Oldham Local Plan

Local Plan Review: Draft Local Plan Proformas for Potential Housing and Mixed-Use Allocations



Proformas for potential Housing and Mixed-Use Allocations

Sites over 1 hectare

Site Details			
Site Reference:	HLA0029	Site Location:	Ashton Rd, Woodhouses
	HLA0029		
Ward:	Failsworth East	Site Area	1.68ha
waiu.	i answorth Last	(hectares):	1.00114
Proposed Use:	Residential	Housing Capacity (no. of homes):	48
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	The site is a Phase 2 UDP Housing Allocation which remains largely undeveloped, except for three homes which are currently under construction on a small part of the site (PA/341528/18).	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site has some wetland habitats and trees. Ecology and tree surveys will be required. The site scored negatively against three objectives as it is a greenfield site	Site Achievability:	Site is identified as being deliverable within the medium term.

and its more rural location	
in Woodhouses means	
that access to services	
and public transport	
accessibility is low. The	
site scored positively	
against other criteria such	
as, flood risk, water quality	
and highways.	

Site Details			
Site Reference:	HLA2662	Site Location:	Land at North Werneth
Cowhill Cowhill Cowhill Cowhill And The Street	Alder Root Madeisy, D.T. Freehold HLA2663 Rights Service Infant and Nursey School	Allege Steer	Oranies Sitest Railway.Road
Ward:	Werneth	Site Area (hectares):	rneth
Proposed Use:	Residential	Housing Capacity (no. of homes):	72
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Permission pending from 2018 also included HLA2663	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positives for being a previously developed site in an area with high deprivation so the site would assist with regeneration. The site also has very high public transport accessibility and access to key services.	Site Achievability:	Site is considered achievable in the medium term.

Site Details			
Site Reference:	HLA2663	Site Location:	Hartford Mill, Edward Street
Cowhill Cowhill Security Security	Alder Root Alder	SURMS STORY Altrey As Street	Darles Street Railway Road
Play Space CCGCO	Freehold Community Junior Infant and Nursery School	ILA2662 Wer Sports Actility We	Dardin Latifiah M
Ward:	Werneth	Site Area (hectares):	1.93
Proposed Use:	Residential	Housing Capacity (no. of homes):	158
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning	Lapsed planning	Site Ownership:	Private
History: Site	permission from 2018		
Suitability			
IA Site Assessment Summary:	The site scores four significantly positives for being a previously developed site in an area with the high deprivation so the site would assist with regeneration. The site also has very high public transport accessibility and access to key services. Environmental health issues would need to be considered at planning application stage.	Site Achievability:	Site is considered achievable in the medium term.

Site Details			
Site Reference:	HLA2664	Site Location:	Abbotsford Road Site, Derker
Neierence.			Oite, Derker
		Other Sports Facility	The state of the s
	Bowl	ng Green	King See
	France Street		est.
	Acre		
		HLA2664	
	SHA0899	a god	
		, wayfield Mayfield	
		Primary School	
1 vate	Street & West	minster, Street	
Derker	SHA1630	nsey.Sneet SHA2	1017
FFT ALLEY \	A MOUSTING TO SERVICE AND A SE	Other Sports Facility	
	E8100	Caveno 4	
Ward:	St James	Site Area	1.27
Proposed	Residential	(hectares): Housing Capacity	51
Use:	Residential	(no. of homes):	31
Minimum	50	Within town or	N/a
appropriate density (dph)		district centre:	
as per Policy			
H3 Planning	Ponding application	Site Ownership:	Council
History:	Pending application – FUL/350118/22.	Site Ownership:	Council
•	Residential development		
	of Derker for 132 homes in total across several		
	sites.		
Site			
Suitability IA Site	The site scores	Site Achievability:	Site is considered
Assessment	significantly positives for		achievable in the
Summary:	being a brownfield site in an accessible location		short term.
	with access to several		
	transport options and in		
	terms of access to key services. of services and		
	services. Or services and		

Site Details			
Site Reference:	HLA3982	Site Location:	Land adjacent to Huddersfield Road Diggle
	HLA3982 Marslands	HLA3147	CONT.
Ward:	Saddleworth North	Site Area (hectares):	2.67
Proposed Use:	Residential	Housing Capacity (no. of homes):	77
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Permission granted. FUL/349826/22	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site has some ecological concerns, which the planning application addressed, however proximity to South Pennine Moors necessitates assessment of site as potential functionally linked land. However, the HRA states that this site has been assessed as part of a recent planning application and concluded that it is not functionally linked because of a lack of	Site Achievability:	Site is considered achievable in the short term.

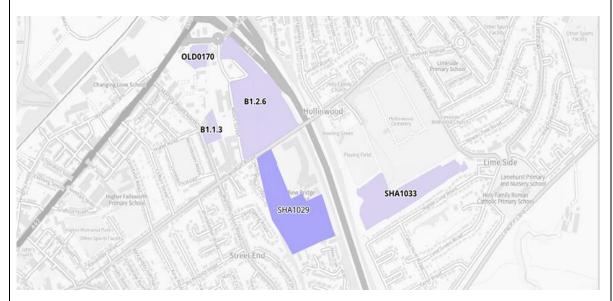
records of qualifying hird	
records of qualifying bird	
species and because the	
habitat was considered	
unsuitable for supporting	
significant numbers of	
qualifying bird species.	
The site also scored	
negatively for consisting of	
greenfield land and having	
medium public transport	
accessibility, reflective of	
its rural setting. A number	
of these issues have been	
addressed through the	
recent planning	
permission to ensure	
sustainable development.	

Site Details			
Site Reference:	SHA0899	Site Location:	London Road, Derker
Regional scient	France direction	wiling Green	
	Acre SHA0899	HLA2664 398929m.406107	m.0m
HE TEMPONION SI		Mayfield Primary School	
Derker	SHA1630	Other sports Vaulty	
Ward:	St James	Site Area (hectares):	1.78
Proposed Use:	Residential	Housing Capacity (no. of homes):	54
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Pending FUL/350118/22. Residential development of 4 sites.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores four significantly positive for being in an accessible location with access to several transport options and services and being previously developed land in a deprived area so the development of the site would assist with regeneration.	Site Achievability:	Site is considered achievable in the short term.

Site Details	1		
Site Reference:	SHA0976	Site Location:	South Chadderton School, Butterworth Lane, Chadderton
Section of Chinary Section 1994 and 199	Whitegate and vininary and hursey School SHA0976	MS parts day	Allotrents Diversip Eacilo
Ward:	Chadderton South	Site Area (hectares):	5.10
Proposed Use:	Residential	Housing Capacity (no. of homes):	175
Minimum appropriate density (dph) as per Policy H3	50	Within town or district centre:	N/a
Planning History:	No planning history. Demolition has been enacted.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores positive as it is in an accessible location with access to several transport options, however scores potentially negative in terms of access to services and facilities. The site also scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration. The site scores a number of	Site Achievability:	Site is considered achievable in the medium term.

uncertainties due to it being mixed land due to the former playing pitches and its close proximity to	
the M60.	

Site Details			
Site	SHA1029	Site Location:	Kaskenmoor
Reference:			School, Roman
			Road, Failsworth



Ward:	Failsworth East	Site Area (hectares):	5.11
Proposed Use:	Residential	Housing Capacity (no. of homes):	137
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history. Demolition has been enacted.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores positively for being in an accessible location with access to several transport options and positive for access to services and facilities. The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration.	Site Achievability:	Site is considered to be achievable in the short to medium term.

Site Details Site Reference:	SHA1033	Site Location:	Higher Lime Recreation Ground, Limeside
nanging Lives School	P1 1 2	Holy Samily Church	Eimeside Lime Side Lime Side Lime Side Lime Side Lime Side Lime Side
Higher Failsworth Primary School	Street End	SHA1033	Holy Family Roman Catholic Primary School Reference Road Catholic Primary School Catholic Primary School
Ward:	Hollinwood	Site Area (hectares):	3.98
Proposed Use:	Residential	Housing Capacity (no. of homes):	110
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores very positively for being accessible to several key services and facilities. However, the site scores potentially negative in terms of access to public transport. The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration. The site scores potentially negatively as it is	Site Achievability:	Site is considered to be achievable in the short term.

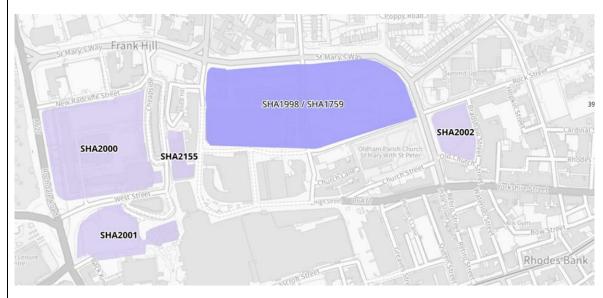
greenfield land within the urban area and is identified as natural/semi-	
natural open space. Development of the site would need to provide	
mitigation to account for the loss of the open space, in line with local	
planning policy.	

Site Details			
Site Reference:	SHA1162	Site Location:	Saddleworth School, Uppermill
g Fleid River Tame Mow, Halls, Carr	Religiod Ground: SHA1162 Allotments Uppermill Turning Circle Uppermill Flay Space Smithy Land	St Chads Church of England Primary School Well Mesdow Lane Heathfields White Brook White Brook	Capper Clough Cemetery Capper Clough Cemetery Capper Clough
Ward:	Saddleworth South	Site Area (hectares):	4.45
Proposed Use:	Residential / Mixed-Use	Housing Capacity (no. of homes):	97
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	Uppermill (close to)
Planning History:	Planning application expected soon. Site currently being prepared for demolition DEM/349017/22.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for having good access to key services and being on previously developed site within the urban area. It is close to Uppermill centre so may also contribute towards increased vitality of the centre.	Site Achievability:	Site is considered to be achievable in the medium term.

Site Details			
Site Reference:	SHA2000	Site Location:	Civic Centre, West Street
Aldieron Street	Street St	Edippy, Road	mar la constant a cons
	Adulti Street	98 / SHA1759	
The Oldham College	SHA2000 SHA2155	SHAZ Uldingm Sarah L hurch St Mary With St Peter Child N Sarah	2002 Cardinal Street
Didnam eure Lentre	SHA2001	THE STREET	Rhodes Bank
Ward:	Coldhurst	Site Area (hectares):	2.17
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	600
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.	Site Achievability:	Site is considered to be achievable in the medium to long term.
	The site also scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a		

town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.	
The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres	
as it is within Oldham Town Centre and can support mixed-use development.	

Site Details			
Site Reference:	SHA1759 /SHA1998	Site Location:	Tommyfield Market, Former Leisure Centre and Linear Park
			Fair

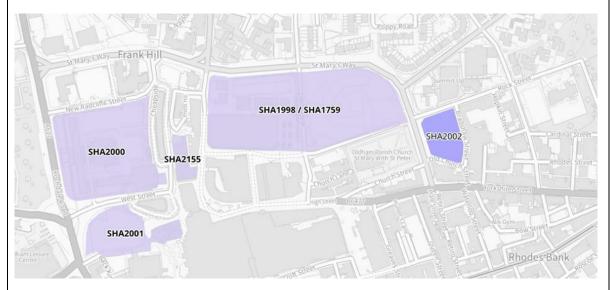


	T	T	T = ==
Ward:	Coldhurst	Site Area (hectares):	3.52
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	250
Minimum appropriate density (dph)	120	Within town or district centre:	Oldham
as per Policy H3			
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also scores uncertain in terms of amenity due to being	Site Achievability:	Site is considered to be achievable in the medium term.

located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development. The allocation includes land which will become the town centre Linear Park will significantly improve access to open space and support the wider vitality of the town centre.

Site Details			
Site	SHA2002	Site Location:	Bradshaw Street
Reference:			Car Park, Oldham



Ward:	St Mary's	Site Area (hectares):	1.32
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	150
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site also scores uncertain in terms of amenity/ noise due to being located close to night-time economy uses, however it is a town	Site Achievability:	Site is considered to be achievable in the long term.

	centre location with a mix	
	of uses and as such it is	
	considered that any	
i	impact can be mitigated in	
	line with planning policy.	
-	The site scores	
	significantly positive	
	against using brownfield	
	land efficiently as it is a	
	previously developed site	
I -	in the urban area. The site	
	also scores positively	
	against ensuring the	
	vitality of the borough's	
	centres as it is within	
	Oldham Town Centre and	
	can support mixed-use	
	development.	
	uevelopinent.	

Site Details			
Site Reference:	SHA2016	Site Location:	Land at Southlink
Siver Street Oldham Central Springboard Project University Campus Oldham Em Abbon Street	Oth	Community Primary Sch	bool Becket Meadows Me
Cetion Street Street	Greenhill Street Minton Street Park Road St Mary's	Site Area (hectares):	Moorhey Gartside Street 2
Proposed	Residential / Mixed-Use /	Housing Capacity	158
Jse:	Commercial	(no. of homes):	
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	Oldham (close to)
Planning History: Site	No relevant history	Site Ownership:	Council
Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible edge of town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area -	Site Achievability:	Site is considered to be achievable in the medium term.2163

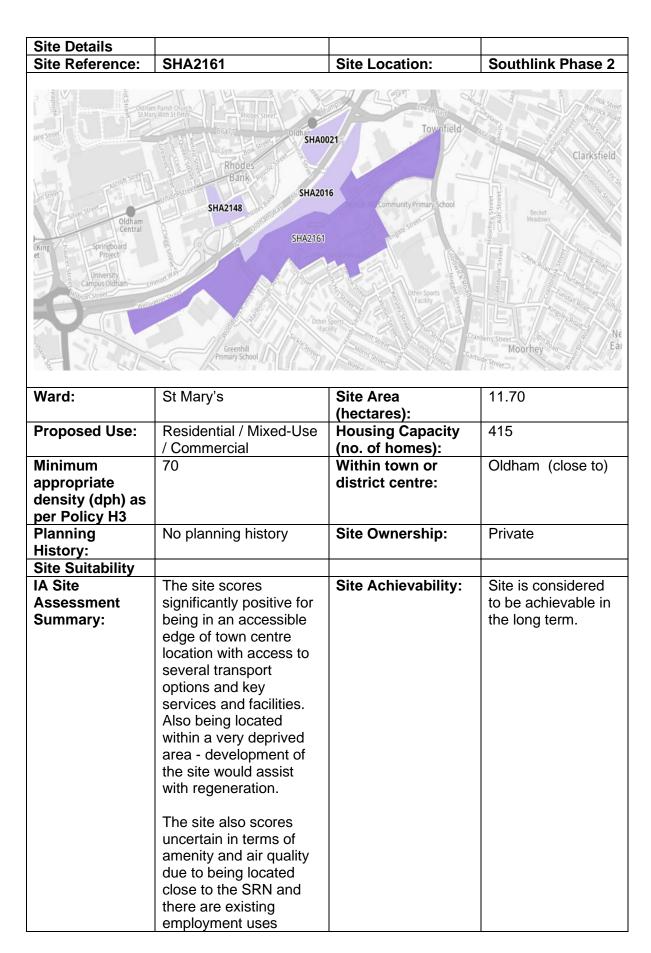
The site also scores

uncertain in terms of amenity and air quality

due to being located close to the SRN and there are existing employment uses onsite. However, it is an edge of town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy. The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Oldham Town Centre. The site has scored negatively against loss of employment uses because there are several employment uses currently on parts of the

site.

Site Details			
Site Reference:	SHA2153	Site Location:	Royton Wastewater Treatment Facility, Middleton Road
- Anna			Royley
	Buckley Wood SHA2153		\$91416m,407133m,0m
Thursday stood			Holden Fold
Principle Control			
		D Pampton Clough	August and
Ward:	Royton North	Site Area (hectares):	2.22
Proposed Use:	Residential	Housing Capacity (no. of homes):	2.22
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:		Site Achievability:	



onsite. However, it is an edge of town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.

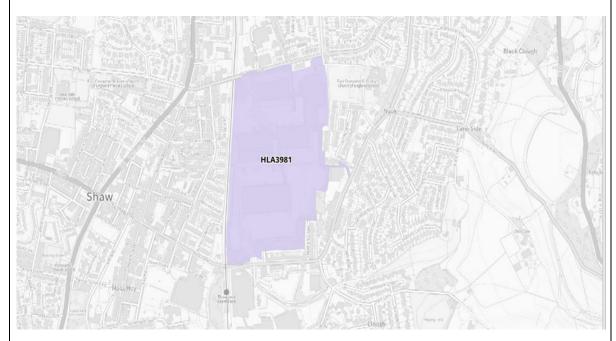
The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area.

The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Oldham Town Centre. The site has scored negatively against loss of employment uses because there are several employment uses currently on parts of the site.

Site Details			
Site Stalls	HLA0112	Site Location:	Land at Knowls
Reference:	IILAOTIZ	Site Location.	Lane
itororonoo.			Lanc
		ALL ALLES	No. of London Street,
KI WA	是可能的		A Community of
			/ / / white in the last of the
County	nd		
	HLA0112		
Tal Minggrown			
		his lightnu-	Grotton
		1 26	To an and a second
on Spains Facility of Spain			
	1230 September 1		
2554911			
	1/		The Long States
Ward:			
	Saddloworth West and	Sito Area	0.80
waiu.	Saddleworth West and	Site Area	9.80
	Lees	(hectares):	
Proposed		(hectares): Housing Capacity	9.80
Proposed Use:	Lees Residential	(hectares): Housing Capacity (no. of homes):	234
Proposed Use: Minimum	Lees	(hectares): Housing Capacity (no. of homes): Within town or	
Proposed Use: Minimum appropriate	Lees Residential	(hectares): Housing Capacity (no. of homes):	234
Proposed Use: Minimum appropriate density (dph)	Lees Residential	(hectares): Housing Capacity (no. of homes): Within town or	234
Proposed Use: Minimum appropriate density (dph) as per Policy	Lees Residential	(hectares): Housing Capacity (no. of homes): Within town or	234
Proposed Use: Minimum appropriate density (dph) as per Policy H3	Lees Residential 35	(hectares): Housing Capacity (no. of homes): Within town or district centre:	234 N/a
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning	Lees Residential 35 Extant planning	(hectares): Housing Capacity (no. of homes): Within town or	234
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History:	Lees Residential 35	(hectares): Housing Capacity (no. of homes): Within town or district centre:	234 N/a
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History:	Lees Residential 35 Extant planning	(hectares): Housing Capacity (no. of homes): Within town or district centre:	234 N/a
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability	Lees Residential 35 Extant planning permission	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site	Lees Residential 35 Extant planning permission The site scores two	(hectares): Housing Capacity (no. of homes): Within town or district centre:	234 N/a Private Site is considered to
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously developed site in an urban	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously developed site in an urban	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Lees Residential 35 Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration.	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration. The site scored negatively	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration. The site scored negatively in relation to access to	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration. The site scored negatively in relation to access to services as although the	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy H3 Planning History: Site Suitability IA Site Assessment	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration. The site scored negatively in relation to access to services as although the site is accessible to two	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the
Proposed Use: Minimum appropriate density (dph) as per Policy	Extant planning permission The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration. The site scored negatively in relation to access to services as although the	(hectares): Housing Capacity (no. of homes): Within town or district centre: Site Ownership:	234 N/a Private Site is considered to be achievable in the

shou	uld aim for three but	
the	site is on a Quality	
Bus	Corridor so future	
resid	dents could access	
othe	r services with ease.	
	site also scored	
	ificantly negatively	
	nst loss of	
	loyment land.	

Site Details			
Site Reference:	HLA3981	Site Location:	Shaw Distribution Centre, Linney Lane Shaw, Oldham



	T	I	I
Ward:	Shaw	Site Area	12.45
		(hectares):	
Proposed Use:	Residential	Housing Capacity	400
		(no. of homes):	
Minimum	70	Within town or	Shaw (close to)
appropriate		district centre:	
density (dph)			
as per Policy			
H3			
Planning	Extant planning	Site Ownership:	Private
History:	permission (outline)	-	
Site Suitability			
IA Site	The site has outline	Site Achievability:	Site is considered to
Assessment	planning permission for		be achievable in the
Summary:	400 homes		short to medium
	(OUT/345898/20). The		term.2088
	site scores a significantly		
	positive for having good		
	access to key services,		
	facilities and public		
	transport.		
	The site scores		
	significantly positive		
	, , ,		
	against using brownfield		
	land efficiently as it is a		
	previously developed site		

in the urban area. The site also scores positi against ensuring the vitality of the borough centres as it is within 400m of Shaw centre	vely 's
The site has scored negatively against los employment uses because the site was formerly used for employment purposes	

Sites under 1 hectare

Site Details			
Site Reference:	SHA0040	Site Location:	Land at former Broadway House / Library / Broadway
ATTE	SHA0040		
Ward:	Chadderton South	Site Area (hectares):	0.72
Proposed Use:	Residential	Housing Capacity (no. of homes):	28
Minimum appropriate density (dph) as per Policy H3	50	Within town or district centre:	N/a
Planning History:	No relevant planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scored significantly positively for accessibility to public transport and key services. The site scored potentially negatively/ uncertain for highway access owing to its location, however it is considered appropriate to continue at this stage and highway issues will be further considered.	Site Achievability:	The site is considered achievable in the medium term.

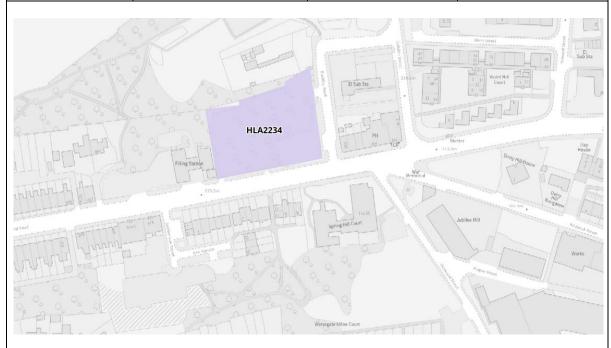
Site Details			
Site	HLA2088	Site Location:	Bailey Mill, Delph
Reference:			' '
tt of		acord and a superstream Road	11/0/2 //X
		Braesi	
Stones)	Wood	on des	lue o
MANA	HLA2088		2////
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W/W		1000	
167/X			
	A HOLL AND A HOLD A HOLL AND A HOLD A HOL	B / //	
Ward:	Saddleworth South	Site Area	0.86
		(hectares):	
Proposed	Residential	Housing Capacity	50
Use:		(no. of homes):	
Minimum	35	Within town or	N/a
appropriate		district centre:	
density (dph)			
as per Policy			
H3	Danding F.H. /250202/22	Cita Ownarahin.	Private
Planning History:	Pending FUL/350293/22 - 60 units - a mix of new	Site Ownership:	Private
nistory.	build and conversion		
Site	build and conversion		
Suitability			
IA Site	The site scored negatively	Site Achievability:	Site is considered to
Assessment	against one IA objective	Jito Admorability.	be achievable in the
Summary:	as the site does not have		medium term.
- ay.	good public transport		
	accessibility. However,		
	Delph village has a co-op,		
	post office and a range of		
	cafes / pubs and other		
	services and a primary		
	school within 800m of the		
	site and therefore within		
	walking distance.		
	The site scored positives		
	against other criteria in		
	particular those on flood		
	risk, water quality,		

highways and waste. A	
significantly positive score	
was given for previously	
developed land.	

Site Details			
Site	HLA2094	Site Location:	Lilac View Close,
Reference:			Crompton
		THE PERIOD I	11 7 1 1
		Mount Ven food	Cikket Ground
Lifec Mill	HLA2094	Slough Road	
	130.1111		
Ward:	Shaw	Site Area (hectares):	0.59
Proposed Use:	Residential	Housing Capacity (no. of homes):	18
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scored positives against criteria in particular those in heritage, flood risk and waste. The site scores significantly positive for public transport accessibility.	Site Achievability:	Site is considered to be achievable in the medium term.
	The site scored negatively against one IA objective as it is a greenfield site. However, the site has access to a number of key services, including health		

services and a primary	
school	

Site Details			
Site Reference:	HLA2234	Site Location:	Land at Springhey Mill, Huddersfield Road

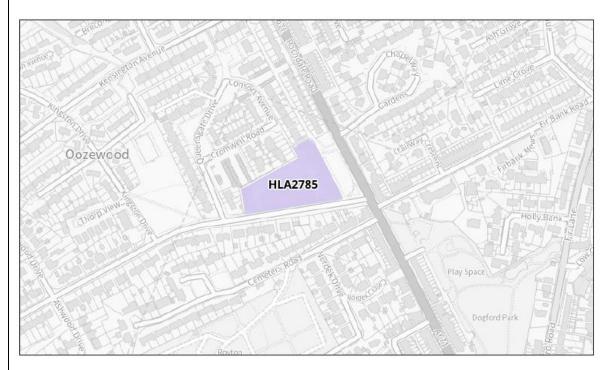


Ward:	Waterhead	Site Area	0.34
		(hectares):	
Proposed Use:	Residential	Housing Capacity (no. of homes):	30
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Lapsed Planning Permission PA/054589/08	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a previously developed site but also a deprived area so the site would assist with regeneration. The site also scores positively in relation to access to services, flood risk, not being located within a SPZ or waste designation and due to it being acceptable in principle in relation to highways.	Site Achievability:	Site is considered to be achievable in the medium term.

Site Details			
Site	HLA2452	Site Location:	Blackshaw Lane,
Reference:			Royton
	HLA2452	Meuredian Crowned HEYSDE	Sold Sold Sold Sold Sold Sold Sold Sold
Ward:	Royton South	Site Area (hectares):	0.55
Proposed Use:	Residential	Housing Capacity (no. of homes):	15
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	PA/343796/19 for 21 dwellings (withdrawn 18 Jan 2021)	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, sustainable location with access to several key services. The site is also located within a deprived area so the site would assist with regeneration. In addition, the site scored uncertain against promoting and protecting open space as the site is	Site Achievability:	Site is considered to be achievable in the short to medium term.

nat	rently identified as ural/semi-natural open ace.	
neg bro as The bee	e site scores potentially gative against using with white with a greenfield site. The site has previously en allocated for housing the Local Plan.	

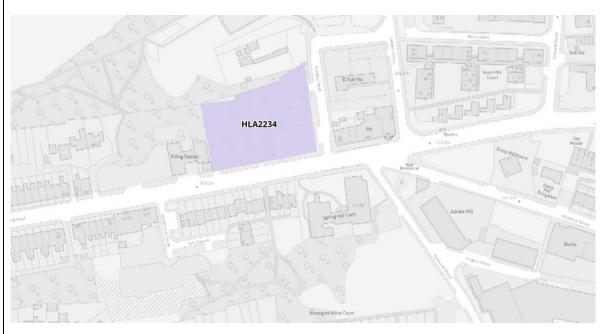
Site Details			
Site	HLA2785	Site Location:	Thornham Mill,
Reference:			Oozewood



	T	T	Г
Ward:	Royton North	Site Area (hectares):	0.64
Proposed Use:	Residential	Housing Capacity (no. of homes):	60
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Permission for conversion to 71 apartments	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site has scored a mixture of positive and neutrals with regards to ecology, landscape, heritage, flood risk, water quality, air quality, waste, minerals and public transport accessibility. A significantly positive score was given for the site being previously developed in the urban area. The site scored a	Site Achievability:	Site is considered to be achievable in the short term

pagativa for access to	
negative for access to	
services. The site has an	
extant planning	
permission for 60	
residential units	
(FUL/346141/21) and the	
planning application	
process has considered	
several IA objectives as	
part of the approval	
process to ensure	
sustainable development.	

Site Details			
Site	HLA2334	Site Location:	Land at Springhey
Reference:			Mill, Huddersfield
			Road



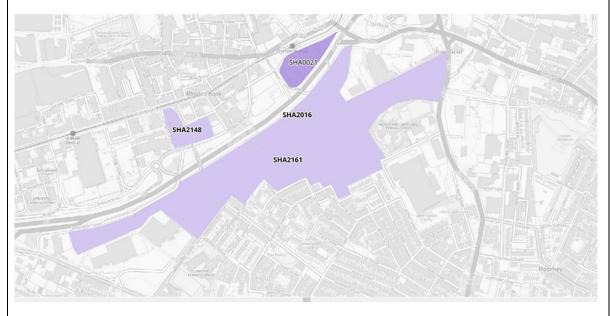
Ward:	Waterhead	Site Area (hectares):	0.34
Proposed Use:	Residential	Housing Capacity (no. of homes):	30
Minimum appropriate density (dph)	35	Within town or district centre:	N/a
as per Policy H3			
Planning History:	Lapsed Planning Permission PA/054589/08	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:		Site Achievability:	

Site Details	III 40050	0:1.1	
Site Reference:	HLA2856	Site Location:	Former Territorial Army Centre, Rifle Street
	231.100		Miles Street
We sty		2383m	y Cros Coff mary School
Close	22k.9m HLA:		hary School
	Church		
HILL - 223 1m	St Marys Energy Centre	Wilson	
			223.4m.
		Scotte Scotte	ock Way
Acom Way			
		A THE STATE OF THE	
Ward:	St Mary's	Site Area (hectares):	0.4
Proposed	Residential	Housing Capacity	30

Ward:	St Mary's	Site Area (hectares):	0.4
Proposed Use:	Residential	Housing Capacity (no. of homes):	30
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Lapsed Planning Permission 30 dwellings PA/053576/07	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site scores significantly positive against using	Site Achievability:	Site is considered to be achievable in the medium term.

brownfield land efficiently	
as it is a previously	
developed site in the	
urban area.	

Site Details			
Site	SHA0021	Site Location:	Land between
Reference:			Prince Street, Oldham Way and Mumps (Princes
			Gate)



Ward:	St Mary's	Site Area (hectares):	0.98
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity	300
Minimum appropriate density (dph) as per Policy H3	120	(no. of homes): Within town or district centre:	Oldham
Planning History:	Lapsed Planning permission – LB/336962/15. Mixed-use including 46 apartments	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible town centre, sustainable location but also a deprived area so the development of the site would assist with regeneration. The site also scores positively against ensuring the	Site Achievability:	Site is considered to be achievable in the long term.

124	
vitality of the borough's	
centres as it is within	
Oldham Town Centre and	
can support mixed-use	
development. The site	
scores uncertain in terms	
of amenity due to being	
located adjacent to a	
Metrolink stop however it	
is considered that any	
impact can be mitigated in	
line with planning policy.	

Site	SHA0164	Site Location:	Shaw Health Centre
Reference:			
Other Camps (PR)	ShA0164 Sharmon Houps	Model Chief	393854m,408713m,0m
Ward:	Shaw	Site Area	0.25
	<u> </u>	(hectares):	
Proposed Use:	Residential	Housing Capacity (no. of homes):	14
Minimum appropriate density (dph) as per Policy	70	Within town or district centre:	Shaw
H3		· I	
Planning	No planning history.	Site Ownership:	Public body
Planning History: Site	No planning history.	Site Ownership:	Public body
Planning History: Site Suitability IA Site	No planning history. The site scores	Site Ownership: Site Achievability:	Public body Site is considered to

regeneration.

Site Details			
Site Reference:	HLA1372	Site Location:	Former Lancaster House, Rochdale Road, Royton



Ward:	Royton South	Site Area (hectares):	0.11
Proposed Use:	Residential	Housing Capacity (no. of homes):	5
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, sustainable location with access to several transport options and key services and facilities and as it is in a deprived area so the development of the site would assist with regeneration. The site scores positively as it is mixed land within the urban area and appears	Site Achievability:	Site is considered to be achievable in the medium term.

tha	at more than 50% of the	
site	e is brownfield.	

Site Details			
Site Details	SHA1630	Site Location:	Former Cromford
Reference:			Mill, Oldham
Washware State of the Control of the		Acre SHA0899	Pri
Winnies Steen	Derker SHA16		Ramsey Street Other Sports Facility Derker Street
Ward:	St James	Site Area (hectares):	0.58
Proposed Use:	Residential	Housing Capacity (no. of homes):	28
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Pending – FUL/350118/22. Residential development of 4 sites in Derker.	Site Ownership:	Council
Site			
Suitability IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site, in an accessible location with access to several transport options and in terms of access to key services. In addition, the site is within 1km of Oldham Town Centre where there are a range of services and facilities.	Site Achievability:	Site is considered to be achievable in the short term.

Also, the site scored positive for being located within a very deprived area so development of the site would assist with regeneration. The site scores uncertain in terms of highway access,	
however it is considered	
that concerns related to integration with existing	
street layout can be mitigated against.	

Site Details	1		1
Site Details Site Reference:	HLA2017	Site Location:	Land at Flint Street, Marble Street, Oldham
	The Fourier States Factor HLA2664 SHA0899 WASHINGTONEY - 5		Flagory and State of
SHA1630	SHA2017	station Copyrig	Spring Hill Concerns
Ward:	St James	Site Area (hectares):	0.27
Proposed Use:	Residential	Housing Capacity (no. of homes):	10
Minimum appropriate density (dph) as per Policy H3	50	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible, sustainable location but also a deprived area so the development of the site would assist with regeneration. The site scores uncertain in terms of highway access, however it is considered that concerns related to integration with existing street layout can be mitigated against.	Site Achievability:	Site is considered to be achievable in the medium term.

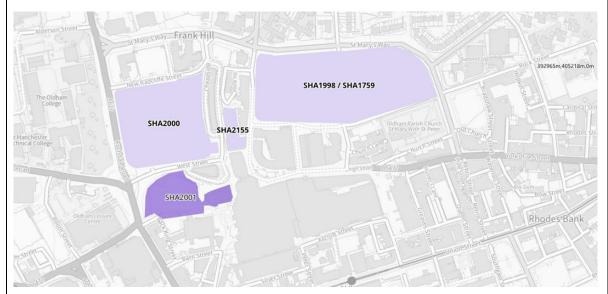
Site Details			
Site	SHA2147	Site Location:	Land at Mumps and
Reference:			Wallshaw Street
nal Street 1935 S Rhodes Street 1935	Car Park Car Park SHA2147(1) SHA2147(2)	MU	Lees Road Lees Road
Ph. Market State of S	SHA0021	Wiction a Street	Sorting Office Hamilton Street Depot
Ward:	St Mary's	Site Area (hectares):	0.06
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	100
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible, sustainable location but also a deprived area so the development of the site would assist with regeneration. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development. The site	Site Achievability:	Site is considered to be achievable in the long term.

scores uncertain in terms	
of amenity due to being	
located adjacent to a	
Metrolink stop however it	
is considered that any	
impact can be mitigated in	
line with planning policy	

Site Details			
Site Details	HLS2351	Site Location:	Pretoria Road
Reference:	202001		I Totoria read
Superi Ch			
		a single	
8 / 1 / 1 / En.	The state of the s	3 [2]]]]]]30	
135 3m	Mark Int		
	HLA2351		
Chamber Road			
Kinterby		141.70	
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W. Para			A COLOR
A Suparsi		The second	THE THE
1911		3d Sured 139.9m	
52117 (627)	183-41 (C) (B) (B)	April 1800	
Ward:	Hollinwood	Site Area	0.46
		(hectares):	
Proposed	Residential	Housing Capacity	14
Use:		(no. of homes):	
Minimum	35	Within town or	N/a
appropriate density (dph)		district centre:	
as per Policy			
H3			
Planning	No planning history	Site Ownership:	Private
History:			
Site			
Suitability IA Site	The site scores	Sito Achiovahilitus	Site is considered to
Assessment	significantly positively for	Site Achievability:	be achievable in the
Summary:	being accessible to		medium term.
	several key services and		
	facilities and public		
	transport. The site also		
	scores positively as it is		
	previously developed land		
	within the urban area and for being located within a		
	very deprived area		
	whereby development of		
	the site would assist with		
	regeneration. The site		
	scores potentially		
	negatively in terms of loss		
	of employment uses, as it		

is currently in active use	
for employment.	

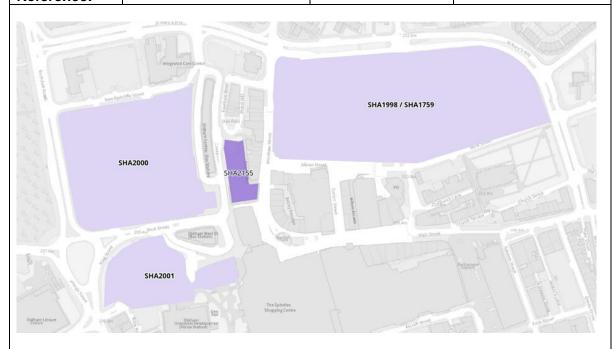
Site SHA2001 Site Location: Magistrates and Chambers	Site Details			
		SHA2001	Site Location:	•



	T =	T	T
Ward:	Coldhurst	Site Area (hectares):	0.6
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	225
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, brownfield, town centre location with access to several transport options and key services and facilities, and also being located within a very deprived area so development of the site would assist with regeneration. The site also scores positively against ensuring the vitality of the borough's centres as it is within	Site Achievability:	Site is considered to be achievable in the medium term.

Oldham Town Centre and can support mixed-use development. The site scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a town centre location with a mix	
of uses and as such it is considered that any	
impact can be mitigated.	

Site Details			
Site	SHA2155	Site Location:	Henshaw House
Reference:			



Ward:	Coldhurst	Site Area (hectares):	0.17
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	45
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, brownfield, town centre location with access to several transport options and key services and facilities, and also being located within a very deprived area so development of the site would assist with regeneration. The site also scores positively against ensuring the	Site Achievability:	Site is considered to be achievable in the long term.

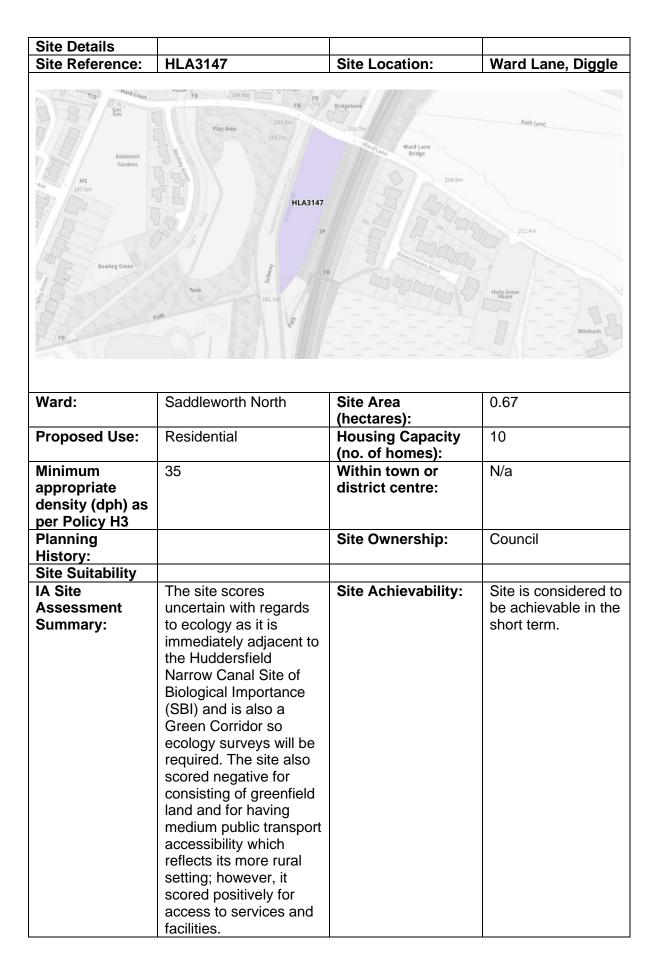
vitality of the borough's	
centres as it is within	
Oldham Town Centre and	
can support mixed-use	
development. The site	
scores uncertain in terms	
of amenity due to being	
located adjacent to the	
bus station, however it is a	
town centre location with a	
mix of uses and as such it	
is considered that any	
impact can be mitigated.	

Site Details			
Site Reference:	HLA0076	Site Location:	Land at Ripponden Road, Denshaw
	HLA0076	Denotes from	Read Home Free Work Monthleser Emigr
Ward:	Saddleworth North	Site Area	0.67
Proposed Use:	Residential	(hectares): Housing Capacity (no. of homes):	19
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting; however, it scored positively for access to services and facilities. The site has limited ecological concerns.	Site Achievability:	Site is considered to be achievable in the medium term.

Site Details			
Site Reference:	SHA2044	Site Location:	James Street, Failsworth
133 bm	103 form 103 form 105 form 105 form 106 form 107 form 107 form 108 form 108 form 108 form 109		390259m(401499m 0m
Ward:	Failsworth East	Site Area	0.26
Proposed Use:	Residential	(hectares): Housing Capacity	10
Minimum appropriate density (dph) as per Policy H3	50	(no. of homes): Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Council
IA Site Assessment Summary:	The site scored significantly positively for access to services and public transport, and for assisting with regeneration as it is within a deprived area. The site also scores positive being within 400m of a centre. The site scores potentially negatively for being a	Site Achievability:	Site is considered to be achievable in the medium term.

Site Details	T		
Site Reference:	SHA2162	Site Location:	Hilda Street, Oldham
ness Park	SHA2162	12162	m.405320m.0m.ym
Ward:	Coldhurst	Site Area (hectares):	0.15
Proposed Use:	Residential	Housing Capacity (no. of homes):	8
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History: Site	No planning history	Site Ownership:	Council
Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible location with access to several transport options and key services and facilities. It scored positively for being located within a very deprived area so the development of the site would assist with regeneration. The site scores significantly positive against using brownfield land efficiently as it is a previously	Site Achievability:	Site is considered to be achievable in the short term.

developed site in the	
urban area and there were	
limited ecological	
concerns.	



Site Details			
Site Details Site Reference:	SHA2163	Site Location:	Foundry Street, Oldham
180.0m	SHA2163	PADV-SAP SAUL SAPIN SIMONE CHURCH	dham Ring Street (Tram Station) Union Street (Hest) Connaught street Connaught street
Ward:	Coldhurst	Site Area	0.24
Proposed	Residential	(hectares): Housing Capacity	15
Use:		(no. of homes):	
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	N/a
Planning History:		Site Ownership:	Council
Site			
Suitability IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, brownfield, town centre location with access to several transport options and key services and facilities. And, for being located within a very deprived area - development of the site	Site Achievability:	Site is considered to be achievable in the short term.

regeneration. The site	
scores uncertain in terms	
of amenity due to being	
located adjacent to a	
college and a major road,	
however it is a town	
centre location with a mix	
of uses and as such it is	
considered that any	
impact can be mitigated.	

Site Details			
Site Reference:	SHA2148	Site Location:	Land at Waterloo Street, Oldham
	SHA2002	VONE AND NO	
Oldhan Parish Church Si May With Si Peter	NAZVOZI PORVINI	Les Road	
	Oldham		Townfield
	SHA	0021	
	Rhodes Bank Suite		
7/0/34	SHA201	16	
	SHA2148	Hotton Mill Community Primary School	
Olditain Central		() () () () () () () () () ()	
Ingboard	SHA2161		
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poly Limitati Mar			
HEATTH AND THE STATE OF THE STA		Othersp	orts Other sports saciny
We indicate the		K Y K H	
9 B	and the same of th	ther sport	
Almore			Moorhe
Ward:	St Mary's	Site Area	0.83
	-	(hectares):	
Proposed	Residential / Mixed-Use /	Housing Capacity	250
Use: Minimum	Commercial 120	(no. of homes): Within town or	Oldham
appropriate	120	district centre:	Olulialli
density (dph)			
as per Policy			
H3			
Planning		Site Ownership:	Council
History: Site			
Suitability			
IA Site	The site scores	Site Achievability:	Site is considered to
Assessment	significantly positive for		be achievable in the
Summary:	being a brownfield site in		long term.
	an accessible, sustainable		
	location but also a		
	deprived area so the site would assist with		
	regeneration. The site		
	also scores positively		
	against ensuring the		
	vitality of the borough's		
	centres as it is within		
	Oldham Town Centre and		
	can support mixed-use		
	development.		