



Appropriation of land for Planning Purposes for Land at Southlink, St Mary's.

Decision Maker: Chief Executive

Service Area: Planning, Transport and Housing Delivery

Directorate: Place

Report Author: Ben Hill – Housing Delivery Team Leader

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Date of Decision: 24th August 2026

1. Power to make the decision

The decision is being taken under the authorisation contained in Section 9C – Delegations to Specific Officers of Part 3 (Responsibility for Functions) of the Council Constitution for the Chief Executive to take any emergency decisions in respect of the Council's executive functions which cannot be delayed until the next Cabinet meeting.

2. Decision Sought

It is recommended that the Council authorises the proposed appropriation for planning purposes in respect to the Council owned land at Southlink, Oldham in accordance with the provisions of s122 of the Local Government Act 1972.

3. Reason for urgency

To enable the timely formal disposal of the land to Vistry to proceed in conclusion to the procurement exercise and ahead of development work commencing.

4. Risk(s) of not taking the decision

This will lead to a delay in the land being disposed of, which will impact on the development of 147 new affordable homes. In turn, this could frustrate funding partners and investors who are looking for timely progress, it could result in increased construction costs which adds further delay and challenge into the delivery of the site, and importantly, Oldham's residents won't have access to the homes they need as they will not be available in a timely manner, and therefore they will continue waiting on Oldham's Housing Register.

5. Financial impact if decision not taken forward

The Council is due to receive a capital land receipt when the disposal to Vistry takes place: any delay will impact on financial projections and the MTFS. External grant has also been secured from GMCA to be drawn down by the developer and delays could put this funding mechanism at risk as timely delivery is a key requirement.

6. Statutory Officer clearances

a. Section 151 Officer

Name Lee Walsh
Date 06 August 2026
Comments

The report authorises the proposed appropriation for planning purposes in respect to the Council owned land at Southlink, Oldham in accordance with the Local Government Act 1972.

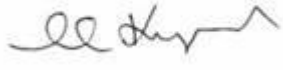
At this stage there is no direct financial implications however, although not currently anticipated there maybe compensation claims to the Council arising from the appropriation of the land. The risk of this is assessed as low at this present time.

The Council owns 54.2% of site with 45.8% owned by Transport for Greater Manchester (TfGM). A future capital receipt is anticipated from the disposal of the vacant site. The final capital receipt will be known once the required terms and condition of the sale have been agreed.

b. Monitoring Officer

Name Alan Evans (Deputy Monitoring Officer)
Date 6 August 2026
Comments

The exercise of emergency powers should be undertaken in consultation with the Leader or Deputy Leader of the Council. However the Council has not yet appointed a Leader or Deputy Leader for the current municipal year so it is not possible to consult them. In addition, there is no certainty about when a Leader or Deputy Leader will be appointed, as the Council has failed at three successive meetings to do so. For the reasons given in the report an urgent decision relating to the report is required and it cannot await the appointment of a Leader and Deputy Leader at some undetermined future date.

Approved by the Chief Executive following consultation with the political group leaders. Decision made under the authorisation contained in Section 9C – Delegations to Specific Officers of Part 3 (Responsibility for Functions) of the Council Constitution for the Chief Executive to take any emergency decisions in respect of the Council's executive functions.	
Signed:  Shelley Kipling, Chief Executive	Dated: 8th September 2026
Date of Group Leaders meeting	7th September 2026