

Oldham

Local Plan

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

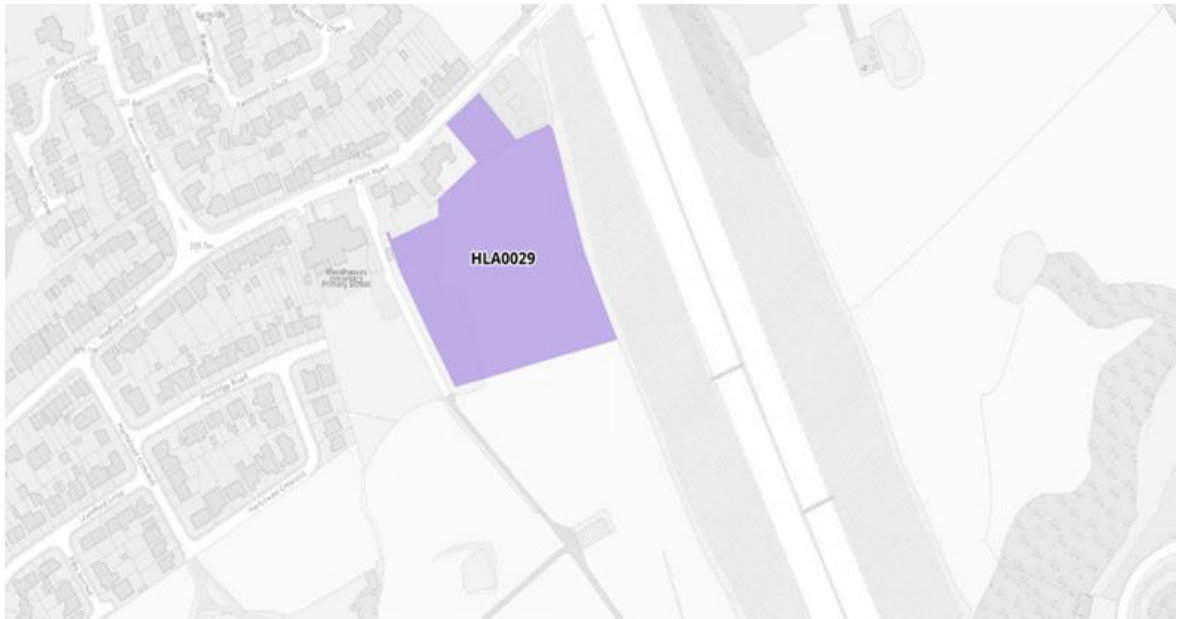
December 2023



Oldham
Council

Proformas for potential Housing and Mixed-Use Allocations

Sites over 1 hectare

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

	and its more rural location in Woodhouses means that access to services and public transport accessibility is low. The site scored positively against other criteria such as, flood risk, water quality and highways.		
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Site Details			
Site Reference:	HLA2662	Site Location:	Land at North Werneth
Ward:	Werneth	Site Area (hectares):	1.49
Proposed Use:	Residential	Housing Capacity (no. of homes):	72
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Permission pending from 2018 also included HLA2663	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positives for being a previously developed site in an area with high deprivation so the site would assist with regeneration. The site also has very high public transport accessibility and access to key services. Environmental health issues would need to be considered at planning application stage.	Site Achievability:	Site is considered achievable in the medium term.

Site Details			
Site Reference:	HLA2663	Site Location:	Hartford Mill, Edward Street
Ward:	Werneth	Site Area (hectares):	1.93
Proposed Use:	Residential	Housing Capacity (no. of homes):	158
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Lapsed planning permission from 2018	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores four significantly positives for being a previously developed site in an area with the high deprivation so the site would assist with regeneration. The site also has very high public transport accessibility and access to key services. Environmental health issues would need to be considered at planning application stage.	Site Achievability:	Site is considered achievable in the medium term.

Site Details			
Site Reference:	HLA2664	Site Location:	Abbotsford Road Site, Derker
Ward:	St James	Site Area (hectares):	1.27
Proposed Use:	Residential	Housing Capacity (no. of homes):	51
Minimum appropriate density (dph) as per Policy H3	50	Within town or district centre:	N/a
Planning History:	Pending application – FUL/350118/22. Residential development of Derker for 132 homes in total across several sites.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positives for being a brownfield site in an accessible location with access to several transport options and in terms of access to key services. of services and facilities.	Site Achievability:	Site is considered achievable in the short term.

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

	<p>records of qualifying bird species and because the habitat was considered unsuitable for supporting significant numbers of qualifying bird species. The site also scored negatively for consisting of greenfield land and having medium public transport accessibility, reflective of its rural setting. A number of these issues have been addressed through the recent planning permission to ensure sustainable development.</p>		
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Site Details			
Site Reference:	SHA0899	Site Location:	London Road, Derker
Ward:	St James	Site Area (hectares):	1.78
Proposed Use:	Residential	Housing Capacity (no. of homes):	54
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Pending FUL/350118/22. Residential development of 4 sites.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores four significantly positive for being in an accessible location with access to several transport options and services and being previously developed land in a deprived area so the development of the site would assist with regeneration.	Site Achievability:	Site is considered achievable in the short term.

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

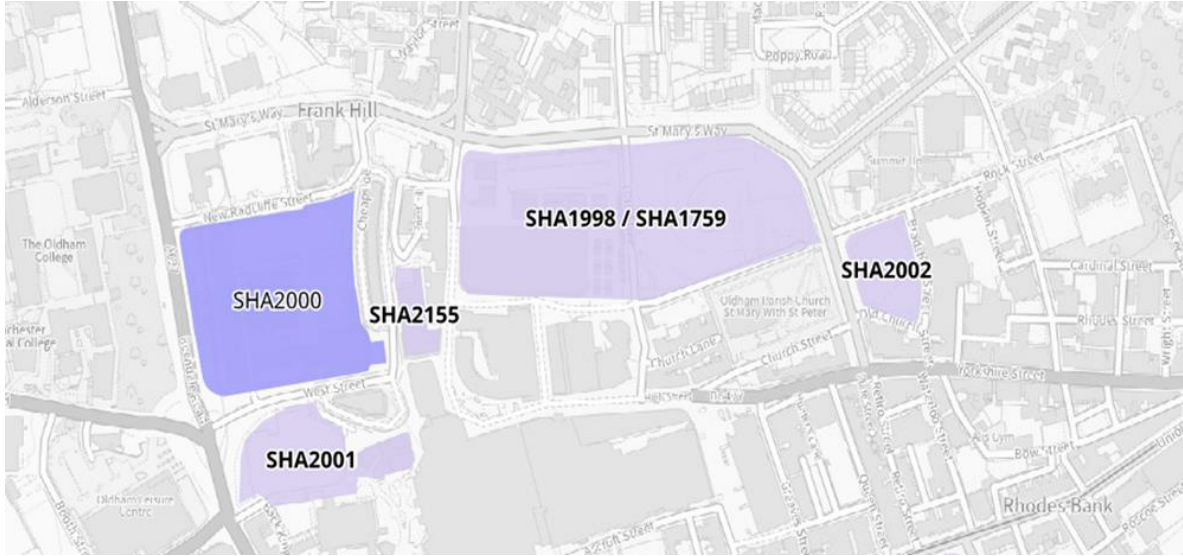
	uncertainties due to it being mixed land due to the former playing pitches and its close proximity to the M60.		
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Site Details			
Site Reference:	SHA1029	Site Location:	Kaskenmoor School, Roman Road, Failsworth
Ward:	Failsworth East	Site Area (hectares):	5.11
Proposed Use:	Residential	Housing Capacity (no. of homes):	137
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history. Demolition has been enacted.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores positively for being in an accessible location with access to several transport options and positive for access to services and facilities. The site scores positively as it is located within a very deprived area whereby development of the site would assist with regeneration.	Site Achievability:	Site is considered to be achievable in the short to medium term.

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

	<p>greenfield land within the urban area and is identified as natural/semi-natural open space. Development of the site would need to provide mitigation to account for the loss of the open space, in line with local planning policy.</p>		
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Site Details			
Site Reference:	SHA1162	Site Location:	Saddleworth School, Uppermill
Ward:	Saddleworth South	Site Area (hectares):	4.45
Proposed Use:	Residential / Mixed-Use	Housing Capacity (no. of homes):	97
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	Uppermill (close to)
Planning History:	Planning application expected soon. Site currently being prepared for demolition DEM/349017/22.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for having good access to key services and being on previously developed site within the urban area. It is close to Uppermill centre so may also contribute towards increased vitality of the centre.	Site Achievability:	Site is considered to be achievable in the medium term.

Site Details			
Site Reference:	SHA2000	Site Location:	Civic Centre, West Street
			
Ward:	Coldhurst	Site Area (hectares):	2.17
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	600
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	<p>The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.</p> <p>The site also scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a</p>	Site Achievability:	Site is considered to be achievable in the medium to long term.

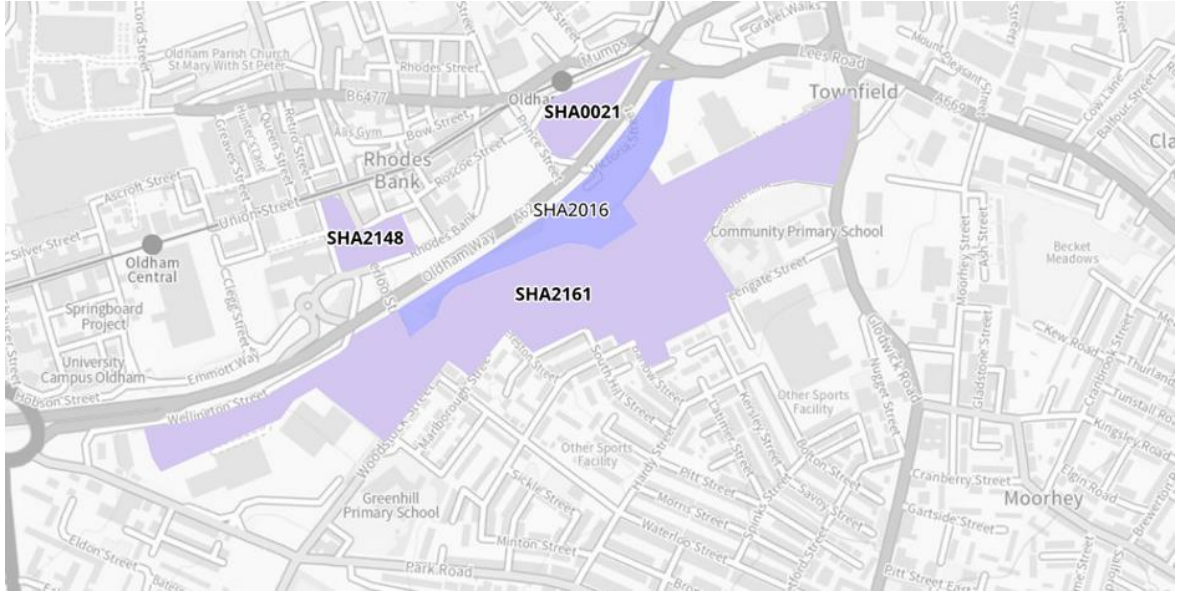
	<p>town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development.</p>		
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Site Details			
Site Reference:	SHA1759 /SHA1998	Site Location:	Tommyfield Market, Former Leisure Centre and Linear Park
Ward:	Coldhurst	Site Area (hectares):	3.52
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	250
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	<p>The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.</p> <p>The site also scores uncertain in terms of amenity due to being</p>	Site Achievability:	Site is considered to be achievable in the medium term.

	<p>located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development. The allocation includes land which will become the town centre Linear Park will significantly improve access to open space and support the wider vitality of the town centre.</p>		
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Site Details			
Site Reference:	SHA2002	Site Location:	Bradshaw Street Car Park, Oldham
Ward:	St Mary's	Site Area (hectares):	1.32
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	150
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	<p>The site scores significantly positive for being in an accessible town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.</p> <p>The site also scores uncertain in terms of amenity/ noise due to being located close to night-time economy uses, however it is a town</p>	Site Achievability:	Site is considered to be achievable in the long term.

	<p>centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development.</p>		
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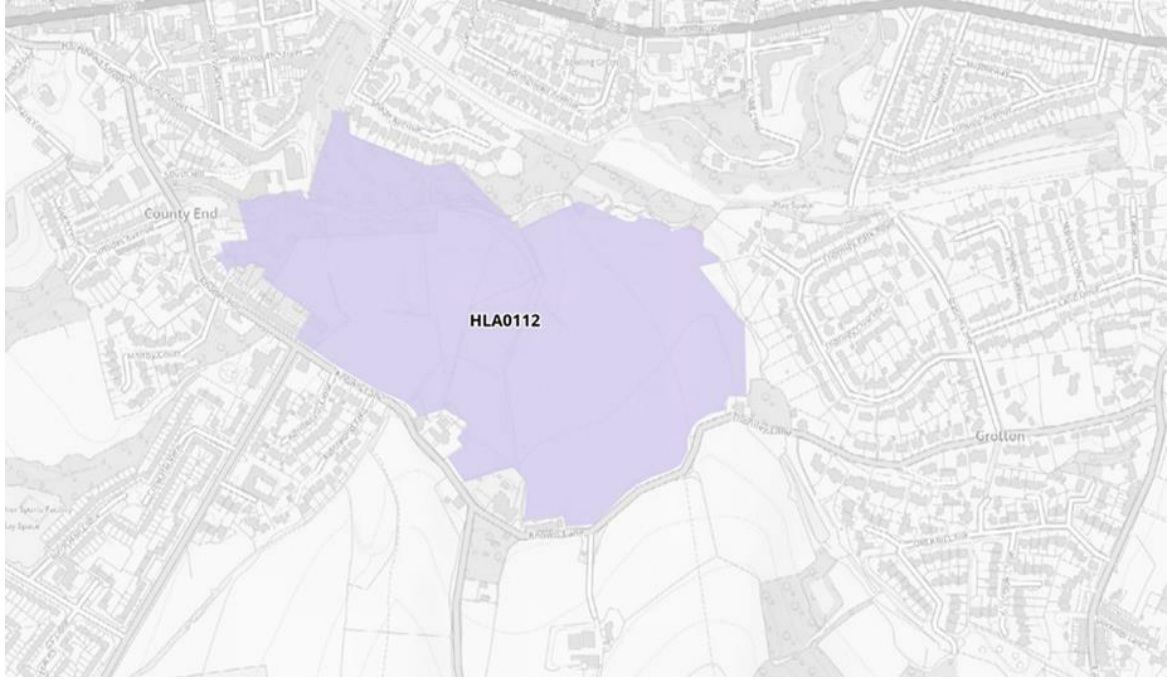
Site Details			
Site Reference:	SHA2016	Site Location:	Land at Southlink
			
Ward:	St Mary's	Site Area (hectares):	5.76
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	158
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	Oldham (close to)
Planning History:	No relevant history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	<p>The site scores significantly positive for being in an accessible edge of town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.</p> <p>The site also scores uncertain in terms of amenity and air quality</p>	Site Achievability:	Site is considered to be achievable in the medium term.2163

	<p>due to being located close to the SRN and there are existing employment uses onsite. However, it is an edge of town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Oldham Town Centre.</p> <p>The site has scored negatively against loss of employment uses because there are several employment uses currently on parts of the site.</p>		
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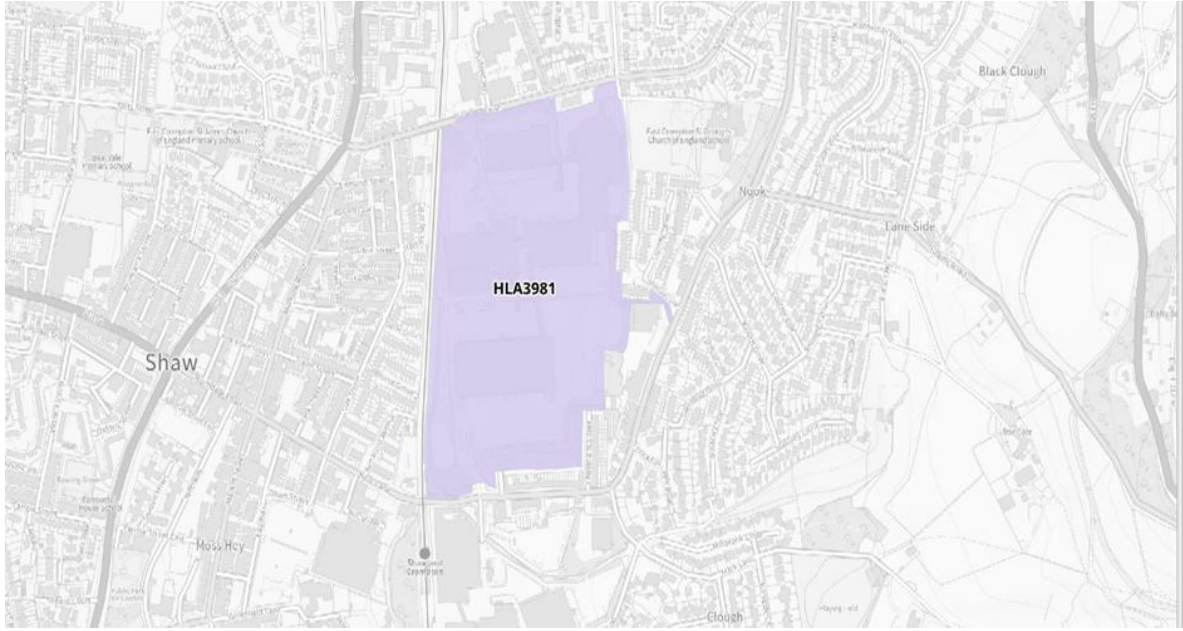
Site Details			
Site Reference:	SHA2153	Site Location:	Royton Wastewater Treatment Facility, Middleton Road
Ward:	Royton North	Site Area (hectares):	2.22
Proposed Use:	Residential	Housing Capacity (no. of homes):	2.22
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:		Site Achievability:	

Site Details			
Site Reference:	SHA2161	Site Location:	Southlink Phase 2
Ward:	St Mary's	Site Area (hectares):	11.70
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	415
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	Oldham (close to)
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	<p>The site scores significantly positive for being in an accessible edge of town centre location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration.</p> <p>The site also scores uncertain in terms of amenity and air quality due to being located close to the SRN and there are existing employment uses</p>	Site Achievability:	Site is considered to be achievable in the long term.

	<p>onsite. However, it is an edge of town centre location with a mix of uses and as such it is considered that any impact can be mitigated in line with planning policy.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site in the urban area.</p> <p>The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Oldham Town Centre. The site has scored negatively against loss of employment uses because there are several employment uses currently on parts of the site.</p>		
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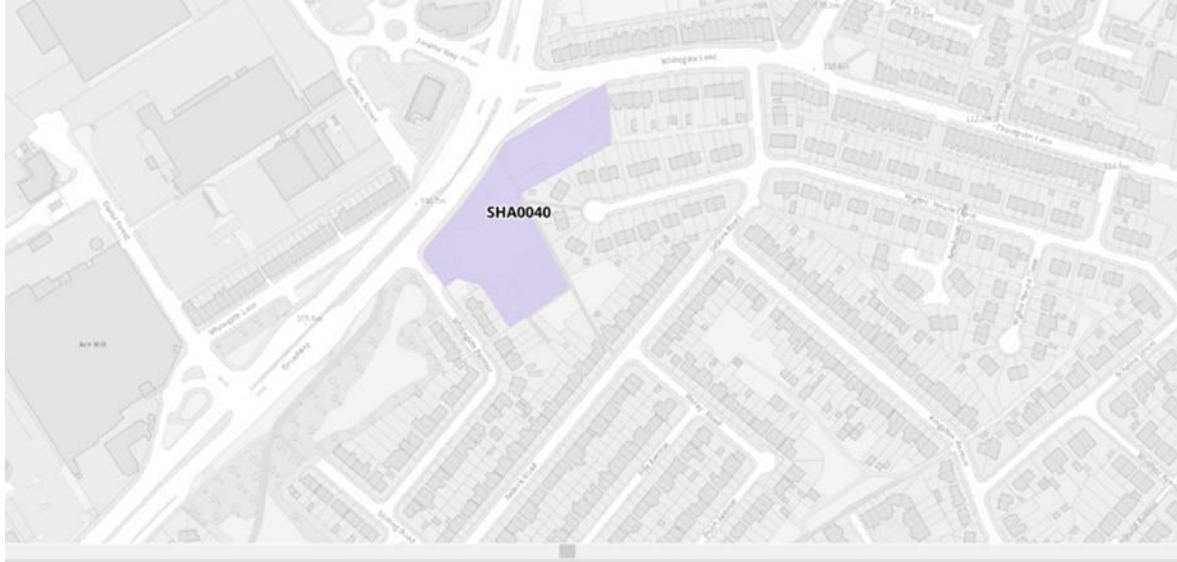
Site Details			
Site Reference:	HLA0112	Site Location:	Land at Knowls Lane
			
Ward:	Saddleworth West and Lees	Site Area (hectares):	9.80
Proposed Use:	Residential	Housing Capacity (no. of homes):	234
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Extant planning permission	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	<p>The site scores two significantly positives for being a previously developed site in an urban and deprived area therefore redevelopment can assist in regeneration.</p> <p>The site scored negatively in relation to access to services as although the site is accessible to two types of key services major developments</p>	Site Achievability:	Site is considered to be achievable in the medium to long term.


	<p>should aim for three but the site is on a Quality Bus Corridor so future residents could access other services with ease. The site also scored significantly negatively against loss of employment land.</p>		
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Site Details			
Site Reference:	HLA3981	Site Location:	Shaw Distribution Centre, Linney Lane Shaw, Oldham
			
Ward:	Shaw	Site Area (hectares):	12.45
Proposed Use:	Residential	Housing Capacity (no. of homes):	400
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	Shaw (close to)
Planning History:	Extant planning permission (outline)	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	<p>The site has outline planning permission for 400 homes (OUT/345898/20). The site scores a significantly positive for having good access to key services, facilities and public transport.</p> <p>The site scores significantly positive against using brownfield land efficiently as it is a previously developed site</p>	Site Achievability:	Site is considered to be achievable in the short to medium term.2088


	<p>in the urban area. The site also scores positively against ensuring the vitality of the borough's centres as it is within 400m of Shaw centre.</p> <p>The site has scored negatively against loss of employment uses because the site was formerly used for employment purposes.</p>		
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Sites under 1 hectare

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


Site Details			
Site Reference:	HLA2088	Site Location:	Bailey Mill, Delph
			
Ward:	Saddleworth South	Site Area (hectares):	0.86
Proposed Use:	Residential	Housing Capacity (no. of homes):	50
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Pending FUL/350293/22 - 60 units - a mix of new build and conversion	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	<p>The site scored negatively against one IA objective as the site does not have good public transport accessibility. However, Delph village has a co-op, post office and a range of cafes / pubs and other services and a primary school within 800m of the site and therefore within walking distance.</p> <p>The site scored positives against other criteria in particular those on flood risk, water quality,</p>	Site Achievability:	Site is considered to be achievable in the medium term.

	highways and waste. A significantly positive score was given for previously developed land.		
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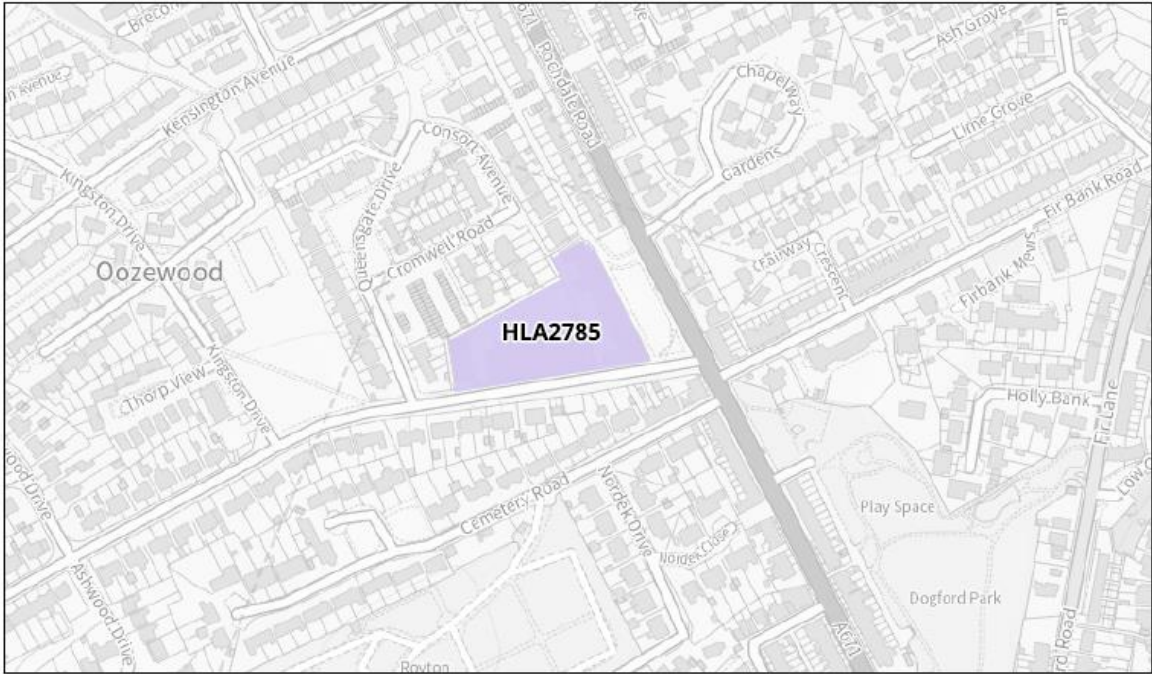
Site Details			
Site Reference:	HLA2094	Site Location:	Lilac View Close, Crompton
			
Ward:	Shaw	Site Area (hectares):	0.59
Proposed Use:	Residential	Housing Capacity (no. of homes):	18
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	<p>The site scored positives against criteria in particular those in heritage, flood risk and waste. The site scores significantly positive for public transport accessibility.</p> <p>The site scored negatively against one IA objective as it is a greenfield site. However, the site has access to a number of key services, including health</p>	Site Achievability:	Site is considered to be achievable in the medium term.

	services and a primary school		
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Site Details			
Site Reference:	HLA2234	Site Location:	Land at Springhey Mill, Huddersfield Road
Ward:	Waterhead	Site Area (hectares):	0.34
Proposed Use:	Residential	Housing Capacity (no. of homes):	30
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Lapsed Planning Permission PA/054589/08	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a previously developed site but also a deprived area so the site would assist with regeneration. The site also scores positively in relation to access to services, flood risk, not being located within a SPZ or waste designation and due to it being acceptable in principle in relation to highways.	Site Achievability:	Site is considered to be achievable in the medium term.

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

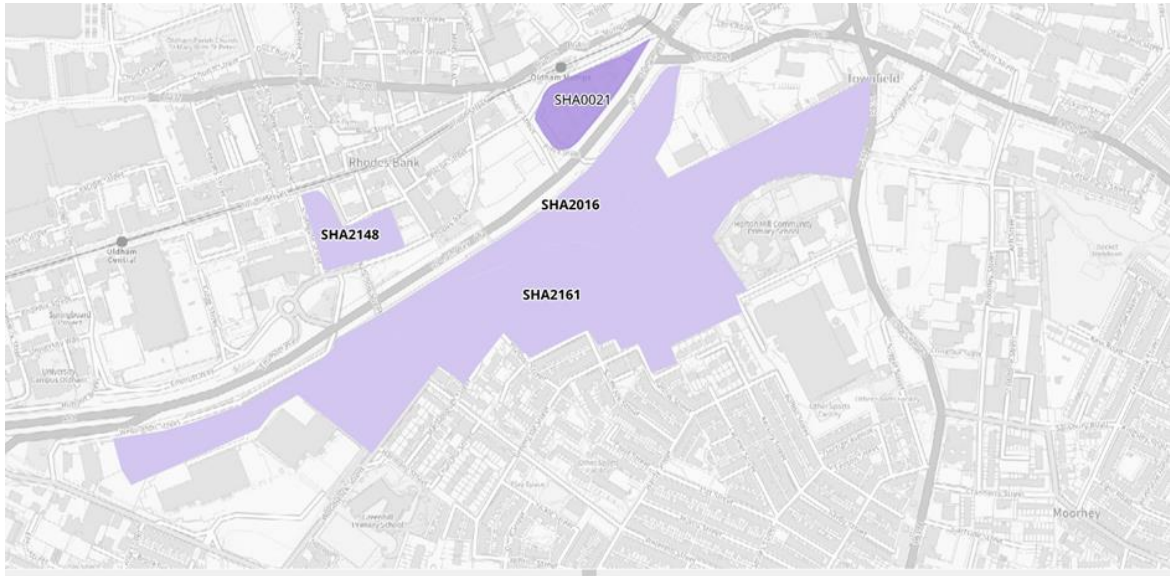
	<p>currently identified as natural/semi-natural open space.</p> <p>The site scores potentially negative against using brownfield land efficiently as it is a greenfield site. The site has previously been allocated for housing in the Local Plan.</p>		
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Site Details			
Site Reference:	HLA2785	Site Location:	Thornham Mill, Oozewood
			
Ward:	Royton North	Site Area (hectares):	0.64
Proposed Use:	Residential	Housing Capacity (no. of homes):	60
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	Permission for conversion to 71 apartments	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site has scored a mixture of positive and neutrals with regards to ecology, landscape, heritage, flood risk, water quality, air quality, waste, minerals and public transport accessibility. A significantly positive score was given for the site being previously developed in the urban area. The site scored a	Site Achievability:	Site is considered to be achievable in the short term

	negative for access to services. The site has an extant planning permission for 60 residential units (FUL/346141/21) and the planning application process has considered several IA objectives as part of the approval process to ensure sustainable development.		
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Site Details			
Site Reference:	HLA2856	Site Location:	Former Territorial Army Centre, Rifle Street
			
Ward:	St Mary's	Site Area (hectares):	0.4
Proposed Use:	Residential	Housing Capacity (no. of homes):	30
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Lapsed Planning Permission 30 dwellings PA/053576/07	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible location with access to several transport options and key services and facilities. Also being located within a very deprived area - development of the site would assist with regeneration. The site scores significantly positive against using	Site Achievability:	Site is considered to be achievable in the medium term.

	brownfield land efficiently as it is a previously developed site in the urban area.		
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Site Details			
Site Reference:	SHA0021	Site Location:	Land between Prince Street, Oldham Way and Mumps (Princes Gate)
			
Ward:	St Mary's	Site Area (hectares):	0.98
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	300
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	Lapsed Planning permission – LB/336962/15. Mixed-use including 46 apartments	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible town centre, sustainable location but also a deprived area so the development of the site would assist with regeneration. The site also scores positively against ensuring the	Site Achievability:	Site is considered to be achievable in the long term.

	<p>vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development. The site scores uncertain in terms of amenity due to being located adjacent to a Metrolink stop however it is considered that any impact can be mitigated in line with planning policy.</p>		
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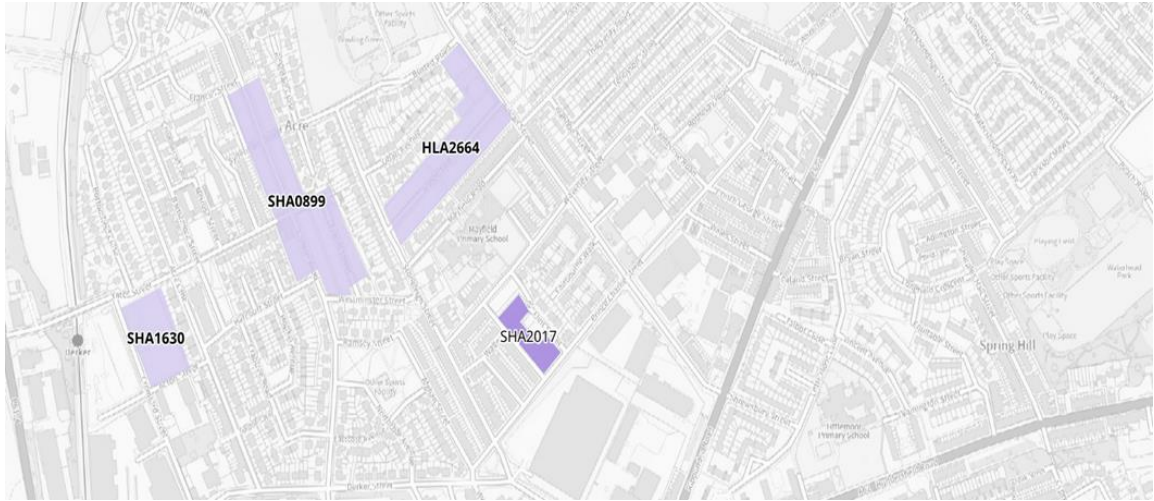
Site Details			
Site Reference:	SHA0164	Site Location:	Shaw Health Centre
Ward:	Shaw	Site Area (hectares):	0.25
Proposed Use:	Residential	Housing Capacity (no. of homes):	14
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	Shaw
Planning History:	No planning history.	Site Ownership:	Public body
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site, in an accessible location with access to several transport options and in terms of access to key services and as it is in a deprived area so the development of the site would assist with regeneration.	Site Achievability:	Site is considered to be achievable in the long term.

Site Details			
Site Reference:	HLA1372	Site Location:	Former Lancaster House, Rochdale Road, Royton
Ward:	Royton South	Site Area (hectares):	0.11
Proposed Use:	Residential	Housing Capacity (no. of homes):	5
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, sustainable location with access to several transport options and key services and facilities and as it is in a deprived area so the development of the site would assist with regeneration. The site scores positively as it is mixed land within the urban area and appears	Site Achievability:	Site is considered to be achievable in the medium term.

	that more than 50% of the site is brownfield.		
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Site Details			
Site Reference:	SHA1630	Site Location:	Former Cromford Mill, Oldham
Ward:	St James	Site Area (hectares):	0.58
Proposed Use:	Residential	Housing Capacity (no. of homes):	28
Minimum appropriate density (dph) as per Policy H3	70	Within town or district centre:	N/a
Planning History:	Pending – FUL/350118/22. Residential development of 4 sites in Derker.	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site, in an accessible location with access to several transport options and in terms of access to key services. In addition, the site is within 1km of Oldham Town Centre where there are a range of services and facilities.	Site Achievability:	Site is considered to be achievable in the short term.

	<p>Also, the site scored positive for being located within a very deprived area so development of the site would assist with regeneration. The site scores uncertain in terms of highway access, however it is considered that concerns related to integration with existing street layout can be mitigated against.</p>		
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Site Details			
Site Reference:	HLA2017	Site Location:	Land at Flint Street, Marble Street, Oldham
			
Ward:	St James	Site Area (hectares):	0.27
Proposed Use:	Residential	Housing Capacity (no. of homes):	10
Minimum appropriate density (dph) as per Policy H3	50	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible, sustainable location but also a deprived area so the development of the site would assist with regeneration. The site scores uncertain in terms of highway access, however it is considered that concerns related to integration with existing street layout can be mitigated against.	Site Achievability:	Site is considered to be achievable in the medium term.

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

	scores uncertain in terms of amenity due to being located adjacent to a Metrolink stop however it is considered that any impact can be mitigated in line with planning policy		
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Site Details			
Site Reference:	HLS2351	Site Location:	Pretoria Road
			
Ward:	Hollinwood	Site Area (hectares):	0.46
Proposed Use:	Residential	Housing Capacity (no. of homes):	14
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positively for being accessible to several key services and facilities and public transport. The site also scores positively as it is previously developed land within the urban area and for being located within a very deprived area whereby development of the site would assist with regeneration. The site scores potentially negatively in terms of loss of employment uses, as it	Site Achievability:	Site is considered to be achievable in the medium term.


	is currently in active use for employment.		
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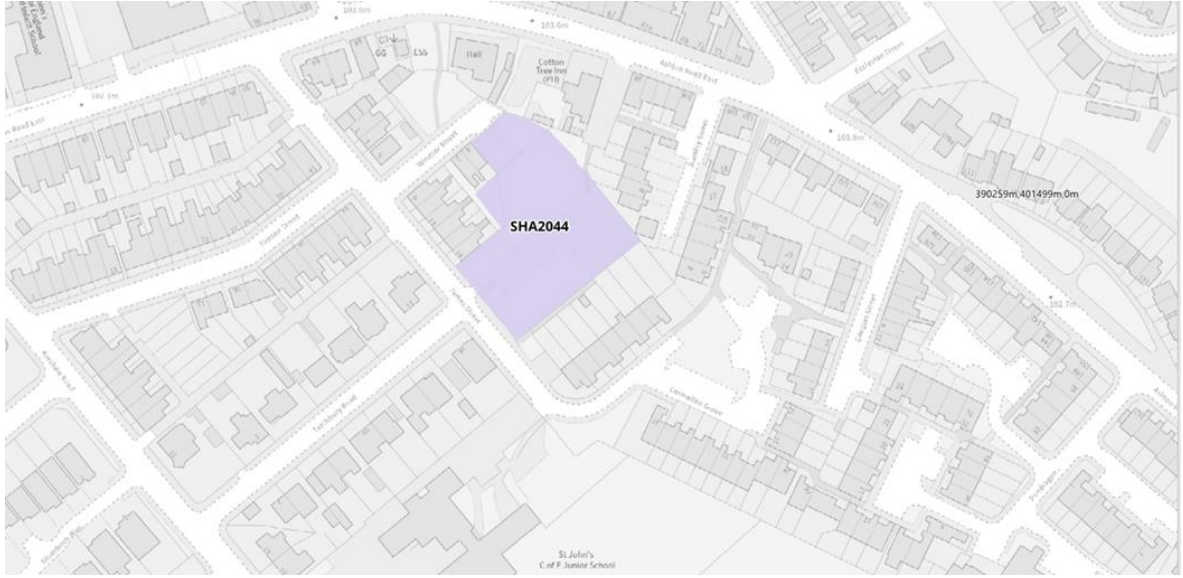
Site Details			
Site Reference:	SHA2001	Site Location:	Magistrates and Chambers
Ward:	Coldhurst	Site Area (hectares):	0.6
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	225
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, brownfield, town centre location with access to several transport options and key services and facilities, and also being located within a very deprived area so development of the site would assist with regeneration. The site also scores positively against ensuring the vitality of the borough's centres as it is within	Site Achievability:	Site is considered to be achievable in the medium term.

	<p>Oldham Town Centre and can support mixed-use development. The site scores uncertain in terms of amenity due to being located adjacent to the bus station and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated.</p>		
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Site Details			
Site Reference:	SHA2155	Site Location:	Henshaw House
Ward:	Coldhurst	Site Area (hectares):	0.17
Proposed Use:	Mixed / Commercial / Residential	Housing Capacity (no. of homes):	45
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:	No planning history	Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being in an accessible, brownfield, town centre location with access to several transport options and key services and facilities, and also being located within a very deprived area so development of the site would assist with regeneration. The site also scores positively against ensuring the	Site Achievability:	Site is considered to be achievable in the long term.

	<p>vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development. The site scores uncertain in terms of amenity due to being located adjacent to the bus station, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated.</p>		
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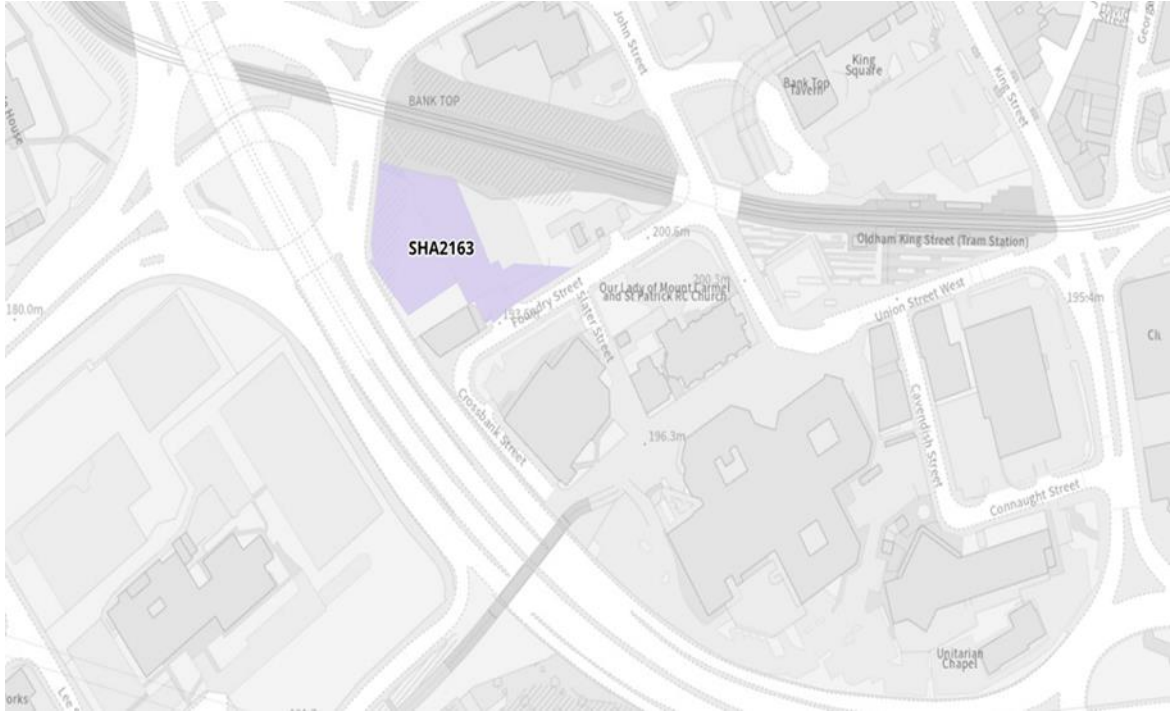
Site Details			
Site Reference:	HLA0076	Site Location:	Land at Ripponden Road, Denshaw
			
Ward:	Saddleworth North	Site Area (hectares):	0.67
Proposed Use:	Residential	Housing Capacity (no. of homes):	19
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:	No planning history	Site Ownership:	Private
Site Suitability			
IA Site Assessment Summary:	The site scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting; however, it scored positively for access to services and facilities. The site has limited ecological concerns.	Site Achievability:	Site is considered to be achievable in the medium term.

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

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

	developed site in the urban area and there were limited ecological concerns.		
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Site Details			
Site Reference:	HLA3147	Site Location:	Ward Lane, Diggle
Ward:	Saddleworth North	Site Area (hectares):	0.67
Proposed Use:	Residential	Housing Capacity (no. of homes):	10
Minimum appropriate density (dph) as per Policy H3	35	Within town or district centre:	N/a
Planning History:		Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	<p>The site scores uncertain with regards to ecology as it is immediately adjacent to the Huddersfield Narrow Canal Site of Biological Importance (SBI) and is also a Green Corridor so ecology surveys will be required. The site also scored negative for consisting of greenfield land and for having medium public transport accessibility which reflects its more rural setting; however, it scored positively for access to services and facilities.</p>	Site Achievability:	Site is considered to be achievable in the short term.

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

	regeneration. The site scores uncertain in terms of amenity due to being located adjacent to a college and a major road, however it is a town centre location with a mix of uses and as such it is considered that any impact can be mitigated.		
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Site Details			
Site Reference:	SHA2148	Site Location:	Land at Waterloo Street, Oldham
Ward:	St Mary's	Site Area (hectares):	0.83
Proposed Use:	Residential / Mixed-Use / Commercial	Housing Capacity (no. of homes):	250
Minimum appropriate density (dph) as per Policy H3	120	Within town or district centre:	Oldham
Planning History:		Site Ownership:	Council
Site Suitability			
IA Site Assessment Summary:	The site scores significantly positive for being a brownfield site in an accessible, sustainable location but also a deprived area so the site would assist with regeneration. The site also scores positively against ensuring the vitality of the borough's centres as it is within Oldham Town Centre and can support mixed-use development.	Site Achievability:	Site is considered to be achievable in the long term.