

Oldham

Local Plan

**Strategic Housing Land Availability
Assessment as at 1 April 2025**

December 2025



Oldham
Council

Contents

- 1 Important information about the Strategic Housing Land Availability Assessment2
- 2 Executive Summary3
 - SHLAA Findings / Housing Land Supply Position4
- 3 Introduction7
 - Places for Everyone (PfE)7
 - Oldham’s Local Plan.....8
 - Scope of Assessment.....8
- 4 Methodology10
 - Stage 1: Site and Broad Location Identification*.....13
 - Stage 2: Site / Broad Location Assessment*18
 - Stage 3: Windfall Assessment*.....27
- 5 Findings31
 - Results of the Assessment31
 - Breakdown of Housing Land Supply*31
 - Sites Under Construction.....33
 - Sites with an Extant Planning Permission33
 - Saved UDP Housing Allocations34
 - Lapsed and Stalled Sites35
 - Potential/ Pending Sites36
 - PfE Allocations38
 - Annualised Housing Land Supply.....39
 - Location of sites.....42
 - Discounted sites42
 - Update on SHLAA 2024 sites.....45
- 6 Housing Trajectories47
 - Future Housing Land Supply49
- 7 Conclusion53

1 Important information about the Strategic Housing Land Availability Assessment

1.1 To avoid any misunderstanding, the council would like to make the following disclaimer on the Strategic Housing Land Availability Assessment (SHLAA) and any other reports relating to its findings:

- *The SHLAA only identifies opportunities for development on sites which are considered suitable, available and achievable (deliverable). It does not allocate sites for development. Sites are allocated for development in the Places for Everyone (Pfe) Joint Development Plan (as adopted 21 March 2024);*
- *The identification of potential development land within the SHLAA does not imply that planning permission would be granted on the site if an application were to be submitted. All planning applications will continue to be considered against the appropriate policies within the adopted Local Plan, having regard to any other material considerations, including national planning guidance. The identification of potential housing sites within the SHLAA also does not preclude them from being considered for other uses;*
- *In the main, the SHLAA includes potential sites which are suitable to accommodate 5 housing units or more¹. The exclusion of sites from the SHLAA which fall below this threshold does not preclude the possibility of a planning application being submitted and later granted on such sites. Suitable sites (particularly small sites) for residential development that have not been identified in the SHLAA will continue to come forward through the usual planning process. Site boundaries are based on the information available at the time of the assessment. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application; and*
- *The delivery timescales for sites is based on an assessment of the site at the time the SHLAA was undertaken. In practice, circumstances or assumptions may change which could mean that sites could come forward sooner or later than envisaged in the SHLAA. The commentary that accompanies the SHLAA is based on the information available at the time of the assessment. As such there may be additional constraints that were not identified as part of the initial assessment. Additionally, some of the original constraints may no longer apply since the information was compiled. The SHLAA is one of several background documents used to inform the preparation of the Oldham Local Plan, Brownfield Land Register and guide the housing land supply position. It is a living document which will be regularly updated to take account of development taking place, new development opportunities and other changes in circumstances.*

¹ Sites below this threshold may be included if they have an extant (current) planning permission, are under construction for housing, or have been assessed as being suitable for inclusion.

2 Executive Summary

- 2.1** This report sets out Oldham Council’s Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is a technical document identifying land that might have potential for housing at some stage in the future, as required by the National Planning Policy Framework (NPPF). This states that a housing assessment should be used to establish realistic assumptions about the availability, suitability and the likely achievability of land to meet the identified housing need.
- 2.2** The report contains the methodology used to identify and assess sites, the findings from the assessment and the council’s position in relation to meeting the boroughs housing land requirement. This document is supported by a suite of appendices² and all sites are shown on the SHLAA [web map](#)³.
- 2.3** The SHLAA forms a key component of the evidence base underpinning Places for Everyone Joint Development Plan Document (PfE) and Oldham’s Local Plan.
- 2.4** The SHLAA identifies the development potential of land that could be capable of delivering dwellings through an assessment of suitability, availability and achievability and indicates when it may come forward for development.
- 2.5** Whilst the SHLAA is an important evidence source it does not, in itself, determine whether a site should come forward for development. Instead, the purpose of the assessment is to provide information on a range of options to allow an informed decision to be made on which sites are most suitable to meet needs. The council will then be able to plan proactively by choosing sites to go forward into relevant development plan documents as may be appropriate.
- 2.6** The SHLAA has followed the methodology set out in national Planning Practice Guidance (PPG) which states that it should assess each site’s suitability, availability and achievability (including the economic viability of a site). It should then identify the potential type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates.
- 2.7** This assessment will provide the information as to whether a site can be considered “deliverable” or “developable”:
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. [These are the sites that will form the five-year housing land supply];
 - To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged [These are the sites that may form part of the post five-year housing land supply].

² The appendices are outlined at paragraph 7.6 of this report and are published as separate documents on the [SHLAA webpage](#).

³ Available at: <https://maps.oldham.gov.uk/>

SHLAA Findings / Housing Land Supply Position

2.8 The sites within the SHLAA are split into different categories depending on their planning status and position within the housing land supply:

- Sites under construction (sites that have received planning permission and a material start has been made on site; the capacity figure quoted is the remaining number of dwellings yet to be completed);
- Sites with extant (current) full or outline residential planning permission;
- Saved housing allocations (UDP Phase 1 and 2);
- Places for Everyone strategic allocations;
- Lapsed and Stalled housing sites (sites that have previously had planning permission for housing but where this has expired before being implemented; also “stalled” sites where a material start has been made but where there has been no development activity for at least five years);
- Potential and pending sites (sites that have been identified as being suitable for housing in the future but have not as yet received permission for housing or are not allocated for residential use. Or sites which are the subject of a pending planning application, which are considered to be suitable in principle. On the whole, these sites are considered unconstrained in relation to significant policy or physical limitations).

2.9 PfE was adopted by all nine districts on 21 March 2024, becoming part of Oldham’s statutory development plan from this date⁴.

2.10 PfE sets out Oldham’s housing requirement for 2022 to 2039 (the PfE plan period). Policy JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes per year for 2022-2025, 680 homes per year for 2025-2030, and 772 homes per year for 2030-2039. This equates to an annual average of 680 new homes per year. Across the plan period the total housing need for Oldham is 11,560, including a buffer to provide flexibility.

2.11 As a result of the adoption of PfE, Oldham’s housing requirement is no longer determined by the Government’s Standard Methodology. In addition, as per paragraph 76 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded. PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded.

2.12 Nevertheless, the SHLAA illustrates the five-year housing land supply for information as part of the overall housing land supply position. Further information on the PfE housing requirement is set out with JP-H1 of PfE

⁴ Places for Everyone: <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

- 2.13** Table 1 below sets out the number of dwellings in each of the SHLAA categories and places them in time periods up to 2039 and beyond. The column headed "Total Dwellings 2025-2030" represents the five-year housing land supply. "Potential/ Pending" sites included are those which have yet to receive permission but where it can be evidenced that they will be delivered within five years e.g. they have been sold to a developer and/or a planning application has been submitted or is being prepared. As table 1 shows 506 homes have been identified as being deliverable post 2039. Clearance and small sites allowances only apply to the plan period and are not applied beyond 2039.
- 2.14** To provide a more accurate indication of housing supply/ anticipated delivery, the housing land supply is identified on an annual basis, informed by build out rate assumptions and available evidence (i.e. from planning applications or development briefs/ proposals), as set out in section 4. However, for the purposes of summarising and presenting analysis of the housing land supply position within this report, the time periods of 2025-2030; 2030-2035; 2035-2039 and 2039+ (post plan)⁵ are primarily used, as set out within table 1 below. The annualised supply is set out within Appendix 1a and 1b.

⁵ Reference to the 'post plan period' relates to the years beyond the plan period of PfE - which is for 2022-2039. Therefore, 'post plan period' is years after 2039.

Table 1: Strategic Housing Land Supply (as at 1 April 2025)

Site Category/ Status	Total Dwellings Years 2025-2030	Total Dwellings Years 2030-2035	Total Dwellings Years 2035-2039	Total Dwellings Years 2039+ (post plan)	Total Dwellings All Periods
Sites under construction	1,800	65	0	0	1,865
Sites with extant planning permission	765	427	0	0	1,192
Saved UDP Phase 1 and Phase 2 housing allocations	4	171	78	0	253
Lapsed and stalled sites	10	297	207	0	514
Potential & pending sites	1,439	1,812	2,486	354	6,091
PfE Strategic Allocations	546	1,414	339	152	2,451
<i>Subtotal</i>	<i>4,564</i>	<i>4,186</i>	<i>3,110</i>	<i>506</i>	<i>12,366</i>
Small sites allowance minus any small sites already identified in supply	0	300	240	0	540
Clearance allowance	20	20	16	0	56
Total	4,544	4,466	3,334	506	12,850

3 Introduction

- 3.1** The Strategic Housing Land Availability Assessment (SHLAA) is a technical document comprising a list of sites that might have potential for housing at some stage in the future by assessing the suitability, availability and achievability of these sites. The requirement to undertake a SHLAA is set out in paragraph 72 of the National Planning Policy Framework (NPPF) 2024. This states that authorities should have a clear understanding of the land available in their area through the preparation of a SHLAA. It goes on to state that, from this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and achievability (including likely economic viability).
- 3.2** The SHLAA forms a key component of the evidence base which will underpin Places for Everyone (PfE) and the Oldham Local Plan. Paragraph 78 of the NPPF makes reference to the need for local planning authorities to ensure the Local Plan meets the area's housing needs and to ensure a continuous five years' supply of housing land. This will be informed by evidence such as the SHLAA, where appropriate, which will contribute to identifying specific sites or broad locations for growth for a further six to ten years and, where possible, up to fifteen years after the Plan is adopted. The SHLAA therefore identifies a wide range of sites from those which form part of the five-year housing supply (including sites which are already under construction) to those which may have potential in the longer term.
- 3.3** It is also used to inform the council's [Brownfield Land Register](#) which is published separately. The regulations⁶ on this require the publication of registers of previously developed land that is considered appropriate for residential development. The assessment of sites carried out as part of the SHLAA will help the council to decide which sites could be added to the Register.
- 3.4** Whilst the SHLAA is an important evidence source it does not, in itself, determine whether a site should be brought forward for development or granted planning permission. Instead, the purpose of the assessment is to provide information on a range of options to allow an informed decision to be made on which sites are most suitable to meet needs.

Places for Everyone (PfE)

- 3.5** Places for Everyone is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. PfE was adopted by the nine districts on 21 March 2024, becoming part of their respective Development Plans.
- 3.6** The plan is a Joint Development Plan of the nine districts which determines the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. It also ensures all new developments are sustainably integrated into Greater Manchester's transport network or supported by new infrastructure.
- 3.7** Strategically, the Plan:

⁶ Town and Country Planning (Brownfield Land Register) Regulations 2017.

- set's out a spatial strategy to guide development in the nine districts over the plan period;
- identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
- support's the delivery of key infrastructure, such as transport and utilities; protects the important environmental assets across the city region;
- allocates sites for employment and housing outside of the existing urban area; and
- defines a new Green Belt boundary for Greater Manchester

3.8 The SHLAA methodology outlined in this report follows the relevant Planning Practice Guidance (PPG) note updated in July 2019 by the Ministry of Housing and Local Government (MHCLG), which sets out the core outputs and process requirements for the assessment. PPG recommends that a "call for sites" is undertaken as part of the SHLAA process. As part of the preparation of PFE (named GMSF at the time) a GM-wide call for sites, where local residents, businesses, landowners and developers were invited to submit details of sites that they thought could be suitable for housing or economic development, was carried out between 2015-2017. Alongside the sites identified through other sources (see Table 2), the results of this call for sites process contributes to the range of sites and broad locations that are considered in the SHLAA where they fall within the urban area (and not in the Green Belt).

Oldham's Local Plan

3.9 At present, Oldham's Local Plan is made up of Places for Everyone, the Joint Core Strategy and Development Management Development Plan Document, the Greater Manchester Waste Plan, the Greater Manchester Minerals Plan and any remaining saved UDP policies.

3.10 Work on the Local Plan Review is currently underway and when a new Local Plan document is adopted, this will replace the Joint Core Strategy and Development Management Plan Document.

Scope of Assessment

3.11 PPG states that the area selected for the assessment should be the housing market area (HMA). Discussions on the Areas of Assessment for housing land requirements were carried out through the first GMSF consultation. The Options Paper concluded that, given the complex functioning of housing and labour markets within GM, the issues of district identity, and the availability of population and household projection data, it was considered that the most appropriate unit of analysis below GM was the individual districts. These were subsequently used as the areas of assessment for the October 2016 draft GMSF. Therefore, the area of geographical assessment for the SHLAA – which equates to the Housing Market Area - is the Oldham Borough boundary (excluding those parts of the Borough that fall under the responsibility of the Peak District National Park Planning Authority).

3.12 As stated, the council works collaboratively with the GMCA and the other eight GM districts to ensure that, whilst each authority will undertake their own SHLAA, the broad approach is consistent in line with the strategy and policies set out within PFE.

3.13 This report updates the 2024 SHLAA, published in December 2024. The base period for this assessment is 1 April 2025. For information purposes, it provides the five-year land supply position covering the period between 1 April 2025 and 31 March 2030 and identifies the potential supply for the medium (years 6 to 10) and longer term (11 years plus).

4 Methodology

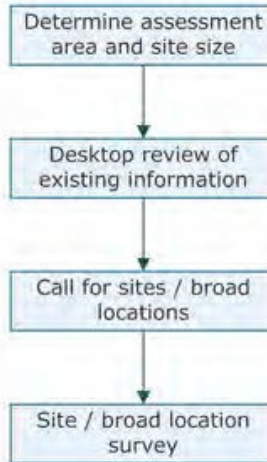
4.1 The purpose of this section is to outline the procedure used for completing the various stages of the SHLAA, informed by the methodology set out in the current PPG⁷. The guidance recommends the use of this standard process as it makes clear what inputs and processes are required to create a robust assessment of land availability, helping to ensure a consistent and thorough review is undertaken. It states that the assessment should:

- Identify sites and broad locations with potential for development; assess their development potential; and assess their suitability for development and the likelihood of development coming forward (the availability and achievability);
- Set out the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- Include an indicative trajectory of anticipated development and consideration of associated risks.

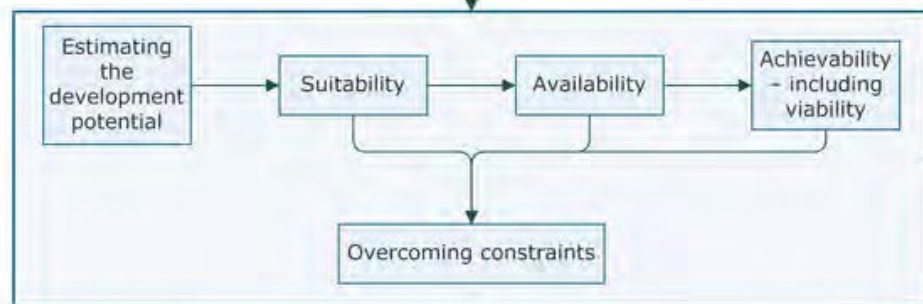
4.2 The flow chart overleaf sets out the various stages in the methodology:

⁷ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

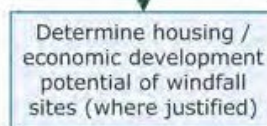
Stage 1 - Site / broad location identification



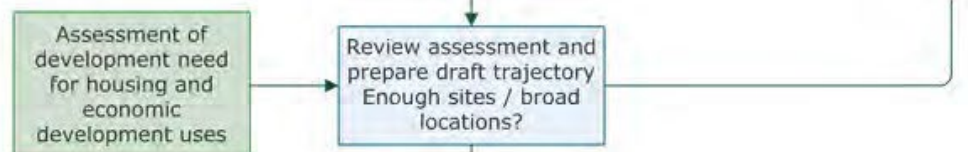
Stage 2 - Site / broad location assessment



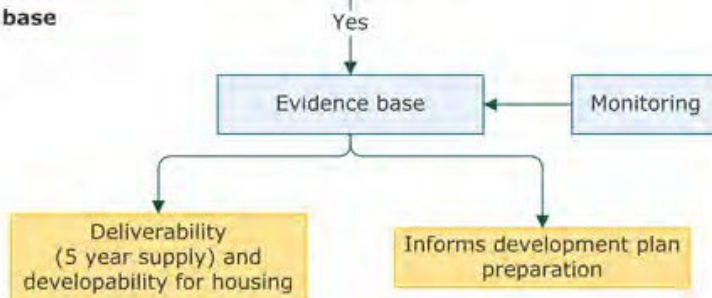
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Site and Broad Location Identification

Determining which sites and areas will be surveyed

- 4.3** PPG advises assessing a range of different site sizes from small-scale pieces of land to potential large-scale development parcels. The guidance suggests applying a minimum size threshold of sites and broad locations to include only those capable of accommodating five or more dwellings or economic development on sites of 0.2ha (or 500m² of floor space) and above. However, the guidance allows for alternative thresholds if appropriate.
- 4.4** As a general rule, aside from small sites under construction or which have an extant (current) planning permission for housing, rather than a specific site area, the threshold of a capacity of 5 dwellings or more has been used to determine which sites should be included in the SHLAA. Although, some sites with a capacity of less than 5 dwellings within the lapsed and stalled category have also been included, where it was considered to be appropriate. This threshold relates to the small sites allowance which is discussed in more detail in section 4.48 onward.

Data sources

- 4.5** Table 2 below identifies the data sources from which the list of sites and broad locations has been selected for this assessment:

Table 2 Potential Data Sources for Site/Location Identification

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.
Sites submitted by residents, landowners and developers	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 2024. 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 by residents, landowners and developers	Sites submitted as part of any further Local Plan	The council issued a Regulation 18 notice ⁸ , in 2017 marking the beginning of the new Local Plan review. Several sites were submitted for consideration as part of the early consultation on this ⁹ . Sites submitted to these consultations are being considered in

⁸ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out specific requirements for local planning authorities relating to the initial stages of plan production.

⁹ The council undertook an initial consultation during July and August 2017 seeking views on what the new Local Plan should contain. Additional consultation will take place as the different stages of the Local Plan are prepared and published. Most recently the Draft Local Plan consultation took place in January-February 2024. Further information can

Type of Site	Potential Data Source	Explanation
	consultation	relation to identifying potential site allocations as part of the Local Plan Review, however where appropriate sites may be added to the SHLAA.
Existing housing 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 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.
Existing housing allocations and site development briefs / Masterplans on sites not yet with planning permission	Places for Everyone Strategic Allocations	Housing (and mixed-use) strategic allocations identified in Places for Everyone (see chapter 11 of PfE for the Oldham Strategic Allocation policies).
Existing housing allocations and site development briefs / Masterplans on sites not yet with planning permission	Masterplans / Development briefs Oldham Town Centre Development Framework/ Building a Better Oldham	Sites identified for potential residential uses within development briefs/ masterplans such as, Oldham Town Centre Development Framework/ Building a Better Oldham. Building a Better Oldham aims to create more than 2,000 new homes, 1,000 new jobs and 100 apprenticeships in the town centre over the next 15 years. The council has partnered with Muse to deliver this residential-led regeneration project. The development framework for this - The Oldham Town Centre Living Development Framework - was endorsed by the council in November 2024. In 2025, five key sites in the town centre received planning permission (see section five).
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.

be found in the council's Local Development Scheme:

https://www.oldham.gov.uk/info/200709/documents_in_the_local_development_framework/230/local_development_scheme

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.
Additional opportunities in established uses / designated for other uses which may have potential for housing development	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.
Additional opportunities in established uses / designated for other uses which may have potential for housing development	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.
Additional opportunities in established uses / designated for other uses which may have potential for housing development	Discussions with relevant council teams	The council's works closely with businesses 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 disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Sources include: Local authority empty property register National Land Use Database-Previously	Vacant land and buildings have been assessed for their housing development potential.

Type of Site	Potential Data Source	Explanation
	Developed Land Commercial property databases Open Space Study Employment Land Review Mill Survey Oldham's Mill Strategy Retail and Leisure Study	
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.

Stage 2: Site / Broad Location Assessment

Desktop review of existing information

- 4.6** In accordance with the PPG, the long list of sites and broad locations derived from data sources and the call for sites was assessed against national policies and designations to establish the development potential of the land and whether they should be included in the SHLAA survey.
- 4.7** All sites included within the SHLAA have been plotted onto the council's Geographical Information System (GIS) and a dedicated SHLAA database of known sites and locations records the following information:
- Site name, address and other details (including location coordinates);
 - Nature of the land and surrounding area (e.g. brownfield / greenfield; residential, industrial etc.);
 - Existing and / or previous uses, where known;
 - Planning history;
 - Land ownership details, where known;
 - Constraints information;
 - Accessibility;
 - Site visit notes;
 - Development potential (if not already identified through existing planning permission);
 - Assessment of deliverability and developability (informed by of an assessment of the site's suitability, availability and achievability).

- 4.8** A review of existing information held by the council will also be used to identify potential constraints to development. Such sources include information held by Development Management (conservation areas, listed buildings, tree preservation orders etc.), Environmental Health (contaminated land, noise, proximity to landfill sites etc.), and Strategic Planning and Information (public transport accessibility, access to key services, current Local Plan designations etc.). There will also be consultation with key organisations (such as Environment Agency and United Utilities) and other sections within the council as appropriate. [MappingGM¹⁰](#), which provides information on key constraints and infrastructure, has also been used to inform the assessments.
- 4.9** PPG states that those sites where particular policy constraints have been identified through the desktop analysis should still be included in the wider assessment process for the sake of comprehensiveness, but these constraints must be clearly set out. Importantly, however, it must be borne in mind that the desktop review should test the previously defined constraints on whether they are still relevant and appropriate, rather than unquestionably replace them.
- 4.10** PPG makes clear that the site survey should be proportionate to the level of detail required for a robust appraisal. Therefore, a greater level of assessment has been carried out on those sites that considered realistic candidates for development, particularly those that could come forward in the shorter term.

Assessing Suitability, Availability and Achievability of Sites / Broad Locations for Development

- 4.11** Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable or developable. NPPF defines these terms as follows:
- To be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years. These are the sites that will form the five-year housing land supply;
 - To be considered developable, sites should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. These are the sites that may form part of the post-five-year housing land supply.

Assessing the suitability of sites / broad locations for development

- 4.12** An assessment will be made of the suitability of the identified use or mix of uses of a particular site or broad location, including whether the development may meet the needs of the community.
- 4.13** The assessment of suitability should be guided by:

- National planning policy set out in the NPPF, planning policies in the adopted Local Plan (where these are considered up-to-date and are relevant to the SHLAA) and

¹⁰ MappingGM: <https://mappinggm.org.uk/>

Local Plan documents;

- any physical and other constraints identified through desk top surveys and site visits such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- landscape features, nature and heritage designations;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas; and
- environmental / amenity impacts experienced by would be occupiers and neighbouring areas.

4.14 When assessing the sites against the adopted Local Plan, it will be necessary to take account of how up to date the policies are and whether identified constraints are still appropriate. The extent to which constraints can be overcome will also need to be considered, as well as the necessary action required to achieve this. This may include, for example, investment in new infrastructure, dealing with land ownership issues, environmental improvement and considering whether current development policies are responsible for constraining development. An indication of when and how the action could be delivered will also need to be given, as well as stating how this will affect the subsequent deliverability of the sites. Oldham's Local Plan is currently being reviewed and the strategy and policies will be in line with PfE. Changes to national policy guidance and legislation will also be taken into account as appropriate.

4.15 Sites allocated in existing plans or with extant planning permission will generally be considered suitable for development, given that an assessment of suitability formed part of the decision to grant planning permission or allocate the site. However, it may be necessary to assess whether circumstances have changed which would alter their suitability.

4.16 In determining the suitability of sites, the following key assumptions have been made:

- Although the NPPF encourages the use of previously developed land, it does not promote a sequential approach to the use of land. Therefore, greenfield sites which do not have any other policy protection or constraints may be considered suitable for development;
- Apart from those sites identified for development in PfE and where appropriate, brownfield sites within the Green Belt, or those which have planning permission, sites in the adopted Green Belt have been considered unsuitable for development given their conflict with Local Plan policy and the very strong protection afforded to the Green Belt in NPPF. These sites have not gone through any further suitability assessment. Applications submitted on sites which could constitute Grey Belt land will be assessed in line with paragraph 155 of the NPPF;
- Land within established employment areas (in particular allocated Business

Employment Areas and Saddleworth Employment Areas) have generally been considered unsuitable for housing development. This is unless there is known developer interest in a site and it is considered likely that justification for the loss of employment land could be provided. This is also the case for mills and other employment sites that are in good condition, are occupied or are providing an important economic function. These will continue to be reviewed but if they appear to be economically viable or still provide an important local employment function, the recommendation will usually be that they remain in their current use. As this is only a general assessment, some employment sites identified as suitable may prove not to be when assessed in more detail (i.e. when more evidence is available);

- Sites which are constrained by current open space policy will need to be considered against the current and future needs identified in the recently published Open Space Study (2022). The Open Space Study identified deficiencies in open space provision, as such open space sites have been discounted unless the site is identified in a particular regeneration programme. In which case, compensation for the loss of the site should be provided in line with local planning policy; and
- Other Protected Open Land (OPOL): this is a local designation and sites currently allocated as OPOL are being reviewed as part of the preparation of the new Local Plan to assess whether in line with the definition in NPPF they meet the criteria for future protection as Local Green Spaces (LGS). An initial assessment of these sites has suggested that some areas may have housing potential¹¹. However, for these sites to be available for development they would need to be de-designated as a protected site through the Local Plan process. Those sites which are currently felt to have potential therefore remain as discounted but this will continue to be reviewed as part of future SHLAAs.

4.17 Other reasons which may make a site unsuitable:

- Sites where there is no physical point of access to the highway and no prospect of creating an access within the landholding;
- The topography of the site makes development difficult;
- The site is significantly affected by pylons and/or masts which would reduce the developable area;
- Land identified by the environment agency as falling within flood risk zones 3a and/or 3b;
- Sites within national designations including SSSIs, Special Areas of Conservation and Special Protection Areas;
- Sites where it is known that they are not available and there is no reasonable prospect of residential development being achieved;
- Current use of the site is the most appropriate and should be retained e.g.

¹¹ Local Green Space Assessment: https://www.oldham.gov.uk/downloads/file/7043/local_green_space_assessment

employment, allotments, car park, open space.

- 4.18** Sites considered unsuitable are deemed as having no housing potential and will not be put through the full assessment process and no potential dwelling capacity will be counted towards the land supply.

Assessing the availability of sites / broad locations for development

- 4.19** A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop or sell the land for development.

- 4.20** In assessing the availability of sites for development, land ownership constraints have been examined in the following ways:

- Determining whether a site is in active use and how likely it is that this will cease and the site will become available for other uses;
- The likely disposal date of any council or other public sector land;
- Ownership information from planning application forms (with the assumption that if the applicant was also the owner of the site at the time of the application, then it is reasonable to assume there are no ownership issues to prevent development);
- Knowledge of whether a site is owned by a developer, has had developer interest or has been marketed for sale;
- Sites suggested for development through a call for sites process (including local call for sites as part of the ongoing Local Plan Review and through previous GMSF /PfE) consultations).

- 4.21** Where potential availability problems have been identified, then a judgment will need to be made as to how and when they can realistically be overcome. This will help to determine where the site may sit in the housing land supply. Consideration should also be given to the delivery record of the developers or landowners putting sites forward, whether the planning background of a site shows a history of unimplemented permissions or how well the promotion of a site through the development plan process has been translated into the implementation and delivery of new housing on the ground.

Assessing the achievability (viability) of sites / broad locations for development

- 4.22** A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.23 In assessing whether each site is achievable, account has been taken of adjacent uses, attractiveness of the locality and the level of potential market demand. In addition, the following factors have been considered:

- Whether planning permission has been implemented / construction has commenced on the site;
- The known intentions of the developer/landowner in bringing the site forward for development;
- Evidence of viability prepared to support the development of the site e.g. documents submitted as part of a planning application or in a call for sites submission;
- Obvious costs that would impact on a scheme's viability (for example, remediation costs on a site that has been used for industrial purposes or landfill in the past).

Estimating the development potential of each site

4.24 When assessing the capacity of a site, it is acknowledged that not all of a site may be built on. Site areas are recorded in 'gross' hectares but to reflect the realities of development it is necessary to identify the 'net' development area. If a site were to be developed in real-life this developable area would need to exclude areas such as major distributor roads, community facilities (such as a new school or health centre), significant areas of open space and landscaping and green infrastructure. In general, the greater the site area the greater the area given over to supporting infrastructure.

4.25 For the SHLAA the following assumptions on net developable area were used (in line with the approach taken from the PfE strategic allocations):

- Large Sites (100 hectares +): likely to have greater requirements for ancillary facilities/uses, for example schools, open space, roads therefore assume 70% of gross area;
- Small Sites (less than 100 hectares): these are smaller in size that are likely to have fewer infrastructure/service requirements therefore assume 80% of gross area.

4.26 Aside from the PfE sites which have been assessed separately as part of the PfE Plan preparation, there are no large sites assessed in this SHLAA, the 80% assumption has generally been used for all sites which do not already have an identified capacity or where other identified constraints have determined a developable area. In some instances, such as for sites within the town centre or those with a very limited footprint, a higher developable area has been assumed.

4.27 Having calculated the developable area, it is then necessary to estimate the potential development capacity of each site i.e. the number of dwellings the site could accommodate. Many of the sites have been put forward with an indicative site capacity or this has already been established through the plan making or planning application process. Where detailed information from planning applications, masterplans or information provided from Call for Sites is available, that will be used to allocate dwelling yield to the appropriate timeframe.

4.28 For other sites where there is no suggested capacity, the densities applied within the SHLAA have been informed by the minimum densities for different locations set out in PfE Policy JP-H4 (adjusted for any individual site characteristics or physical constraints). Increasing residential densities is an essential element of the PfE strategy and new development should take advantage of high public transport connectivity where applicable. When determining densities, regard should be had to those set out in Table 3 below, which has been adapted from PfE Policy JP-H4 to reflect Oldham’s centres hierarchy and transport links.

Table 3 PfE Density Assumptions for New Housing

Location ¹²	Minimum net residential density (dwellings per hectare)	Minimum net residential density (dwellings per hectare)	Minimum net residential density (dwellings per hectare)
	Within the location	Within 400 metres	Within 800 metres
Designated centres:			
Designated town centres (E.g. Oldham Town Centre)	120	70	50
Other designated centres (e.g. the boroughs other centres of Chadderton, Shaw, Royton, Hill Stores (Huddersfield Road), Lees, Uppermill and Failsworth)	70	50	35
Public transport stops:			
Rail stations and Metrolink stops in large designated centres (e.g. within Oldham Town Centre)	N/A	120	70
Rail stations with a frequent Service (Greenfield and Mills Hill) and all other Metrolink stops	N/A	70	50
Areas within GMAL ¹³ 6 and above or it's equivalent	50	35	35
All other locations: Minimum net residential density of 35 dwellings per hectare			

4.29 Lower densities may be acceptable where they can be clearly justified, including where there is a demonstrable need for a particular type of housing that cannot be delivered at higher density or site-specific issues, such as design or impact on landscape or townscape (including

¹³ GMAL is an abbreviation of Greater Manchester Accessibility Layer, 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.

heritage assets and green infrastructure).

- 4.30** To achieve an appropriate mix of housing, developments should include the provision of houses and/or apartments having regard to the following and the need to achieve high quality design:
- 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.
- 4.31** In the case of historic mills, which are often large, multi-storey buildings with a large existing floorspace, a higher density has been applied to account for conversion to apartments or, if the mill is to be demolished, to make the most efficient use of land.
- 4.32** The true potential of a site can only be determined by more detailed assessment having regard to several factors outside the scope of this assessment so it should be noted that the dwelling capacity of sites in this report is indicative only. It should not be assumed that planning permission may be granted only for the number of dwellings identified in the SHLAA.

Timescales and rate of development

- 4.33** The information gathered from assessing the suitability, availability and achievability of the development land will be used to determine the likely timescale within which each site is capable of development. This may include indicative lead-in times and annual build-out rates.
- 4.34** Having regard to the definition of 'deliverability' in the glossary of NPPF, there is an assumption that sites with full planning permission for residential use are deliverable within the next five years, unless there is clear evidence that they will not be implemented within this timescale. Sites with outline permission or existing housing allocations may be included in the five-year supply if there is evidence to suggest that they will be delivered in the short term, or they do not constitute 'major' development (i.e. they have a capacity of under 10 dwellings).
- 4.35** Alongside sites with planning permission, some sites without extant permission (as of 1 April 2025) have been included in the five-year supply. These are generally those which have previously been identified as a potential housing site, and which are going through the planning permission process and/or where there is evidence that there will be development on the site within the next five years i.e. from discussions with the landowner/ developer.
- 4.36** For other sites, an estimate has been made as to when they will come forward for development, informed by the following factors:
- The size of the site, assuming that (for sites without an extant permission) development that is not major (i.e. less than 10 dwellings) is usually likely to be deliverable sooner than larger, more complicated sites;
 - Whether a site already benefits from outline permission or the landowner has shown as interested in developing the site;

- Regeneration and funding priorities;
- Whether the site is occupied or whether existing uses will need to be relocated; Whether there is known developer interest in the site;
- Evidence relating to financial viability of the site;
- Any need for site assembly or any legal or ownership constraints;
- The need for mitigation or particular infrastructure provision before development can take place; and
- Market conditions.

4.37 To establish realistic delivery rates, analysis has been undertaken of the average time taken between a grant of planning permission and start of construction – and then the number of completions that take place per year¹⁴. It should be noted that this analysis is an estimate and some types of development, such as those including affordable homes, are often driven by funding commitments and tend to be built out relatively quickly and are therefore not necessarily typical of the housebuilding market. Delivery rates are therefore indicative, and the delivery of sites may differ in reality. Where other information on delivery rates is available (i.e. from the developer or phasing included as part of application documents) this has been used instead.

4.38 Table 4 overleaf, sets out the indicative delivery rates which have informed the SHLAA (as at 1 April 2025), where appropriate:

Table 4 Indicative Delivery Rates

Size of site (dwellings)	Average number of dwellings completed per year
100+	49
50-99	44
20-49	32
10-19	12
6-9	8
1-5	2

4.39 Having regard to the above considerations, each site was placed into one of three time period categories:

¹⁴ Oldham's Housing Delivery Test Action Plan Part 1 - 'Table 5: Lead-in times and build out rates', page 27, available at: https://www.oldham.gov.uk/info/201230/monitoring/2135/housing_delivery_action_plan

- Likely to be developed within 1 to 5 years (i.e. 01/04/2025 to 31/03/2030);
- Likely to be developed within 6 to 10 years (i.e. 01/04/2030 to 31/03/2035);
- Likely to be developed 11 years plus (i.e. 01/04/2035 onwards).

4.40 The categorisation of sites within the above timescales is based on the circumstances of the site and officers' views held at the time of the assessment. Circumstances may change resulting in sites coming forward sooner or later than first envisaged.

4.41 As set out earlier in the report, an annualised supply is provided in Appendix 1a (and 1b).

Stage 3: Windfall Assessment

4.42 The following section discusses whether an allowance needs to be made for larger windfall sites i.e. those which have not been specifically identified as available for housing but have unexpectedly come forward and have subsequently been identified as having potential or have been granted planning permission. Local authorities have traditionally made 'allowances' for windfall sites when demonstrating the supply of land in their areas, to reflect the fact that sites continually come forward despite not being specifically allocated in the local development plan or being identified as part of the supply within studies such as the SHLAA.

4.43 As mentioned in paragraph 70 of NPPF, a windfall allowance may be justified as part of the housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. The allowance must be realistic and the results of this SHLAA exercise, historic windfall delivery rates and expected future trends will assist in determining this.

4.44 Oldham does not have a Site Allocations DPD. Housing allocations are set out in Places for Everyone and Saved UDP Housing and Mixed-use Allocations, which were brought forward from the 2006 UDP. Therefore, for Oldham, a "windfall" is defined as a site that, at the time that planning permission was granted for housing, had not previously been a housing allocation or had not appeared on a previous list of sites that made up the housing land supply (as part of the SHLAA or partial update of this).

4.45 There will always be sites coming forward for housing which have not previously been specifically identified as having housing potential. The nature of these (for example, changes of use, conversions or sub-divisions of existing buildings, relocation of existing businesses which frees up land for other uses and so on) can often mean that their redevelopment is difficult to anticipate in advance, especially if they are relatively small.

4.46 For the 2017 SHLAA update an analysis of "windfall" sites was undertaken using the base date of the previous published SHLAA of 1 April 2012¹⁵. It was found that a significant number of dwellings had been granted on such sites over this five-year period. However, as a full SHLAA had not been carried out for five years prior to 2017 it was expected that several sites had come forward in this time which had not

¹⁵ It is not possible to accurately analyse trends prior to 2012 due to monitoring practices prior to this year not being aligned with current practices.

previously been identified as having potential for housing in 2012.

4.47 More recently, as monitoring practices have intensified and the SHLAA has now been fully updated annually since 2017, the number of dwellings coming forward on “windfall” sites is significantly less. Therefore, there is not adequate evidence available to justify a “windfall” allowance at this time. Instead, it is important to ensure that an annual update of the SHLAA is carried out as it forms the most accurate method for anticipating future sources of housing land. This position will be kept under review.

Approach to small sites in the planning system

4.48 The council considers that it is appropriate to make an allowance for small sites (i.e. those below the SHLAA threshold of 5 dwellings). This is because it is difficult and resource intensive to specifically identify and assess all small sites that have potential for residential development for inclusion in the SHLAA, beyond the five-year supply. Sites with planning permission or under construction are identified within the five-year supply as explained below.

4.49 For this SHLAA update, an assessment of all lapsed and stalled sites has been carried out. As such, a small number of sites capable of delivering under 5 dwellings (12 sites) have been assessed as being suitable, available and achievable, and have therefore been included within the lapsed and stalled category, in the post five-year supply. Most of these sites have a recently lapsed planning permission, indicating there may be some viability issues affecting the delivery of the site at the present time, however this does not mean they will not come forward in the future with a new planning permission.

4.50 It is considered that the small sites allowance is still relevant to apply in addition to these sites for several reasons, such as the limited number of these smaller sites (and number of homes) which have been included, the small sites allowance is based on an average over a five year period and small site delivery is highly variable, especially as small sites are vulnerable to market changes and viability issues, which could impact delivery differently year on year. Therefore, it is reasonable to conclude that no double counting has occurred.

Garden Land

4.51 NPPF states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends. Plans are also required to consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

4.52 In previous years, the small sites allowance has been calculated using past delivery trends for small sites, including garden land development. It was considered appropriate to include garden land small site development because for several

years the number of small sites coming forward on garden land was relatively significant in terms of the overall small site supply. However, over the past five years the number of dwellings coming forward on garden land has been minor, compared to the overall small site supply (less than 5% of the overall small sites supply). As such, to accurately reflect trends in small site delivery within the borough and align with NPPF, garden land development has been excluded from the small site supply since 2020/21. This position will be kept under review in line with available evidence.

4.53 The allowance rate is based on an analysis of housing completions on small sites over a five-year period 1 April 2020 to 31 March 2025. This shows that 297 homes have been completed on small sites in this period (around 13% of all completions over this time – 2,280 homes), equating to an average of 60 homes per annum.

Table 5 Housing Completions on sites producing less than 5 dwellings 01/04/2020 to 31/03/2025

Year	Total completion on sites under 5 dwellings
2020/21	73
2021/22	72
2022/23	46
2023/24	56
2024/25	50
TOTAL	297
Average p.a	60

4.54 Any small sites allowance would only be applied from year 6 as small sites are already included in years 0-5 (where it is known they have planning permission or are under construction).

4.55 Table 5 shows that, based on the average number of homes delivered over the past five years on small sites, there could be an allowance of 540 dwellings applied from 1 April 2030 to 31 March 2039.

Clearance Allowance

4.56 Similar to having an allowance for additional dwellings that are not already accounted for, an estimate needs to be made of how many dwellings may be cleared or lost from the housing land supply. The capacity of sites in the SHLAA shows a net figure which already takes account of demolition and replacement on a site by site basis. For example, if one house is demolished and replaced by two, the capacity would only show a net gain of one; or if two dwellings are converted into one, a net loss of one would be recorded. However, there are also circumstances where dwellings are cleared or lost but are not replaced by new residential development. For example, houses cleared to make way for wider non-

residential redevelopment or through change of use of a dwelling to another use. In previous years, large scale renewal schemes have led to relatively high clearance rates but, more recently, most clearance/loss is on a very small scale.

4.57 A clearance allowance (an allowance for the loss or demolition of dwellings/ conversion of dwellings to non-dwellings) has therefore been identified based on the average of the previous five years losses of dwellings to non-dwellings/ demolitions. In the 2020 and 2021 SHLAA updates, an additional clearance allowance was applied to account for the large-scale demolition and redevelopment of Crossbank and Summervale House, Vale Drive, Oldham (site reference HLA3860). The redevelopment involved a net loss of around 162 homes, as such an additional clearance allowance was included for the housing land supply positions for 1 April 2020 and 1 April 2021. As the demolition of the site occurred in December/ January 2021/22, this additional clearance has been removed and the standard clearance allowance applied to the housing land supply position.

Table 6 Clearance / loss of dwellings 01/04/2020 to 01/04/2025

Year	No. of dwellings included in permissions resulting in clearance/loss ¹⁶	Has the loss taken place (no. of dwellings lost)?
2020/21	3	3
2021/22	4	1
2022/23	13	3
2023/24	4	3
2024/25	5	2
TOTAL	29	12
Average p.a.	5.8	2.4

4.58 Table 6 shows that clearance/loss of dwellings to other uses has been minimal over the last five years, with 29 dwellings being granted permission for change of use or demolition and only 12 actual losses. A relatively small clearance allowance of minus 4 dwellings a year has therefore been applied, as an average of both permissions granted for demolition/ change of use and the actual losses occurred. This will be reviewed in future SHLAAs as appropriate.

¹⁶ Not including sites where cleared dwellings are replaced by new dwellings.

5 Findings

Results of the Assessment

- 5.1** The sites within the SHLAA are split into different categories depending on their planning status, position within the housing land supply and the level of assessment required within the SHLAA:
- Sites under construction (remaining capacity as at 01/04/2025);
 - Sites with extant residential planning permission as at 01/04/2025;
 - Saved housing allocations (UDP Phase 1 and 2);
 - Lapsed and stalled housing sites;
 - Potential/ pending sites;
 - PfE Strategic Allocations; and
 - Discounted sites.
- 5.2** All sites and broad locations are placed within one of the above categories and the assessment then determines how many homes are likely to be delivered on each site (if any) and when. This calculation then informs the housing trajectory to determine short and long-term housing potential across the borough.
- 5.3** *Please note that these findings are based on the housing land supply position as at 1 April 2025. Whilst it has been informed by the latest information available during its preparation, inevitably, the status of many of the sites included in the SHLAA will have changed by the time it is published. Changes will be picked up in future updates of the SHLAA.*

Breakdown of Housing Land Supply

See Appendix 1a for full listing of sites.

- 5.4** The tables below provide a summary of the capacity of sites in the overall land supply. Table 7 shows a summary of the housing land supply by ward and the following tables break the supply down by site category. Further detail and an explanation of the categories of sites in the SHLAA is set out in the following section.

Table 7 Housing Land Supply Ward Summary¹⁷

Ward	Total Dwellings Years 0-5 (2025-2030)	Total Dwellings Years 6-10 (2030-2035)	Total Dwellings Years 11-15 (2035-2039)	Total Dwellings Years 16+ (2039+)	Total Dwellings (all periods)
Alexandra	47	62	66	6	181
Chadderton Central	266	0	437	0	703
Chadderton North	16	13	12	0	41
Chadderton South	186	16	136	0	338
Coldhurst	320	1,067	264	152	1,803
Crompton	155	228	0	0	383
Failsworth East	323	39	23	0	385
Failsworth West	146	173	168	0	487
Hollinwood	166	220	17	0	403
Medlock Vale	370	109	48	0	527
Royton North	134	89	52	0	275
Royton South	372	32	83	0	487
Shaw	489	612	64	0	1,165
St James'	222	603	332	152	1,309
St Mary's	684	223	844	196	1,947
Saddleworth North	226	40	120	0	386
Saddleworth South	115	195	2	0	312
Saddleworth West & Lees	166	152	68	0	386
Waterhead	78	0	374	0	452
Werneth	83	313	0	0	396
TOTAL	4,564	4,186	3,110	506	12,366

¹⁷ See appendix 1b for a full breakdown of sites by ward and SHLAA web map for spatial distribution.

Sites Under Construction

- 5.5** Table 8 shows sites within the supply that have received planning permission and this permission has been implemented i.e. a material start has been made to the development of the site. The capacity figure quoted is the remaining number of dwellings yet to be completed as at 1 April 2025. Sites in this category will be at different stages in the construction process, ranging from sites where some dwellings have been completed and are already occupied to those which have just started groundworks.
- 5.6** Table 8 shows that there were 1,838 dwellings available on 143 sites that were under construction as at 1 April 2025. Most sites in this category are included in the five-year housing land supply. Some capacity (65 homes) extends into the medium term (2030-2035) for a larger site (HLA3981 Shaw Distribution Centre) due to the scale of development and a smaller site which has started but is having some delivery issues (HLA3008 Site of The Brookdale, Coronation Road).
- 5.7** 27 homes on PfE Allocation (JPA11 Bottom Fiel Farm, Woodhouses) is under construction – this is included in the table below.

Table 8 Sites Under Construction

SHLAA Category	Total Dwellings 2025-2030	Total Dwellings 2030-2035	Total Dwellings 2035-2039	Total Dwellings 2039+	Total Dwellings - All Periods
Sites under construction	1,800	65	0	0	1,865

Sites with an Extant Planning Permission

- 5.8** Table 9 shows sites within the supply that had an extant (current) full or outline planning permission, or prior approval for residential development (including mixed use sites), as at 1 April 2025. It shows that there were 1,192 dwellings on 128 sites with an extant planning permission for housing at 1 April 2025. This includes five UDP Allocation sites:
- HLA0112 Land at Knowls Lane – has full planning permission for 234 dwellings (includes some land which is not a UDP Allocation).
 - HLA2663 Hartford Mill (North Werneth Zone 6) – has outline planning permission for 285 dwellings (OUT/353664/24).
 - HLA2353 Huddersfield Road/ Dunkerley Street – has full planning permission for 53 dwellings (FUL/352932/24).
 - HLA2088 Bailey Mill Delph – has full planning permission for 60 dwellings (FUL/350293/22).
 - HLA0029 Ashton Road Woodhouses – has full planning permission for 41 dwellings (FUL/352724/24).

Table 9 Sites with Extant Planning Permission

SHLAA Category	Total Dwellings 2025-2030	Total Dwellings 2030-2035	Total Dwellings 2035-2039	Total Dwellings 2039+	Total Dwellings - All Periods
Sites with extant planning permission	765	427	0	0	1,192

5.9 Sites in this category are included in the current five-year housing land supply if they have a full planning permission or prior approval for residential or, for sites with only outline permission, there is evidence to suggest they will be delivered within five years. For larger sites it is expected that, based on the delivery rate, some dwellings will be delivered beyond year 5.

Saved UDP Housing Allocations

5.10 This category includes those sites that have been specifically allocated for residential development in whole, or as part of a mixed-use scheme, within the adopted Oldham Local Plan and which are un-permissioned and have yet to be developed. These sites were saved allocations from the previously adopted Unitary Development Plan (UDP) and are split into Phase 1 and Phase 2. The saved UDP housing allocation policy considered that Phase 1 allocations were a priority for development.

5.11 Some of the UDP allocations have received planning permission and have therefore been included within the 'extant planning permission category' (HLA0112, HLA2663, HLA2088, HLA2353 and HLA0029), as explained above.

5.12 Phase 2 Housing Allocation Lilac View Close (HLA2094) is the subject of a planning application for 21 homes which is currently pending a decision (FUL/353940/25).

5.13 Of the un-permissioned and undeveloped remaining UDP housing allocations, the majority are placed in the post five-year housing land supply. Part of HLA2452 is within the five-year supply as it is council owned, and development proposals are being progressed.

5.14 Table 10 shows that at 1 April 2025 there were 253 dwellings available on the 9 remaining un-permissioned and undeveloped housing allocations. This includes 4 dwellings considered deliverable in the short term and 249 dwellings considered deliverable in the medium to long term.

Table 10 Saved UDP Housing Allocations

SHLAA Category	Total Dwellings 2025-2030	Total Dwellings 2030-2035	Total Dwellings 2035-2039	Total Dwellings 2039+	Total Dwellings - All Periods
Saved UDP Phase 1 Housing Allocations (remaining)	4	32	78	0	114
Saved UDP Phase 2 Housing Allocations (remaining)	0	139	0	0	139
Total Saved UDP Housing Allocations (remaining)	4	171	78	0	253

Lapsed and Stalled Sites

- 5.15** This category includes sites that have previously had planning permission for housing but where this has expired before being implemented. It also includes “stalled” sites which are classed as those that have been granted permission and construction has begun (or a material start has been made) but where there has been no development activity for at least five years.
- 5.16** Most of the sites identified in this category are anticipated to deliver 5 dwellings or above. However, for the 2025 SHLAA update, a review of smaller lapsed and stalled sites has been undertaken, as set out in section 4. As such, a further 12 sites (for a total of 30 homes) have been included, as they have been assessed as being suitable for residential development in the medium to long term.
- 5.17** Given the limited number of these smaller sites which have been included it is considered that the small sites allowance is still relevant to apply in addition (see paragraph 4.50).
- 5.18** There is a general presumption that sites within this category remain deliverable, unless there is a known constraint which would impede their future development.
- 5.19** Table 11 shows that there were 514 dwellings available on 44 sites in this category. Of these, 10 dwellings are considered deliverable in the short term, 297 dwellings are considered deliverable within the medium term and 207 dwellings in the long term.
- 5.20** Two sites in this category have received planning permission (subject to legal agreement) after the monitoring period:
- 12-14 Thompson Lane – granted planning permission (subject to legal agreement) for 19 homes after the monitoring period in October 2025 (FUL/353948/25); and
 - 53-55 King Street (former Riley’s Snooker Hall) – granted planning permission (subject to legal agreement) for 120 homes after the monitoring

period in June 2025.

- 5.21** One site is identified as being deliverable in the short term - HLA3147 Land at Ward Lane, Diggle which has previously been granted planning permission for housing (since lapsed) and is council owned. Development proposals are currently progressing and as such it is considered that this site is deliverable in the short term.
- 5.22** Although they have the advantage of previously receiving planning permission for housing, sites that are considered deliverable in the longer term are generally those that have been lapsed or stalled for some time. This could suggest that there may be some issue with the immediate viability of the sites. If they require a new planning permission, they would be reconsidered against more recent national and local planning policy, although site constraints have been considered as part of the SHLAA assessment.

Table 11 Lapsed and Stalled Sites

SHLAA Category	Total Dwellings 2025-2030	Total Dwellings 2030-2035	Total Dwellings 2035-2039	Total Dwellings 2039+	Total Dwellings - All Periods
Lapsed and Stalled sites	10	297	207	0	514

Potential/ Pending Sites

- 5.23** This category includes sites that have been identified as being suitable for housing in the future but do not, as yet, have any existing residential planning history (i.e. have not previously received permission for housing or are not allocated for residential use).
- 5.24** This category also includes sites that have been submitted as the subject of a validated planning application, but which are currently awaiting a decision, where it is considered in line with the SHLAA assessment and the principle of the site being suitable for housing is acceptable (these sites will have a ‘Potential/ Pending’ status). Some of these sites may have been identified in this category as ‘Potential sites’ in previous SHLAA assessments.
- 5.25** On the whole, these sites are considered unconstrained in relation to significant policy or physical limitations. Please note that the term “unconstrained” relates to the sites’ general suitability rather than their deliverability. Some of the sites in this category may have some development issues that will need to be fully assessed and resolved before they could receive planning permission and be developed.
- 5.26** The category includes some sites that are currently in other uses, such as employment but there are reasons to assume that housing could be achievable on the site at some point in the future. Reasons which may make such a site suitable include:
- the site has been suggested as potential housing land through the Call for Sites process as the owner has indicated they have plans to relocate their business;
 - it is within an existing residential area;
 - land adjacent or close to the site has been granted permission for housing and this

may have changed the character of the area;

- it is not fully occupied or is no longer fit for purpose to meet modern business needs or practices;
- circumstances have changed which mean that the current use is no longer viable or appropriate.

5.27 As set out above, some sites in this category have recently gained planning permission for housing after the monitoring period for this SHLAA in July 2025 (the monitoring period for this SHLAA is up to 31 March 2025). This includes several sites within Oldham Town Centre which the council is supporting the delivery of through its partnership with Muse:

- SHA0021 Land between Prince Street, Oldham Way and Mumps metrolink stop (former Mumps site) – full application approved for 331 homes (FUL/354326/25). This site is considered deliverable in the short term.
- SHA1759 Former Leisure Centre Site, Lord Street – outline planning application approved for 231 homes (OUT/354324/25). This site is considered deliverable in the short to medium term.
- SHA2000 Civic Centre, West Street – an outline planning application approved for 838 homes (OUT/354338/25). This site is considered deliverable in the short to medium term.
- SHA2001 Former Magistrates Court and Manchester Chambers – an outline planning application approved for 219 homes (OUT/354323/25). This site is considered deliverable in the short to medium term.

5.28 Two sites are also pending decisions on planning applications at 1 April 2025:

- SHA0120 The Hollies, Wellington Road (FUL/353346/24) – for 27 homes;
- SHA1665 Ivy Mill, Failsworth (FUL/349416/22) – for 102 homes (apartments).

5.29 For the purposes of this SHLAA, these sites remain in the “Potential/ Pending” category as this is the status they had at 1 April 2025.

5.30 In these instances, the capacity for most sites is counted within the current five-year supply and, depending on development progress, they will move into the “Sites with Extant Planning Permission” or “Under Construction” category from 1 April 2025. In some cases, some of these sites may be identified in the medium term where there are constraints to address, or it is considered that development may take slightly longer. Additionally, there are some potential sites where there may be no policy restrictions preventing them from coming forward in the short term, or which have evidence of deliverability in the short term. These may also form part of the five-year supply.

5.31 Table 12 shows that there were 6,091 dwellings available on 86 “Potential/ Pending” sites at 1 April 2025. Of these, 1,439 dwellings are considered

deliverable in the short term (2025-2030) (those with, or pending, planning permission, or with evidence of deliverability in the short term); sites which have the potential to provide 1,812 dwellings are considered deliverable in the medium term (2030-2035) and sites providing 2,486 dwellings are considered to have potential in the longer term (2035-2039).

5.32 In addition, 354 dwellings are considered deliverable post 2039, on two sites – 196 dwellings on SHA1057 Alliance and Britannia Mill Triangle; 152 dwellings on SHA1314 Mecca Bingo and 6 dwellings on SHA0893 Warren Lane. This is due to anticipated build out rates and the potential requirement for wider infrastructure or regeneration needed to bring these sites forward. It should be noted that the supply is indicative and as such other sites may be delivered post 2039 due to the reasons given above.

Table 12 Potential Sites

SHLAA Category	Total Dwellings 2025-2030	Total Dwellings 2030-2035	Total Dwellings 2035-2039	Total Dwellings 2039+	Total Dwellings - All Periods
Potential Sites	1,439	1,812	2,486	354	6,091

PfE Allocations

5.33 PfE was adopted on 21 March 2024 becoming part of Oldham’s Development Plan. PfE identifies Strategic Allocations for housing and employment land within Oldham. Strategic Allocation policies for each site can be viewed within PfE¹⁸.

5.34 Several sites within the PfE Strategic Allocations are under construction¹⁹, including:

- HLA3862 Cowlshaw Abbatoir, Shaw which is part of PfE Allocation JPA14 Cowlshaw and received planning permission (RES/346720/21) in January 2022 for 201 dwellings;
- HLA3966 Land to the south of Denbigh Drive, Shaw which is part of PfE Allocation JPA14 Cowlshaw and received planning permission (FUL/346529/21) in May 2022 for 42 dwellings; and
- JPA11 Bottomfield Farm (Woodhouses) which was granted planning permission for 27 dwellings (FUL/347760/21) in May 2024.

5.35 These sites are included within the ‘under construction’ category and will be fully completed within the first five years (2025-2030).

5.36 A planning application for 72 dwellings at JPA16 South of Rosary Road (FUL/354869/25) is also pending decision. Should the application be approved, it is expected to be

¹⁸ Chapter 11 ‘Strategic Allocations’ of Places for Everyone: <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

¹⁹ HLA3862 and HLA3966 received planning permission prior to the adoption of PfE, hence they have a different reference number to that of the Cowlshaw allocation – JPA14.

delivered within the first five years (2025-2030).

- 5.37** Progress is also being made on JPA10 Beal Valley and JPA11 Broadbent Moss allocations. A masterplan for both allocations, which are jointly being delivered by a consortium of developers and housebuilders, was published for consultation in July 2025²⁰ The consultation responses will be used to refine the masterplan further.
- 5.38** Indicative timescales for the delivery of the remaining allocations are set out in the supply. Where known/ available, the timescales for delivery have been informed by masterplanning, planning applications or developer evidence. Where this is not available, the timescales are based on initial concept planning work undertaken as part of the PfE evidence base. This will be updated in future SHLAA updates as appropriate.
- 5.39** Of the remaining allocations (those without planning permission), there are 546 dwellings identified within the short term (2025-2030), 1,414 medium term (2030-2035) and 339 dwellings identified within the long term (2035-2039).
- 5.40** Approximately 152 dwellings are expected to be delivered at JPA12 Broadbent Moss post 2039, which will require appropriate phasing and supporting infrastructure given the scale of the allocation which is for around 1,450 dwellings²¹.

Table 13 PfE Allocations

SHLAA Category	Total Dwellings 2024-2029	Total Dwellings 2029-2034	Total Dwellings 2034-2039	Total Dwellings 2039+	Total Dwellings - All Periods
PfE Allocations	546	1,414	339	152	2,451

Annualised Housing Land Supply

- 5.41** Figure 1 below summarises the annualised housing land supply up to the end of the plan period (2039) and beyond²². It also shows the sources of sites (site category) which make up the housing land supply over this period.
- 5.42** Figure 1 shows that for the first five years, up to 2030, the housing land supply is primarily made up of under construction sites, sites with extant planning permission, and, to a slightly lesser extent, potential/ pending sites and PfE strategic allocations. The middle period, between 2030 to 2035, is primarily made up of sites with extant planning permission, potential/ pending sites, PfE strategic allocations and lapsed and stalled sites. The majority of the remaining UDP housing allocations are also anticipated to come forward in this middle period, with some supply extending into the longer-term period. The latter part of the plan period, between 2035 and 2039, and post 2039 is mainly made up of potential sites, PfE strategic allocations and lapsed and stalled sites.
- 5.43** The anticipated supply is reflective of how sites typically progress from gaining planning

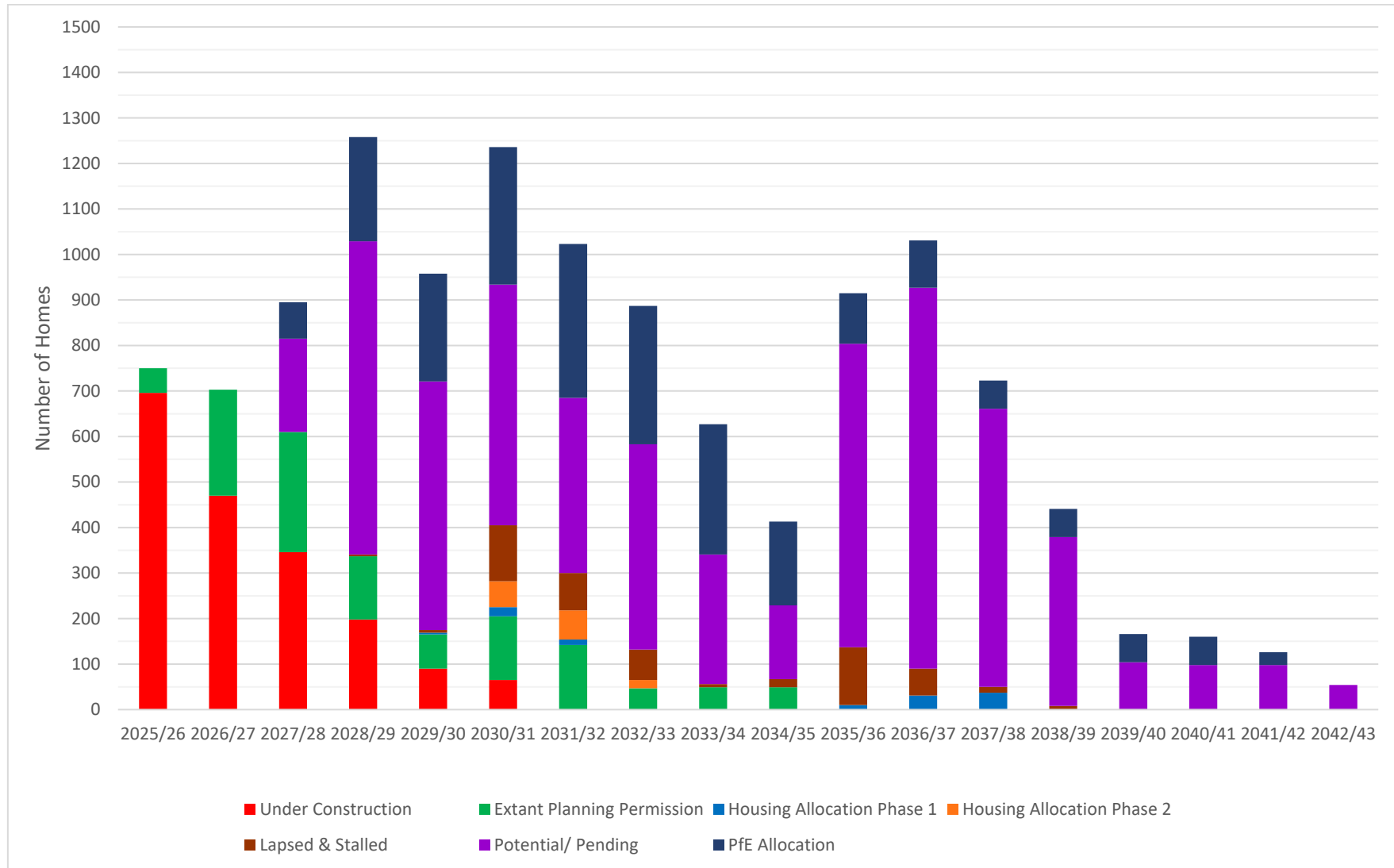
²⁰ Beal Valley and Broadbent Moss Masterplan, available at: <https://bybm-masterplan.co.uk/>

²¹ This is the total allocation capacity, however 77 dwellings at Hebron Street within the allocation boundary, were completed in February 2022. As set out above, this allocation is being delivered jointly with JPA10 Beal Valley.

²² See Appendix 1a for the full annualised supply.

permission through to completion, however it highlights the importance of maintaining and regularly updating the SHLAA to ensure an evidenced supply of housing is maintained as sites move through this process.

Figure 1 Annualised Housing Land Supply (at 1 April 2025) by Site Category



Location of sites

- 5.44** Appendices 1 to 3 set out the location of all sites identified within the SHLAA. Appendix 1a presents the housing land supply sites based on the site category, Appendix 1b presents the housing land supply sites based on the ward in which they are located. These are accompanied by an overall borough map showing all the sites spatially in Appendix 2. Appendix 3 provides a more detailed assessment of each “Potential/ Pending” site identified as part of the SHLAA 2025. The sites are also shown spatially on the [SHLAA web map](#)²³, where the site details can be viewed.
- 5.45** Increasing the number of homes in Oldham Town Centre is a key aim of the council. As set out earlier, the council is working with delivery partners Muse to deliver the sites in the town centre²⁴. The housing land supply includes several sites within Oldham Town Centre, including the sites which are being delivered by Muse and Oldham Council that have recently received planning permission – see paragraph 5.26 above.
- 5.46** The SHLAA identifies 3,446 homes as being deliverable in the short to long term within Oldham Town Centre. Of these, 951 homes are identified within the short term (2025-2030); 1,208 homes are identified within the medium term (2030-2035); 1,287 homes are identified within the long term (2035+), including 348 homes within the post plan period (post 2039).
- 5.47** The SHLAA identifies 119 homes within the borough’s other centres as being deliverable in the short to long term, including:
- 44 homes within Shaw centre;
 - 6 homes within Chadderton centre;
 - 16 homes within Uppermill centre; and
 - 53 homes within Hill Stores (Huddersfield Road) centre.
- 5.48** There are currently no homes identified within Royton centre, Lees centre and Failsworth centre in the SHLAA, however there are sites located close to these centres.

Discounted sites

- 5.49** The SHLAA has attempted to identify as wide a range as possible of sites and broad locations for consideration. Sites which have particular policy constraints have been included within the assessment to test the appropriateness of previously defined constraints. There were 218 discounted sites identified - the list is set out in Appendix 4.
- 5.50** The “discounted” sites are currently constrained for housing, either because of physical or planning policy restrictions or are otherwise considered unsuitable, unavailable or unachievable. These sites have been subdivided into several categories depending on the reasons for discounting.
- 5.51** It should be noted that just because a site appears within the discounted site list this does not preclude it from coming forward in the future if it is considered suitable at that time. For some of the sites, the term “constrained” mainly relates to the sites’ current suitability for

²³ SHLAA webmap: <https://map.oldham.gov.uk/map?name=SHLAA>

²⁴ Further information is available online at: <https://museplaces.com/our-places/oldham-town-centre/>

housing rather than deliverability and there may be some potential for the site to come forward in the future if circumstances were to change. This is especially the case for those sites which would need to be assessed more fully in the context of a strategic review of employment land and open space provision. Other sites may have potential but are not currently considered available. Some, however, are likely to remain unsuitable, for example if they are significantly affected by Flood Zone 3b or are physically inaccessible.

Discounted – Business and Employment Areas and Saddleworth Employment Areas

5.52 The current Local Plan identifies established employment areas known as Business and Employment Areas (BEAs) and Saddleworth Employment Areas (SEAs). These were designated for employment-generating uses, aiming to help meet the needs of the local economy and provide opportunities for investment. The policy for these employment areas permits uses which fall within business and industrial uses.

5.53 As these sites are considered to provide important employment land, any site identified through the potential sources review (see methodology chapter) which falls within the boundaries of a BEA or SEA has been automatically discounted. This is unless it is considered that the loss of the site to housing would not have a detrimental effect on the remainder of the employment area or wider economy. If this is the case, the site may appear in the “potential” category (see individual site assessments in Appendix 3) where it meets the criteria for inclusion.

Discounted – Existing Employment

5.54 These are sites which do not fall within an established BEA or SEA but are currently in active employment use or are within a wider commercial/industrial area and are considered to provide an economic function. As with the BEAs and SEAs, such sites are considered to provide important employment land which should be protected.

5.55 Generally, this is also the case for mills which are fully occupied, are in good condition and where it is considered most appropriate for them to remain in employment use. Any existing employment site where circumstances suggest they could be an appropriate housing site have been identified in the “potential” category (see individual site assessments in Appendix 3).

Discounted - Other Protected Open Land (OPOL)

5.56 As far as possible, the SHLAA has identified relevant land outside the existing Green Belt for consideration. This includes designated OPOL land which is currently protected from large scale development through existing Local Plan policy. OPOL has been subject to a full assessment as part of the emerging Local Plan Review, to determine whether it should remain as protected land under an amended policy designation of Local Green Space (in line with NPPF). The Local Greenspace Assessment (2021) is available to view [online](#)²⁵.

²⁵ Local Greenspace Assessment (2021):

5.57 It is considered that an appraisal of the suitability for housing of any current OPOL through this SHLAA would be premature until the new Local Plan (and its evidence base including the LGS Assessment) has been examined. Therefore, OPOL has been discounted from the SHLAA. Any OPOL which formed part of a PFE allocation was assessed separately as part of PFE.

Discounted – open space

5.58 The SHLAA has considered several existing open space sites, some of which are in council ownership which have been identified for consideration through an asset review. Some of these sites are considered surplus to stock and are identified for possible disposal at some point in the future.

5.59 Overall, existing open spaces are not considered suitable for development unless there are circumstances which suggest that housing could be appropriate. For example, the site may be a cleared housing site which was intended for future redevelopment, pending a suitable proposal coming forward. In terms of future suitability, these sites will be subject to a wider review of open space provision, which will look at the relationship between future housing requirements, existing spaces and consequent open space needs.

Discounted – Green Belt

5.60 Identified sites (such as those submitted through Call for Sites) which fall within the existing Green Belt have been discounted as development of such sites would not comply with national policy. Green Belt sites which are brownfield and are otherwise considered compliant with national policy may continue to come forward through the planning system and in some cases may appear in the "potential" category.

5.61 Paragraph 155 of NPPF sets out that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where the proposed development would meet criteria a-d. This includes consideration of whether the land is Grey Belt (as defined in NPPF Annex 2 'Glossary'). As such, any proposed development of Grey Belt land will be considered in line with NPPF. Grey Belt is not assessed as part of this SHLAA.

Discounted – other

5.62 Some sites have been discounted due to other policy and / or physical constraints which would make development inappropriate. Reasons include being located in an area which is incompatible with housing, falling below the size/capacity threshold for inclusion and being within Flood Zone 3b.

Potential capacity from discounted sites

5.63 Table 13 identifies the potential capacity from the discounted sites if the identified in-principle constraints could be removed. This shows that there could be 11,381

dwellings available on 138 sites which are currently discounted as at 1 April 2025 (not including discounted Green Belt sites or those where policy and / or physical constraints would make development inappropriate). These figures show that the potential from constrained sites could be significant.

5.64 However, it must be borne in mind that the capacity is mainly based on an indicative estimate using a standard density of 35 dwellings per hectare multiplied by the net developable area of the site (assumed to be between 80-90% of the total site area). If any of these sites were to be developed, the true capacity would likely reflect the fact that not all the land would be developed or be physically suitable, particularly for OPOL or Open Space sites.

5.65 The indicative capacity of discounted Green Belt sites has not been included in Table 13 as the capacity of these sites is very difficult to estimate given the extensive size of some of the sites and the potential site constraints that may be present given the Green Belt nature of the land. Therefore, an assessment of suitability cannot be determined and as such an indicative capacity is not provided.

5.66 Whilst some of the sites may come forward as “windfalls” over future plan periods or further assessment may determine that they could be suitable, most are likely to remain in their current use and/or will continue to be regarded as unsuitable for housing and only a small proportion of this capacity will be achieved.

Table 13 Discounted sites - potential capacity

Discounted Site Category	Number of sites	Indicative capacity
Sites in BEAs/SEAs	35	1,099
Other active employment sites	33	1,599
Discounted OPOL (this includes all OPOL, some of which is considered undevelopable e.g. river valley)	26	7,589
Discounted existing open space	22	524
Discounted other	16	440
Discounted Green Belt	86	N/a
Total	217	11,251

Update on SHLAA 2024 sites

5.67 Appendix 5 provides an update on sites that were part of the housing land supply in the previous published SHLAA (as at 1 April 2024) but no longer appear in this report. This may be because the site is now built out or they are no longer available/ suitable for housing. It should be noted that some sites may have

moved between categories rather than no longer being included e.g. a previous “potential” site may have received planning permission or may now be on the discounted list.

5.68 Furthermore, the removal of a site from the SHLAA which had previously been included, does not prejudice that site coming forward for housing, being granted planning permission for housing or being re-considered for its inclusion in future SHLAAs. The SHLAA is an assessment of suitable, available and achievable housing land at a point in time and is therefore subject to change.

6 Housing Trajectories

- 6.1** This section of the report provides some information on dwelling completions in recent years and examines the envisaged completion rates up to 2039 and beyond.
- 6.2** JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 6.3** PfE, which forms part of Oldham's development plan, is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. In line with paragraph 76 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded. Nevertheless, the SHLAA illustrates the five-year housing land supply for information as part of the overall position.
- 6.4** The following section presents Oldham's current five-year and post five-year housing land supply trajectory. The housing trajectories take account of all sites identified in the housing land supply set out in the SHLAA for years 1-5 and beyond and shows the net additional dwellings which are expected over this period. It takes account of projected clearance (which is 4 dwellings per annum up to 2039) and the small sites allowance of 60 dwellings per annum (applied from year 6 up to 2039). No allowances are applied beyond 2039.

Recent completions

- 6.5** Table 14 and Figure 2 below provide information on the number of housing completions over a 14-year period between 2011/12 to 2024/25. Table 14 shows the number of net completions since the adoption of the Core Strategy in 2011, compared to the housing requirement (the adopted Core Strategy housing requirement, the Government's Standard Methodology requirement or the PfE housing requirement). Oldham's adopted Core Strategy housing requirement of 289 new homes per year applied from 2011/12. In 2018/19 the Government's Standard Methodology for Calculating Local Housing Need was introduced and applied until the adoption of PfE, which sets out Oldham's housing requirement for the plan period of 2022-2039.
- 6.6** The most recently published Housing Delivery Test (HDT) results for 2023 were published on 12 December 2024. As per the latest measurement, Oldham has delivered 91% of its housing need over the past three years (2020/21 to 2022/23)²⁶. A measurement for 2024 has not been published to date.

²⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

Table 14 Housing Completions 2011/2012 to 2024/25 compared to Housing Requirement

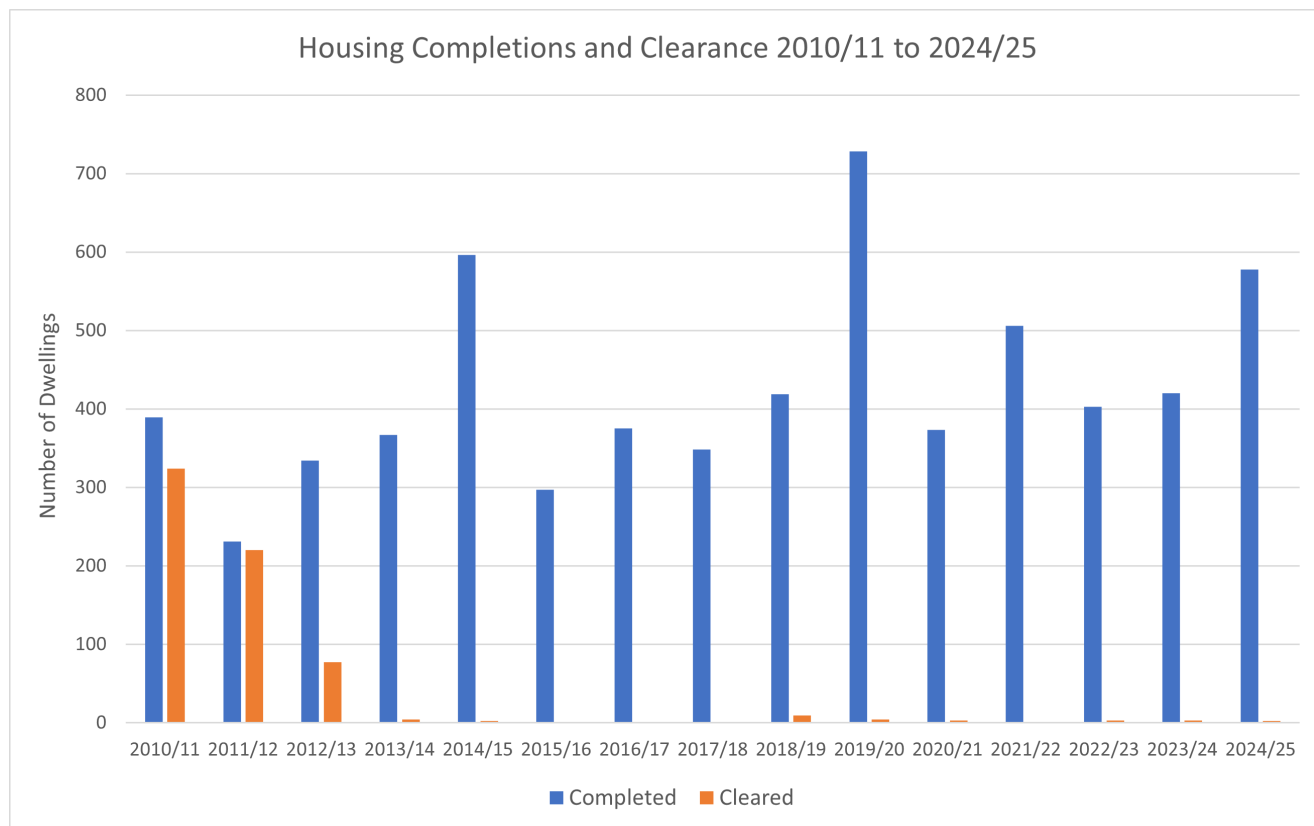
Year	Completed (Net)	Housing Requirement	Variance (against housing requirement)
2011/12	11	289	-278
2012/13	257	289	-32
2013/14	363	289	74
2014/15	594	289	305
2015/16	296	289	7
2016/17	374	289	85
2017/18	345	289	56
2018/19	410 ²⁷	692	-282
2019/20	728	692	36
2020/21	373	693	-320
2021/22	506	683	-177
2022/23	403	404	-1
2023/24	420	404	16
2024/25	578	404	174

6.7 As shown by figure 2 (overleaf), the number of net completions has fluctuated over the last ten years. After falling in 2015/16, completions increased again from 2016/17 as several larger sites began construction. Prior to this there were high levels of clearance that took place due to regeneration activity during 2003/04 to 2012/13, along with the changing economic conditions witnessed since 2008/09 that may have had an effect. Completions for 2020/21 were significantly lower than the previous year 2019/20 and the following year of 2021/22. It is likely that the impact of Covid-19 and wider socio-economic issues may have contributed to the lower completions for 2020/21. However, on average over the last ten years (2015/16 to 2024/25), completions have improved, with an average of 443 dwellings being completed annually.

6.8 The number of completions, net of clearance, for 2024/25 was 578 dwellings, which exceeds the housing requirement for this year (2024/25) of 404 dwellings by 174 dwellings. This brings the total number of completions for 2011/12 to 2024/25 to 5,658 dwellings.

²⁷ This is the actual completions figure for 2018/19. Official DLUHC housing returns show a higher figure of 502 for 2018/19. Previous revisions are explained within the 2018/19 monitoring report.

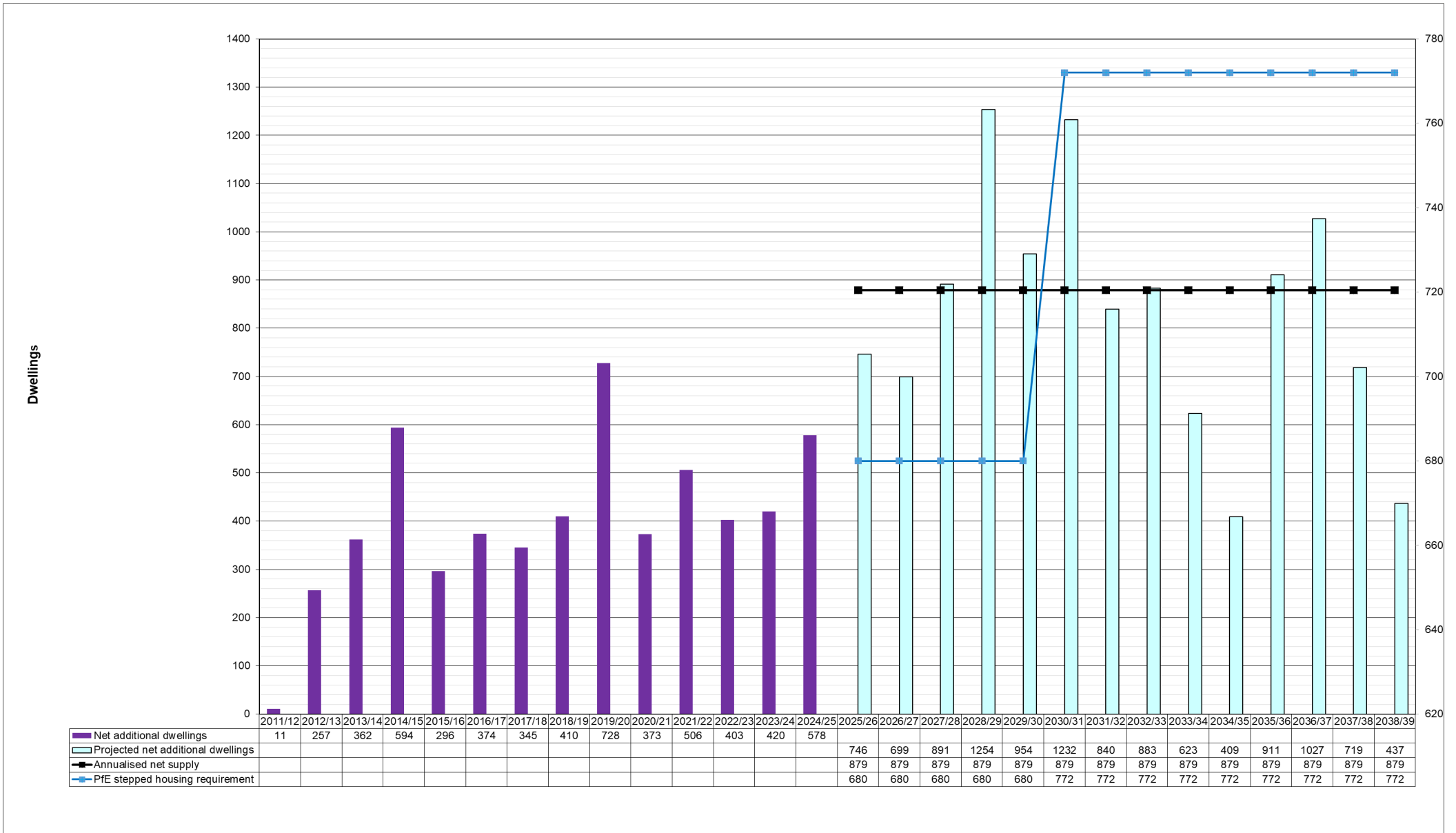
Figure 2 Housing Completions Compared to Clearance



Future Housing Land Supply

- 6.9** To better align with PfE housing land supply monitoring has been identified on an annual basis, since the publication of the SHLAA as at 1 April 2022 the housing land supply, and as such has informed the trajectory.
- 6.10** Whilst it is indicative, compared to past completions the housing land supply trajectory (figure three) illustrates that there is expected to be an increase in the annual average completion rate over the next five years (2025/26 to 2029/30) with 4,544 net completions over this period (taking account of projected clearance). This equates to an annual average of 909 dwellings over this five-year period and reflects the assumed delivery of sites that are either currently under construction or have an extant planning permission, together with other identified sites that are expected to come forward in the short term. Overall, the housing land supply equates to an annual average projected supply of 879 dwellings per year for the period of 2024/25 to 2038/39.
- 6.11** The trajectory indicates that a further 7,081 dwellings are expected to be delivered beyond five years, taking into account projected clearance (including 506 dwellings expected to be delivered beyond 2039, as set out in section 5 above).

Figure 3 Housing Land Supply Trajectory (at 1 April 2025)



Previously Developed Land

6.12 In 2024/25, 67% or 385 dwellings were completed on previously developed land in Oldham. This is higher than the previous year (55%). An additional 138 dwellings were also delivered on mixed sites (containing both brownfield and greenfield land) - therefore 91% of all dwellings completed in 2024/25 were on PDL or mixed sites. Greenfield sites accounted for 9% (55 homes) of all homes (578 homes) completed during 2024/25. Brownfield and mixed sites continue to make up the majority of sites within the housing land supply.

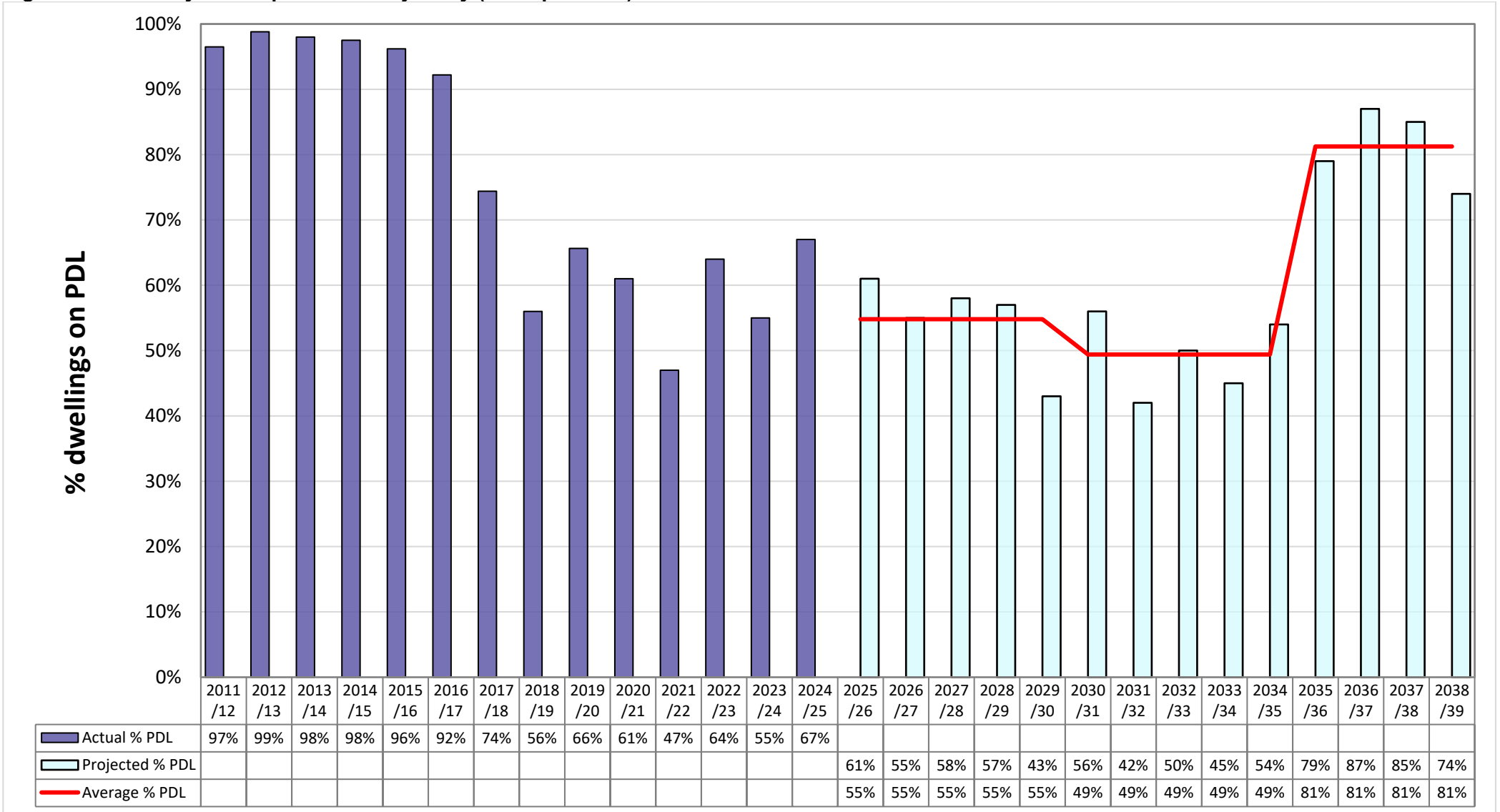
6.13 The previously developed land (PDL) trajectory (figure 4) shows:

- Projections for the next five years (2025-2030) show that 55% of the five-year housing land supply is on PDL;
- Overall, an average of 60% of all dwellings identified as part of the borough's housing land supply are on PDL.

6.14 The PDL projections relating to the housing land supply do not include dwellings delivered on sites that are a mixture of greenfield and brownfield land within the site. The five-year housing land supply includes a further 912 dwellings on mixed sites (20% of the five-year supply). The post five-year housing land supply includes 793 dwellings on mixed sites (11% of the post five-year supply).

6.15 In total 75% of the five-year housing land supply and 79% of the post five-year housing land supply is made up of previously developed land or mixed sites.

Figure 4 Previously Developed Land Trajectory (at 1 April 2025)



7 Conclusion

- 7.1** This SHLAA report provides a snapshot of the housing land supply position as of 1 April 2025. The housing land supply is constantly evolving with new sites gaining permission, sites being completed and potential land coming forward. As such, the SHLAA will be reviewed regularly to capture changes which have taken place since the publication of the previous report.
- 7.2** The SHLAA process also provides an opportunity for stakeholders to be involved in shaping the land supply position. Suggestions for additional sites are welcomed, alongside the provision of additional information on any of the existing sites contained within the SHLAA.
- 7.3** Places for Everyone (PfE) was adopted by all nine districts on 21 March 2024, becoming part of Oldham’s statutory development plan from this date.
- 7.4** PfE sets out Oldham’s housing requirement for 2022 to 2039 (the PfE plan period). Policy JP-H1 identifies a stepped housing requirement (minimum) for Oldham of 404 homes per year for 2022-2025, 680 homes per year for 2025-2030, and 772 homes per year for 2030-2039. This equates to an annual average of 680 new homes per year. Across the plan period the total housing need for Oldham is 11,560, including a buffer to provide flexibility.
- 7.5** As a result of the adoption of PfE, Oldham’s housing requirement is no longer determined by the Government’s Standard Methodology. As per paragraph 76 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded. PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded. Further information on the PfE housing requirement is set out with JP-H1 of PfE. Nevertheless, the SHLAA illustrates the five-year housing land supply for information as part of the overall position.
- 7.6** This SHLAA identifies land that could accommodate approximately 12,850 homes (including clearance and small sites allowances) over the short to long term period (to 2039 and beyond).
- 7.7** See separate documents for appendices:

Appendix 1a SHLAA Schedule of Sites by Category

Appendix 1b SHLAA Schedule of Sites by Ward

Appendix 2 Borough Map of Housing Land Supply

Appendix 3 Detailed Potential Site Assessment Tables

Appendix 4 SHLAA Discounted Sites

Appendix 5 Update on 2024 SHLAA Sites