

## **Delegated Decision**

### **Disposal of Asset 183 and Asset 701 – North Chadderton Lower School and land adjacent to North Chadderton School, Broadway (2nd Stage)**

Report of: Tom Stannard, Director of Economy and Skills

Officer Contact: Matt Gilray, Regeneration Surveyor – Strategic Property Partnerships and Investment

Ext. 1663

**November 2017**

#### **Reason for Decision**

The purpose of the report is to seek approval to dispose of a plot of land identified as potentially being Public Open Space.

#### **Recommendations**

It is recommended that the Council:

- Declare 2 areas of land comprising Asset 183 and Asset 701, known as North Chadderton Lower School and land adjacent to North Chadderton Lower School surplus to the Council's operational requirements and;
- Advertise for sale, the 2 areas of land including that which could be considered Public Open Space known as Asset 701, land adjacent to North Chadderton Lower School and;
- Note the sole objection to the proposed disposal of the land that has been identified as potentially forming Public Open Space.

## **Proposed disposal of Asset 183 and Asset 701 – North Chadderton Lower School and land adjacent to North Chadderton School, Broadway**

### **1 Background**

- 1.1 Under its continuing commitment to good Asset Management Planning, the Council seeks to make best use of its land and property assets. As part of that commitment, it looks to identify areas of land that are surplus to the Council's requirements and dispose of them to produce a capital receipt that can be used to support service delivery.
- 3.2 This process has produced a number of pieces of land that are regarded as surplus to the Council's requirements. All potential disposals will however need to be assessed under the Council's adopted Protocol on Disposal of Open Space.
- 3.3 Part of the site under consideration may potentially be regarded as open space; consequently the relevant procedures should be followed. Under the Local Government Act 1972, the Council was required to advertise the intention to dispose of the land in a local newspaper for two weeks running, and then consider any objections to the disposal which may be made.
- 3.4 As a result of the advertisement, one letter of objection has been received from the Oldham Group of the Ramblers Association. A copy of the letter is attached at Appendix One

### **2 Current Position**

- 2.1 In order to assist the efficient running of the disposals process, authority has previously been granted to advertise the land and approval is now sought to dispose of two plots of land, shown edged red on the attached plan (Appendix Two).
- 2.2 The area comprises a total of 17,401.5 sq.m (4.3 acres) or thereabouts and currently forms the site of the former North Chadderton Lower School and some adjacent land.
- 2.3 A previous Cabinet report (ref D1717) from April 2014 gave permission to market and dispose of six strategic regeneration sites, including North Chadderton Lower School and adjacent land. This report was not for publication.
- 2.4 The school has been demolished and the site comprises approximately 2.57 acres. This land is a brownfield site and is suitable for residential development. The land adjacent to the school, circa 1.73 acres is not a registered park and is unclassified in the Local Development Framework,

however it could be considered Public Open Space and therefore the Council needed to advertise its intention to dispose of it accordingly.

- 2.5 The site plan at Appendix Two shows the area, the former school site edged blue and the whole site including the adjacent open space, edged in red.
- 2.6 In accordance with the local Government Act 1972, the Council advertised its intention to dispose of the land that could be considered Public Open Space for 2 weeks.
- 2.7 As a result of the advertisement, one letter of objection has been received from the Oldham Group of the Ramblers Association. A copy of the letter is attached at Appendix One
- 2.8 The objection received highlights 2 main factors;
- Loss of open space along Broadway
  - There are circa 6500 proposed dwellings across 420 acres of land with planning permission already in Oldham.
- 2.9 The objection received supports redevelopment of the School Site and the objection relates solely to the land adjacent, that could be considered Public Open Space.
- 2.10 In response to the objection regarding the loss of open space along Broadway, the Councils position is that the 1.73 acres of land adjacent to the school is not a registered park and its use is unclassified in the Local Development Framework. By including this land in the development opportunity, the site will be more attractive to a developer, provide much needed homes without having to impose on the greenbelt and the Council would insist that any development on the site would ensure a percentage of Public Open Space is provided as part of the design.
- 2.11 In respect of the dwellings proposed / with planning permission The Councils position is that as the not all of these developments will be considered viable by the developer. Many of these sites are outside Council ownership, some will stall, and some will not get built at all. It is important that the Council ensures an element of control and accountability for development sites it owns so that the right type of housing is built to match the Boroughs needs and aspirations.

### 3 Options/Alternatives

- 3.1 The Council could choose any of the following options;

- **Option 1 Do nothing.**

This option would result in the land being left vacant and present an ongoing maintenance liability for the council. In addition there will be risk of unauthorised occupation and/or fly tipping.

- **Option 2 Dispose of the Asset 183 and Asset 701** – North Chadderton Lower School and land adjacent to North Chadderton. In proceeding with this approach, the Council would transfer responsibility for the land on to a third party resulting in revenue savings. The sale would also generate a capital receipt for the Council and upon redevelopment, produce income through Council Tax revenue or Business Rates

#### **4 Preferred Option**

- 4.1 Option 2 is the preferred option, in order to ensure that the Council's assets are managed effectively. This option will bring about a revenue saving and generate a capital receipt.

#### **5 Consultation**

- 5.1 The Council advertised the proposed disposal of land that was potentially considered as open space on 21 July 2017 and 28 July 2017. This consultation has resulted in one objection being received from the Oldham Group of the Ramblers Association. This objection is attached as Appendix One.

- 5.2 All Chadderton North Members have been consulted regarding the proposal and no objections have been raised.

#### **6 Financial Implications**

##### **6.1 Revenue Comments**

- 6.1.1 The purpose of this report is to seek approval to dispose of asset 183 & 701. At this stage there are no revenue implications, should the disposal progress any revenue implications will be detailed in a subsequent report.

(Jamie Kelly)

##### **6.2 Capital Comments**

- 6.2.1 There are no capital implications at this stage of the report.

(Jit Kara)

#### **7 Legal Services Comments**

##### **7.1 Public Open Space**

- 7.1.1. Where land owned by the Council comes within the definition of public open space according to the statutory definition in section 336(1) of the Town and Country Planning Act 1990 then in accordance with section 123(2A) of the Local Government Act 1972 the Council may not dispose of public open

space unless before disposing of the land it gives notice of its intention to do so specifying the land in question to be advertised on two consecutive weeks in a newspaper circulating in the area in which the land is situated. In addition, the Council must consider any objections to the proposed disposal which may be made in response to the notice before making a decision either for disposal or retention of the land having regard to those objections.

- 7.1.2. The Council's Land and Property Protocols state that decisions to dispose of public open space must be made in two stages. The first stage report is to recommend the disposal of the land in principle subject to the advertising of the proposed disposal and allowing time for objections.
- 7.1.3. The second stage report makes recommendations for the disposal or retention of the land having regard to any objections which have been received to the proposed disposal.
- 7.1.4. This report is a second stage report.
- 7.1.5 The report notes that an objection was received following the advertisement authorised by the first stage report and that this was considered in accordance with due process. Paragraphs 2 and 5 refer.
- 7.1.6 All disposals of Council assets must comply with the provisions of the Council's Land & Property Protocols and having due regard to all legal requirements including statutory guidance.
- 7.1.7 On a disposal the Council is under a statutory obligation to obtain the open market value and the best consideration that can reasonably be obtained. The proposal to market the site will enable it to be exposed to the market.
- 7.1.8 All marketing of properties must comply with Council policies and procedures and the Land and Property Protocol and be fair, open and transparent.
- 7.1.9 A further report will be required to authorise any disposal.
- 7.2. The Council's Land and Property Protocols have been observed (Rebecca Boyle)

## 8. **Cooperative Agenda**

8.1 None.

## 9 **IT Implications**

9.1 None.

## 10 **Property Implications**

10.1 The proposal is in compliance with the Council's Land and Property Protocols. Maximising use and value of the Council's corporate portfolio is completely aligned with the Medium Term Property Strategy.

11 **Environmental and Health & Safety Implications**

11.1 None.

12 **Equality, community cohesion and crime implications**

12.1 None.

13 **Equality Impact Assessment Completed?**

13.1 No.

15 **Key Decision**

15.1 No.

16 **Forward Plan Reference**

16.1 N/A

17 **Background Papers**

17.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act :


None.

18 **Appendices**

18.1 Appendix One – Copy of Objection Letter received

18.2 Appendix Two – Site Plan

**APPROVAL**

|   |                               |
|---|-------------------------------|
| <p><b>Decision maker</b><br/>Signed <br/>Director / <del>Executive Director</del><br/>(Specify whom)</p> | <p>Dated <u>24/11/17.</u></p> |
|---|-------------------------------|

|  |                                |
|--|--------------------------------|
| <b>In consultation with</b><br>Signed <u>Shelley</u><br>Cabinet Member<br>(specify whom) | Dated <u>30 November 2017.</u> |
|--|--------------------------------|

## Appendix One – Copy of Objection Letter Received



Manchester and High Peak Area

Oldham Group

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Chadderton  
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OL9 0BE

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Matt Gilray  
Strategic Property Partnerships  
Economy Skills and Neighbourhoods  
Directorate  
Oldham Council  
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Oldham  
OL1 1UL

10<sup>th</sup> August 2107

Dear Mr Gilray

**Re: Disposal of 4.3 acres of land Public Open Space on the south side of the former Lower North Chadderton School, Broadway, Chadderton.**

I would like to object to the proposed disposal of 4.3 acres of POS on Broadway A663 as advertised in the Oldham Chronicle on 21<sup>st</sup> July 2017, based on the two most important factors below:

- Details of open space between the Boat and Horses at Junction 21 of the M60 motorway and the junction with the M627 motorway at Burnley Lane. See **Appendix 1.**
- There are around 6500 proposed dwellings on the drawing board on 420 acres of brownfield sites and other plots of land with planning permission etc. See **Appendix 2.**

On top of the Appendices above there are other factors that add value to the objection points including:

### **Volume of traffic along the A663 Broadway.**

This busy trunk road is becoming chocked with traffic with volumes of cars, heavy goods vehicles, buses and white goods vans at 25,000 vehicles per 24 hours from a recent survey by the Greater Manchester Transportation Unit. The A663 is not performing as a strategic route as it is designated, it is more local in nature.



Traffic peaks between 17.00 and 18.00 hours with 1440 vehicles on the northbound lanes. From the Greater Manchester modelling forecast between 2010 and 2026 white van traffic is set to increase by 35%.

A good 85% is local traffic with only a small percentage leaving junction 21 at the Boat and Horses then motoring along the A663 to join the M60 at the Rochdale end. Having plots of POS along the route helps to break up this 3.3km section of Broadway, especially during times when the traffic is at a standstill, which is becoming more common day by day!

### **Traffic Pollution**

Broadway must be one of the most polluted roads in Greater Manchester and compares to many busy roads with high level Nitrous dioxide. The EU maximum level of N2O is 40 units and close to junction 20, outside 407 Broadway the figure is over 39 units.

There are 3 diffusion tubes along Broadway which are glass tubes with a strip to collect the minute particulates which are measured each month and are then compared to the national figures. The results from the 3 tubes are not comparable, from my point of view, as they are not in the same position relative to the centreline of Broadway and therefore give distorted figures. The details of the 3 tubes are as follows:

- Outside 407 Broadway, 3m off the ground and about 40m from the centre of the A663. N2O figure of 39.1. This is a short distance from J21 and opposite Costco. Very busy with standing traffic for most of the day.
- Milton Drive, about 3m off the ground and about 60m from the centre of Broadway. N2O figure of 25. This tube is on a quiet residential street some distance from the A663 which is the reason the pollution figure is on the low side.
- Within the grounds of St Herbert's school, about 3m off the ground on a boundary fence and about 40m from the centre line of the 4 lane highway. I do not know the N2O figure as this tube was installed a short time ago. It would be interesting to see the N2O figure close to a busy cross roads with standing traffic every few minutes as the traffic lights change. Not good for the primary school children.

There is a Greater Manchester Air Quality Action Plan which aims to reduce pollution across Oldham and Greater Manchester and one of my objections to the disposal of the 4.3 acre POS would help in the GMAQAP objective in helping to reduce air quality even by a few grams.

### **Housing supply and demand**

I have commented on recent large scale planning applications where housing is the main use of the site such as:

- The 110 acre Foxdenton Fields site with up to 500 dwellings and possible industrial units.
- The Greater Manchester Spatial Plan proposals at Cowlshaw, Crompton where 640 houses are proposed. Definitive footpaths will be certainly disrupted.

- The Greater Manchester Spatial Plan proposals at Hanging Chadder, Royton where 600 houses are proposed. Definitive footpaths and part of the Oldham Way will certainly be disrupted.

Over the past year or so I have compiled a list of housing sites on brownfield sites and sites with planning permission and at the moment equates to over 400 acres with more than 6500 dwellings on, generally at 15.5 dwellings per acre. This list is not complete as sites are being added and on my travels I find further sites which have housing potential. See Appendix 2.

On this list is the recently demolished school next to the 4.3 acre POS site which is the subject of this letter. It would appear that you may want to latch on the old school brownfield plot to maximise further housing fronting Broadway. See number 12 on Appendix 2.

### **Wildlife and Plan designation**

I go past this public open space almost weekly either along Broadway or at the rear through the cemetery which is more pleasant, quiet and view the wildlife within the gravestones. I went past the 4.3 acre site this week and found the tree cover was much denser than I had previously thought.

The tree cover would therefore be a haven for bats and foxes etc. This gives it a higher landscape and sustainability level than as first thought when the advert for disposal was advertised in the Oldham Chronicle. This factor should have a high score on refusing disposal.

Looking at the present Council Plan the four plots of POS around the fire station have a designated Green corridor and links. It has had this protection since 2001 as far as I know. Therefore by removing this 4.3 acre plot of green would remove an important link with the cemetery on the west side of Broadway.

The cemetery now has a purple colour designating it as a registered park and gardens and another important link to the 4.3 acre site.

### **Conclusions**

- I would like to object to the disposal of this greenfield site based on the loss of a visible and highly valued Recreational Open Space on this part of the busy Broadway traffic.
- As I said above it seems to me that you could possibly add around 66 dwellings on the 4.3 acres to the already 6500 dwellings with planning permission, in the pipeline or in the adopted plan on 410 acres throughout the Borough.
- Pollution on Broadway has a worrying trend and by retaining the small plot to perhaps save a few grams of Nitrous Dioxide which would be welcomed to the many primary school children who attend schools close by.
- Although the length of this POS is only about 80m long it is a peaceful length of green for drivers on their way to the motorway ahead.

- The retention as a green pasture would help in sustainability and the protection of wildlife as is designated as a green corridor and link as per the current borough plan.

I would therefore totally object to the disposal and use the topics outlined above to request that you withdraw the asset proposals to market the site for possible commercial use.

I hope you agree.

Yours Sincerely

John Walton



Footpath Secretary, Special Projects .

**I will also hand deliver a copy of this letter on Friday 11<sup>th</sup> August.**

**Re: Disposal of 4.3 acres of land Public Open Space on the south side of the former Lower North Chadderton School, Broadway, Chadderton.**

**Appendix 1 – Details of Public Open Space between the Boat and Horses at Junction 21 of the M60 along the A663 Broadway to the link with the M627 motorway where it meets Burnley Lane.**

I will describe the route (on the west side) above listing the multiple built up sections and the handful of Green Open Spaces as follows:

From Junction 21 past Costco, there is a **small triangular green area**, fronting the Ace Mill some **80m long**. Broadway carries on past a small retail park, a few semis to the traffic lights at Foxdenton Lane. From here there are more dwellings up to the new Newman school.

A **short grassy banking just 40m long** is just past the school leading to grazing fields behind. However they cannot be seen from the A663. More dwellings to Milton Drive.

Then a long stretch of **open space** some 150m long. The large area of Foxdenton Fields stretches out towards Ferney Field Road and the West Pennine Moors in the far distance. However this 150m stretch which will be reduced by 80m when the new access road is constructed.

These excellent views will be lost forever when the link road for the so called strategic site from Crossley Bridge to Foxdenton Lane is built in the next 18 months or so.

Carrying on past Derwent Drive with houses high up on the left to Hunt Lane. Very busy cross roads especially in the morning and afternoon schools run. Not a good time to visit Hunt Lane residents!

A short hop along there is a **sliver of open space some 30m long** but slightly camouflaged behind green mesh fencing. Next is the St Herbert's Primary School with a bit of green behind the mesh fencing.

Next is the crossroads of Middleton Road and Broadway again very busy especially at school times, past St Herbert's Roman Catholic Church and onto the large **POS** which is the subject of this objection letter.

It is **around 80m long and some 4.3 acres in area** with a handful of quite mature trees and dense vegetation. Chadderton Cemetery is at the rear of the site but at this time of the year it cannot be seen. It is my understanding that there were mine workings around here many years ago with underground flooding that kept building on the site at bay.

Next is the recently demolished North Chadderton Lower School, which is not part of this objection letter as it is a brownfield site. Again there appears to be some form of pumping building removing the mine flooding water.

Next there is a **densely wooded area some 130m long** created by GMC in the 1980's with informal footpaths leading to the cemetery and the houses on Clevedon Road.

Nearly there, with bungalows, a new prep school and shops at the top of Burnley Lane and the Chadderton Park Inn at the end of this not so scenic route with lots of dwellings etc fronting the west side of Broadway and minimal parcels of green land which is important not to dispose of this 4.3 acres.

Now looking at distances along this busy trunk road:

- From Junction 21 to the M627 slip road to the roundabout = 3300m
- Adding the few lengths of green plots of land = 500m but this will be reduced by 80m when the Crossley Bridge road is constructed leaving around 420m some 13% of the total length.

So the overall distance of open space along the 3.3km length of the A663 Broadway is small, it is important that the 4.3 acres is retained to at least keep a sense of openness in this part of Chadderton.

John Walton - 10<sup>th</sup> August 2107

**Appendix 2. - Re: Disposal of 4.3 acres of land Public Open Space on the south side of the former Lower North Chadderton School, Broadway, Chadderton.**

**Greenfield and Brownfield sites for housing in the Borough as at July 2017**

| No | Location   | Area in acres | No of houses | Houses per acre | Brownfield or greenfield site | Comments  |
|----|--|---------------|--------------|-----------------|-------------------------------|---|
| 1  | Ward Lane, Saddleworth                             | 1.2           | 28           | 23              | green                         | Narrow strip of land formally POS being sold off by OMBC.   |
| 2  | Blackshaw Lane, Heyside                            | 1.6           | 14           | 9               | brown                         | Planning permission given in 2013 for 14 dwellings on PA no 334475/13   |
| 3  | Agnes Street, Chadderton                           | 1.8           | 27           | 15              | brown                         | Being disposed of under Local Gov Act dated 6th Jan 2014. 715 sq. m.  |
| 4  | Counthill School, Moorside                         | 6.5           | 170          | 15.5            | brown.<br>Windfall site       | Demolished 2013. Assumed 15.5 dwellings per acre as per GMSF. The area is just the footprint of the previous school but if the old dry ski slope is added this could give a further 20 dwellings.   |
| 5  | Breeze Hill school,                                | 3.14          | 50           | 15.5            | brown.<br>Windfall site       | Demolished 2013. Assumed 15.5 dwellings per acre as GMSF. Area not including playing fields which could add another 2.6 acres and a further 33 houses.  |
| 6  | South Chadderton school site, off Butterworth Lane | 13.5          | 209          | 15.5            | brown.<br>Windfall site       | The council have stated that they would like to sell the whole site for housing which would earn about £4 million The overall site is approx. 13.5 acres. Assumed 15.5 dwellings per acre as per GMSF format.   |
| 7  | The Phoenix mill site, Cheetham Street, Fallsworth | 3.65          | 89           | 24              | brown                         | PA/334553/13 Demolition of existing mill and create 89 dwellings. Many businesses will have to be relocated at a very expensive cost to the owners.   |
| 8  | Lancaster Club, Fallsworth,                        | 11.5          | 178          | 15.5            | Part brown and part green.    | PA/332371/12 Outline application for a residential-led mixed use scheme with 144 dwelling houses. Overall site 12.21 hec (30 acres) Assuming 15.5 dwellings per acre area of housing land is 4.6 hec (11.5 acres). 3 grassed playing fields to be concreted over. |

|    |  |      |     |      |                      |  |
|----|--|------|-----|------|----------------------|--|
| 9  | Adjacent to OAFc site  | 1.78 | 30  | 17   | brown                | PA/57137/09 Planning permission for 30 houses on land close to Sheepfoot Lane. Some houses have been built and around 50% of the houses have not been sold.  |
| 10 | The former Domalo nursery, Sholver   | 2.31 | 34  | 15   | brown                | 34 dwellings in total 30 houses plus 4 apartments on PA/333962/13. Permission given in Dec 2013  |
| 11 | Side of Chadderton baths   | 0.78 | 12  | 13   | brown                | Planning permission given some years ago, housing site not yet started.  |
| 12 | The former North Chadderton school, Broadway   | 2.5  | 38  | 15.5 | brown, Windfall site | School building has been demolished. POS next to school could add another 4.3 acres with a further 56 houses.  |
| 13 | The former Clarksfield Conservative Club, Lees                                       | 0.95 | 15  | 16   | brown                | Demolition of club and erect 15 dwellings. PA/334208/13  |
| 14 | Foxdenton satiric site in between Broadway and Foxdenton Lane, Chadderton            | 40   | 520 | 13   | green                | Outline planning permission given in Feb 2014 on this 110 acre site, for industrial units and houses with a spine road leading from Broadway, through the site to Foxdenton Lane. However there were plans earlier this year to make the whole site given over to houses which means that 90 acres could supply over 1200 homes! |
| 15 | Former Hill Top School, Moorside.  | 4.75 | 8   | 2    | Brown wind fall site | Demolition of existing school buildings and erection of 8 dwellings on PA/334292/13  |
| 16 | Mills Hill Road, Chadderton. Residential building site with permission for 38 units. | 2    | 38  | 19   | brown                | For sale board - 0845 500 6161. The site is at the corner of Mills Hill Road and Baytree Lane.   |
| 17 | Warren lane, Abbeyhills  | 2.3  | 36  | 15.5 | green                | This greenfield site was picked up from documentation by OMBC which said that this site could be used for housing to add to the overall supply. I do not know the precise site or area or no of houses and have assumed 36 dwellings.  |

|    |  |      |      |      |  |   |
|----|--|------|------|------|--|---|
| 18 | 33560 sq. m - former Kaskenmoor school, off roman road, Hollinwood                   | 81   | 1300 | 15.5 | Part brown and part green, Windfall site | From public notice, 9th Nov 2016 under the Local Government Act 1972  |
| 19 | Devon Mill, Edward Street, Oldham. Next to the Metro station at Freehold             | 8.25 | 130  | 16   | brown                                    | This mill has been an eye sore for many years and there have been many suggestions to demolish and build affordable houses for local people. Houses then can be more per acre than 13 say 16.   |
| 20 | Coalshaw Green off Coalshaw Green Road, Chadderton.                                  | 7.4  | 124  | 16.7 | Part brown and green POS, Windfall site  | Houses are to be built on the former Rose Mill site (no problem) but the remainder are to be built on playing fields which are to be relocated to Granby Street next to the M60 motorway. Another loss of open space. Given planning permission 16 nov 2016 |
| 21 | Land close to the junction with Middleton Road and Chadderton Park Road, Chadderton. | 1.8  | 28   | 15.5 | Brownfield site                          | On the site of the former training/learning centre, now demolished.   |
| 22 | The former Bailey Mills, Delph Cross Roads, Delph.                                   | 4    | 62   | 15.5 | Brownfield site                          | The mill caught fire in summer 2016 and was eventually demolished as it was unsafe. Good opportunity for new homes plus footpath link from the Delph Donkey line to Delph Cross roads.  |
| 23 | Princes Gate at Mumps - 800 Quality homes including apartments.                      | 51   | 800  | 15.5 | Brownfield site                          | Areas have been approximated from 15.5 homes per acre.  |
| 24 | Refurbishment of former Nat West bank at Mumps to include apartments.                | 6.5  | 100  | 15.5 | Brownfield site                          | Areas have been approximated from 15.5 homes per acre. The acreage could be on around 3 floors.   |
| 25 | New retail/ residential unit on the former RSPCA site with 50 apartments             | 3.2  | 50   | 15.5 | Brown wind fall site                     | Areas have been approximated from 15.5 homes per acre. The acreage could be on around 3 floors.   |



|    |  |      |     |      |                      |  |
|----|--|------|-----|------|----------------------|--|
| 26 | A significant number of new homes could be provided on the former Mumps station and heavy rail line                    | 2    | 200 | 200  | Brown wind fall site | This curving site is more suitable for apartments than houses and I have assumed 3 story dwellings which could equate to 200 quality homes in between the Metro line and the industrial and office complex at the rear |
| 27 | New houses on the former petrol filling site at the junction of Huddersfield Road (A62) and Higher Turf Lane Scouthead | 0.75 | 11  | 14.5 | Brown                | A mixture of semis and terraced  |
| 28 | New houses on the site of the former Durban Mill, off Mafeking Street, Oldham  | 4.62 | 80  | 17.3 | Brown wind fall site | PA/338241/16   |
| 29 | The former St Anne's school, Royton  | 3.25 | 50  | 15.5 | Brown wind fall site | School demolished in 2013  |
| 30 | Birks Quarry site, off Huddersfield Road, Austerlands  | 4.75 | 36  | 7.5  | Brownfield site      | Details from PA/337932/15, officers report.  |
| 31 | P and D steels, off Moss Lane, Shaw  | 2    | 30  | 15.5 | Brownfield site      | In a flood plane   |
| 32 | Nile Mill, Fields New Road, Chadderton   | 7.5  | 116 | 15.5 | Brownfield site      | This mill is in a poor condition and would be a brownfield site once the old mill is demolished.   |
| 33 | Chadderton Mill, off Fields New Road, Chadderton   | 2.63 | 41  | 15.5 | Brownfield site      | Possible windfall site during the plan period. Not including the reservoir   |
| 34 | Site on Moor Street, off Manchester Road, Shaw   | 0.8  | 13  | 16   | Brownfield site      | Redundant ambulance station site   |
| 35 | Heron Mill site, Heron Street, Oldham  | 3.9  | 60  | 15.5 | Brownfield site      | Brownfield site once the old mill is demolished.   |

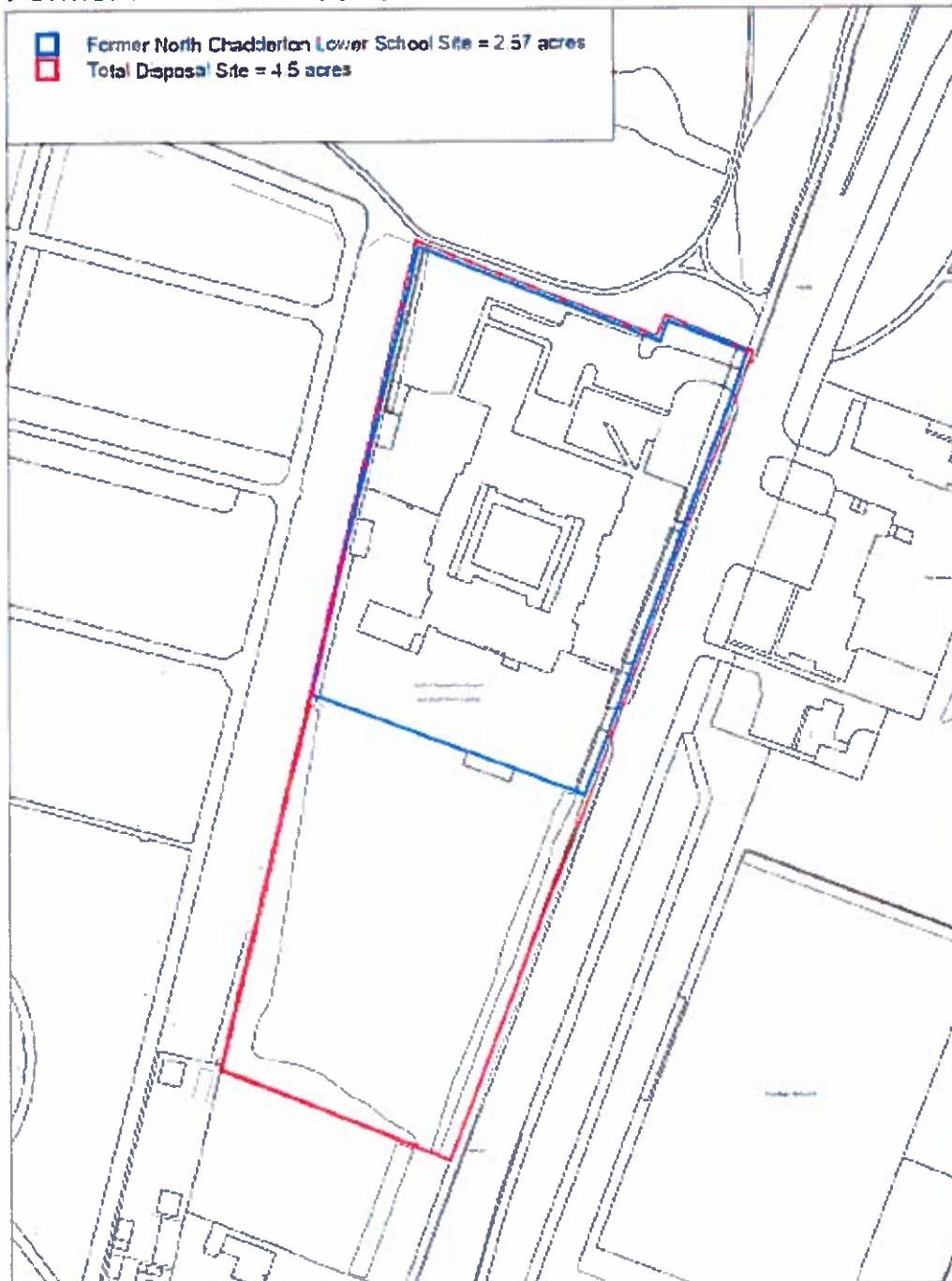
|    |   |      |     |      |                                      |   |
|----|---|------|-----|------|--------------------------------------|---|
| 36 | Land at the corner of Coal Pit Lane and Ashton Road, Oldham                                       | 34   | 532 | 15.5 | Brownfield site                      | This large area of land has been undeveloped for many years and is an obvious site for a good number of dwellings. I have chosen 35 acres and it could be more or less but looking at the OS map this area seems about right.   |
| 37 | Between Suthers Street and Edward Street, Werneth, Oldham.  | 2.8  | 56  | 20   | Brownfield site                      | There was a large site but only half the houses have been built. The other half I saw on Monday 5th Dec is still a brownfield site. No workings at all for some time now. The first houses are generally town houses and the number per acre is a little higher than the 15.5 norm per acre |
| 38 | Maple Mill site, off Honeywell Lane.  | 7    | 140 | 20   | brownfield site                      | Fire site in Dec 2017. Now could be used for houses. I have had to approx this site and will have to go and have a look if required. It has recently been demolished to make it safe.   |
| 39 | Keb Lane, Bardsley  | 2    | 28  | 14   | greenfield site                      | See PA/340354/17. 28 dwellings and associated works on open space off Keb Lane.   |
| 40 | Thorpe Road, Royton   | 2.35 | 28  | 12   | greenfield site                      | See PA/340077/17. This site is open space just to the west of Royton Cricket Club with footpath 27 being incorporated within the site. New paths also included.   |
| 41 | Land at Hollinwood Junction on a mixed use site with retail, leisure and housing                  | 10   | 150 | 15   | brownfield site                      | This 30 acre site was given planning permission some years ago but it has been downgraded from industry to retail, leisure and housing as there seem little interest from blue chip companies at the junction with the M60.   |
| 42 | Land at the side of Pretoria Road, Oldham   | 1.2  | 60  | 50   | brownfield site                      | 60 flats on the site of industrial buildings as per PA/340361/17  |
| 43 | Land off Edge Lane Street, Royton   | 0.32 | 13  | 40   | brownfield site                      | 13 apartments on the former Parkside Mill. Up to 13 one bed assisted living apartments. See PA/338702/17  |
| 44 | Oldham Chronicle article re 800 dwellings to be built over the next 5 years by First Choice Homes | 52   | 800 | 15.5 | More than likely on greenfield sites | No indication of where they could be built but More than likely on greenfield land as at Keb Lane and Thorpe Road.  |

Planning app for 51 houses off 3.4 51 15 brownfield site See PA/340556/17 - July 2017  
Acre Lane, Derker

**Totals**      **413.68**    **6535**  
                  acres        dwellings

## Appendix Two Site Plan

### Former North Chadderton Lower School



|                |               |
|----------------|---------------|
| Drawn by:      | LB            |
| Division:      |               |
| Drawing No:    |               |
| Date: 31.01.14 | Scale: 1:1500 |

Neighbourhoods Directorate  
Oldham MBC  
Civic Centre  
West Street  
Oldham  
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