note any services that you are able to see close to the site and provide any additional comments.

¹⁶For example; Oldham Town Centre, one of the borough's other centres or a large scale food store

¹⁷ For example; doctors, dentist and hospital

¹⁸ For example; libraries and theatres

¹⁹ If not considered suitable for development: Please provide details regarding why the site is not considered suitable for development, this may include where a site is an area of open land / open space that should be afforded protection.

Appendix 2 – List of sites discounted from potential allocation in the Oldham Draft Local Plan

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3263.1	Foxdenton Strategic Site, Broadway / Foxdenton Lane, Chadderton, Oldham OL9 9QR	CC	47.7	Under construction; No longer available
HLA3078	Lancaster Club, Broadway, Failsworth, Manchester, M35 0DX	FW	5.96	Site Under Construction; No longer available
SHA2130	Land at Vale Drive/ former Crossbank House	CO	0.78	Site Under Construction; No longer available
HLA3536	Former Counthill School, Counthill Road, Oldham.	WA	3.35	Site Under Construction; No longer available
SHA0895	Land between Cherry Avenue and Furness Avenue	AL	4.7	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0996	School between land on Rosary Rd and CPD Centre.	MV	0.88	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0079	Broadbent Rd, Oldham	SJ	1.11	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1020	Fmr Bankfield & Fossard Mills, Wall Hill Rd	SN	1.08	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3242	Domalo Nurseries Ltd, Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	SJ	0.978	Site Under Construction; No longer available
SHA0065	Lake View / Park View, King Rd, Oldham	AL	0.67	No longer available; Northern Roots
SHA0098	Land off Skipton St, Oldham	AL	0.85	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2227	Land at Birches, near Birches Parade, Holts OL4 5PZ	AL	0.33	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0173	E of Milnrow Road, Milnrow Road, Shaw	SH	0.52	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2860	Stoneswood House Residential Home, Oldham Road, Delph, OL3 5EB	SN	1.7	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3586	Land to the rear of 29-51 Shaw Hall Bank Road, Greenfield, Oldham	SS	0.9	Site Under Construction; No longer available
SHA1052	Kickabout area, junction Horsedage St. and Rock St.	SM	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3163	Clarksfield Conservative Club, Huxley Street, Oldham, OL4 5JX	SM	0.38	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0120	The Hollies, Wellington Rd, Oldham	WE	1.53	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1084	Royton Health Centre (former), Royton	RN	0.28	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2026	Timbertops, Springhead	SW&L	0.71	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3006	Land on Cheetham Street, Failsworth	FE	0.22	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3078.2	Land at the former Lancaster Club, A663 Broadway, Failsworth, Oldham	FW	0.38	Site Under Construction; No longer available
HLA3223	Land at Ward Lane, Diggle, OL3 5JT	SN	0.65	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2045	Land at rear/side of 95 Wrigley Head (Anglers Arms), Failsworth, M35 9BH	FE	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1886	Land at Chester Place and Spring Garden St, Royton	RN	0.34	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2125	St Paul's Conservative Club, Hollins Road	MV	0.32	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3212	Former Dronsfields Mercedes Site, Laureates Place, Springhead, Oldham, OL4 4DB	SN	0.7	Site Under Construction: No longer available
SHA0008	Site corner of Ripponden Rd / Broadbent Rd, Derker	SJ	0.28	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3535	Land to rear of 163 Hunt Lane, Chadderton, OL9 9JJ	CC	0.42	Site Under Construction: No longer available
HLA3257	Land adj to 28 Hillside Avenue, Royton, OL2 6RF	RS	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1120	Land at Longfellow Crescent, Sholver	SJ	0.85	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3537	The Old Social Club, Robert Fletcher Paper Mill, Chew Valley Road, Greenfield	SS	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3242.1	Land adjacent to Hillside Nursery, Sholver Lane, Oldham, OL1 4NT	SJ	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3241	Land at 2 Sunfield Crescent, Royton, OL2 6EY	RS	0.23	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3555	Land to the rear of 163, Higginshaw Lane, Royton	RS	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3500	Heyes Farm, Holly Grove, Dobcross, Oldham, OL3 5JQ	SN	2.81	Greenfield site in the Green Belt
HLA3263.2	Development Zone R1, Foxdenton Strategic Site, Broadway/Foxdenton Lane, Chadderton, Oldham, Greater Manchester, OL9 9QR	CC	3.75	Under construction; No longer available
HLA3263	Foxdenton Strategic Site, Broadway / Foxdenton Lane, Chadderton, Oldham OL9 9QR Phase 1	CC	4.27	Under construction; No longer available
HLA0178	Land at Lower Lime Road	HO	2.59	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3767	Land to the east of Hebron Street and Brownlow Avenue, Royton, Oldham	RS	3.11	Site Under Construction; No longer available
SHA0196	Nether Hey Farm, Holden Fold Lane, Royton	RN	1.3	Site fully, or partially located within Flood Zone 3B
SHA0893	Warren Lane, Oldham	AL	1.8	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1119	Land at Hodge Clough Road, Sholver	SJ	1.32	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3317	Birks Quarry, Huddersfield Road, Austerlands, Oldham	SWL	1.9	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2654	Land behind bus turning area and Pickhill Lane, Uppermill, Oldham	SS	0.33	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3503	Land off Haven Lane, Moorside	SJ	0.91	Site Under Construction: No longer available
HLA2451	Danisher Lane	MV	0.46	Falls within PfE JPA17

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2093	Medlock Road, Woodhouses (Land to the rear of Dog and Partridge Public House, 103 Medlock Road, Failsworth, M35 9NP)	FE	0.66	Site Under Construction: No longer available
HLA3031	Land at Haworth Street, Oldham	CO	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA0960	Land next to Brown St, off Oldham R, Failsworth	FW	0.24	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3162	Land at Ashes Lane & Station Street, Springhead, Oldham, OL4 4PQ	SWL	0.3252	Site Under Construction; No longer available
HLA3736	Land at 165 Medlock Road, Failsworth, Manchester, M35 9NP	FE	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2808	Hilltop Farm, Chadderton, Oldham	CN	0.18	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3271	149A Manchester Road, Greenfield, Oldham, OL3 7HJ	SS	0.29	Site Under Construction; No longer available
HLA3532	Birks Quarry, Huddersfield Road, Austerland, Oldham	SWL	0.47	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3742	Land to rear of Knowls Lane Farm, Knowls Lane, Oldham, OL4 5RX	SWL	0.15	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3139	Inniscarra, Lynwood Drive, Oldham, OL4 3EZ	WA	0.229	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3489	SLACKGATE FARM, Slackgate Lane, Denshaw, OL3 5TZ	SN	0.045	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3457	Springmeadow, Ladcastle Road, Uppermill, OL3 5QT	SS	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3538	18 Beech Lane, Grasscroft, OL4 4EP	SS	0.21	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3284	Land at Hartshead Street/Church Street, Oldham OL4 5EE	SWL	0.0737	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3540	Land adjacent 83 Coppice Street, Oldham, OL8 1TP	WE	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3446	Land at the junction of Cummings Street and Oak Road, Oldham	HO	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3042	Slack Gate Farm, Slackgate Lane, Denshaw, OL3 5TZ	SN	0.1235	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3220	3 Buckley Drive, Denshaw, OL3 5RT	SN	0.1344	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3526	Land to the north of Delph Chapel, Delph Lane, DELPH, OL3 5HX	SN	0.035	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3153	Glenwood, Higher Arthurs, Greenfield, OL3 7BE	SS	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3751	71 Shaw Hall Bank Road, Greenfield, OL3 7LE	SS	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3406	15 Warren Lane, Oldham, OL8 2JE	AL	0.014	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3750	Land at former managed allotment, Warren Lane, Oldham, OL8 2JE	AL	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3203	Land at Horseshoe Lane, Chadderton, Oldham	CC	0.1758	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2899	Land adj., 32 Laurel Avenue, Chadderton, Oldham, OL9 9NJ	CC	0.043	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3563	101 Windsor Road, Oldham, OL8 1RP	CO	0.0248	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3355	231 Rochdale Road, Shaw, OL2 7JD	CR	0.1026	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3442	Land adjacent to 75 Christine Street, Shaw, OL2 7ST	CR	0.0065	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3463	49 Atherley Grove, Chadderton, OL9 8DD	CS	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3682	Land adj to, 27 Farm Street, Failsworth, M35 0JS	FW	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3712	Land adj to, 27 Farm Street, Failsworth, M35 0JS	FW	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3168	Woodside Farm, Cinder Hill Lane, Chadderton, OL1 2SU	RN	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3449	Land to the rear of 24 Dogford Road, Royton, OL2 6UA	RS	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2136	Barn adj., Fairbanks Cottage, Bleak Hey Nook Lane, Delph, Oldham (latest app under Outbuilding adjoining West of View Banks)	SN	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3081	Land at Dark Lane, Delph, Oldham, OL3 5TY	SN	1.6	Greenfield site in the Green Belt
HLA3356	Land at Huddersfield Road, Diggle, OLDHAM, OL3 5NT	SN	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3458	The Old Stables, 14 Delph New Road, Dobcross, Oldham, OL3 5BA	SN	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B
HLA3701	1 Littlemoor Lane, Diggle, OL3 5RS	SN	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3137	Land off Huddersfield Road, Greenfield	SS	1.9	Greenfield site in the Green Belt
HLA3260	Land at Friezland Lane, Greenfield, Oldham	SS	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3352	2 Clough Park Avenue, Grasscroft, OL4 4EY	SS	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3529	134 Carr Lane, Uppermill, OL3 6JA	SS	0.24	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA1177	Land opposite 6 The Park, Grasscroft, OL4 4ES.	SS	0.0644	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3261	Ceann, Friezland Lane, Greenfield, OL3 7EU	SS	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3428	7 Horsforth Lane, Greenfield, OL3 7HL	SS	0.007	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3450	Land to the rear of 67 Chew Valley Road, Greenfield, OL3 7JG	SS	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3454	Rear end of Redwood House, Redwood Road, Uppermill OL3 6JW	SS	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3553	Land adj to 1 The Cottages, Heathfields, Uppermill, OL3 6EN	SS	0.037	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3684	57 Mossley Road, Grasscroft, OL4 4HD	SS	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3746	Land off Springmeadow Lane, Uppermill, OL3 6EP	SS	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3747	Holly Ville, Holmfirth Road, Greenfield, OL3 7DR	SS	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA2846	Land to the rear of 25 Woodend Street, Lees, Oldham.	SWL	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3584	51 Coverhill Road, Grotton, OL4 5RE	SWL	0.083	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3683	Land next to 29 Thornley Lane, Grotton, OL4 5RP	SWL	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3732	6 Station Lane, Grotton, OL4 5QY	SWL	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3430	7 Towers Street, Oldham, OL4 2HY	WA	0.027	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3354	188 Windsor Road, Oldham, OL8 1RG	WE	0.0285	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3687	182 Chamber Road, Oldham, OL8 4DJ	WE	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA2129	Land at Regent Street, Wallshaw Street & Bell Street	SM	3.95	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1314	Mecca Bingo Block, Cnr Union St, King St, Oldham	CO	1.77	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1057	Alliance and Britannia Mill triangle, Spencer Street	SM	2.34	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1683	Marlborough Mill, Failsworth	FW	1.53	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0845	Hill Farm Close, Fitton Hill	MV	6.64	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1003	Cairo Mill, Greenacres Road, Lees	WA	1.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2778	Primrose Bank Estate, Between Lee Street and Ashton Road, Oldham	MV	7.3	Completed; No longer available
HLA3319	Express Dairies Milk, Ridgefield Street, Failsworth, M35 0HJ	FW	0.91	Site Under Construction; No longer available
SHA0820	Nile Mill, Fields New Rd, Chadderton	CC	2.73	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0060	Chadderton Mill, off Fields New Rd, Chadderton	CC	2.02	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0038	Devon Mill, Devon Way, Hollinwood	HO	1.26	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2831	53 - 55 King Street (formerly Riley Snooker Club and Megson and Ponsonby Solicitors), Oldham, OL8 1EU	CO	0.15	Small site in Oldham Town Centre / private ownership / active use.
SHA1606	Maple Mill 1, Cardwell Street	AL	2.19	Site Under Construction; No longer available
SHA1026	Vernon Works (Fir Mill), Highbarn Rd, Royton	RS	2.19	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2032	Sellers Business Park	CS	2.19	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3120	Phoenix Mill, Cheetham Street, Failsworth, Manchester, M35 9DS	FE	1.46	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0905	Duke Mill, Refuge St, Shaw	SH	1.54	Falls within PfE JPA12
SHA2064	Land btw Burnley Lane and Chadderton Way (PEZ 12 Fernhurst Mill)	CN	2.13	Site Under Construction; No longer available
HLA3028	P & D Northern Steels Ltd, Mosshey Street, Shaw, OL2 8QL	SH	1.93	Site Under Construction; No longer available
SHA0086	Land E of Wellyhole St, Oldham	WA	1.7	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1599	Austerlands Mill, Austerlands	SN	0.91	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0112	Corner Knott Lane and Ashton Rd, Oldham	MV	2.27	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3122	Former Springhead Quarry, Cooper Street, Springhead, Oldham	SWL	2.33	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2147	Land off Wellyhole Street, Oldham	WA	0.897	Site Under Construction; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1004	Park Lane, Royton	RS	1.28	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2353	Huddersfield Road/Dunkerley Street, Oldham	WA	2.61	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1862	Anchor Mill, Daisy St, Coldhurst	CO	0.88	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1384	Former CPD Centre, Rosary Road	MV	1.71	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2290	Land off Dew Way, Oldham	CO	1.05	Site Under Construction; No longer available
SHA2015	Land Between Beever St and Regent St, Oldham	SM	0.46	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3462	14 Rock Street, Oldham, OL1 3DW	SM	0.43	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0203	Land between Godson St and Rochdale Rd, Oldham	CO	1.03	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1053	Social Services Training Centre, Rock St, Oldham	SM	0.43	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1080	Our Lady's RC High School, Roman Rd, Royton	RS	1.43	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2821	Corner of Edge Lane Street/ High Barn Street, Royton	RS	1.01	Site Under Construction; No longer available
SHA0896	Land at Cherry Avenue, Alt	AL	1.39	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3227	Land bounded by Stafford Street, Lynn Street, Durham Street and Cambridge Street, Oldham, OL9 7DP	WE	1.47	Site Under Construction; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2661	Land at North Werneth Zone 4, Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.	WE	2.15	Site Under Construction; No longer available
SHA2059	Land off Beresford St., Failsworth (PEZ 1 West Failsworth)	FW	0.84	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1331	Orme Mill/ Longrange Mill, Greenacres Road, Lees	WA	1.22	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2659	Land at North Werneth Zone 2 and 3, Land at St John's bounded by Alfred St, Featherstall Rd South, Porter St and Edward St	WE	2.28	Site Under Construction; No longer available
HLA2796	169 Union Street, Oldham	SM	0.033	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2091(2)	Frenches Wharf, adjacent to Knoll Mill, Greenfield	SS	0.59	Site fully, or partially located within Flood Zone 3B
SHA1865	Slackcote Mill, Slackcote Lane, Delph	SN	1.01	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1332	Majestic Mill, Greenacres Road, Lees	SW&L	0.96	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3588	Brunswick House, 86 Union Street, Oldham, OL1 1DE	CO	0.14	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2842	Land off Hale Lane/Hughes Close, Failsworth, Manchester	FW	0.42	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2352	Jowett Street, Oldham	SJ	0.66	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3564	100 Shaw Road, Oldham, OL1 4AB	SM	0.31	Complete; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2925	Mill Lane, off Wall Hill Road, Dobcross (Wall Hill Mill)	SN	2.7	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1796	122A Rochdale Road, Oldham, OL1 1NT (Oldham County Court)	CO	0.26	Complete; No longer available
HLA2989.1	Land at Schofield Street, Ashton Road and Copsterhill Road, Oldham (Phase 2)	MV	1.88	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2058	Land bounded by Brideoake/Heywood St./Greenacres Rd., Waterhead (PEZ 19 Greenacres Road)	WA	0.88	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2409	Land off Booth Hill Lane	CO	0.42	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1002	Land at jct Belmont and Franklin Sts, Oldham	CO	0.59	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1068	Corner of Bridge St and Roscoe St, Oldham	SM	0.25	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2357	Land adj to 265 Oldham Road, Failsworth	FW	0.13	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2338(1)	Land Fronting Rochdale Road, Royton. Site of C&A motors and stadium works.	RS	0.55	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1067	Land at Roscoe St, Oldham	SM	0.23	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2377	Bank Mill, Huxley Street, Oldham OL4 5JX	SM	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3473	Limecroft Resource Centre, Whitebank Road, Oldham, OL8 3JX	HO	0.33	Site Under Construction; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA0161	Site W of Grains Rd, Shaw	SH	0.5	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2132	Pennine House, 77 Union Street, Oldham	CO	0.12	Small site in Oldham Town Centre / private ownership / active use.
HLA3118	Land at, Woodhall Street, Failsworth, Oldham, M35 0DD	FW	0.32	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2369	Victoria Works, Wool Road, Dobcross, OL3 5NS	SN	0.3	Site Under Construction; No longer available
SHA0833	Hague & Halewood St (Jubilee Mill, Brideoake St)	WA	0.16	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3743	12-14 Thompson Lane, Chadderton, OL9 8LT	CS	0.15	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3008	Site of The Brookdale, Coronation Road, Failsworth, M35 0LT	FW	0.22	Site Under Construction; No longer available
SHA2047	Fytton Arms Inn, The Green, Oldham, OL8 2LT	MV	0.19	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3240	The Avenue, 46 Greaves Avenue, Failsworth, M35 0NA	FW	0.2285	Completed; No longer available
HLA2771	Land off Royley, Royton (former garage court), OL2 5DY	RN	0.29	Completed; No longer available
SHA1117	Land fronting Ripponden Road, Sholver	SJ	0.95	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2012(1)	Land at Ruskin Street/Norman Street, Oldham, OL1 2EN	CO	0.21	Site Under Construction; No longer available
HLA3384	Westwood Medical Centre, Winterbottom Street, Oldham, OL9 6TS	CO	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3528	Robin Hill Bangladeshi Youth Club, Trafalgar Street, Oldham, OL1 2HY	CO	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3517	160 Oldham Road, Failsworth, Manchester, M35 0RA	FW	0.21	Complete. No longer available
HLA2101	Land off Ripponden Road / Cornhill Street, Oldham	SJ	0.22	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3082	Cabaret Club, 2 Bridge Street, Oldham, OL1 1EA	SM	0.03	Small site in Oldham Town Centre / private ownership / active use.
SHA2127	Former Green Booth Depot, Hunt Lane	CN	0.48	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0810	Land btw Brookdale St. and Oldham Rd., Failsworth (PEZ 1 West Failsworth)	FW	0.32	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3761	Harrop Court Mill, Harrop Court Road, Diggle, OL3 5LL	SN	0.62	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3676	23-25 King Street, Oldham, OL8 1DP	CO	0.09	Site Under Construction; No longer available
HLA3399	Hive House, Hive Street, Oldham, OL8 4QS	HO	0.07	Site Under Construction; No longer available
HLA3104	3-5 Hamilton Street, Oldham, OL4 1DA	SM	0.015	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2952	Marian Walker House, Frederick Street, Oldham, OL8 1SW	WE	0.9	Site Under Construction; No longer available
HLA3160	Woodfield Centre, Off Netherfield Close, Oldham, OL8 4ET	WE	0.629	Site Under Construction; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2999(1)	Land at Alfred Street, Castleton Street and Edward Street, Oldham (off St. John's St.)	WE	0.44	Remove - merged within another site
HLA3443	Knightsbridge House, 120 High Barn Street, Royton, Oldham OL2 6RN (FORMER SITE OF PARKSIDE MILL, Edge Lane Street, Royton)	RS	0.13	Site Under Construction; No longer available
SHA2019	Highbarn House, Royton Site H	RS	0.28	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0169	Corner King Albert Street and Milnrow Road, Shaw	SH	0.2	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1006	Land at Mosshey St, Shaw	SH	0.27	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1667	Jubilee (Woodbottom) Mill, Milnrow Rd, Shaw	SH	0.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3678	87-89 Yorkshire Street, Oldham, OL1 3ST	SM	0.0448	Site Under Construction; No longer available
HLA3214	Scouthead Filling Station, 1025 Huddersfield Road, Scouthead, Oldham, OL4 4AS	SN	0.2	Site Under Construction; No longer available
HLA3588.1	Brunswick House, Union Street, Oldham, OL1 1DR	CO	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1225	Land - Higher Memorial Park, Joseph St, Failsworth	FE	0.26	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA2090	Land at Oldham Road/ Hardman Street, Failsworth	FW	1.56	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2872	The Smithy, 1053 - 1055 Ashton Road, Bardsley, Oldham	MV	0.2	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3267	Land between 173 - 197 Higginshaw Lane, Royton	RS	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3481	19-21 Milnrow Road, Shaw, OL2 8AP	SH	0.12	Completed; No longer available
HLA2836	Shaw Band Club, Dale Street, Shaw, OL2 8RN	SH	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA2046	M K Pilling Ltd, Hayden Street, Crossley Street, Shaw, OL2 8EN	SH	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1050	5 Horsedge Street, Oldham	SM	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1128	Bridge House, Lees Road	SM	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3396	148-150 Chew Valley Road, Greenfield, OL3 7DD	SS	0.28	Site Under Construction; No longer available
SHA1723	Wellington Mills (Knoll Mill), Greenfield	SS	0.17	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3078.1	Lancaster Sports and Social Club, Broadway, Failsworth, Oldham, M35 0DX	FW	0.33	Site Under Construction; No longer available
SHA2060	Land adj. Ivy House, Oldham Rd., Failsworth (PEZ 1 West Failsworth)	FW	0.23	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3288	Unit 1, Street Bridge Road, Chadderton, OL2 5NN	RN	0.4136	Site Under Construction; No longer available
HLA3435	Dog And Partridge, 148 Middleton Road, Royton, OL2 5LL	RN	0.05	Site Under Construction; No longer available
HLA3581	Heyside Congregational Church, Hebron Street, Royton, OL2 6LU	RS	0.052	Completed; No longer available

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1069	CAB, Bridge St, Oldham	SM	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2516	Land at Hartshead Street, Lees. Oldham	SW&L	0.035	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3533	Wood End House, Atherton Street, Springhead, OL4 5TQ	SWL	0.17	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2835	Land at Dunbar Street, Oldham	CO	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3766	39 Greaves Street, Oldham, OL1 1TJ	CO	0.02	Site Under Construction; No longer available
HLA3512	316 Oldham Road, Failsworth, M35 0EN	FW	0.0403	Site Under Construction; No longer available
HLA2225	Land off Tanners Fold, Fitton Hill, Oldham	MV	0.16	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3694	12 Union Street, Royton, OL2 5JD	RN	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3142	Former Hill Top School, Arncliffe Rise, Oldham, OL4 2LZ	SJ	1.9	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3696	Old YMCA building on corner of Roscoe Street and Prince Street	SM	0.03	Small site in Oldham Town Centre / private ownership / active use.
SHA1858	Land off Mark St., West End St, Oldham	CO	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3030	Land at Coronation Road, Failsworth, Manchester. M35 0LT	FW	0.074	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3596	91 Middleton Road, Royton, OL2 5JJ	RN	0.0263	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2449	Holden Fold Lane, Royton	RS	0.4	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3037	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	SH	0.625	Site Under Construction; No longer available
SHA2031	Land to S. of 64 Bridge Street, Rhodes Bank	SM	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3281	VINDON SCIENTIFIC LTD, Lee Side, Diggle, OL3 5JY	SN	0.3345	Completed; No longer available
HLA2935	Former Delph Chapel, Hill End Road, Delph, Oldham, OL3 5HW	SN	0.36	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1370	Bus turnaround, High Street, Uppermill	SS	0.13	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3014	2 Honeywell Lane, Oldham, OL8 2AA	AL	0.09	Completed; No longer available
HLA2902	Land adj., 63 Meldrum Street, Oldham OL8 1NU	AL	0.056	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2840	Corporation Depot, Andrew Street, Chadderton, OL9 0JN	CN	0.0965	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3508	4-10 Union Street, Oldham, OL1 1BD	CO	0.04	Site Under Construction; No longer available
HLA3518	511 Oldham Road, Failsworth, M35 9AB	FE	0.05	Site Under Construction; No longer available
HLA3468	Land at Albert Street West, Failsworth	FW	0.06	Completed; No longer available
HLA3674	248 Oldham Road, Failsworth, M35 0HB	FW	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1312	Land at Hawthorn Road, Hollinwood	HO	0.16	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2132	Land adjacent to 14 Hebron Street, Heyside, Royton	RS	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3277	United Reformed Church and Hall, Rochdale Road, Shaw, OLDHAM, OL2 7JT	SH	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2923	Former Roundabout Tyres, Crompton Way, Shaw	SH	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA2133	64-66 Market Street, Shaw	SH	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA1863	Land at Flint Street Derker	SJ	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA0901	Land at Bartlemore Street	SJ	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3364	Egerton Arms, 157 Egerton Street, Oldham, OL1 3QJ	SM	0.019	Site Under Construction; No longer available
SHA0139	Corner of Rhodes and Wright St, Oldham	SM	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3434	Delph Club, Gartside Street, Delph, OL3 5DW	SN	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3713	Congregational Church, Sandy Lane, Dobcross, OL3 5AG	SN	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2857	Land at Clifton Street, off Chew Valley Road, Greenfield, Oldham	SS	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3754	Swan Hotel, 89 High Street, Lees, OL4 4LY	SWL	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2118	Estate St/Panmure St	AL	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3335	212 Middleton Road, Oldham, OL9 6BH	CO	0.025	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3566	19 - 21 Retiro Street, Oldham OL1 1SA	CO	0.01	Small site in Oldham Town Centre / private ownership / active use.
SHA2043	Car Park, Rear 394-410 Rochdale Rd (Waggon and Horses), Shaw	CR	0.17	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3184	8 Saint Phillips Drive, Royton, OL2 6AE	RS	0.15	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2368	Birshaw Farm, Oldham Rd, Shaw	SH	0.6	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA2207	Land adj., 306 Waterloo Street, Oldham, OL4 1ER (formely Land adj. 308, Waterloo St)	SM	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3051	25 High Street, Uppermill, Oldham OL3 6HS	SN	0.043	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3734	Ron Kirkham Motors, Ladhill Lane, Greenfield, OL3 7JW	SS	0.1	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3243	Village Nursery, Princess Street, Lees, OL4 5AF	SW&L	0.07	Site Under Construction; No longer available
HLA3600	2 Ashton Road, Oldham, OL8 1HF	WE	0.0441	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2893	Land adj to Westlands Cottage Day Nursery, Springbank Street, Werneth OL8 4LH	WE	0.0663	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3258	Abbots Grange Residential Care Home, Newport Street, Oldham, OL8 1RE	WE	0.25	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3549	Coal Yard, Abbey Hills Road, Oldham	AL	0.105	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3405	135 Hunt Lane, Chadderton, OL9 9JJ	CC	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3488	756 Middleton Road, Chadderton, OL9 0PA	CN	0.029	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3440	Land adjacent to 4 Woodhall Street, Failsworth, Manchester	FW	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3755	476-478 Oldham Road, Failsworth, M35 0FH	FW	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3255	Land adj., 347 Oldham Road, Royton, OL2 6AB	RS	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3466	2 Scarr Lane, Shaw, OL2 8HQ	SH	0.0458	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B
HLA3740	Jubilee Inn, Milnrow Road, Shaw, OL2 8BL	SH	0.17	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3699	1-5 Church Terrace, Oldham, OL1 3AU	SM	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3283	LAND ON NORTH OF, Sugar Lane, Dobcross, OL3 5AG	SN	0.291	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2089(1)	Remainder of Andrew Mill site, Chew Valley Road, Greenfield, Oldham	SS	0.21	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B
HLA3424	49-55 Co-operative Street, Springhead, Oldham, OL4 5BT	SW&L	0.025	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3744	Lees and Hey Conservative Club, Warrington Street, Lees, OL4 5AE	SWL	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3245.1	Dog And Partridge, 49 Constantine Street, Oldham, OL4 3HE	WA	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3719	Land at Little Town, Oldham	WE	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3692	7 Queen Street, Oldham, OL1 1RD	CO	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3745	16 Waterloo Street, Oldham, OL1 1SQ	CO	0.006	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3453	Plot of land between Dog and Partridge Public House and 111 Medlock Road, Woodhouses, Failsworth, Manchester	FE	0.042	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3475	Land at Junction of Farm and Stott Street, Failsworth, M35 0JP	FW	0.037	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3576	66-68 Limeside Road, Oldham, OL8 3NA	HO	0.0579	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA1779	Land at Wilson Street	MV	0.23	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3323	317 Rochdale Road, Royton, OL2 5SN	RN	0.0243	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3729	Land to the rear of 310-312 Oldham Road, Royton, OL2 5AS	RS	0.15	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3591	Agricultural building at Lower Doghill Farm, Grains Road, Shaw, OL1 4SS	SH	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3197	Flower Pot Inn, 376 Higginshaw Lane, Oldham, OL1 4AH	SM	0.0403	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3299	9 Scholes Street, Oldham, OL1 3SZ	SM	0.0563	Small site in Oldham Town Centre / private ownership / active use.
HLA3172	Hey House Farm, Ripponden Road, Denshaw, OL3 5UN	SN	0.18	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3738	Royal Oak Inn, Broad Lane, Denshaw, OL3 5TX	SN	0.074	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3739	SHANGHAI WONG RESTAURANT, Oldham Road, Delph, OLDHAM, OL3 5RQ	SN	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3155	Land adj., 14 Sheepfoot Lane, Oldham, OL1 2PD	CO	0.0287	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3760	8 Hunters Lane, Oldham, OL1 1QU	CO	0.008	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3402	100 Chadderton Way, Oldham, OL1 2EF	CO	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3459	The Stables, Oak Hill Stannybrook Road, Daisy Nook, Failsworth, Manchester, M35 9WJ	FE	0.27	Site Under Construction; No longer available
HLA3436	Failsworth Scooters, 265 Oldham Road, Failsworth, Manchester, M35 0AS	FW	0.0241	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3741	217-219 Manchester Road, Oldham, OL8 4QY	HO	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2938	Land at Crofton Street, Oldham	MV	0.0365	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3421	375 Ripponden Road, Oldham, OL1 4JN	SJ	0.007	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3700	Land to the rear of 94-96 Edge Lane Road, Oldham, OL1 3RH	SM	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3170(1)	Woodbrow Farm, Oldham Road, Denshaw, OL3 5SP	SN	0.2	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3246	The barn adj. to The Old Original, Thorpe Lane, Scouthead, Oldham	SN	0.045	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3300	THE TEMPLE AND BOWLING GREEN PUBLIC HOUSE, 561 Huddersfield Road, Oldham, OL4 3NY	SN	0.0476	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3426	52-54 Orme Street, Oldham, OL4 1RZ	SN	0.035	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2783	Spring Grove Works, Chew Valley Road, Greenfield, OL3 7DD	SS	0.0469	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3126	Land at Grove Street, Greenfield, Oldham	SS	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3349	Group Headquarters, Hawthorpe Grove, Uppermill, OL3 6BW	SS	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3585	Barns, Clough Lane, Grasscroft, Oldham	SS	0.105	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3105	99A/99B High Street, Lees, OL4 4LY	SWL	0.0117	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3367	Land adjacent to 3 Booth Street, Lees, Oldham, OL4 3BX	SWL	0.019	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3527	616 Lees Road, Oldham, OL4 5JL	SWL	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3245	Dog And Partridge PH, 49 Constantine Street, Oldham, OL4 3HE	WA	0.093	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2971	Land at the rear of 103/105 Newport Street, Oldham	WE	0.22	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3448	Land to rear of 136 Werneth Hall Road, Oldham, OL8 1QZ	WE	0.0366	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3295	25-27 Ashton Road, Oldham, OL8 1JX	AL	0.0609	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3382	Land on North Side of, Eastbourne Street, Oldham	AL	0.0215	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3479	Welcome Inn, 411 Abbeyhills Road OLDHAM OL4 5BF	AL	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3513	25 - 27 Moreton Street, Chadderton, OL9 0LT	CC	0.026	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3697	9 Block Lane, Chadderton, OL9 8QT	CC	0.008	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3598	Land at Kiln Hill Lane, Chadderton, Oldham	CN	0.075	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3706	HEALDS GREEN METHODIST CHURCH, Healds Green, Chadderton, OLDHAM, OL1 2SP	CN	0.59	Completed; No longer available
HLA2503	67 Godson Street, Oldham, OL1 2DB (Apollo Day Nursery)	CO	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3709	2 Back King Street, Oldham, OL1 1LE	CO	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3387	128 Middleton Road, Oldham, OL9 6BG	CO	0.0268	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3690	FLAT OVER, 45 Featherstall Road North, Oldham, OL9 6QA	CO	0.007	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3702	16 Busk Walk, Chadderton, OL9 6SG	CO	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3423	477 Rochdale Road, Shaw, Oldham, OL2 7NP	CR	0.014	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3467	Land adjacent 2 Scarr Lane, Shaw, OL2 8HQ	CR	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3516	Stockfield Farm, 593 Rochdale Road, Shaw, OL2 7NP	CR	0.0845	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3219	Land adj 264 Long Lane, Chadderton, OL9 8AY	CS	0.0226	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3534	354A Hollinwood Avenue, Chadderton, M40 0JB	CS	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3749	Land to rear of 155-159 Old Lane, Chadderton, Oldham, OL9 7JQ	CS	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2667	Land at rear of 18-20 Wagstaffe Drive, Failsworth, Oldham	FE	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3330	Greenfold Cottage Stables, Cutler Hill Road, FAILSWORTH, OL8 3NZ	FE	0.0342	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3225	Meadowcroft Farm, 232 Medlock Road, Failsworth, M35 9NG	FE	0.55	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
HLA3422	461 Oldham Road, Failsworth, M35 0AA	FE	0.0119	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3425	501 Oldham Road, Failsworth, M35 9AB	FE	0.012	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3565	309 Lord Lane, Failsworth, M35 0PQ	FW	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3574	2 Grove Avenue, Failsworth, M35 0JU	FW	0.041	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2119	Land to rear of 31 Oak Rd, Hollinwood	HO	0.18	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3735	5 Chapel Road, Oldham, OL8 4QQ	HO	0.035	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3544	Land Adjacent 2 Rowan Tree Road, Oldham, OL8 3LG	HO	0.0227	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3222	Maridon Barn, Keb Lane, Oldham, OL8 2TG	MV	0.0625	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3222.1	Maridon Barn, Keb Lane, Oldham, OL8 2TG	MV	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3703	157 Hollins Road, Oldham, OL8 3DF	MV	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3677	43 Mendip Close, Royton, OL2 5EY	RN	0.053	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2399	Land adj. 323 Middleton Rd, Royton	RN	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3685	Sterling, Castleton Road, Royton, OL2 6XT	RN	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3254	Land to the rear of no. 24 Seville Street, Royton, Oldham, OL2 6AN	RS	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3693	2 Beard Street, Royton, OL2 6EJ	RS	0.016	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3737	318 Oldham Road, Royton, OL2 5AS	RS	0.019	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2910	Cowgate Farm, Low Crompton Road, Royton, OL2 6YR	RS	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3519	Land at Manor Street, Royton, Oldham	RS	0.17	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3521	Land Adjacent to, 100 Broadway, Royton, Oldham, OL2 5BP	RS	0.028	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3524	28 Jones Street, Royton, OL2 5AH	RS	0.0119	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3579	Land to the rear of 38 Seville Street, Royton, OL2 6AN	RS	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3695	Old Grey Mare Inn, 331 Oldham Road, Royton, OL2 6AB	RS	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3730	48 Oldham Road, Royton, OL2 5PF	RS	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3279	Roe Gate, Grains Road, Shaw, OL2 8HH	SH	0.316	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3326	47 Market Street, Shaw, OL2 8NP	SH	0.0112	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3496	4-6 Hill Street, Shaw, OL2 8PQ	SH	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3551	Highland House Barn, Huddersfield Road, Denshaw, Oldham, OL3 5UE	SH	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3723	45A Market Street, Shaw, OL2 8NR	SH	0.009	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3431	75 Milnrow Road, Shaw, OL2 8AL	SH	0.0113	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3460	32 Eastway, Shaw	SH	0.0304	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3474	Land at Buckstones Road, Oldham, OL2 8LJ	SH	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3510	82-84 Milnrow Road, Shaw, OL2 8ER	SH	0.0133	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3673	Land adjacent to 453 Milnrow Road, Shaw, Oldham	SH	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3716	THE BARN, LOWER DOGHILL FARM, Grains Road, Shaw, OL1 4SS	SH	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3748	18 Market Street, Shaw, OL2 8NH	SH	0.008	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3476	Land at Lark Street, Oldham OL1 4JT	SJ	0.0245	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3679	Land at Sunfield Avenue, Moorside, Oldham OL4 2NF	SJ	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3360	191 Waterloo Street, Oldham, OL4 1ES	SM	0.007	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3401	64 Bridge St., Oldham, OL1 1ED	SM	0.04	Small site in Oldham Town Centre / private ownership / active use.
HLA3451	Ordnance Arms, 423 Park Road, Oldham, OL4 1SQ	SM	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3509	120 Union Street, Oldham, OL1 1DU	SM	0.0148	Small site in Oldham Town Centre / private ownership / active use.
HLA3509.1	120 Union Street, Oldham, OL1 1DU	SM	0.014	Small site in Oldham Town Centre / private ownership / active use.
HLA3691	62 Yorkshire Street, Oldham, OL1 1SR	SM	0.05	Small site in Oldham Town Centre / private ownership / active use.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3710	106-108 Henshaw Street Oldham, OL1 2BL 106-108 Henshaw Street Oldham, OL12BL	SM	0.008	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3711	108-110 Yorkshire Street, Oldham, OL1 1ST	SM	0.01	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2833	Mill House, Woodbrook Road, Springhead, Oldham, OL4 4BS	SN	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3044	Land to the rear of the former Black Horse Inn, Oldham Road, Denshaw, OL3 5SL	SN	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3256(1)	Doctor House Farm, Doctor Lane, Scouthead, OL4 3RY	SN	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3273	646 Huddersfield Road, Lees, OL4 3NL	SN	0.0084	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3278	Barn at Well Head Farm, Heights Lane, Delph, OL3 5TU	SN	0.7362	Greenfield site in the Green Belt
HLA3337	22-24 King Street, Delph, OL3 5DQ	SN	0.0296	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3350	Land adjoining No 34 Delph Road, Denshaw, OL3 5RT	SN	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3438	Holly Grove Farm, Ward Lane, Diggle, OL3 5JW	SN	0.055	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3456	Sandbed Cottage, Sandbed Lane, Delph, OL3 5UZ	SN	0.0375	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3542	Plot 3, Wall Hill Road, Dobcross, Oldham, OL3 5BH	SN	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3558	SANDY LANE FARM, Sandy Lane, Dobcross, OL3 5AG	SN	0.02	Greenfield site in the Green Belt
HLA2170.1	Cherry Clough Farm, Cherry Clough, Rochdale Road, Denshaw, OL3 5UE	SN	0.02	Greenfield site in the Green Belt
HLA3418	3 Saint Annes Square, Delph, OL3 5JD	SN	0.009	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3477	Sandbed Cottage, Sandbed Lane, Delph, OL3 5UZ	SN	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3507	Rams Head Inn, Ripponden Road, Denshaw, OL3 5UN	SN	0.64	Greenfield site in the Green Belt
HLA3539	Existing agricultural building at Ward Lane, Diggle, OL3 5JT	SN	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3561	Springhill Farm, Broad Lane, Delph, Oldham OL3 5TX	SN	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3686	Land adjacent to 73 Grains Road, Delph, Oldham, OL3 5DS	SN	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3708	164-166 Huddersfield Road, Diggle, OL3 5PJ	SN	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3722	1 The Pastures, Pastures Lane, Scouthead, OL4 4AW	SN	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3725	Holly Leaf Cottage, Ward Lane, Diggle, OL3 5JW	SN	0.13	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt
HLA3727	23 King Street, Delph, Oldham, OL3 5DH	SN	0.153	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B
HLA3753	Roebuck Low Farm, Roebuck Lane, Strinesdale, OL4 3RA	SN	0.14	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3228	Lower Cross Farm, Higher Cross Lane, Uppermill, Oldham, OL3 6LJ	SS	2.5	Greenfield site in the Green Belt
HLA3408	179 Chew Valley Road, Greenfield, OL3 7DF	SS	0.0375	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3439	Land adjacent 62 Burnedge Fold Road, Grasscroft, OL4 4EE	SS	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3478	WATERMILL COTTAGE, Calf Lane, Greenfield, OLDHAM, OL5 9BN	SS	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3482	32 Primrose Avenue, Uppermill, OL3 6DZ	SS	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3560	Barn at Pinfold Farm, Knowl Top Lane, Uppermill, OL3 6LQ	SS	0.0332	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3589	Higher Hills Farm, Burnedge Lane, Grasscroft, OL4 4DZ	SS	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3601	8 Manchester Road, Greenfield, OL3 7HQ	SS	0.13	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3688	Land adjacent 40 Mossley Road, Grasscroft, OL4 4HE	SS	0.9	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3714	2 Platting Road, Lydgate, OL4 4DL	SS	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3441	5 Walkers Court, Cooper Street, Springhead, OL4 4QY	SW&L	0.05	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3262	Site, Gordon Street, Springhead, Oldham OL4 4QE	SWL	0.02	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3403	1-2 Knolls Farm Cottage, Knowls Lane, Lees, Oldham, OL4 5RU	SWL	0.03	Under 0.25ha and /or indicative capacity less than 5 dwellings

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
HLA3680	Land at Lane Head Road, Oldham, OL4 5RR	SWL	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA2996	65 Esther Street, Oldham, OL4 3EP	WA	0.011	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3162(1)	Land to the rear of 9 Ashes Lane, Springhead, Oldham	WA	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3102	10 Sharples Hall Street, Oldham, OL4 2QZ	WA	0.04	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3531	Land to the South of 474 Ripponden Road, oldham	WA	0.08	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3185	103 Frederick Street, Oldham, OL8 1RD	WE	0.1653	Under 0.25ha and /or indicative capacity less than 5 dwellings
HLA3525	Land at 2 Dearnalay Way, Chadderton, OL9 7BF	WE	0.028	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1051	Alexandra Suite, Horsedge Mill, Rock Street, Oldham	St Mary's	0.41	Small site in Oldham Town Centre / private ownership / active use.
SHA2151	Car Park at Corner of Wright Street/ Rhodes Street	St Mary's	0.03	Small site in Oldham Town Centre / private ownership / active use.
SHA1050	5 Horsedge Street, Oldham	St. Mary's	0.12	Small site in Oldham Town Centre / private ownership / active use.
SHA2150	Land at Bradshaw Street - South	St Mary's	0.09	Small site in Oldham Town Centre / private ownership / active use.
SHA1314	Mecca Bingo Block, Cnr Union St, King St, Oldham	Coldhurst	1.80	Small site in Oldham Town Centre / private ownership / active use.
SHA1068	Corner of Bridge St and Roscoe St, Oldham	St. Mary's	0.26	Small site in Oldham Town Centre / private ownership / active use.
SHA1067	Land at Roscoe St, Oldham	St. Mary's	0.22	Small site in Oldham Town Centre / private ownership / active use.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA0721	Former Junction Mill, Foxdenton Lane, Chadderton	Chadderton Central	6.32	Site fully, or partially located within Flood Zone 3B
SHA0805	Land west of Vale Mill	Hollinwood	0.62	Active employment site within BEA
SHA0847	Land at Belgrave Mills next to Groby St	Alexandra	0.2	Active employment site within BEA
SHA0912	Stockfield Mill, Stockfield Rd	Chadderton Central	0.68	Active employment site within BEA
SHA1001	Waterside Mills, Greenfield, Oldham	Saddleworth South	1.94	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1493	SEA 7 Valley Mills (Saddleworth Business Centre), Huddersfield Road, Delph	Saddleworth North	2.87	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1509	Oak View Mills, Manchester Road, Greenfield	Saddleworth South	0.44	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1561	former Rugby Mill site, Chadderton	Chadderton Central	1.21	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1608	Ace Mill (aka Gorse Mill No. 2), Chadderton	Chadderton Central	1.48	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1617	Bee Mill, Shaw Road, Royton	Royton South	2.79	Active employment site within BEA
SHA1620	Briar Mill, Beal Lane, Shaw	Shaw	0.88	Active employment site within BEA
SHA1637	Earl Mill, Dowry St, Hathershaw	Medlock Vale	1.65	Active employment site within BEA
SHA1643	Forge Mill, Greenacres Rd, Oldham	St. Mary's	0.53	Active employment site within BEA
SHA1644	Fountain Mill, Oldham	St. James'	0.12	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1647	Gatehead Mill, Delph New Road	Saddleworth North	1.26	Active employment site within BEA

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1649	Gorse Mill No.1, Chadderton	Chadderton Central	1.41	Active employment site within BEA
SHA1653	Greengate Mill, Chadderton	Hollinwood	0.19	Active employment site within BEA
SHA1657	Hartford Works (Oxford Mill), Chadderton	Werneth	0.81	Active employment site within BEA
SHA1665	Ivy Mill, Failsworth	Failsworth East	1.02	Active employment site within BEA
SHA1670	Kinders Lane Mill, Greenfield	Saddleworth South	0.33	Active employment site within BEA
SHA1674	Lilac Mill, Shaw	Crompton	2.88	Active employment site within BEA
SHA1677	Lion Mill, Royton	Royton South	1.94	Active employment site within BEA
SHA1708	Springfield Mills, Moss Lane, Royton	Royton South	0.31	Active employment site within BEA
SHA1712	Swan Mill, Foxdenton Lane, Chadderton	Chadderton Central	1.2	Active employment site within BEA
SHA1713	Textile Mill, Cobden St, Chadderton	Chadderton Central	0.34	Active employment site within BEA
SHA1717	Vale Mill, Stockfield Road, Chadderton	Chadderton Central	0.32	Active employment site within BEA
SHA1718	Vale Mill, Chamber Road, Hollins	Hollinwood	0.94	Active employment site within BEA
SHA1724	Werneth Mill, Manchester Rd, Werneth	Werneth	0.92	Active employment site within BEA
SHA1732	Belgrave Mill 1, Fitton Hill Road/ Honeywell Lane	Alexandra	0.53	Active employment site within BEA
SHA1733	Belgrave Mill 3, Fitton Hill Road / Keswick Avenue	Alexandra	0.22	Active employment site within BEA

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1734	Belgrave Mill 4, btw Fitton Hill Road / Groby St	Alexandra	0.51	Active employment site within BEA
SHA1735	Ram Mill, Gordon Street, Chadderton	Chadderton Central	1.14	Active employment site within BEA
SHA1736	Albert Mill, Albert St, Hollinwood	Hollinwood	1.22	Active employment site within BEA
SHA1864	Haybottoms Mill, Oak View Rd, Greenfield	Saddleworth South	1.51	Active employment site within BEA
SHA2003	Former Belgrave Mill (NO. 2), Fitton Hill Road, Oldham	Alexandra	0.51	Active employment site within BEA
SHA2013	Ellis Mill, Huddersfield Rd, Diggle	Saddleworth North	0.2	Active employment site within BEA
SHA2014	Warth Mill, Huddersfield Rd, Diggle	Saddleworth North	0.46	Active employment site within BEA
SHA1022	Land at WWTW, Green Lane, Failsworth	Failsworth West	0.38	No longer surplus to requirements
SHA1114	Land at Harrop Green Lane, Diggle (Diggle Railway Land)			Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA2022	Land at Denshaw Road, Delph	Saddleworth North	0.19	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA0003	Nether Hey St/Pearl Mill Close, Glodwick	Alexandra	1.19	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0999	Long Clough, off Broadway, Oldham	Royton South	2.48	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1093	Land adjacent to Heywood St, Oldham	Waterhead	0.8	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1095	Stoneleigh Quarry, off Stoneleigh Road/ Woodleigh Road	Saddleworth West and Lees	0.85	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1118	Pearly Bank, Sholver	St. James	2.82	No longer available; Identified under Local Green Space Assessment
SHA1778	Land at Rochdale Rd, Oozewood Rd, Royton	Royton North	0.25	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1778.1	Fir St. Garage Site, Dogford Park, Royton	Royton North	0.07	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B
SHA1780	Land at Nile Street, Oldham	Coldhurst	0.22	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1801	Bamford Street, Royton	Royton South	0.29	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1803	Nimble Nook, Chadderton	Chadderton North	0.38	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1806	Raleigh Close, Oldham	Coldhurst	0.27	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1809	Rear of 231 High Barn Road, Royton	Royton North	0.37	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1822	Coldhurst Street, Oldham	Coldhurst	0.62	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1823	Shaw Road/ Sidney Street, Oldham (2 parts)	St. Mary's	0.84	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1844	Land at Lansdowne Road (Alder Root), Chadderton,	Chadderton Central	0.35	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1996	Land at Heap Street, Oldham (3 parts)	Waterhead	0.53	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2009	Land adjacent to Stoneleigh Park	St. James	2.36	Not available for development (i.e. if it is land locked (no access to highway).
SHA2021	Ellipse, Chew Valley Rd., Greenfield	Saddleworth South	0.38	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2128	Land adjacent to St Hugh's Primary School, Wildmoor Avenue, Holt	Alexandra	0.8	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0050	Springfield Works, Samuel St, Failsworth	Failsworth West	0.45	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0066	Woodend Mills Industrial Estate, South Hill, Lees	Saddleworth West & Lees	0.82	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0077	Bell Mill and adjacent works, Claremont St, Oldham	Medlock Vale	1.9	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0749	Land at Crossbank St, Oldham	Werneth	3.67	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0808	Morton Mill, Morton St, Failsworth	Failsworth West	0.27	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1073	Prudential Building, 79 Union Street	Coldhurst	0.09	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1138	Raven Mill & neighbouring land, Fields New Road	Chadderton Central	4	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1163	Osborne Mill, Osborne Street, Oldham	Coldhurst	0.91	Active employment site within BEA
SHA1518	Leesbrook Mill, Lees	Saddleworth West & Lees	0.65	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1556	Bell Mill, Castle Mill Street, Oldham	St. Mary's	0.45	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1635	Dob Lane End Mill, Morton St, Failsworth	Failsworth West	0.34	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1640	Falcon Mill, Chadderton	Chadderton North	0.97	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1651	Grape Mill, Royton	Royton North	0.81	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1660	Heron Mill, Heron St, Hollinwood	Hollinwood	1.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1671	Knarr Mill, Oldham Road, Delph			Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1672	Lane End Mill (Royton Lane Mill), Royton	Royton North	0.28	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1680	Malta Mill, Chadderton	Chadderton Central	0.76	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1681	Manor Mill, Chadderton	Chadderton Central	1.07	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1694	Pingle Mill, Pingle Lane, Delph	Saddleworth North	0.21	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1698	Regent Mill, Sisson St, Failsworth	Failsworth East	1.51	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1720	Victoria Mills, High Street, Uppermill	Saddleworth South	0.06	Under 0.25ha and /or indicative capacity less than 5 dwellings
SHA1721	Vine Mill, Middleton Rd, Royton	Royton North	0.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1725	Werneth Mills, Henley St, Werneth			Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1862	Anchor Mill, Daisy St, Coldhurst	Coldhurst	0.88	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1871	Delta Mill, New Coin St, Royton			Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2061	Land off Morton/Mill St./Oldham Rd., Failsworth	Failsworth West	7.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2062	Peel St./Hobson St., Failsworth	Failsworth West	3.13	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2063	Albion St., Failsworth	Failsworth West	1.31	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA2065	Elder/Lady Rd.s, Lees	Saddleworth West and Lees	1.42	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.2.4	Oldham Way / Mumps	SM	1.7	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.26	Land at Beal Lane, Shaw	SH	1.13	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.10	Land at Junction Mill/Foxdenton Lane, Chadderton	CC	6.35	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.9	Land at Moston Road, Chadderton	CC	1.39	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.11	Causeway North, Oldham Broadway Business Park (Plot 15 & 16)	CC	7.45	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.14	Gateway Crescent, Oldham Broadway (Plot 11)	CC	1.43	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.15	Gateway Crescent, Oldham Broadway (Plot 13)	CC	1.63	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
B1.1.25	Land at Clarence Street, Royton	RS	0.92	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.20	Land at High Barn Street / Edge Lane Street, Royton	RS	0.63	Planning Permission / Under Construction
B1.1.19	Land at New Coin Street, Royton	RS	0.40	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.16	Land at Oldham Broadway Business Park	CC	1.00	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.12	Land at Oldham Broadway, Chadderton (Plot 10)	CC	0.84	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.13	Oldham Broadway Business Park, Chadderton	CC	0.73	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.2.2	Sefton Street, Hollinwood	HO	2.46	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.2.1	South Link Business Park	SM	5.76	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.2.3	Union St West/Oldham Way, Mumps	WE	1.56	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.6	White Moss View, Greengate	CC	1.27	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.22	Land at Meek Street, Royton	RS	4.07	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.1.24	Royton Moss, Moss Lane, Royton	RS	5.38	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
B1.2.5	Land at Crossbank St, Oldham	WE	3.65	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
B1.2.7	Stable Street, Hollinwood	FE	2.07	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA1871	Money Controls, New Coin Street, Royton	RS	1.67	Not considered to meet priorities for potential allocation as identified in Draft Plan Policy H13 and E4.
SHA0032	OPOL 23 Former Birchinlee Mill & adjacent land / rear of Elk Mill, Royton	Royton North	2.1	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0858	OPOL 14 Dacres Hall, Manchester Rd, Greenfield	Saddleworth South	2.1	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0859	OPOL 20 Land S of Oaklands Rd, Grasscroft	Saddleworth South	1.8	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0860	OPOL 21 Land at Summershades Lane, Grasscroft	Saddleworth South	2.12	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0861	OPOL 17 Stoneswood, Delph	Saddleworth North	1.59	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0862	OPOL 19 Ainley Wood, Delph	Saddleworth North	2.26	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0863	OPOL 18 Rumbles Lane, Delph	Saddleworth North	0.57	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA0864	OPOL 15 Wall Hill, Dobcross	Saddleworth North	4.14	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0865	OPOL 16 Ryefields Drive, Uppermill	Saddleworth South	1.13	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0869	OPOL 1 Land at Royley Clough, Royton (Site A)	Royton North	4.92	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0870	OPOL 1 Land at Royley Clough, Royton (Site B)	Royton North	3.65	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0871	OPOL 7 Simkin Way, Bardsley	Medlock Vale	2.75	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0872	OPOL 8 Oldham Edge	Royton South	53.49	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0882	OPOL 2 Ferney Field Road, Chadderton	Chadderton Central	9.05	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0884	OPOL 4 Foxdenton Hall Park, Chadderton	Chadderton Central	7.96	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0885	OPOL 5 Cowhill, Chadderton	Chadderton Central	10.81	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA0886	OPOL 13 Stonebreaks, Springhead	Saddleworth West and Lees	7.97	Site is / falls within a Local Green Space
SHA0887	OPOL 12 Thornley Brook East, Lees	Saddleworth West and Lees	16.88	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0889	OPOL 11 Greenacres(a) - top section	St. Mary's	27.5	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0889.1	OPOL 11 Greenacres(a) - south of Orme and Majestic Mills	St. Mary's	2.26	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0890	OPOL 11 Greenacres(b)	St. Mary's	68.49	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0890.1	OPOL 11 Greenacres(b) - south of former Breezehill School	St. Mary's	6.7	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0891	OPOL 6 Moston Brook / Hole Bottom Clough, E of Broadway	Failsworth West	15.88	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0892	OPOL 6 Moston Brook / Hole Bottom Clough, W of Broadway	Failsworth West	13.1	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA1182	OPOL 16 Ryefields, Uppermill	Saddleworth South	0.49	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA1773	OPOL 6 Land to North of Lancaster Club, Broadway	Failsworth West	1.33	Site fully, or partially located within Flood Zone 3B; Not available for development (i.e. land locked (i.e. no access to highway)); site is / falls within a Local Green Space.
SHA0125.1	2 Oldham Road	SS	0.67	Greenfield site in the Green Belt
SHA1165.1	Land North of Ashton Road, Woodhouses - Site B	FE	0.8097	Not available for development (i.e. land locked (i.e. no access to highway)); Greenfield site in the Green Belt
SHA1165.2	Land south of Cutler Hill Road, Failsworth	FE	2.9799	Greenfield site in the Green Belt
SHA1169	Land North of Ashton Road, Woodhouses - Site A	FE	0.8336	Greenfield site in the Green Belt
SHA1174	Land at Healds Green	CN	0.8473	Greenfield site in the Green Belt
SHA1196	Land off Delph New Road, Dobcross, Oldham	SN	0.5842	Greenfield site in the Green Belt
SHA1196.1	Land off Delph New Road, Dobcross, Oldham	SN	1.0061	Greenfield site in the Green Belt
SHA1198	Land off Park Lane / Steadway, Boarshurst, Greenfield	SS	1.1542	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA1201	Land to the rear of Spinners Way	SJ	1.2914	Greenfield site in the Green Belt
SHA1203	Alderney Farm	SJ	0.6378	Greenfield site in the Green Belt
SHA1213	Top Shed/Back field	CN	1.4248	Greenfield site in the Green Belt
SHA1213	Hill Top Farm 3	CN	1.4461	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA1213	Hill Top Farm 1 & 2	CN	1.5516	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA1585	Land at Kiln Close	CN	2.6254	Already developed for housing.
SHA2007	South of Rosary Road/ Mills Hill Close	MV	2.66	Greenfield site in the Green Belt

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2033	Low Crompton Road, Royton (2 sites)	RS	0.31	Greenfield site in the Green Belt
SHA2034	Prospect Farm Land, Coverhill Road, Grotton	SWL	2.6	Greenfield site in the Green Belt
SHA2035	Land off Corbett Way	SN	0.1788	Under 0.25ha and /or indicative capacity less than 5 dwellings; site fully, or partially located within Flood Zone 3B.
SHA2036	Rainey Family Land	SN	1.3083	Greenfield site in the Green Belt
SHA2037	Land off Lees New Road, Oldham	AL	0.93	Greenfield site in the Green Belt
SHA2038	Parkside	SS	0.55	Greenfield site in the Green Belt
SHA2039	Land at Dumfries Farm	SN	5.34	Greenfield site in the Green Belt
SHA2040	Land of Ripponden Road, Denshaw	SN	1.3097	Greenfield site in the Green Belt
SHA2041	Land off Rochdale Road	SN	5.819	Greenfield site in the Green Belt
SHA2042	Land to West of High Crompton (North site)	CR/ RN	37.14	Greenfield site in the Green Belt
SHA2042.1	Land adjacent 108-110 Castleton Rd	RN	0.11	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt.
SHA2058	Meadowcroft Farm, 232 Medlock Rd., Woodhouses	FE	5.4	Greenfield site in the Green Belt
SHA2066	Land at Poplar Avenue	SS	0.1935	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt.
SHA2067	Land at Shaws Lane	SS	0.2	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt.
SHA2068	Land at Sunny Lynn	SN	0.221	Under 0.25ha and /or indicative capacity less than 5 dwellings; Greenfield site in the Green Belt.
SHA2069	Lees field, Chadderton Fold	CN	0.2631	Greenfield site in the Green Belt
SHA2070	Healds Green	CN	0.387	Greenfield site in the Green Belt
SHA2071	Land at Higher Shaws	SS	0.5348	Greenfield site in the Green Belt

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2072	Cog Hole	SS	0.6304	Greenfield site in the Green Belt
SHA2073	Land to the rear of nos. 746-752 Ripponden Road, Oldham	SJ	0.6914	Greenfield site in the Green Belt
SHA2074	1 Hanging Chadder Farm	RN	0.7059	Greenfield site in the Green Belt
SHA2075	Land at Long Lane/Sandy Lane	SN	0.7509	Greenfield site in the Green Belt
SHA2076	Site to rear of Royal George Mills, Greenfield	SS	0.88	Greenfield site in the Green Belt
SHA2077	Land off Waterworks Road, Oldham	WA	1.0174	Greenfield site in the Green Belt
SHA2078	Land at Fir Lane	CR	1.0478	Greenfield site in the Green Belt
SHA2079	Land south of Burnedge Lane, Grasscroft, Oldham	SS	1.12	Greenfield site in the Green Belt
SHA2080	Land Adjoining Ramsclough Farm	SN	1.44	Greenfield site in the Green Belt
SHA2081	Higher Hill Farm	SS	1.5851	Greenfield site in the Green Belt
SHA2082	Land at Coverhill Road	SWL	1.5877	Greenfield site in the Green Belt
SHA2083	Land off Armit Road, Greenfield, Oldham	SS	1.6374	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA2084	Grotton - Lydgate Hill, Oldham	SWL	1.6575	Greenfield site in the Green Belt
SHA2085	Land on the South West Side of Rochdale Road, Denshaw, Oldham	SN	1.6813	Greenfield site in the Green Belt
SHA2086	Land at Denshaw Vale	SN	1.7225	Greenfield site in the Green Belt
SHA2087	Land rear of nos.8-20 Heights Lane, Chadderton	CN	1.9495	Greenfield site in the Green Belt
SHA2088	Land at Ward Lane	SN	2.0994	Greenfield site in the Green Belt
SHA2089	Land between Tunstead Lane and Hollins Lane	SS	2.31	Greenfield site in the Green Belt
SHA2090	Front Land, Hollyville, Greenfield	SS	2.27	Greenfield site in the Green Belt

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2091	Hollyville Golf Course, Greenfield - Site A	SS	2.36	Greenfield site in the Green Belt
SHA2092	Land off Crib Lane/Sandy Lane	SN	2.7954	Greenfield site in the Green Belt
SHA2093	Land at Lower Turf Lane, Scouthead, Oldham	SN	3.2002	Greenfield site in the Green Belt
SHA2094	Wool Road Farm	SN	3.36	Greenfield site in the Green Belt
SHA2095	Proposal 1-Gillotts Farm and Race Field Farm (See assessment below for 'East of A627')	RN	4	Greenfield site in the Green Belt
SHA2096	Hollyville Golf Course, Greenfield - Part B	SS	4.24	Greenfield site in the Green Belt
SHA2097	Nod Farm	CN	5.59	Greenfield site in the Green Belt
SHA2098	Land on the East side of Ashton Road, Oldham	MV	5.5996	Greenfield site in the Green Belt
SHA2099	Nod Farm	CN	5.64	Greenfield site in the Green Belt
SHA2100	Fentons Farm	CR	5.64	Greenfield site in the Green Belt
SHA2101	land at the junction of Ashton Road and Coal Pit Lane, (including land off Danisher Lane).	MV	6.7057	Greenfield site in the Green Belt
SHA2102	Land East Side Whitehall lane Moorside Oldham	SJ	7.1729	Greenfield site in the Green Belt
SHA2103	Former Paulden Farm	WA	7.6733	Greenfield site in the Green Belt
SHA2104	Land off Failsworth Road/Medlock Road, Woodhouses, Oldham	FE	8.2982	Greenfield site in the Green Belt
SHA2105	Land Woodhouses	FE	8.4199	Greenfield site in the Green Belt
SHA2106	Hathershaw College playing fields	MV	8.9034	Greenfield site in the Green Belt

Existing Site Reference	Site Name	Ward	Area (ha)	Reason why site not taken forward
SHA2107	Bottom Field Farm 1	FE	9.2197	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA2108	Old Brickworks / Quarry	SWL	9.53	
SHA2109	Land west of Failsworth Road, Woodhouses	FE	9.8772	Greenfield site in the Green Belt
SHA2110	Old Grotton Brickworks	SWL	10	
SHA2111	Land to West of High Crompton (South site)	CR	10.05	Greenfield site in the Green Belt
SHA2112	Bottom Field Farm 2	FE	10.6355	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA2113	Little End Farm Moorside Oldham	SJ	12.7867	Greenfield site in the Green Belt
SHA2114	Proposal 2-Gilletts Farm and Race Field Farm (see assessment below)	RN	14.53	Site fully, or partially located within Flood Zone 3B; Greenfield site in the Green Belt
SHA2115	Littlemoss Park (Ashton Moss North) - Oldham section	FE	17.65	
SHA2116	Burn Farm	SH	38.3	Greenfield site in the Green Belt
SHA2117	East of A627M, north of Broadway and Streetbridge Farm, eastwards towards Oozewood	RN	49.13	Site fully, or partially located within Flood Zone 3B
SHA2118	Land to West of High Crompton (north site)	RN	65.01	Greenfield site in the Green Belt
SHA2120	Former pitch, Middleton Road, Royton	RN	0.92	Greenfield site in the Green Belt
SHA2126	Moorside Cricket and Bowling Club, Turf Pit Lane	SJ	2	Greenfield site in the Green Belt

Appendix 3 Summary of Desktop Assessment for Potential Allocations

See separate Excel document

Appendix 4 Flood Risk Sequential Test Information for Potential Allocations

See separate Excel document