



Rochdale Borough Council

**Strategic Housing Land Availability
Assessment**

As at April 2011

July 2011

DISCLAIMER

In relation to the information contained within this report (and any other report accompanying the findings of Rochdale's Strategic Housing Land Availability Assessment), the Council makes the following disclaimer without prejudice:

- The identification of housing potential from sites and buildings in this study does not imply that Rochdale Council would necessarily grant planning permission for their residential development. For example, some of the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) are currently being used for employment purposes and any planning application to change the use of these sites to residential would still need to be assessed against planning policy that seeks to protect employment land and other material considerations.
- The inclusion of any identified sites or buildings within the study does not preclude them being developed for other suitable uses.
- The exclusion of sites and buildings from the study (either because they were never identified or discounted) does not preclude the possibility of residential development being granted on them.
- The information within the study is based on the details that were available regarding each site at the time of the study. Therefore users of the study findings will need to appreciate that there may be constraints on some sites that were not identified at the time of the study. In addition some sites which were vacant (or appeared vacant) at the time of the study may have been re-occupied and are therefore no longer available for possible re-development. Any planning applications will continue to be treated on their own merits and assessed against current planning policy and other material factors.
- Capacities for new sites that have been included in the study are based on either applying a design template, assuming an average density or initial proposals put forward by a developer. In all cases, the consideration of a detailed planning application may find that these capacities are inappropriate due to highways issues, design or the need to provide other uses on a site.
- The categorisation of sites in terms of when they may come forward (0-5 years, 6-10 years, 11-15 years or 15 years plus) is based on officers views at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent any applications being submitted on any sites identified or excluded within it at any time; and
- The study has a base date of 1st April 2011 in terms of sites with planning permission and sites under-construction and therefore this information is only a 'snap-shot' of information held at that time. Therefore, some of the information held on the database is subject to change over time. For example, sites that are identified as not having planning permission may have secured permission, whilst planning permissions may have lapsed on others. Changes to this will be addressed through the ongoing monitoring and updating of the SHLAA.

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1 INTRODUCTION

- 1.1 Strategic Housing Land Availability Assessments (SHLAA) are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national policy as set out in Planning Policy Statement 3 - Housing.
- 1.2 The main purpose of the SHLAA is to identify sites with potential for housing, and assess when they are likely to be developed. Communities and Local Government guidance adds that the SHLAA should aim to identify as many sites with housing potential in the study area as possible. As a minimum it should aim to identify sufficient specific sites for at least the first ten years of the development plan, from the anticipated date of its adoption and ideally for longer than the whole fifteen year period.
- 1.3 This SHLAA provides a robust evidence base for the authority's emerging Core Strategy which will cover the period up to 2026. This study focuses on the 15 years from 2011 to 2026 as well as including sites that may deliver new housing after 2026.
- 1.4 It is important to note (as outlined in the disclaimer to this report) that whilst the SHLAA is an important evidence base to inform plan-making, it will not in itself determine whether a site should be allocated for housing development or whether planning permission would be granted for residential development.
- 1.5 This summary report sets out the background to the SHLAA, the methodology used in undertaking the study, considers the local housing market context and presents the findings of the assessment. All of the sites and types of sites considered within the study are included at Appendix 3.

Maps of sites over 30 units in size are included within a separate document which is available upon request. Due to the large number of sites within the SHLAA, only the larger sites are available within this document, however individual site maps are available for specified sites upon request at a charge.

2 BACKGROUND

- 2.1 A key objective within Planning Policy Statement 3 (PPS 3) is to ensure that the planning system delivers a flexible and responsive supply of land for housing, reflecting the principles of 'Plan, Monitor, Manage'. This means that local planning authorities need to set out their policies and strategies for delivering the level of housing provision set out in their Core Strategies.
- 2.2 The Council is developing its Core Strategy which will set out the amount of new housing to be delivered in the borough up to 2026. As a result of the proposed revocation of the Regional Spatial Strategy (RSS), local authorities need to set out and justify their housing target within their Core Strategies. The Core Strategy sets out a target of 400 homes per year to be delivered over the plan period.
- 2.4 Therefore a key aim of this Strategic Housing Land Availability Assessment (SHLAA) is to identify potential housing land throughout the borough to meet this requirement. In doing this the assessment will also seek to:
- ensure that a continuous, flexible, and responsive supply of housing can be provided;
 - provide more certainty to house builders by identifying a range of sites for housing;
 - provide a robust evidence base to guide the production of the Core Strategy and subsequent Development Plan Documents; and
 - inform decisions in terms of policy development, investment and further work in order to deliver the amount and range of housing required to support regeneration.
- 2.5 To achieve this, the SHLAA draws upon a wide range of evidence sources that have been produced to support the Local Development Framework, including the 2008 Employment Land Study, the 2008 Greater Manchester Strategic Housing Market Assessment and subsequent partial updates, the emerging Rochdale Borough Strategic Housing Market Assessment and the 2009 Open Space Audit.
- 2.6 In demonstrating sites available for housing, the SHLAA has followed the guidance and requirements set out in PPS 3 and the Communities and Local Government (CLG) SHLAA guidance. More detail regarding this is set out in the section on methodology. The study meets the core outputs set out in the CLG guidance and meets the approach for dealing with housing land supply which requires local planning authorities to:
- identify specific deliverable sites for the first five years of a plan that are ready for development, and to keep this topped up over time in response to market information;
 - identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be topped up;
 - indicate broad locations for future growth when it is not possible to identify specific sites for years 11-15 of the plan; and
 - include an allowance for windfalls after the first ten years of the plan when there are justifiable local circumstances that prevent identifying specific sites.
- 2.7 In compiling the SHLAA, the views of key stakeholders, partners and developers were sought at key stages. This has included consulting on the brief outlining the methodology, a number of 'calls for sites' (including those done through the Core Strategy Issues and Options and Preferred Options consultations) and consultation on previous versions of the SHLAA. All of the sites nominated through the 'call for sites' were considered through the SHLAA process and were either included in the figures or discounted with a reason given for their omission.
- 2.8 In accordance with the CLG guidance, this SHLAA is not intended as a 'one off' study but will be monitored and updated on a regular basis. This process will be undertaken with continued input from stakeholders and developers, with the intention that these improved links could be expanded and built up over time. The SHLAA has replaced any previous housing land availability reports produced by the Council, and provides up to date information

on the housing land supply position within the borough. The information contained within the SHLAA is an integral part of the Annual Monitoring Report process.

- 2.9 In developing the SHLAA there are two key issues which were an important consideration from the outset. The first of these is the need for a continued focus on regeneration, given the wide range of initiatives underway and planned within the borough over the next fifteen years and beyond. Existing or proposed masterplans, investment and procurement underpin these areas of major housing-led regeneration. The likely reduction in public funding may have an impact on the delivery of these sites. The assumptions for these areas have been reassessed since the previous SHLAA to take account of delivery and funding issues. More information regarding these areas is in the methodology section (section 4) of this document.
- 2.10 The second issue is the current ‘slow down’ of the housing market. This is clearly having an immediate impact on the delivery of new housing and the number of completions coming forward. However, given that the SHLAA looks over such a long timeframe it is likely that it will cover a number of peaks and troughs in the state of the housing market. Therefore, in terms of assessing the viability of sites, this assessment has sought to consider more average market conditions in order to balance these out. However, it is acknowledged that completions within the early part of the period are unlikely to match the supply of land that is available.
- 2.11 The results of the SHLAA are within a series of spreadsheets and all the sites are mapped on the Council’s Geographical Information System (MapInfo). The SHLAA presents the entire housing supply as at 1st April 2011. It is acknowledged that advice regarding the treatment of supply in the Annual Monitoring Report requires for it to be rolled forward one year with an estimate for the number of net completions expected in the current year. Therefore the results will be presented as they are in the Annual Monitoring Report.

3 KEY CHANGES MADE SINCE THE PREVIOUS STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Apartments

- 3.1 Due to the economic slow down and after informal discussions and anecdotal evidence we have become aware that finance for new apartment developments has become a major issue. This is because of a large drop in the investment market that was previously buying into this sector coupled with a large supply of apartments coming onto the market.
- 3.2 Therefore, in order to be more realistic regarding the delivery of new housing over the next five years, it has been decided to move apartment developments which have not started yet within the Strategic Housing Land Availability Assessment (SHLAA) to the second phase, i.e. years 6 -10. It is likely that some apartments with permission will come forward in the first five years, however due to the current market for apartments these have been moved out of this time period to present an accurate picture of the current situation.
- 3.3 The supply and delivery of apartments in the borough will be monitored and any future changes to this approach will be based on evidence from this process.

Build out rate

- 3.4 In light of the slow down in the housing market the build out rate for individual sites has been reduced from 40 to 30 dwellings per year in this SHLAA. This reduction means that any sites over 150 units in size will extend over more than one time period unless we have detailed knowledge of circumstances which would mean a site is completed in a shorter period of time.

Site Specific Changes

- 3.5 There are a few sites where we are aware of issues which may impact on when the site will come forward. In most cases this has resulted in moving the site back to the next phase of the SHLAA period than the one it was originally expected to come forward within.

Call for sites

- 3.6 A call for sites exercise is carried out for each update of the SHLAA. There have been a total of 47 sites put forward as nominations for consideration in the SHLAA since 2008. These sites have been categorised as follows:
 - 7 sites were added as other identified sites for housing;
 - 1 site has already been identified as a potential site through the Core Strategy so was not duplicated; and
 - 39 sites were placed on the discounted list at this stage.

Priority regeneration areas

- 3.8 In previous versions of the SHLAA priority regeneration areas were identified as broad locations which were to deliver housing throughout the lifetime of the SHLAA in line with regeneration priorities and investment. Sites expected to come forward within these locations were included on a schedule of sites for priority regeneration areas. The sites shown within these priority regeneration areas were specific identifiable sites, not just broad locations, but it was considered more appropriate to show them as part of the areas covered by Council regeneration programmes. Including sites within these areas made clear where future development will be encouraged and directed in the borough.

- 3.9 In this version of the SHLAA, these priority regeneration areas have not been included as separate areas offering potential for housing as Housing Market Renewal Pathfinder funding which previously drove the regeneration of these areas has ended.
- 3.10 Sites that were included as part of the schedule of sites in priority regeneration areas are still included in the identified supply in the SHLAA. They are now included on the lists of sites under construction, sites with planning permission or other identified sites for housing depending on their current status. None of these sites have been discounted as they all still have potential for housing.
- 3.11 The priority regeneration area boundaries will still be used to inform decisions relating to site suitability and their contribution towards the regeneration of the borough, which remains a Council priority. Any proposals which will assist this and improve the areas will be encouraged.
- 3.12 Sites identified as part of these priority regeneration areas may fall in any time period regardless of whether they have permission for housing development or not informed by prior knowledge of the sites and areas through masterplans etc. Despite changes to the funding to help deliver these sites they have been left in their original time periods for consistency. These will be monitored and any changes to timescales or capacities will be made in subsequent SHLAAs.

Future issues to be monitored

Densities

- 3.13 There are two issues that could affect the calculated capacities on sites without permission identified in the SHLAA - the density of developments and the reduction of resources in regeneration programmes.
- 3.14 As the housing market recovers, there is evidence to suggest there will be a move towards lower density, two story dwellings. Informal feedback from developers and recent applications submitted to Development Management have indicated that average densities across the borough may be reduced.
- 3.15 As is being found across Greater Manchester, there will also be a likely reduction in the number of apartment schemes coming forward which will again lower average densities.
- 3.16 This SHLAA, assumes an average density of 40 dwellings per hectare on sites without permission where no additional information relating to possible uses for the site is available. Some work has been done to assess what impact a reduction of densities would have on the identified housing supply. Section 9 of this assessment sets out how reducing all sites categorised as “Other identified sites for housing” (regardless of any additional information relating to the site) to a density of 30 dwelling per hectare would impact on the identified supply in the SHLAA.
- 3.17 The density of housing completions is being monitored and any future decisions made on reducing assumed densities in the SHLAA will be based on this evidence.

Regeneration programmes

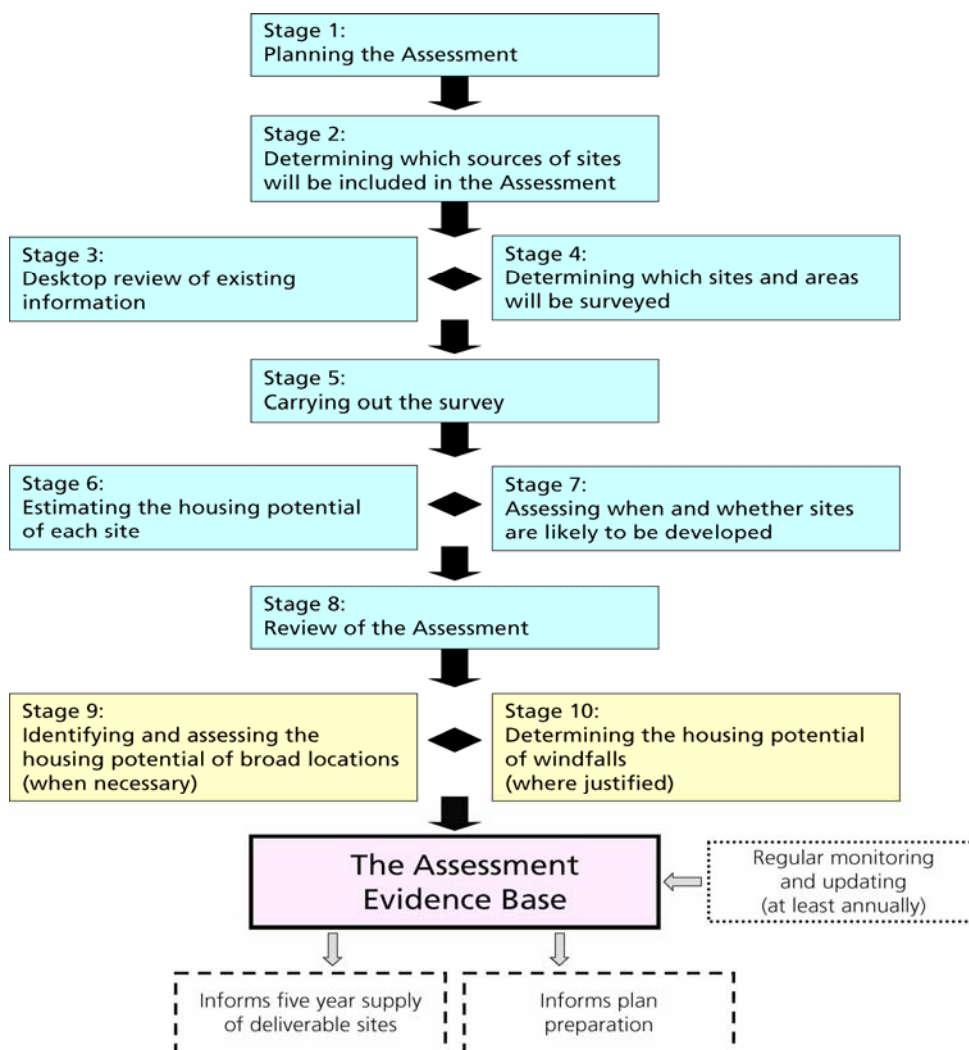
- 3.18 Coupled with this likely reduction to densities, the end of regeneration funding and programmes will also have an impact on the identified supply in the SHLAA. The Housing Market Renewal and New Deal for Communities programmes have ended meaning that funding streams for these former regeneration areas are no longer in place.

- 3.19 Whilst every effort will be made to encourage residential development, and regeneration within these areas, the current supply in the SHLAA is likely to be affected by the end of these programmes. This will be monitored and any changes in light of new information, capacities and timescales will be made in subsequent SHLAAs.

4 METHODOLOGY

- 4.1 Rochdale Borough’s Strategic Housing Land Availability Assessment (SHLAA) has been produced in line with the practice guidance from the Department for Communities and Local Government (CLG) which sets out the ten key stages for the production of a successful SHLAA.
- 4.2 There are eight main stages set out in the guidance and two further optional stages. The SHLAA has been produced following each of these stages and how this has been done is set out in detail within this chapter.
- 4.3 The ten stages that the production of the SHLAA has followed are set out in the following diagram.

Diagram 1



Stage 1 – Planning the Assessment

- 4.4 Within Greater Manchester, housing market areas identified through the ‘Making Housing Count’ document were used to complete a Greater Manchester wide Strategic Housing Market Assessment (SHMA). This work was led by the Association of Greater Manchester Authorities (AGMA) and a SHMA was completed for each of the four housing market areas. Rochdale falls within the North Eastern Housing Market Area (HMA), alongside Oldham, Tameside and part of northern Manchester.

- 4.5 It was agreed by the authorities within Greater Manchester that AGMA would collate information from each district in terms of methodologies, timescales and stakeholder involvement etc to ensure that there is consistency at a sub-regional level.
- 4.6 Greater Manchester authorities agreed on a set of variables that would be collected for each site to ensure that information could be shared easily and efficiently across the housing market as a whole. The results of this SHLAA will be shared with Greater Manchester authorities and AGMA will use the information for additional research and as an evidence base.
- 4.7 Throughout the production of the SHLAA methodology, the Council ensured that there was consistency with the methodology used by Oldham MBC due to the status the boroughs had as a joint Housing Market Renewal Pathfinder and the similar housing market and regeneration issues.
- 4.8 Additional stakeholders who the Council felt would be interested in the production of the SHLAA, along with consultees who showed interest throughout the process at various stages of its production, were taken from the wider Local Development Framework database and consulted. The stakeholders were consulted on the initial brief for the SHLAA methodology and were invited to comment. Whilst there were some responses to this consultation, none of the responses received disagreed with the proposed methodology for the assessment.
- 4.9 There is a site nomination form available upon request at all times in order to nominate sites to be considered within the SHLAA process. Since the publication of the first SHLAA in 2008 there have been numerous call for sites exercises both for purely SHLAA purposes as well as part of the Core Strategy. A SHLAA consultation list, established in 2008, is updated at regular intervals to include or remove contacts upon request. When call for sites exercises are done as part of the Core Strategy then the wider Local Development Framework database is used and responses are not restricted to just housing sites.
- 4.10 47 sites have been put forward for consideration as part of these consultation exercises since the start of the SHLAA process.
- 4.11 A SHLAA project group was set up within the Strategic Planning team which was responsible for carrying out the assessment and presenting their findings to the stakeholder consultees who were previously identified. The project group consulted representatives from Strategic Housing, Estates, the Housing Market Renewal Core Team, Rochdale Development Agency and Rochdale Housing Initiative as and when was appropriate.
- 4.12 A work programme and timetable were set out to make sure that each milestone of the project was completed and on schedule.

Stage 2 – Determining which sources of sites will be included in the assessment

- 4.13 In line with the CLG guidance the following information was considered as part of the SHLAA:
- site allocations not yet the subject of planning permission;
 - planning permissions / sites under construction;
 - site specific development briefs;
 - planning application refusals;
 - dwelling starts and completion records;
 - land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
 - vacant and derelict land and buildings;
 - surplus public sector land;
 - land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;

- additional housing opportunities in established residential areas, such as under-used garage blocks;
- large scale redevelopment and re-design of existing residential areas;
- sites in rural settlements and rural exception sites;
- urban extensions;
- new free standing settlements; and
- potential Core Strategy sites.

4.14 It is considered that a sufficient number of sites have been identified from the types of sites identified above. As the SHLAA is updated on an annual basis the list of types of site which are considered may be subject to change and this methodology will be updated to reflect this.

Stage 3 – Desktop review of existing information

4.15 The database from the SHLAA ‘as at April 2010’ is the base for the ‘as at April 2011’ database. The following sources of data were used, alongside sites with permission, to identify possible sites with potential for housing as well as key information on them to help assess the deliverability and developability of sites

Unitary Development Plan (UDP) allocations (June 2006)

Allocations for development sites within the UDP which did not have the benefit of planning permission were included within the SHLAA considerations.

Areas of Opportunity and sites within regeneration areas

Regeneration Areas and other Areas of Opportunity where housing is appropriate were included in the site list.

MapInfo

The Geographical Information System was used to find planning applications and permissions, land designations, relevant planning policies and constraints and information on the location and appearance of sites. Site areas were also calculated using MapInfo. All sites within the SHLAA were

Employment Land Review (2008)

The Employment Land Review is an assessment of all employment sites in the borough and helps to inform the identification of potential surplus employment land that could possibly be suitable for residential development. Sites which were identified as being surplus to requirements and possibly suitable for residential development were typically isolated employment sites outside of employment zones.

Empty Property Information

Information was produced by the Council in January 2009 relating to empty properties in the borough. Any future initiatives that may impact on the supply of new housing from bringing empty properties back in to use will be taken account of in future updates of the SHLAA.

National Land Use Database

Sites within the National Land Use Database (NLUD) that were not duplicated either within the Housing Land Availability database or Urban Potential Study were considered in the SHLAA. NLUD provides a consistent, comprehensive, and up to date record of all previously developed land and buildings in England that may be available for development, whether vacant, derelict, or still in use.

Local Development Framework Annual Monitoring Report (2010)

The Annual Monitoring Report contains the latest version of the housing trajectory which assisted in analysing how many houses needed to be provided over the length of the SHLAA.

Open Space Audit

Open space sites are ranked according to their suitability and level of protection. Those which are found to be less suited to be used as open space and are viable for residential development are considered possible sites within the SHLAA. (Note that given the current approach to housing on greenfield sites, the sites identified from this source have generally been discounted at this stage).

Ordnance Survey Maps and Aerial Photography

MapInfo was used to assess the policy designations that affected each site individually and to help identify any additional sites that had not been previously identified. Aerial photography was used to further assess difficult to access sites in terms of identifying current uses and possible constraints.

Strategic Flood Risk Assessment (SFRA) and Surface Water Management Plan (SWAMP)

A level one Strategic Flood Risk Assessment has been produced across Greater Manchester on behalf of the Association of Greater Manchester Authorities. A level two study, focussing on a detailed local level for Bury, Rochdale and Oldham was published in 2009. This level 2 assessment is considered when assessing the housing potential of sites. A Greater Manchester Surface Water Management Plan is currently in production (due for completion in March 2012), which will be used to assess sites in future version of the SHLAA.

SHLAA and Core Strategy site nominations

Stakeholders were invited to nominate sites for consideration in the SHLAA and a wider range of contacts were also encouraged to submit sites as part of the Core Strategy consultation.

Potential Core Strategy Sites

As part of the Core Strategy Pre-submission document, two large sites have been put forward as areas the Council has identified for potential future development, which will include housing. These sites are Land South of Heywood and Land between Oldham Road and Broad Lane.

- 4.16 The SHLAA database records new permissions, starts, completions and expired permissions. All compiled sites and nominations are entered onto the SHLAA database. The database records key information for each site and is updated regularly throughout the assessment and new potential sites are identified or to reflect any changes in policy or approach as they arise.
- 4.17 Key information from the SHLAA database can be found in Appendix 3 of this document, however further information is available at all times upon request.

Stage 4 – Determining which sites and areas will be surveyed

- 4.18 In line with the Communities and Local Government (CLG) SHLAA guidance all sites identified in the SHLAA have been visited or thoroughly assessed by using digital mapping and aerial photography. The majority of sites with permission were visited when the original application was submitted to confirm their appropriateness for housing. Some smaller non contentious sites may not have been visited at the time of their original application but all sites have been viewed on MapInfo as part of the SHLAA. Sites included from the National Land Use Database and Urban Potential Study were visited at the time the studies were produced and again in person as part of the SHLAA. The Development Control, Building Control and Strategic Planning departments regularly monitor development progress on sites with permission in the borough.
- 4.19 As part of the assessment sites within the SHLAA that currently have no permission were visited in person by the project group to inform a decision as to the appropriateness of the

site for residential development. Further sites with potential for housing identified as part of these site visits were considered as part of the assessment.

4.20 Sites that were considered in the assessment were done so in line with the following hierarchy of land availability:

Brownfield land in urban areas

- 1) existing land and buildings with planning permission for residential development;
- 2) known pipeline land and buildings;
- 3) other land and buildings identified in the Urban Potential Study which could come forward for housing;
- 4) land and buildings within the urban area currently allocated or protected for non-residential uses; and
- 5) priority regeneration areas which are informed by information from existing masterplanning and regeneration programmes.

Greenfield land

- 6) underused greenfield sites in the urban area that are not protected as open space;
- 7) greenfield sites, which may be protected open space where new development may be appropriate; and
- 8) protected open land outside the urban area, which may provide an opportunity for a sustainable urban extension.

4.21 In accordance with paragraph 21 of the CLG guidance, the scope of the assessment was not narrowed at this stage based on policy. This was particularly the case in relation to fully assessing site nominations in the Green Belt and protected open land. In addition, all developed sites within the Green Belt were assessed as were a number of greenfield sites in the urban area.

4.22 A site threshold of 0.25ha was applied to sites in the Urban Potential Study, National Land Use Database, new and nominated sites. Sites with permission were included regardless of their size. Those which were less than 0.25ha in size that did not have permission were included when they fell within:

- Housing Market Renewal Neighbourhoods;
- Heywood New Deal for Communities;
- Heywood, Littleborough, Middleton and Rochdale Town Centre; or
- key Public Transport Interchanges.

4.23 The SHLAA database is updated throughout the process to remove sites which were discounted as a result of having no potential for housing, size constraints as mentioned above, developments which had been completed, those allocated for other uses and to identify any duplicate entries.

Stage 5 – Carrying out the survey

4.24 All people involved in carrying out site surveys were briefed on the methodology that would be used to ensure consistent information was gathered and recorded. The site surveys were completed by the two lead members of the SHLAA project group who worked closely when recording information and observations made on site.

4.25 A standard site checklist was used when carrying out all site visits and the same fields were completed for those sites that weren't visited in person but were checked using MapInfo.

4.26 The SHLAA database was updated in order to record the relevant information required for each site in the assessment in order for a decision to be made regarding its appropriateness for residential development. A lot of the information needed was available at stage 3 of the assessment but the information found during site surveys confirmed this.

- 4.27 Sites were discounted which were not considered appropriate for housing development based on their size or location and any physical or ownership constraints which were identified on site.

Stage 6 – Estimating the housing potential of each site

- 4.28 The estimation of the number of potential units on each site in the SHLAA was guided by the assumptions in existing and emerging plan policy, particularly the approach to housing densities at the local level as suggested in Communities and Local Government guidance.
- 4.29 The Unitary Development Plan policy H/5 on residential density states that “housing development proposals will be permitted that result in a net site density of between 30-50 dwellings per hectare”. In line with this policy, sites which did not have a specific capacity, within the SHLAA were considered as being developed to a density of 40 dwellings per hectare e.g. sites with outline permission.
- 4.30 Sites that were identified within the Urban Potential Study had a specific density for each individual site which was calculated as part of the original process depending on the sites characteristics and location using density templates. It was considered that applying a density of 40 dwellings to the hectare would not put too much reliance on high density apartment schemes given the recent drop in such developments. It is therefore considered that the estimated capacities represent a realistic view of current capacity although this will continue to be monitored and may be changed to reflect up to date evidence.
- 4.31 When a density of 40 dwellings to the hectare was considered inappropriate or impossible due to constraints resulting from the shape of the site, its topography or character then a lower density of development was assumed. This was informed through site visits and a general assessment of the site’s ability to accommodate housing.

Stage 7 – Assessing when and whether sites are likely to be developed

- 4.32 All sites in the SHLAA database were assessed in terms of whether they were suitable, available and achievable for residential development. Making this judgement allowed sites to be considered in terms of their deliverability, developability and when a site was likely to come forward for development.
- 4.33 A site has been considered deliverable if it is available now, it offers a suitable location for residential development and it is likely to come forward for development within the first five years of the period covered by the SHLAA (from 2011 to 2016).
- 4.34 A site has been considered developable if it is suitably located for residential development and there is a reasonable prospect that it will be available and able to be developed at some point in time.
- 4.35 A site was considered not currently developable if it was not known when a site could come forward for development, i.e. if it was still well used by its existing occupiers or if there had been no interest expressed in redeveloping it.

Assessing suitability for housing

- 4.36 Sites were considered suitable for housing development when they were in a suitable location; there were no planning restrictions in place i.e. land designations or planning policies, there were no physical constraints on the site and there were no potential impacts on the environment, conservation or landscape would be caused by development.
- 4.37 Allocated sites from the Unitary Development Plan and those with existing permission were considered to be suitable although where any circumstances had changed they were

reconsidered in terms of suitability, particularly in terms of permissions which had expired.

Assessing availability for housing

- 4.38 A site has been considered to be available for residential development where there are no apparent legal or ownership problems. Information from existing datasets, the Council's Estates department and site nominations were used. Ownership information has been included in the SHLAA database where it was available but finding ownership information for each site has not been dealt with as a priority because it was considered this would be too time-consuming and an inefficient use of resources.
- 4.39 Sites with planning permission were not considered available for housing development when there was previous knowledge that the applicant was not the land or site owner. This was not a common occurrence.
- 4.40 As the SHLAA is regularly reviewed the project group will endeavour to update and maintain a record of relevant ownership, applicant and developer details for all sites within the database to ensure that future assessment of site availability can be done accurately.

Assessing achievability for housing

- 4.41 A site is considered achievable for development where there is a reasonable prospect that the site will be developed for residential purposes at some point during the length of the SHLAA. Judging if a site is achievable is done by assessing the economic viability of development on the site and the ability of a developer to complete and sell the site within the lifetime of the SHLAA. This process will be subject to market, cost and delivery factors.
- 4.42 To reach a decision on the achievability of sites, a sample of 25 sites from the SHLAA, which provided an example of each different category of sites within the assessment, was passed to the Council's Estates department. The findings of the viability of these sample sites were then used to consider the remainder of sites in the SHLAA database.

Overcoming constraints

- 4.43 During the production of the SHLAA there has not been a shortage of sites that have been considered developable and deliverable. As the SHLAA is reviewed constraints may need to be dealt with and overcome if there are insufficient sites identified in future assessments.
- 4.44 Throughout Stage 7 there was an ongoing sieving of sites and the database was continually refined throughout the production of the SHLAA.

Stage 8 – Review of the assessment

- 4.45 After the developability and deliverability assessments of sites in the SHLAA, the potential of each site was calculated based on their size and density. An indicative housing trajectory for the 15 years of the SHLAA and beyond covering the period up to the end of the Core Strategy was produced, showing how many houses would be built and when.
- 4.46 A risk assessment was done throughout the production of the SHLAA. The database was continually refined and sites were discounted as and when new information regarding their status came to light, for example the changes in build out rate and apartment completions as outlined in section 3 of this document. When creating the trajectory each site was analysed in terms of the timescale within which it would come forward and any that were considered unlikely to come forward were discounted. It can therefore be assumed that at this point in time and based on the information available to us, that all sites included in the SHLAA supply should be seen as able to come forward.

4.47 After the initial compilation of specific sites for inclusion within the SHLAA it was also necessary to consider broad locations for new housing development in the borough.

Stage 9 – Identifying and assessing the housing potential of broad locations

4.48 Broad locations as defined in Planning Policy Statement 3 have not been included within the SHLAA. In previous versions of the SHLAA priority regeneration areas were considered as they are major housing-led regeneration areas in the borough underpinned by existing or proposed masterplans and investment and therefore there is more certainty that they will deliver new homes in the Core Strategy period.

4.49 The priority regeneration areas included in previous assessments were:

- East Central Rochdale;
- Heywood;
- Inner Rochdale;
- Langleigh; and
- Kirkholt.

4.50 The priority regeneration areas comprise specific sites that can be identified but it was considered more appropriate in previous SHLAAs to present these collections of sites as wider priority regeneration areas as they are part of large scale regeneration programmes for the Council.

4.51 In this version of the SHLAA, these priority regeneration areas have not been included as separate areas offering potential for housing as Housing Market Renewal Pathfinder funding which previously drove the regeneration of these areas has ended.

4.52 The sites identified as part of these priority regeneration areas are now included on the lists of sites under construction, sites with planning permission or other identified sites for housing depending on their current status. None of these sites have been discounted as they all continue to have potential for housing.

4.53 The area boundaries will still be used to inform decisions relating to site suitability and how they will contribute to regeneration within the borough. The regeneration of parts of the borough covered by priority regeneration areas still remains a Council priority and any proposals which will assist this and improve the areas will be encouraged.

Stage 10 – Determining the housing potential of windfalls

4.54 It has been recognised that windfalls will come forward and these will either offset identified SHLAA sites that do not come forward as anticipated or they will provide additional appropriate sites for further residential development. This is particularly the case with small sites as they are harder to identify through the SHLAA. However, in line with CLG guidance, an allowance for windfalls has not been included at this stage.

4.55 As the SHLAA is reviewed this situation may change and this part of the methodology will be changed to reflect this.

5 LOCAL MARKET CONTEXT

5.1 The borough is made up of distinct housing market areas with very different housing issues. They can be generally categorised as the inner urban areas of Heywood, Middleton and Rochdale, socially rented suburban areas (e.g. Langley, Kirkholt and Darnhill) and outer suburban areas (e.g. Norden, Bamford and Alkrington). The existence of such distinct housing areas means that there is a polarisation in the character and quality of residential areas within the borough. It also means that the borough contains a wide variety of housing in terms of quality, type and tenure.

House price information

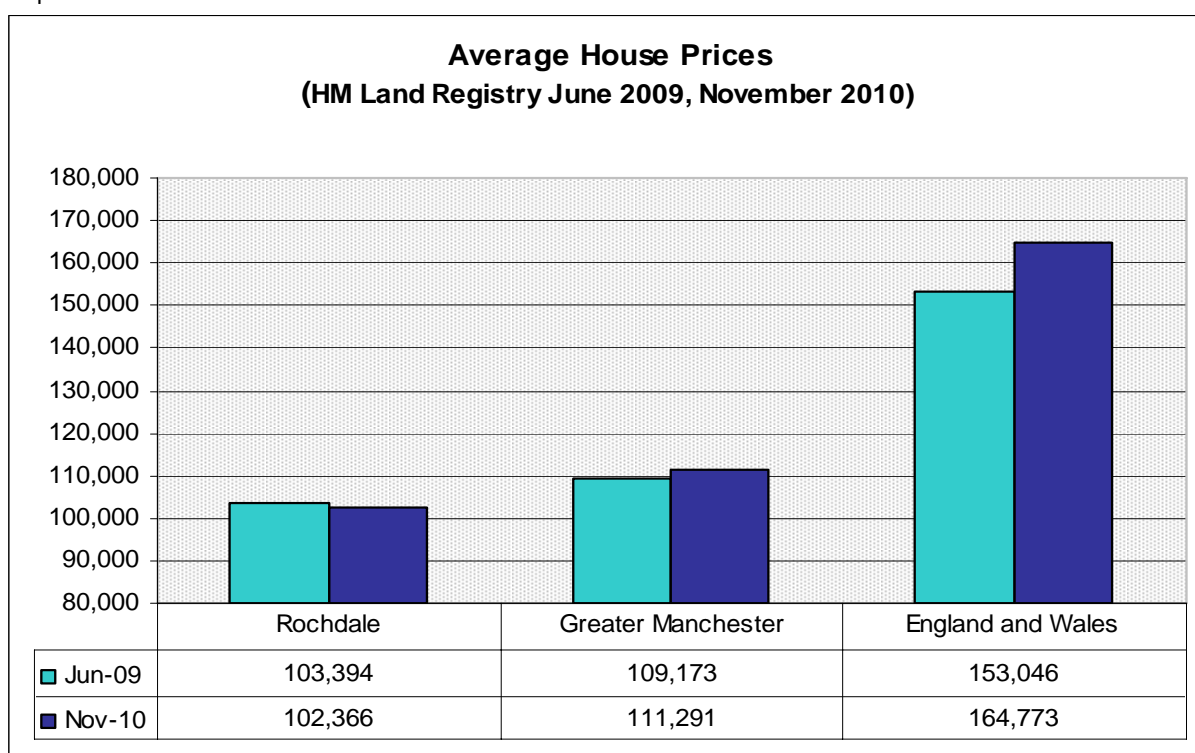
5.2 Table 1 and graph 1 show the average house prices in the borough compared with Greater Manchester and England and Wales.

Table 1:

Dwelling Type	Average Prices (£)					
	Rochdale June 2009	Rochdale November 2010	Greater Manchester June 2009	Greater Manchester November 2010	England and Wales June 2009	England and Wales November 2010
Detached	221,883	218,935	220,821	225,247	235,552	259,156
Semi detached	112,239	110,748	119,178	121,566	143,408	155,487
Terraced	71,044	70,101	67,971	69,333	118,717	126,259
Maisonette / Flat	70,847	69,906	120,989	123,414	143,528	152,730
Overall	103,394	102,366	109,173	111,291	153,046	164,773

HM Land Registry - Figures as at June 2009 and November 2010

Graph 1:



5.3 The average price of a house in the borough at November 2010 is £102,366. This is lower than the Greater Manchester average of £111,291 and significantly below the national average of £164,773. As can be seen the average house prices across all types has fallen in

Rochdale Borough in contrast to an increase in the average prices of all housing types nationally and across Greater Manchester.

- 5.4 As shown, the average prices for flats are significantly below the national and Greater Manchester averages. The low average price for flats compared with Greater Manchester is presumably due to the relative high cost of apartments in the core of the city region. The average price of a terraced property in the borough is slightly higher than the average in Greater Manchester which is not in line with average prices of other housing types. This could be a result of the borough having a supply of terraced properties in better market areas, e.g. Pennines, or due to high demand in Black and Minority Ethnic Community areas which have maintained higher average prices for property of this type. The cost of terraces in the Greater Manchester could be lower as a result of poorer market areas lowering this average.
- 5.5 Rochdale is part of the North Eastern Housing Market Area as identified in the Greater Manchester Strategic Housing market Assessment that was published in December 2008. This document notes that the North Eastern HMA is the cheapest of the four housing market areas based on average house prices. An update of some of the baseline information in the Greater Manchester Strategic Housing Market Assessment was undertaken in May 2010.
- 5.6 Within these average house prices there are large variations across the borough. This reflects the relative attractiveness and popularity of areas and the quality of housing available. For example some of the outer suburban areas have house prices on a par with some of the highest in Greater Manchester. However, much of the smaller housing in and around town centres is relatively inexpensive by comparison to other parts of the region and the national average.

Local market views

- 5.7 As part of this study a piece of work was undertaken to obtain the views of local agents, developers and housing associations in order to better understand the local property market.

The agent's perspective

- 5.8 It was felt that the housing market in the borough was robust with a good internal market and that few people leave once they become home owners in the borough. It was felt that the historic value of property in the borough made it attractive to newcomers, especially in relation to other areas in the Greater Manchester area. However, it was indicated that this may now be at risk due to a significant increase in values that we have seen, especially in terraced homes, over the last 5 years. Some agents felt prices needed to be reduced if the borough was to maintain its previous market place in the Greater Manchester area. It was cited that with the collapse of apartment prices in the East Manchester area, this may now be more attractive for the first time buyer than Rochdale, due to lifestyle choices and may affect the market in Rochdale. This view though was not universally shared by all agents.
- 5.9 There was a strong feeling that the number of apartments being built in the borough was excessive and that they played little long term role in the market. This was especially those that were developed on infill sites on what would normally be considered inappropriate areas for residential development. It was also felt that these sites in the main were supported and therefore sold to the investor market. This view has been reflected in the densities assumed within the SHLAA.
- 5.10 There was a strong feeling that the borough needed to do more to promote itself, in particular define its unique selling point within the Greater Manchester area to attract newcomers to the area. It was felt by one agent that the redevelopment of Kirkholt was a great opportunity to encourage people to move to the borough.

- 5.11 Two issues that kept occurring when discussing the housing market with the agents were transport and town centre facilities. All recognised the importance that good transport links play in the viability of towns. The current situation was viewed very positively in the borough as was its future housing viability. It was recognised that with existing rail and road links along the M62 corridor, it made the borough an excellent choice for people to live in that then gives them a wide range of work and leisure opportunities. Metrolink wasn't mentioned, partly because it will not serve most of the borough, and partly because it was felt there were already excellent public transport links to Greater Manchester.
- 5.12 With regards to the town centre redevelopment of Rochdale, most agents felt that the redevelopment, though important, would make little immediate impact upon the housing market. However they felt that if it provided better public spaces and improved shops (including bars and restaurants) it would in the longer term help "sell" the Borough to potential residents.
- 5.13 With regards to the credit crunch and the effect that it was having on the market, all agents reported brisker trade in both an increase of buyers as well as the number of homes on the market. However, there was no sign of an increase in the number of sales. This was attributed to the difficulty in people getting mortgages, with first time buyers typically having to pay between 6.25% – 7.25%, often fixed for as long as 5 years. Most agents were unsure as to how long the credit crunch would continue or how it is affecting the supply side, other than the difficulties of people getting mortgages.

The developer's perspective

- 5.14 When considering the aspect of supply and development, we need to understand the role of the house builders. In some areas, land banking is an issue and can impact on development; however we have found no evidence of this in Rochdale. One issue raised was ownership of land, particularly by owners of smaller sites with unrealistic land values.
- 5.15 From the "volume" house builder's perspective the size of the development is important. Typically the smallest development they would consider outside of very high value areas will be around a minimum of 30 homes, but they would prefer 50. Of course this is just a guide as the profitability on the site will be the key driver. However, it is clear that the availability of larger sites is important in delivering housing requirements.
- 5.16 Developers as a rule get independent information as to the values of homes, provided to them by appointed consultants who draw on sources such as the internet, Land Registry, and estate agents, and this then informs them of the optimum dwellings to build by size and price, they then construct the development around this optimum dwelling.
- 5.17 They were very encouraging of the market in Rochdale, again raising the good transport links (motorway and rail) and this combined with Kingsway ought to be jewels from which to increase the strength of the housing market from. They clearly felt an improved town centre in Rochdale would be an asset, but that transport links are always going to be bigger drivers in their opinion for a sustainable housing market.
- 5.18 There was a clear support and belief that there needs to be a master planning approach to development that then allows the private sector to land assemble for house building. If done in partnership with the Local Authority, it achieves control over land release and as well as critical mass for either economy of scale or for change.

Other points to note

- 5.19 In addition to these discussions, other recent studies provide useful background in the factors and issues affecting the local housing market. One issue picked up is the growing ethnic population within the borough which contributes to the strong internal market. This, along

with the prevalence of smaller accommodation in the borough, means that there is greater demand for family housing and this is highlighted with the Council's Housing Needs Study Update and the Greater Manchester Strategic Housing Market Assessment.

- 5.20 The Greater Manchester SHMA notes the importance of maintaining the momentum achieved through regeneration programmes in order to provide a good supply of housing. This is also necessary to meet the overall objectives of delivering a greater choice of viable housing products, including the delivery of aspirational and affordable housing. The importance of the focus on regeneration is reflected within this SHLAA in considering the dwellings that can be delivered through regeneration of broad locations across the borough. The SHMA also emphasises the importance of improving key infrastructure (e.g. Metrolink), town centres and the local environment to increase the potential to develop new housing within the North Eastern Housing Market Area.
- 5.21 The Council has produced draft Strategic Housing Market Assessment for Rochdale Borough. This has yet to be finalised but details of it will be included in next year's updated SHLAA. Emerging information from this study has informed the submission Core Strategy.

Conclusion

- 5.22 One of the key messages in considering the local housing market is the need for housing to be realistically priced, taking account of location, quality of product and size, if it is to be attractive to purchasers. This is clearly an issue in the current market and, as with elsewhere in the country, will have an impact in the short term. However, the views regarding the strength of the local market and demand from a growing ethnic population, means that there should be strong demand both internally and from people outside the borough. The impact of Kingsway has been cited as an important driver for new housing within the borough along with other regeneration initiatives.

6 RESULTS OF THE ASSESSMENT – SITES TO COME FORWARD WITHIN THE 15 YEAR CORE STRATEGY PERIOD TO 2026

Actual completions 2010-2011

- 6.1 The total number of completions in the period 2010-2011 was 254. During this period there were 63 properties demolished. This gives a net total of **191** completions. This net total was lower than the 300 predicted in the previous SHLAA. This was due to a low level of gross completions.
- 6.2 In trying to predict likely completions for the period 2011-2012 we have looked at the number of starts over the last 12 months and the number of dwellings currently under construction. As at 1st April 2011, there were 1001 dwellings actually under construction and a further 600 dwellings not started on sites currently under construction. There were a similar number of units under construction as at 1st April 2010 but as at 1st April 2011 there are more units which have not started on sites that are under construction (this number was only 263 as at 1st April 2010).
- 6.3 The number of new starts in 2010-2011 of 221 is significantly lower than the 791 new starts as at 1st April 2010. Despite the number of units that have come into the under construction pipeline in the last few years, the underperformance compared to predicted completions for 2010-11 in the previous SHLAA indicates that the estimated completions for 2011-2012 should remain conservative.
- 6.3 In light of this the assumption for net completions in 2011-12 is **300**.

Results of the at April 2011 assessment

- 6.4 The results of the SHLAA have been split into a number of distinct sections which reflect both their status and likelihood of coming forward. These are as follows:
- sites currently under construction;
 - sites with planning permission;
 - other identified sites for housing;
 - Employment Land Study - employment sites outside employment zones; and
 - discounted sites.
- 6.5 Within the schedule of discounted sites a reason has been given for why it has been discounted at this stage. This is important to differentiate between those sites where there is no potential for housing and those where housing may be possible but there are currently some constraints e.g. the application of current planning policy.
- 6.6 The amount of units that make up the identified supply under each category and an analysis of the findings are given under the headings below.

Sites currently under construction and with planning permission

- 6.7 These are those sites which have historically formed the basis of the housing land supply within previous housing land availability reports. Within this assessment the sites under construction and with planning permission reflect the position as at 1st April 2011. By the time the SHLAA is published, there will be some sites in this section that will have now been completed and some new sites will now have permission. These changes will be picked up as part of the ongoing updating and review process for the as at 1st of April 2012 version of the SHLAA.

Sites currently under construction and not started (1)

6.8 The schedule of sites at Appendix 3 illustrates that there were **107** sites currently under construction giving the potential for **1601** dwellings. The timing for when these could come forward is set out in table 2.

Table 2:

Time period	No. of sites	No. of dwellings under construction	No of dwellings not started on sites under construction	Total
0-5 years	107	808	389	1218
6-10 years	3	193	150	343
11-15 years	1	0	61	61
Total	111	1001	600	1601

Note: some sites may be counted twice if they straddle time periods.

6.9 As shown in Appendix 3 there was a total capacity on these 107 sites for 2128 dwellings. However, as at April 2011 there were 1601 yet to be completed i.e. either under construction or not started.

6.10 Dwellings on sites which are currently under construction and those not started on sites that are under construction are expected to come forward in the first five years based on an assumption of 30 dwellings per annum build rate on individual sites. There are two sites with capacities in excess of 150 units and one with a capacity in excess of 300 units, which means that there are 343 dwellings that are expected to come forward in years 6-10 and 61 dwellings are expected come forward in years 11-15. These units could, however, come forward earlier in the SHLAA period and any changes of this type will be reflected in subsequent versions of the assessment.

Sites with planning permission (2)

6.11 The schedule of sites at Appendix 3 illustrates that there were **227** sites with permission giving the potential for **2743** dwellings. The timing for when these could come forward is set out in table 3.

Table 3:

Time period	No. of sites	No. of dwellings
0-5 years	148	895
6-10 years	83	1630
11-15 years	4	218
Total	235	2743

Note: some sites may be counted twice if they straddle time periods.

6.12 This supply of housing sites with permission is lower than last year, due to the fact that expired permissions for 5 or more units are now included on the 'Other sites identified for housing' list (those smaller in size have been added to a list of discounted (expired) sites). Other sites have gone under construction and there have been fewer applications for permission as a direct result of the economic recession.

6.13 In terms of assessing which of these would come forward within the **first five years** of the period (i.e. 2011-2016), this was based on previous calculations of the five year deliverable supply. The assumptions which underlie this are as follows:

- most sites with full planning permission would come forward, again based on 30 dwellings per annum. Those with a site capacity over 150 units would straddle years 0-5 and years 6-10;
- sites with outline planning permission were generally excluded. Whilst it is appreciated that some of these are likely to deliver dwellings over the next five-years it was felt that this would be off-set by those sites with full permission that do not come forward; and

- developments that are comprised of apartments are expected to come forward in years 6-10 (see section 3 for further detail).

Please note: Some sites may be regarded differently to these assumptions where there is background information or knowledge available which provides a clearer idea of when a site is likely to come forward.

6.14 The four sites delivering units in years 11-15 were those sites where either because of size or assumed start date, they would still have dwellings to deliver in the later period. Therefore all of the sites within this list of sites with permission were expected to be completed over the next 15 years.

Other sites identified for housing (3)

6.15 This section considers all of those sites that are considered developable over the period of the SHLAA which do not currently have permission. The types of sites within this section include:

- areas of opportunity allocated within the UDP where there is an element of housing;
- sites where there has been previous interest with regard to residential development but where no planning permission exists at present;
- sites which have had planning permission for 5 or more dwellings in the past but have since expired;
- nominated sites where the view of officers is that residential development would be appropriate;
- sites which were included on the lists of sites for Priority Regeneration Areas in previous version of the SHLAA; and
- other sites where it is considered that residential development would be appropriate taking account of the site, location and interpretation of policy.

6.16 The schedule of sites at Appendix 3 illustrates that there were **175** sites giving the potential for **4919** dwellings. The timing for when these could come forward is set out in table 4.

Table 4:

Time period	No. of sites	No. of dwellings
0-5 years	18	555
6-10 years	129	3178
11-15 years	31	1190
Total	178	4923

Note: some sites may be counted twice if they straddle time periods.

6.17 These have been identified from a variety of sources including the Urban Potential Study, National Land Use Database, and the SHLAA and Core Strategy 'call for sites'. It has also been informed by the Employment Land Study in terms of considering the potential for vacant and underused employment land and the potential that it offers for future housing provision.

6.18 In terms of timing, the majority of these sites are expected to come forward in years 6 -10 and 11-15. There are some sites that, because of knowledge regarding progress on delivery, have been assumed to come forward in the next five years.

Site of TBA, Rooley Moor Road, Rochdale

6.19 One large site in the SHLAA which is part of the "other sites identified for housing" schedule is the site of TBA on Rooley Moor Road in Rochdale. The site is identified in the SHLAA as having the potential to deliver 568 units over and beyond the SHLAA's 15 year period.

6.20 This site has known problems relating to contamination which means that in its current condition it would not be suitable for housing development. However, the site has identified potential for future housing development if these problems were rectified. There are ongoing

discussions relating to the treatment and decontamination of the site which will affect the likelihood of redevelopment and the timeframe when this could happen.

- 6.21 The site is included in Appendix 3 as having the potential to deliver 568 units, however it should be noted that this could be lower and could even be as low as zero dwellings if the issue of contamination cannot be resolved or the site is developed for a mixture of use. 568 units is the maximum number of dwellings this site could deliver if it were considered to be appropriate for residential development.

Core Strategy sites

- 6.22 Two broad locations have been identified within the Core Strategy which could provide new housing over the plan period to ensure housing targets are met and to meet an identified need for high value housing (e.g. executive homes). Both of these sites are within or adjacent to economic growth corridors and therefore will have a future role in providing new housing in areas of growth in the south of the borough. These sites will be subject to detailed policies within the Site Allocations Development Plan Document, which will outline phasing and the criteria required for their release. The capacity for these sites are as follows:
- land east of Manchester Road and north of Hareshill Road, Heywood – around 500 new homes; and
 - land between Oldham Road and Broad Lane, Rochdale – around 250 new homes
- 6.23 The 750 homes assumed to come forward from these sites have been included in the results of the SHLAA but have been presented separately to reflect their current status i.e. the Core Strategy Submission proposal.

Employment Land Study - Employment Sites Outside Employment Zones (4)

- 6.24 The Employment Land Study completed in 2008 set out those employment sites which had value in meeting the future employment needs of the borough. It also identified sites and types of sites which were not worthy of protection and therefore may provide opportunities for other uses in the longer term. This included the majority of employment sites outside employment zones as well as three Mixed Employment Zones which scored poorly in the employment zone assessment. One of these employment zones (Dyehouse Lane) has been included as a site within the list of other sites identified for housing as it was also the subject of a nomination.
- 6.25 Considering the one off employment sites and previously identified sites within these poorly scoring Mixed Employment Zones gives a list of **28** sites with a total capacity of **1019** dwellings. These have not been included in the totals of sites which contribute to meeting the requirement at this stage as many of them are in current employment use. However, it is likely that a number of these sites, should they cease to be in employment use, could be considered appropriate for residential development (against policy EC/4 of the Unitary Development Plan) given their location and surrounding land uses. Therefore whilst they are not included in the overall figures at this stage they have been provided for information as they are, as a category, the sites most likely to produce future windfalls.

Discounted Sites (5)

- 6.26 In undertaking the SHLAA a large number of sites have been considered in terms of their potential for residential development. This includes **147** sites with a potential capacity of **11659** dwellings that were considered and then discounted from the study at this stage. There were a wide range of reasons for sites being discounted but generally they are covered by:
- major policy constraints in redeveloping a site for housing e.g. Primary Employment Zone, Green Belt etc;

- site currently operating as an appropriate non-residential use given surrounding land uses;
- knowledge of current proposals or investment relating to a non residential use; and
- major constraints meaning that the site is currently either undevelopable or unviable under any market conditions.

6.27 It should be noted that just because a site appears within the discounted site list this does not preclude sites from this list coming forward in the future if they are considered suitable at that time. Future reviews and updates may include sites that are currently discounted as there may be a change in circumstances or policy approach. The amount of sites that have been discounted illustrates the extent of the study and shows that a wide range of potential sites have been assessed in line with paragraph 21 of the Communities and Local Government guidance. A full list of the sites, along with the reasons why they are currently discounted is given at Appendix 3.

Windfalls

6.28 The current SHLAA does not contain any allowance for windfalls. This is in line with the guidance which requires local authorities **not** to include an allowance for windfalls in the first 10 years of the SHLAA period. Whilst authorities can include an allowance for later years (and earlier if there are justifiable local circumstances) it is not considered necessary at present to include a windfall allowance. If a review of this assessment demonstrates that a number of sites are coming forward that were either discounted or not considered at all, then it may be appropriate to include a windfall allowance in subsequent updates. This may particularly be the case with regard to small sites.

Completions on Brownfield

6.29 The Council is committed to maximising the re-use of previously developed sites in providing new housing. The previous regional target was for 80% of all residential development to take place on previously developed land. The Council has decided to maintain this 80% target and will monitor completions and supply against it. Progress against this target will be included in the Annual Monitoring Report. The latest information is shown below.

6.30 The Council has chosen to maintain this target based on historical completion information and the current supply of housing in the borough. As shown in table 5, the target of 80% of completions on Previously Development Land has been achieved since 2006. Since 2008, the percentage of completions has been 98.6% and over.

Table 5:

	Actual %	Development Plan Target %
2003/2004	77.2	80
2004/2005	57.6	80
2005/2006	79.6	80
2006/2007	86.8	80
2007/2008	88.3	80
2008/2009	98.6	80
2009/2010	100	80
2010/2011	99.2	80
Annual average	85.9	80

6.31 The percentage of projected completions as shown in the SHLAA which are on brownfield land is shown in table 6.

Table 6:

	Years 0-5	Years 6-10	Years 11-15	Total
Sites under construction	96.7%	100%	100%	97.5%
Sites with permission	79.2%	89.6%	100.0%	87.1%
Other sites identified for housing	100%	99.7%	100%	99.8%
Total	91.5%	96.5%	100.0%	95.6%
Total including potential 750 units on Core Strategy sites	0%*			88.5%

*It is not known which time period the units on Core Strategy sites will be delivered within

- 6.32 As the results of this show, of the total supply up to 2026, not including the Core Strategy sites, 95.6% is on brownfield land. The total supply on brownfield land over each of the five year time periods is significantly over the 80% brownfield development target.
- 6.33 The Core Strategy sites included in the total housing supply will be on 100% greenfield land. As table 6 shows, including these sites into the total supply still shows that 88.5% of the total housing supply in the Strategic Housing Land Availability assessment is on brownfield land.
- 6.34 Table 6 shows that achieving the 80% target over the Core Strategy period is realistic although it is acknowledged that there may be some periods where the percentage of completions on previously developed land is slightly below target.

Total Supply by Township

- 6.35 The total supply for all types of sites for each of the borough's townships by each time period is shown in table 7.

Table 7:

Township	0-5	6-10	11-15	Total
Heywood	564	767	339	1670
Middleton	555	934	215	1704
Pennines	379	792	328	1499
Rochdale	1149	2658	587	4394
Total	2647	5151	1469	9267*

* This currently excludes those identified within the emerging Core Strategy due to further work required regarding capacity and timescales. The Core Strategy sites are shown in the results table in section 8.

- 6.36 As table 7 shows, the largest supply in each time period is in the Rochdale township. The lowest total supply is in the Pennines township, however the Heywood township has the lowest level of supply in years 6-10 and the Middleton township has the lowest supply in years 11-15.

7 RESULTS OF THE ASSESSMENT – SITES TO COME FORWARD AFTER 2026

- 7.1 Some sites that make up the housing supply in the SHLAA have been identified as delivering sites beyond the 15 year period covered by the SHLAA.
- 7.2 The sites expected to deliver dwellings after the 15 years covered by the SHLAA are large sites expected to start later and therefore will potentially still be being built out after 15 years. One site which is expected to deliver units after the 15 year span of the SHLAA is a small site where information available on the site indicates that it will not be complete within 15 years.
- 7.3 In total there are **373 dwellings** expected to come forward on **3 sites** beyond the 15 year period covered by the SHLAA.
- 7.4 Table 8 shows the percentage of the current identified supply in the borough on Previously Developed Land beyond 2026. This has been considered alongside table 6 at paragraph 6.31.

Table 8:

	Years 15+	SHLAA Total
Sites under construction	n/a	97.5%
Sites with permission	n/a	87.1%
Other sites identified for housing	100.0%	99.8%
Core Strategy Sites	-	0.0%
Total	100.0%	88.9%
Total including potential 750 units on Core Strategy sites	0%	95.8%

Total Supply by Township

Table 9:

Township	Years 15+	Total
Heywood	90	1760
Middleton	15	1719
Pennines	0	1499
Rochdale	268	4662
Total	373	9640*

* This currently excludes those identified within the emerging Core Strategy due to further work required regarding capacity and timescales. The Core Strategy sites are shown in the results table in section 8.

- 7.5 As table 9 shows the township with the largest supply in any time period is Rochdale. Pennines is the only township to have no identified sites delivering housing after 2026.

8 ASSESSING THE RESULTS AGAINST HOUSING REQUIREMENTS

8.1 The main purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to demonstrate how the housing requirements can be met for the borough over the next 15 years.

Rochdale borough’s housing land requirement

8.2 As noted in the background section to this document, the Council is currently in the process of producing its Core Strategy that will set out the amount of new housing to be delivered in the borough up to 2026.

8.3 As a result of the proposed revocation of the Regional Spatial Strategy (RSS), local authorities need to set out and justify the housing target within their Core Strategies. The Core Strategy sets out a target of 400 homes per year to be delivered over the plan period 2010 - 2026.

8.4 This therefore gives a total net requirement in the period 2010-2026 of **6,400**.

8.5 In 2010-2011 there were 191 net completions. This means that in order to meet the requirements of the Core Strategy, we need to provide **6,209** additional dwellings between 2011-2026.

8.6 The assumption for clearance in the Core Strategy is 100 per annum, which creates the need to replace **1500** dwellings over the period 2011-2026. This figure is calculated based on existing knowledge of planned demolitions in the borough’s regeneration areas as well as demolitions likely to take place which are not known to us at this time.

8.6 This creates a gross total for the number of dwellings to be provided in the 2011-2026 period of **7709**.

Gross number of dwellings identified in the SHLAA

8.7 From the previous section we can see that the total number of dwellings identified currently within the SHLAA that could come forward up to 2026 is as follows:

Table 10:

Source	Time period			Total
	0-5	6-10	11-15	
Sites currently under construction	1197	343	61	1601
Sites with planning permission	895	1630	218	2743
Other sites identified for housing	555	3178	1190	4923
Potential Core Strategy sites				750*
Total	2647	5151	1469	10017
Gross p.a.	529	1030	294	668**
Net p.a.	429	930	194	568**

* Broad estimate which will be subject to detailed future work in terms of viability and capacity

** Gross and Net per annum including Core Strategic sites which are unlikely to deliver units consistently over the 15 years but timescales have not been finalised.

8.8 This figure of 10,017 is higher than the 7500 gross requirement. Table 10 also shows the gross and net completions per annum based on the estimates of when sites could realistically be delivered. This shows more dwellings coming forward in the first 10 years as the assessment of sites means that it is often difficult to justify why a known site would have a ten year lead in time.

8.9 The majority of sites expected to come forward after the first ten years come from regeneration areas in the borough which have had detailed masterplanning work carried out

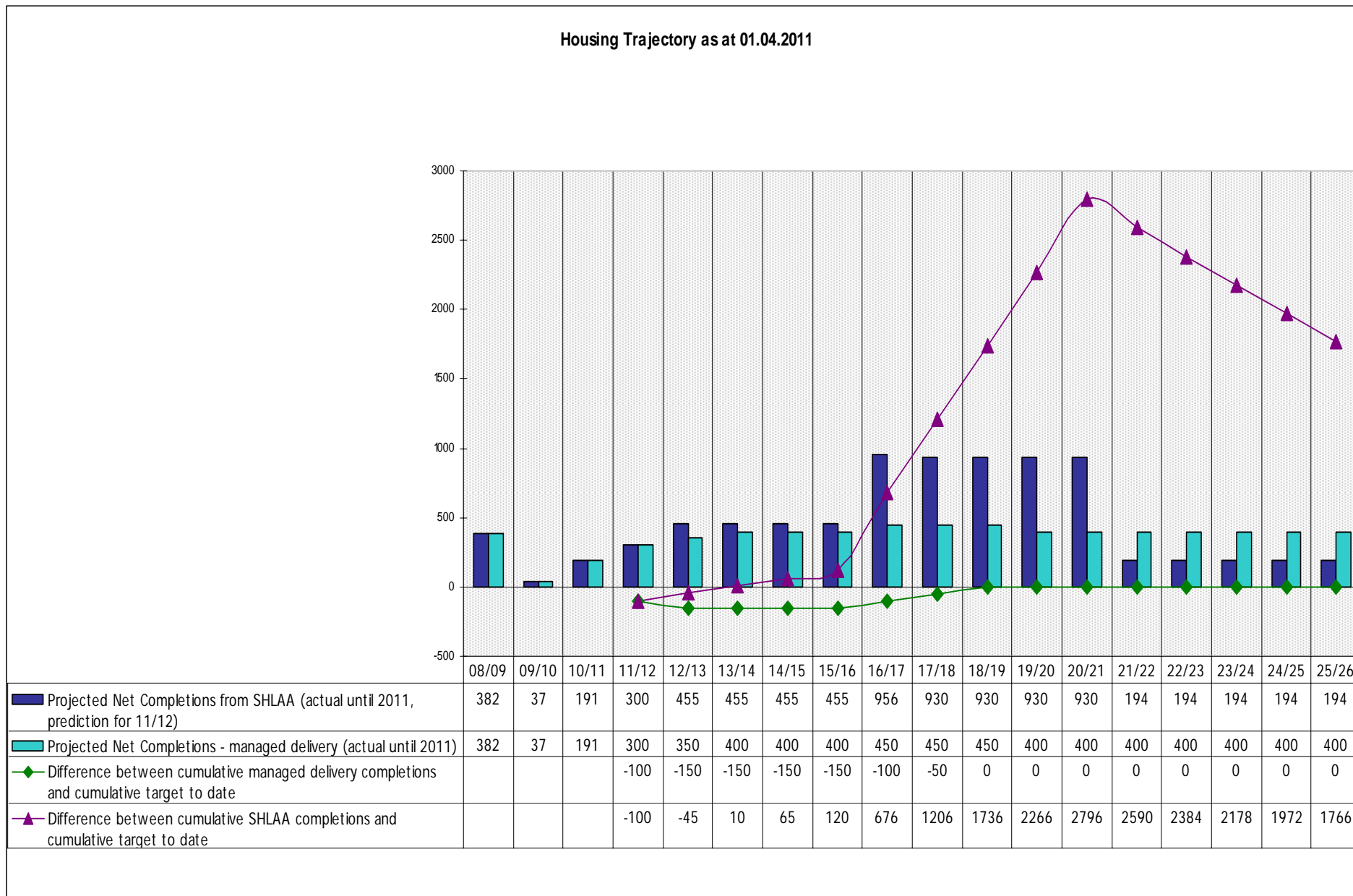
on them. Therefore there is evidence and knowledge relating to the timescales for the development of these sites.

- 8.10 The results of this assessment and how they relate to the housing requirement is illustrated in the housing trajectory on page 33.
- 8.11 This SHLAA does not include any allowance for windfalls over the period. However, it is likely that a number of sites, particularly smaller sites, will come forward that are not included in this assessment. It is also likely that some larger sites may come forward which are either within the list of one off employment sites, are currently discounted or have not been identified at this stage. As noted earlier, these will be reviewed and subsequent updates of this assessment may include a windfall allowance if it can be justified through evidence. This could particularly apply to a small site windfall allowance given the difficulty in identifying all the small sites within the borough.

Housing trajectory

- 8.12 The actual net completions from the date of the first published SHLAA to now (i.e. 2008-2011) and the projected completions for 2011 to 2026 are in the following housing trajectory. The annual housing requirement of 400 per year is shown against these figures.
- 8.13 As noted in paragraph 8.8, the figures for years 0-5 and 6-10 are high in comparison with the rest of the period considered within the SHLAA. This is because there is often an assumption that existing or pipeline sites will come forward within this period. In reality it is likely that a number of these will transfer to the later periods of the study, however this is difficult to evidence or justify at this stage. This trajectory is supply driven and illustrates what could come forward given the sites available; however given the current market it is acknowledged that figures in the early years are likely to be lower.
- 8.14 The Projected Net Completions (managed delivery) show how the net housing requirement of 400 per year (6000 in total for the 15 years of the emerging Core Strategy) is likely to be delivered over the Core Strategy period. This takes account of the peaks of supply contained within the SHLAA, i.e. years 6-10. The target of 400 per year is not a ceiling and therefore this could be exceeded in total or in any given year depending on sites coming forward from the SHLAA. Clearly the SHLAA indicates, particularly in years 6-10, that this managed delivery figure could be exceeded. Any completions over and above this target would be considered against the Greater Manchester Growth Point programme and local regeneration and economic growth objectives.
- 8.15 The sites that have been identified as part of the Core Strategy have not been included on the Housing Trajectory at present as it is not known which time period they will come forward in.

Diagram 2: Housing Trajectory Showing the Actual and Projected Net Completions.



9 SETTING THE DENSITY OF SITES AT 30 DWELLINGS PER HECTARE

- 9.1 The capacity of sites identified in the Strategic Housing Land Availability Assessment (SHLAA) that do not currently have permission or are not under construction is based on an assumed density of 40 dwellings per hectare.
- 9.2 Where densities for “Other sites identified for housing” in the current SHLAA are other than 40 dwellings per hectare, this is as a result of the Council having an indication that the likely density on the site in question would be something different. This could be as a result of evidence from masterplanning documents, historical expired applications or informal discussions with developers and landowners.
- 9.3 Informal discussions with developers and land owners along with recent activity in the recovering housing market have indicated that completions are likely to come forward at lower densities in the near future. As a result of this expected slow down in the recovering housing market, the reduction of apartment developments coming forward and the need to deliver larger higher value homes, the SHLAA has been “re-run” to show the total supply and capacity if it were assumed that each site would deliver at a lower density of 30 dwellings per hectare.
- 9.4 Any sites where the Council has received an indication that the likely density of a site that does not currently have permission will be something other than the current average of 40 dwellings per hectare has been disregarded as part of this exercise. All sites within the category “Other sites identified for housing” have been reassessed at a density of 30 dwellings per hectare.
- 9.5 Any indication of a likely time period which a site currently without permission could come forward has still been taken into account and has not been adjusted.
- 9.6 Whilst the results of these are not showing the actual identified supply in this year’s SHLAA as at 1st April 2011, they are useful to see how the identified supply could be affected if developments were built out at this lower density.
- 9.7 The results of assuming a density of 30 dwellings per hectare on sites to come forward in the next 15 years are as in table 11.

Table 11:

Source	Time period						Total	
	Years 0-5		Years 6-10		Years 11-15		30 dph	40 dph
	30 dph	40 dph	30 dph	40 dph	30 dph	40 dph		
Sites currently under construction	1197	1197	343	343	61	61	1601	1601
Sites with planning permission	895	895	1630	1630	218	218	2743	2743
Other sites identified for housing	388	555	2474	3178	904	1190	3767	4923
Potential Core Strategy sites							750*	
Total	2480	2647	4447	5151	1183	1469	8860	10017
Gross p.a.	496	529	889	1030	237	294	591**	668**
Net p.a.	396	429	789	930	137	194	491**	568**

* Broad estimate which will be subject to detailed future work in terms of viability and capacity

** Gross and Net per annum including Core Strategic sites which are unlikely to deliver units consistently over the 15 years but timescales have not been finalised.

- 9.8 As it can be seen, the total number of dwellings identified through the SHLAA by reducing the density on sites to 30 dwellings per hectare has fallen by 1,157 or 11.6%. The largest reduction has been on sites that have been identified in the years 6-10 time period.
- 9.9 The supply could be further reduced as a result of the ending of regeneration programmes which means that sites indicated to come forward in an early time period as part of these initiatives could be delivered later in the SHLAA period or not come forward at all. Whilst regeneration programmes have come to an end the areas covered by these initiatives will remain a Council priority for development.

10 CONCLUSIONS

- 10.1 This summary document shows the committed and potential supply of housing in the borough to cover the period 2011-2026. The results of the SHLAA have been used to inform work on the Local Development Framework, in particular the emerging Core Strategy and will be used for subsequent site allocations Development Plan Documents.
- 10.2 The study has been carried out in full accordance with the Communities and Local Government guidance. The Council consulted on its draft methodology and has undertaken numerous separate 'calls for sites' exercises. This is the fourth update of the SHLAA document, previous editions have been consulted on and comments made on them have been considered within each subsequent update. It should also be noted that the publication of the SHLAA is not the end of the process, there will be ongoing reviews and updates of the study along with further opportunities for stakeholders and developers to make comments and be involved in the process.
- 10.3 In considering the results of this SHLAA, there is sufficient land identified to meet the requirement for additional homes set out in the Council's Core Strategy. In looking at the period 2011-2026 the total gross requirement (including the replacement of cleared dwellings) is 7500. The total potential identified through this assessment is **10,017** (note that 750 of this supply is made up from potential Core Strategy sites as detailed earlier). This includes sufficient capacity on identified sites (7798 gross total for the period 2011-2021 on sites under construction, sites with permission and other identified sites) to meet the requirement in the first ten years.
- 10.4 The assessment has also shown that the majority of this land for housing is on brownfield sites. A significant proportion of this is on vacant or underused employment sites, although other land uses (such as schools which are surplus to local needs) also contribute to the supply. As noted in the disclaimer at the beginning of this report, just because a site is identified does not guarantee planning permission for residential use. The employment sites included are as a result of previous contact regarding a change of use or where the site would appear to be incompatible with surrounding uses. It is not the purpose of this study to undermine existing businesses operations but merely identifies those sites where redevelopment for residential uses is likely to be appropriate.
- 10.5 As well as the sites which have been included in the study, there were 147 (with a potential capacity of 11,659 dwellings) that were considered but discounted at this stage. Many of these were discounted with regard to major policy constraints and current uses on site. In future reviews of the SHLAA, sites will be revisited to assess any changes, either on the sites themselves or to any associated policy constraints. Future reviews will also take account of the emerging Spatial Strategy of the Core Strategy.
- 10.6 The results of the SHLAA will help form part of the Council's evidence base to support the Council's position in relation to the requirements of Planning Policy Statement 3 (PPS3), in terms of both identifying a deliverable five-year supply to cover the first five years of the plan period and also identifying potential housing sites for the next ten years and beyond (to cover the period of the emerging Core Strategy).

Appendix 1

SITE INFORMATION RECORDED IN THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Site Information Recorded in SHLAA Database	
SHLAA Code	Each site included in the SHLAA process was assigned a unique reference number
Planning Status	Status of planning permission for HLA sites
Location	Address of site
Zone	Township in which the site is located
Easting	Grid reference for mapping
Northing	Grid reference for mapping
Area (ha)	Site size measured in hectares
Density	Known density of site or density of 40 where it is unspecified
Capacity	Capacity – given when known or calculated at 40 dwellings to the hectare to reflect current policy
Years 0 – 5	Number of dwellings expected to be provided on site in years 0 – 5
Years 6 – 10	Number of dwellings expected to be provided on site in years 6 – 10
Years 11 – 15	Number of dwellings expected to be provided on site in years 11 – 15
Years 15+	Number of dwellings expected to be provided on site in years 15 plus
Site Available?	Yes / No (see Methodology – Stage 7)
Site Suitable?	Yes / No (see Methodology – Stage 7)
Site Achievable?	Yes / No (see Methodology – Stage 7)
Site Deliverable?	Yes / No (see Methodology – Stage 7)
Site Developable?	Yes/No (see Methodology – Stage 7)
Planning Application Number	Planning application relating to site when relevant
Date Approved	Date of approval for planning application
Date Expires	Date of expiry for planning application
Number Completed	Number of units completed on site (on sites with planning permission)
Number Under Construction	Number of units currently under construction (on sites currently under construction)
Number Not Started	Number of units currently not started (on sites with planning permission)
Planning History	Historical planning application numbers for sites when relevant
Urban / Rural	Is the site in an urban or rural location?
Greenfield / Brownfield / Conversion	Is the site on greenfield or brownfield land or is it a conversion?
Previously Developed Land	Has the site had developed on it in the past?
Site Description / Development proposal	The description of the site in terms of it's layout, size, topography etc.
Owner / Developer	The name of the owner or developer of the site when available
Consultant?	The name of any consultant who is the lead contact for the site when available
Owner / Developer / Consultant Address	The contact details of the owner, developer of consultant related to the site when available
Existing Use	The current use of the site or any buildings which are situated on it
Surrounding Use	The current use of sites and buildings in the immediate surrounding area to the site
Area Character	The overall character of the area – e.g. a local centre or a mixed employment zone
Ownership Constraints	Any known constraints relating to the ownership of the site
Multiple Ownership	Any issues that are known in terms of multiple ownership of the site
Ease of Relocation	Any indication as to how easy it would be for the current use on the site to be relocated elsewhere
Access Problems	Any access problems relating to vehicles gaining entry to and from the site
Level of Developer Interest	The level of developer interest in the site if known
Windfall Site	The site is not allocated for development – this field will be used when reassessing and monitoring completions through the SHLAA
Clearance Site	The site has come forward as a site which has been cleared of previous residential units – this field will be used when reassessing and monitoring completions through the SHLAA
Likelihood of Coming Forward	The likelihood of the site coming forward for development – this can be used to help ascertain if a site is available
Potential Contamination	Any potential contamination risks on the site – the Unitary Development Plan layer on the geographical mapping programme for land gas was used to help determine this
Hazardous Risk	Any hazardous risks associated with developing on the site – the Unitary Development Plan layer on the geographical mapping programme for Hazards was used to help determine this

Site Information Recorded in SHLAA Database	
Negative Impact on Nature Conservation	Any negative impacts on nature conservation that could result from development on the site – the Unitary Development Plan policy layer on the geographical mapping programme were used to help determine this
Negative Impact on Built Heritage	Any negative impacts on built heritage that could result from development on the site – the Unitary Development Plan layer on the geographical mapping programme for listed buildings and conservation areas was used to help determine this
Negative Impact on Ecology	Any negative impacts on ecology that could result from development on the site – the Unitary Development Plan policy layer on the geographical mapping programme were used to help determine this
Negative Impact on Air Quality	Any negative impact on air quality that could result from development on the site – the Air Management layer on the geographical mapping programme was used to help determine this
Flood Risk	If the site were to be developed would this be in an area prone to flood risk – the Greater Manchester Strategic Flood Risk Assessment – Level 1 layer on the geographical mapping programme for flood risk was used to help determine this
Bad Neighbours	Are there any adjacent uses to the site which would be considered unattractive to developers when considering the site, for example heavy industry or motorways
Competing Uses	Are there any uses on the site or in the wider area which would compete with the site being suitable for housing development
Location of Pylons	The location of pylons in or in the direct vicinity of the site
Slopes / Levels	Any slopes or levels on the site which would be a constraint to development
Planning Constraints	Any planning policy designations which restrict the development of the site for residential purposes
Site Visit Comments	Any comments made when site visits were carried out
Any Other Comments	Any further comments made as a result of the desk top evaluation of all sites in the database
Internal Comments	Any internal comments made relating to the site which may not necessarily be published

Appendix 2

CORE REQUIREMENTS OF STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT CHECKLIST

The minimum requirement of the assessment is to provide information for the following core outputs in figure 1 and the process requirements as set out in figure 2. These are set out in the Strategic Housing Land Availability Assessment guidance (July 2007) by the department for Communities and Local Government (CLG).

Figure 1: strategic Housing Land availability Assessment core outputs

CLG Guidance	Rochdale's SHLAA
1. A list of sites, cross referenced to maps showing locations and boundaries of specific sites (showing broad locations, where necessary)	All sites in the SHLAA have been given a unique SHLAA reference code and are cross referenced to digitised maps by grid reference. All sites and broad locations are available in electronic format if requested.
2. Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified sites is realistically expected to be developed	All sites in the SHLAA have been assessed in terms of deliverability and developability by regarding each sites suitability, availability and achievability. This information has then been used to conclude when each site is likely to come forward for development.
3. Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)	The potential quantity of housing each SHLAA site could deliver has been calculated using an average density requirement as set out in the Unitary Development Plan coupled with information from the Urban Potential Study, viability testing work and site specific characteristics and context.
4. Constraints on the delivery of identified sites	Constraints have been identified by desk top and on site surveys which would affect the deliverability of sites identified in the SHLAA. Sites were assessed using a list of possible constraints and further constraints were added that were identified throughout the process.
5. Recommendations on how these constraints could be overcome and when	Where possible recommendations have been made as to how any major constraints affecting the deliverability of site could be overcome.

Figure 2: Strategic Housing Land Availability Assessment process checklist

CLG Guidance	Rochdale's SHLAA
1. The survey and Assessment should involve key stakeholders including house builders, social landlords, local property agents and local communities. Other relevant agencies may include the Housing corporation and English Partnerships (a requirements in areas where they are particularly active)	<p>Key stakeholders were identified at the start of the SHLAA to comment on the draft methodology and on the draft final version of the completed document. Comments are welcomed on the SHLAA at any time and any received will be assessed and dealt with at each annual update.</p> <p>(cont.)</p> <p>The identified key stakeholders and members of the wider Local Development Framework database and members of the general public have been invited to put forward sites for consideration on three separate occasions throughout the writing of the SHLAA as at April 2008 and again for this SHLAA as at April 2009.</p> <p>The list of key stakeholders includes government departments, local authorities, house builders, developers, and housing associations. English Partnerships have also been consulted on the SHLAA.</p> <p>Estate agents and some developers have been involved advising on the local market context.</p>

CLG Guidance	Rochdale's SHLAA
<p>2. The methods, assumptions, judgements and findings should be discussed and agreed upon throughout the process in an open and transparent way, and explained in the Assessment report. The report should include an explanation as to why particular site or areas have been excluded from the Assessment.</p>	<p>A wide ranging consultation was carried out on the methodology at the start of the process in an open and transparent way that was accessible to all. No negative feedback was received during the initial consultation on the methodology or any of the call for sites exercises.</p> <p>The SHLAA as at April 2008 was published in March 2009. Comments received were considered as part of the SHLAA as at April 2009 and a course of action in relation to these was decided upon by the project group. The approach taken for producing this final version of the SHLAA in light of comments received is set out in Section 3 of this document.</p> <p>Information was available upon request throughout the writing of the assessment. Only sites which were submitted as confidential have had their address details excluded from this report.</p> <p>There is a schedule of sites included within this report detailing sites which have been excluded and the reason for this given.</p>

Appendix 3 SITES INCLUDED IN THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Please note densities are either based on a known scheme or 40 dwellings per hectare as assumed.

SITES CURRENTLY UNDER CONSTRUCTION (1)

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
HEYWOOD										
SH 0818	WHITTLE FOLD FARM, WHITTLE LANE, HEYWOOD	HOPWOOD HALL	0.14	7	1	1	0	0	0	G
SH 0837	MIDDLETON ROAD, HEYWOOD	HOPWOOD HALL	7.76	23	181	36	0	0	0	B
SH 1030	58-60 BURY STREET, HEYWOOD	WEST HEYWOOD	0.03	67	2	2	0	0	0	B
SH 1116	LAND OFF PINE STREET, HEYWOOD	NORTH HEYWOOD	0.41	120	49	17	0	0	0	B
SH 1496	LAND AT HEADY HILL ROAD, HEYWOOD	WEST HEYWOOD	0.07	57	4	4	0	0	0	B
SH 1622	FORMER BURNS MILL, MANCHESTER STREET, HEYWOOD	NORTH HEYWOOD	1.01	73	74	17	0	0	0	B
SH 1686	LAND AT WILD STREET (REAR OF 62-72 ASPINALL STREET), HEYWOOD	NORTH HEYWOOD	0.09	89	8	8	0	0	0	B
SH 1688	SITE OF FORMER 90 HILL STREET AND ADJOINING LAND	NORTH HEYWOOD	0.08	50	4	4	0	0	0	B
SH 1689	SITE OF FORMER UNITY MILL, ARGYLE STREET, HEYWOOD	WEST HEYWOOD	4.70	42	197	150	47	0	0	B
SH 1691	VICTORY WORKS, ROSE HILL STREET, HEYWOOD	WEST HEYWOOD	0.96	56	54	9	0	0	0	B
SH 1804	CHAMBER HOUSE FARM, ROCHDALE ROAD EAST, HEYWOOD	NORTH HEYWOOD	0.23	30	7	7	0	0	0	G
			15.48		581	255	47	0	0	

MIDDLETON										
SH 0819	ADJ 5 LORD ST, MIDDLETON	NORTH MIDDLETON	0.02	50	1	1	0	0	0	B
SH 0839	COIS NA TINE FARM, HEYWOOD OLD RD, MIDDLETON	WEST MIDDLETON	0.98	1	1	1	0	0	0	G
SH 0854	BOARSHAW IND ESTATE, BOARSHAW RD, MIDDLETON	NORTH MIDDLETON	1.83	38	70	66	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1053	LAND OFF LORTON CLOSE (site G), LANGLEY, MIDDLETON	WEST MIDDLETON	1.46	34	50	50	0	0	0	B
SH 1145	LAND ADJ 2 HULBERT STREET, MIDDLETON	NORTH MIDDLETON	0.01	100	1	1	0	0	0	B
SH 1177	SITE OF 84 BURNSIDE CRESCENT, MIDDLETON	WEST MIDDLETON	0.05	40	2	1	0	0	0	B
SH 1192	LAND BETWEEN 9 & 21 ASHNESS DRIVE, MIDDLETON	WEST MIDDLETON	0.25	24	6	6	0	0	0	B
SH 1225	LAND OFF SHERBOURNE ROAD, MIDDLETON	HOPWOOD HALL	1.92	38	73	40	0	0	0	B
SH 1518	LAND ADJACENT 114 GRIMSHAW LANE, MIDDLETON	EAST MIDDLETON	0.01	100	1	1	0	0	0	B
SH 1519	19, HIGHBARN ROAD, MIDDLETON	EAST MIDDLETON	0.11	9	1	1	0	0	0	B
SH 1520	SITE F LATRIGG CRESCENT, LANGLEY, MIDDLETON	WEST MIDDLETON	2.08	142	296	150	146	0	0	B
SH 1526	ALKRINGTON MOSS CP SCHOOL, ARDEN AVENUE, MIDDLETON	EAST MIDDLETON	0.81	53	43	43	0	0	0	B
SH 1814	FORMER CAR SUPERMARKET SITE, HEYWOOD OLD ROAD/ MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.82	21	17	17	0	0	0	B
			10.35		562	378	146	0	0	

PENNINES										
SH 0543	ST JAMES'S CHURCH RAMSDEN ROAD, WARDLE	WARDLE AND WEST LITTLEBOROUGH	0.62	8	5	3	0	0	0	B
SH 0831	WHITFIELD FARM, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.19	11	2	2	0	0	0	G
SH 0834	DEAN HEAD FARM, TODMORDEN ROAD, SUMMIT	LITTLEBOROUGH LAKESIDE	0.04	25	1	1	0	0	0	G
SH 0838	BARN 1, SCHOFIELD HALL FARM, LITTLEBORO	LITTLEBOROUGH LAKESIDE	0.06	17	1	1	0	0	0	G
SH 0845	R/O CHURCH ST (OFF VICTORIA STREET), LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.08	38	3	3	0	0	0	B
SH 0848	SUMMIT CHAPEL, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	20	1	1	0	0	0	B
SH 0850	CLEGG HALL FARM, SMITHYBRIDGE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.35	3	1	1	0	0	0	G
SH 0863	147 ROCHDALE ROAD, FIRGROVE, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.01	200	2	2	0	0	0	B
SH 0870	THE OLD PRINT WORKS, CANAL ST, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	100	1	1	0	0	0	B
SH 0885	FMR MILNROW COUNCIL OFFICES, MILNROW	MILNROW AND NEWHEY	0.12	33	4	4	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 0891	67/69, SMITHY BRIDGE RD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	150	3	3	0	0	0	B
SH 0894	STARRING POTTERIES, STARRING LANE, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.12	8	1	1	0	0	0	B
SH 0905	GARAGE PLOT NORTH PARADE MILNROW	MILNROW AND NEWHEY	0.03	33	1	1	0	0	0	B
SH 0952	LOWFIELD MILL BELFIELD LANE ROCHDALE	SMALLBRIDGE AND FIRGROVE	1.60	41	66	12	0	0	0	B
SH 0979	LAND AT ESTHER STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.02	100	2	2	0	0	0	B
SH 1018	OPPOSITE 11 TO 15 NEW STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.06	17	1	1	0	0	0	B
SH 1023	OPP 9 HOLME HOUSE STREETT, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	100	1	1	0	0	0	B
SH 1050	SITE OF DRYDOCK MILL, NEW ROAD, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.12	138	17	17	0	0	0	B
SH 1128	DOBFIELD HSE, BELFIELD MILL, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.11	9	1	1	0	0	0	B
SH 1139	LAND ADJ HAPPY JACKS NURSERY, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.09	22	2	2	0	0	0	B
SH 1246	3 LAKE SIDE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.14	7	1	1	0	0	0	B
SH 1256	17 WELLINGTON STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.04	25	1	1	0	0	0	B
SH 1535	LAND ADJACENT 8 HUDDERSFIELD ROAD, ROCHDALE	MILNROW AND NEWHEY	0.02	100	2	2	0	0	0	B
SH 1536	51-59 TODMORDEN ROAD/ 1-3 DEARDEN STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.10	70	7	5	0	0	0	B
SH 1537	56, HURSTEAD ROAD, ROCHDALE	MILNROW AND NEWHEY	0.03	67	2	1	0	0	0	B
SH 1545	LAND ADJACENT 47 ALDERBANK, WARDLE, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.09	11	1	1	0	0	0	B
SH 1546	BENT HEATH FARM, RIPONDEN ROAD, OLDHAM	MILNROW AND NEWHEY	0.17	6	1	1	0	0	0	G
SH 1553	LAND AT BARKE STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.19	74	14	14	0	0	0	B
SH 1623	LIGHT HAZZLES FARM, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	50	1	1	0	0	0	G
SH 1628	HARLOCK COTTAGE, HIGHER CHELBURN, SUMMIT, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	50	1	1	0	0	0	G
SH 1707	LAND ADJACENT, 5, ALEXANDER DRIVE, MILNROW	SMALLBRIDGE AND FIRGROVE	0.04	25	1	1	0	0	0	B
SH 1723	LAND AT SUDLOW STREET AND DOVER STREET, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.22	27	6	6	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1832	BIRCH HILL HOSPITAL UNION ROAD/ BIRCH ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	11.61	31	361	150	150	61	0	B
SH 1834	LAND ADJACENT TO, 92, BUCKLEY LANE, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.05	40	2	2	0	0	0	G
SH 1836	LAND AT BELFIELD LAWN, MILNROW, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.03	33	1	1	0	0	0	B
SH 1872	LANEBOTTOM, 2, OGDEN LANE, NEWHEY	MILNROW AND NEWHEY	0.07	57	4	4	0	0	0	B
			16.55		522	252	150	61	0	

ROCHDALE										
SH 0812	ADJ "OLD FALINGE",FALINGE FOLD, ROCHDALE	SPOTLAND AND FALINGE	0.05	20	1	1	0	0	0	G
SH 0824	ADJ MOUNT COTTAGE, OFF SHAWCLOUGH ROAD, ROCHDALE	HEALEY	0.04	25	1	1	0	0	0	B
SH 0840	2 FORSYTH ST, NORDEN, ROCHDALE	NORDEN	0.03	67	2	2	0	0	0	B
SH 0841	MARCROFT GATE FARM, MEADOW HD LANE, NORDEN	NORDEN	0.17	6	1	1	0	0	0	G
SH 0842	TOP O'TH'HILL FARM, MEADOW HD LANE, NORDEN	NORDEN	0.08	13	1	1	0	0	0	G
SH 0855	CORNER OF MANC'R RD/TROWS LANE, CASTLETON	CASTLETON	0.04	50	2	2	0	0	0	G
SH 0857	SMALL BARN, ELLIS FOLD FARM, ROCHDALE	NORDEN	0.05	20	1	1	0	0	0	G
SH 0858	MOORGATE WEST, BROAD LANE, BURNEDGE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.10	10	1	1	0	0	0	B
SH 0862	922, MANCHESTER RD, CASTLETON	CASTLETON	0.01	200	2	2	0	0	0	B
SH 0869	LAND ADJACENT TO 41 FISHERFIELD, ROCHDALE	NORDEN	0.06	67	4	4	0	0	0	B
SH 0872	81, RAMSAY STREET, ROCHDALE	CENTRAL ROCHDALE	0.01	100	1	1	0	0	0	B
SH 0876	THE INDUSTRY PUBLIC HOUSE, SLADEN STREET, ROCHDALE	CENTRAL ROCHDALE	0.02	50	1	1	0	0	0	B
SH 0879	CROFT COTTAGE, MEADOW HEAD LANE, NORDEN	NORDEN	0.06	17	1	1	0	0	0	B
SH 0950	LAND OFF DELLAR STREET ROCHDALE	SPOTLAND AND FALINGE	0.33	64	21	18	0	0	0	B
SH 0970	GARSDALE FARM NEWHEY ROCHDALE	MILNROW AND NEWHEY	0.02	100	2	2	0	0	0	G
SH 0982	VEROTAX HOUSE JOHN STREET ROCHDALE	CENTRAL ROCHDALE	0.06	400	24	24	0	0	0	B
SH 0984	HOWARD MILL ST.MARYS GATE ROCHDALE	MILKSTONE AND DEEPLISH	0.03	467	14	14	0	0	0	B
SH 0986	PREMISES OPP 22-28 WELLFIELD STREETT ROCHDALE	BALDERSTONE AND KIRKHOLT	0.04	100	4	4	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1031	16 MEADOWCROFT LA, BAMFORD	BAMFORD	0.14	7	1	1	0	0	0	B
SH 1034	NADEN MILL, BLACKPITS ROAD, ROCHDALE	NORDEN	4.10	20	80	8	0	0	0	B
SH 1044	LAND AT 24 ELLIS FOLD, ROCHDALE	NORDEN	0.03	33	1	1	0	0	0	B
SH 1102	NORDEN CAR SALES, EDENFIELD ROAD, NORDEN	NORDEN	0.13	77	10	5	0	0	0	B
SH 1118	LAND ADJ EGERTON ARMS, ASHWORTH ROAD, ROCH	NORDEN	0.40	5	2	2	0	0	0	G
SH 1130	LAND SOUTH OF 17 HIGHWOOD, ROCHDALE	NORDEN	0.02	50	1	1	0	0	0	B
SH 1137	LAND AT DELL ROAD / SHAWCLOUGH ROAD	HEALEY	1.09	50	54	2	0	0	0	B
SH 1150	ADJ 2 RUFFORD AVENUE & CHELTENHAM STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.03	67	2	2	0	0	0	B
SH 1154	17, BAMFORD WAY, ROCHDALE	BAMFORD	0.06	17	1	1	0	0	0	B
SH 1171	BIRTLE MILLS, ELBUT LANE, BURY	NORDEN	3.98	15	59	59	0	0	0	B
SH 1248	DALE MILL AND LAND OFF SMITH HILL (CHURCHGATE), MILNROW	MILNROW AND NEWHEY	0.79	103	81	63	0	0	0	B
SH 1261	OUTBUILDING AT PLUMPTON FARM, OLDHAM ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.05	20	1	1	0	0	0	G
SH 1268	LAND ADJ 82 QUEENSWAY, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.02	50	1	1	0	0	0	B
SH 1270	LAND AT 259 EDENFIELD ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.18	6	1	1	0	0	0	B
SH 1291	LAND ADJ 7 ABBOTT STREET, ROCHDALE	CASTLETON	0.02	50	1	1	0	0	0	B
SH 1299	CROFT HEAD FARM, WILDHOUSE LANE, ROCHDALE	MILNROW AND NEWHEY	0.20	40	8	8	0	0	0	G
SH 1566	LAND REAR OF 18 BROAD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.06	33	2	2	0	0	0	B
SH 1583	LAND SOUTH OF 116 PARTINGTON STREET, ROCHDALE	CASTLETON	0.06	83	5	4	0	0	0	B
SH 1589	LAND ADJACENT 4 BROOK COTTAGE, NEWBOLD STREET, ROCHDALE	KINGSWAY	0.05	20	1	1	0	0	0	B
SH 1591	LAND AT JUNCTION OF EARL STREET AND MANCHESTER ROAD, ROCHDALE	CASTLETON	0.11	55	6	6	0	0	0	B
SH 1592	SITE OF 4 & 8 NORDEN ROAD, ROCHDALE	BAMFORD	0.38	21	8	8	0	0	0	B
SH 1604	LAND AT 1 WHITE HORSE MEADOWS, BROAD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.35	3	1	1	0	0	0	G
SH 1615	LAND REAR OF 634 - 658 WHITWORTH ROAD, ROCHDALE	HEALEY	0.19	26	5	5	0	0	0	B
SH 1629	19, LINKS VIEW, ROCHDALE	BAMFORD	0.01	100	1	1	0	0	0	G

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1725	LAND OFF WOODBINE STREET AND ELDER STREET, ROCHDALE		0.59	46	27	27	0	0	0	B
SH 1732	SITE OF 6 ROMNEY AVENUE AND LAND TO REAR, OF 9-15 HOGARTH ROAD, 2 - 32, CURZON ROAD, 2-12 ROMNEY AVENUE & 1-23 HILL TOP, DRIVE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.26	23	6	6	0	0	0	B
SH 1734	ATHOL STREET GARAGE SITE, ROCHDALE		0.44	23	10	10	0	0	0	B
SH 1862	LAND TO REAR OF, 4, PERCY STREET, ROCHDALE	KINGSWAY	0.07	29	2	2	0	0	0	B
SH 1868	LAND ADJACENT TO 41INDUSTRY ROAD, ROCHDALE	CENTRAL ROCHDALE	0.02	50	1	1	0	0	0	B
			15.03		463	312	0	0	0	

TOTAL	57.41	2128	1197	343	61	0
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DWELLINGS LEFT TO COME FORWARD ON SITES UNDER CONSTRUCTION	1601
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SITES WITH PLANNING PERMISSION (2)

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
HEYWOOD										
SH 1486	13, HORNBY STREET, HEYWOOD	NORTH HEYWOOD	0.01	100	1	1	0	0	0	B
SH 1487	LAND ADJACENT, 42 ADELAIDE STREET, HEYWOOD	NORTH HEYWOOD	0.01	200	2	0	2	0	0	B
SH 1489	LAND BOUNDED BY PROMENADE STREET/ GORTON STREET, HEYWOOD	NORTH HEYWOOD	0.05	80	4	4	0	0	0	B
SH 1490	LANE END FARM, LANE END, HEYWOOD	HOPWOOD HALL	0.14	14	2	2	0	0	0	G
SH 1491	LAND AT JUNCTION OF MILLER STREET AND JAMES STREET, HEYWOOD	NORTH HEYWOOD	0.04	75	3	3	0	0	0	B
SH 1493	72, MANCHESTER ROAD, HEYWOOD	HOPWOOD HALL	0.05	40	2	2	0	0	0	B
SH 1497	2, RYDER STREET, HEYWOOD	NORTH HEYWOOD	0.01	200	2	2	0	0	0	B
SH 1499	71, LEWIS DRIVE, HEYWOOD	WEST HEYWOOD	0.06	33	2	2	0	0	0	B
SH 1501	LAND OFF GREEN LANE, (FORMER GORT SAND PIT), HEYWOOD	NORTH HEYWOOD	8.19	31	250	0	150	100	0	B
SH 1504	38, BRIDGE STREET, HEYWOOD	NORTH HEYWOOD	0.01	100	1	0	1	0	0	B
SH 1521	THE BARN, 2 WHITTLE FOLD FARM, WHITTLEFOLD LANE, MIDDLETON	HOPWOOD HALL	0.54	2	1	1	0	0	0	G
SH 1633	THE BOSKINS, MOSS HALL ROAD, HEYWOOD	WEST HEYWOOD	0.11	9	1	1	0	0	0	B
SH 1650	14, MANCHESTER ROAD, HEYWOOD	NORTH HEYWOOD	0.01	100	1	1	0	0	0	B
SH 1662	7a, HORNBY STREET, HEYWOOD	NORTH HEYWOOD	0.03	67	2	0	2	0	0	B
SH 1670	JUNCTION OF EARL STREET/BETHEL STREET, HEYWOOD	NORTH HEYWOOD	0.05	340	17	0	17	0	0	B
SH 1680	14A, PEEL STREET, HEYWOOD	NORTH HEYWOOD	0.01	100	1	1	0	0	0	B
SH 1681	47A BRIDGE STREET, HEYWOOD	NORTH HEYWOOD	0.01	200	2	2	0	0	0	B
SH 1682	7, MANCHESTER ROAD, HEYWOOD	NORTH HEYWOOD	0.01	100	1	0	1	0	0	B
SH 1685	LAND ADJACENT 26 HEYS LANE, HEYWOOD	WEST HEYWOOD	0.38	53	20	20	0	0	0	B
SH 1773	SUBSTATION SITE AT JUNCTION OF, PILSWORTH STREET/BROADFIELD STREET / MELTON STREET, HEYWOOD	WEST HEYWOOD	0.05	40	2	0	2	0	0	B
SH 1794	LAND TO REAR OF 62-82 BURY NEW ROAD, HEAP BRIDGE, BURY	WEST HEYWOOD	0.50	18	9	9	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1813	WHITTLE COTTAGE, WHITTLE LANE, HEYWOOD	HOPWOOD HALL	0.13	8	1	1	0	0	0	G
SH 1824	LAND AT, BUCKLEY STREET / ASPINALL STREET, HEYWOOD	NORTH HEYWOOD	0.04	75	3	3	0	0	0	B
SH 1825	LAND ADJACENT TO 4 GASKILL STREET, HEYWOOD	WEST HEYWOOD	0.01	200	2	2	0	0	0	B
SH 1828	65-67 CEDAR AVENUE, HEYWOOD	NORTH HEYWOOD	0.03	67	2	2	0	0	0	B
			10.48		334	59	175	100	0	

MIDDLETON										
SH 1506	SITE OF 14 HOME DRIVE, MIDDLETON	SOUTH MIDDLETON	0.02	100	2	2	0	0	0	B
SH 1509	255 HOLLIN LANE, MIDDLETON	WEST MIDDLETON	0.03	33	1	1	0	0	0	B
SH 1510	147, JUBILEE ROAD, MIDDLETON	NORTH MIDDLETON	0.01	100	1	1	0	0	0	B
SH 1511	40/42 TAYLOR STREET, MIDDLETON	NORTH MIDDLETON	0.02	100	2	2	0	0	0	B
SH 1512	LAND ADJOINING 204 GRIMSHAW LANE, MIDDLETON	EAST MIDDLETON	0.03	167	5	0	5	0	0	B
SH 1513	MARKETING SUITE, HEBERS COURT, WHALLEY ROAD, MIDDLETON	HOPWOOD HALL	0.01	100	1	0	1	0	0	B
SH 1515	LAND TO REAR OF 80-104 MILL FOLD ROAD, MIDDLETON	EAST MIDDLETON	0.15	20	3	3	0	0	0	B
SH 1516	BROOKFIELD HOUSE, 158, HOLLIN LANE, MIDDLETON	HOPWOOD HALL	0.20	15	3	3	0	0	0	B
SH 1517	DANE HOUSE, WILLIAM STREET, MIDDLETON	EAST MIDDLETON	0.16	6	1	1	0	0	0	B
SH 1524	ROYAL SPICE, 68, STANYCLIFFE LANE, MIDDLETON	NORTH MIDDLETON	0.10	50	5	0	5	0	0	B
SH 1528	LAND OFF FIELDING STREET, MIDDLETON	NORTH MIDDLETON	0.80	61	49	49	0	0	0	B
SH 1529	LINKSIDE, SUNNY BROW ROAD, MIDDLETON,	SOUTH MIDDLETON	0.30	37	11	11	0	0	0	B
SH 1643	HOLLIN HOUSING OFFICE, 21-23 NOWELL ROAD, MIDDLETON	HOPWOOD HALL	0.07	43	3	0	3	0	0	B
SH 1644	28 WATERS EDGE, GREENGATE, MIDDLETON	EAST MIDDLETON	0.09	22	2	0	2	0	0	B
SH 1653	18, ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.01	100	1	0	1	0	0	B
SH 1657	14, WAVERLEY ROAD, MANCHESTER	HOPWOOD HALL	0.08	25	2	2	0	0	0	B
SH 1661	LAND AT FIELDING STREET, MIDDLETON	NORTH MIDDLETON	0.04	50	2	2	0	0	0	B
SH 1674	SITE OF SUBSTATION OPPOSITE, 13-17 HIGHER WOOD STREET, MIDDLETON	WEST MIDDLETON	0.05	40	2	2	0	0	0	B

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						0-5	6-10	11-15	15+	
SH 1675	408, OLDHAM ROAD, MIDDLETON	EAST MIDDLETON	0.39	92	36	0	36	0	0	B
SH 1693	ALDERMAN KAY SCHOOL, TINTERN ROAD, MIDDLETON	HOPWOOD HALL	0.77	68	52	0	52	0	0	B
SH 1696	LAND AT 130 GREEN STREET, MIDDLETON	NORTH MIDDLETON	0.02	50	1	1	0	0	0	B
SH 1697	LITTLE NOOK FARM, HEYWOOD OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.38	3	1	1	0	0	0	B
SH 1698	SITE OF 3 & 5 LODGE STREET, MIDDLETON	NORTH MIDDLETON	0.02	100	2	2	0	0	0	B
SH 1729	12, ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.01	200	2	0	2	0	0	B
SH 1778	WARWICK MILL, OLDHAM ROAD, MIDDLETON	EAST MIDDLETON	0.92	160	147	0	147	0	0	B
SH 1781	THE BLACK BULL HOTEL, ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.05	80	4	0	4	0	0	B
SH 1788	14 ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.01	200	2	0	2	0	0	B
SH 1793	KINGS ARMS, HIGHER WOOD STREET, MIDDLETON	WEST MIDDLETON	0.08	75	6	0	6	0	0	B
SH 1808	9 CHISHOLM COURT, MIDDLETON	SOUTH MIDDLETON	0.01	200	2	0	2	0	0	B
SH 1816	1 BROOMFEILD PARK, MIDDLETON	SOUTH MIDDLETON	0.06	50	3	0	3	0	0	G
SH 1819	MOUNT COTTAGE, 41 MOUNT PLEASANT, MIDDLETON	SOUTH MIDDLETON	0.10	10	1	1	0	0	0	B
SH 1849	LAND TO THE REAR OF 64 ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.04	150	6	0	6	0	0	B
SH 1857	FORMER CAR SUPERMARKET SITE, HEYWOOD OLD ROAD/ MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	4.16	21	87	87	0	0	0	B
SH 1869	LAND AT GABLE DRIVE, MIDDLETON	WEST MIDDLETON	0.17	35	6	6	0	0	0	B
			9.36		454	177	277	0	0	

PENNINES										
SH 1492	2, SHORE ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.03	33	1	1	0	0	0	B
SH 1530	153, RAMSDEN ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.01	600	6	0	6	0	0	B
SH 1531	LAND OFF NORTH PARADE, ROCHDALE	MILNROW AND NEWHEY	0.06	17	1	1	0	0	0	B
SH 1532	103, HOLLINGWORTH ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	80	4	0	4	0	0	B
SH 1533	18A, BRIDGE STREET, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.03	167	5	0	5	0	0	B

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						0-5	6-10	11-15	15+	
SH 1534	452, HALIFAX ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.01	200	2	2	0	0	0	B
SH 1539	LAND NORTH OF CALLIARD MILL, STUBLEY MILL ROAD, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.07	14	1	1	0	0	0	B
SH 1540	88 NEWHEY ROAD AND, 4, HARDMAN STREET, MILNROW	MILNROW AND NEWHEY	0.01	200	2	2	0	0	0	B
SH 1541	103, FEATHERSTALL ROAD, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.02	50	1	0	1	0	0	B
SH 1542	LAND ADJACENT 15 WHITFIELD CRESCENT, NEWHEY, ROCHDALE	MILNROW AND NEWHEY	0.04	25	1	1	0	0	0	B
SH 1543	HIGHER SHORE FARM, 5-6, HIGHER SHORE ROAD, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.01	100	1	1	0	0	0	G
SH 1544	THE GATE HOUSE. THE LODGE, BROWN LODGE FARM, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	50	1	1	0	0	0	B
SH 1549	THE VICARAGE, DEARDEN STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	40	2	0	2	0	0	B
SH 1550	FORMER AKZO NOBEL SITE, HOLLINGWORTH ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	9.19	18	164	0	150	14	0	B
SH 1551	FORMER NEWHEY EDUCATIONAL INSTITUTE, HUDDERSFIELD ROAD, NEWHEY	MILNROW AND NEWHEY	0.09	133	12	0	12	0	0	B
SH 1552	LAND AT EAST STREET, WARDLE	WARDLE AND WEST LITTLEBOROUGH	0.09	22	2	0	2	0	0	B
SH 1598	CHAPEL HOUSE, SPRING MILL WALK, ROCHDALE,	SMALLBRIDGE AND FIRGROVE	0.14	7	1	1	0	0	0	B
SH 1632	151, RAMSDEN ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.03	67	2	2	0	0	0	B
SH 1636	NEWFIELD HEAD BARN, NEWFIELD HEAD LANE, MILNROW	MILNROW AND NEWHEY	0.12	8	1	1	0	0	0	G
SH 1639	9-11 TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	120	6	0	6	0	0	B
SH 1645	73, SMITHY BRIDGE ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	200	2	2	0	0	0	B
SH 1656	OUTBUILDINGS NORTH OF THE BARN, DEANHEAD, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.17	6	1	1	0	0	0	G
SH 1659	RIVERSIDE CENTRE, MADEN SQUARE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.06	50	3	3	0	0	0	B
SH 1665	LAND AT 59 EGREMONT ROAD, MILNROW	MILNROW AND NEWHEY	0.05	20	1	1	0	0	0	B
SH 1667	WINDY RIDGE, BLACKSTONE EDGE OLD ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.18	6	1	1	0	0	0	B

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						0-5	6-10	11-15	15+	
SH 1679	LAND ADJACENT 452 HALIFAX ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.03	100	3	3	0	0	0	B
SH 1699	LAND AT 112 CHURCH STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.04	50	2	2	0	0	0	B
SH 1700	BIB KNOWL FARM, PEANOCK LANE, LITTLEBOROUGH	MILNROW AND NEWHEY	0.15	7	1	1	0	0	0	G
SH 1701	BIRCHINLEY MANOR, WILD HOUSE LANE, MILNROW	MILNROW AND NEWHEY	0.56	13	7	7	0	0	0	B
SH 1704	83-85 CHURCH STREET AND, 1 & 3 QUEENS ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.03	67	2	0	2	0	0	B
SH 1705	50, CHURCH STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	100	2	0	2	0	0	B
SH 1708	SPORTSMANS REST, 12 TODMORDEN ROAD, SUMMIT, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	50	1	1	0	0	0	B
SH 1709	1, EQUITABLE STREET, ROCHDALE	MILNROW AND NEWHEY	0.04	25	1	0	1	0	0	B
SH 1731	92, NEW ROAD, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.01	100	1	0	1	0	0	B
SH 1785	6 LABURNUM LANE, MILNROW	MILNROW AND NEWHEY	0.03	33	1	1	0	0	0	B
SH 1786	SLACK FARM, HIGHER CALDERBROOK ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.03	33	1	1	0	0	0	B
SH 1789	5 HARE HILL ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	200	2	0	2	0	0	B
SH 1806	LAND ADJACENT TO, 7 LAKESIDE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.12	8	1	1	0	0	0	G
SH 1807	KNOWL FARM, BLACKSTONE EDGE OLD ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.21	5	1	1	0	0	0	G
SH 1812	33 SMITHY BRIDGE ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.02	100	2	2	0	0	0	B
SH 1815	19, COOK STREET, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.03	33	1	0	1	0	0	B
SH 1821	LAND AND BUILDINGS AT JAMES STREET/, HARWOOD STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.13	46	6	6	0	0	0	B
SH 1823	ROUGH FARM, BLACKSTONE EDGE OLD ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.13	8	1	1	0	0	0	G
SH 1830	36, CHURCH STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	200	2	0	2	0	0	B
SH 1831	BARN TO WEST OF MIDDLE BRADLEY, BRADLEY LANE, NEWHEY, ROCHDALE	MILNROW AND NEWHEY	0.06	17	1	1	0	0	0	G
SH 1837	BREARLEY FARM, RAKEWOOD ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	14.36	0	1	1	0	0	0	G
SH 1845	7, LAKE SIDE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.19	5	1	1	0	0	0	B
SH 1846	9-11 LAKE SIDE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.11	9	1	1	0	0	0	B

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	

26.93	266	53	199	14	0
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ROCHDALE										
SH 0881	PLOT X, KINGWAY BUSINESS PARK, ROCHDALE	KINGSWAY	4.38	30	130	0	130	0	0	G
SH 1555	52, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	200	2	0	2	0	0	B
SH 1556	QUEENSWAY NEIGHBOURHOOD CENTRE, WELL'ITH LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	2.34	60	141	31	110	0	0	B
SH 1557	12B, ESKDALE AVENUE, ROCHDALE	CASTLETON	0.01	100	1	1	0	0	0	B
SH 1558	LAND ADJACENT TO 22 COPENHAGEN STREET, ROCHDALE	CENTRAL ROCHDALE	0.06	67	4	4	0	0	0	B
SH 1560	2, MARIGOLD STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.05	40	2	2	0	0	0	B
SH 1561	LAND AT THE HEADLANDS, BENTMEADOWS, ROCHDALE	HEALEY	0.09	11	1	1	0	0	0	G
SH 1562	1 & 2 CLOVER BANK, CLOVER STREET, ROCHDALE	SPOTLAND AND FALINGE	0.03	100	3	3	0	0	0	B
SH 1563	15, ST ALBANS STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	100	1	1	0	0	0	B
SH 1564	LAND ADJACENT TO TESCO EXPRESS, WHITWORTH ROAD, ROCHDALE	HEALEY	0.06	67	4	4	0	0	0	B
SH 1565	THE BARN, FERN HILL LANE, ROCHDALE	SPOTLAND AND FALINGE	0.12	8	1	1	0	0	0	B
SH 1567	734 - 736 MANCHESTER ROAD, ROCHDALE	CASTLETON	0.01	100	1	0	1	0	0	B
SH 1569	69-71, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	400	4	0	4	0	0	B
SH 1570	25, HIGHLANDS ROAD, ROCHDALE	BAMFORD	0.08	13	1	1	0	0	0	B
SH 1571	WOODHOUSE FOLD FARM, WOODHOUSE LANE, ROCHDALE	NORDEN	1.76	1	2	2	0	0	0	B
SH 1574	126, MILKSTONE ROAD ROCHDALE	MILKSTONE AND DEEPLISH	0.06	17	1	0	1	0	0	B
SH 1575	LAND ADJACENT 14 ELDER STREET, ROCHDALE	KINGSWAY	0.13	46	6	6	0	0	0	B
SH 1577	26, FINSBURY STREET, ROCHDALE	BAMFORD	0.01	200	2	0	2	0	0	B
SH 1578	10, SUFFOLK STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	200	2	0	2	0	0	B
SH 1582	LAND ADJACENT 25 MANSFIELD ROAD, ROCHDALE	BAMFORD	0.03	33	1	1	0	0	0	B
SH 1585	78, SHAW ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.05	20	1	1	0	0	0	B
SH 1586	ALBERT HOTEL, 62, SPOTLAND ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.03	67	2	0	2	0	0	B
SH 1593	LAND OFF DALE STREET, ROCHDALE	KINGSWAY	0.07	14	1	1	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1594	2 NIXON STREET, ROCHDALE	CASTLETON	0.01	200	2	0	2	0	0	B
SH 1595	14, CHADWICK HALL ROAD, ROCHDALE	BAMFORD	0.32	9	3	3	0	0	0	B
SH 1599	SPOTLAND BRIDGE, NEW MILL, MELLOR STREET, ROCHDALE	SPOTLAND AND FALINGE	0.83	101	84	0	84	0	0	B
SH 1600	33, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	100	1	0	1	0	0	B
SH 1601	800, EDENFIELD ROAD, ROCHDALE	NORDEN	0.01	100	1	0	1	0	0	B
SH 1603	LAND ADJACENT 83 CROWN STREET, ROCHDALE	KINGSWAY	0.07	43	3	3	0	0	0	B
SH 1605	LAND REAR OF 139-141 HEYWOOD ROAD, ROCHDALE	CASTLETON	0.09	11	1	1	0	0	0	B
SH 1607	LAND AT 20 CRANBOURNE ROAD, ROCHDALE	BAMFORD	0.03	33	1	1	0	0	0	B
SH 1610	SITE OF 26-36 BRUNSWICK STREET & 1-5 BULWER STREET, ROCHDALE	CENTRAL ROCHDALE	0.06	67	4	4	0	0	0	B
SH 1612	FORMER EMMANUEL CHRISTIAN SCHOOL, HORSE CARRS, SHAWCLOUGH ROAD, ROCHDALE	HEALEY	0.73	29	21	0	21	0	0	B
SH 1613	DICKEN GREEN HOTEL, QUEENSWAY, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.15	67	10	0	10	0	0	B
SH 1614	LAND ADJACENT TO, 9, HENRY STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.03	100	3	0	3	0	0	B
SH 1616	LAND REAR OF 574 - 578 OLDHAM ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.06	17	1	1	0	0	0	B
SH 1635	WEST STREET BAPTIST CHURCH, WEST STREET, ROCHDALE	CENTRAL ROCHDALE	0.14	50	7	0	7	0	0	B
SH 1637	LOWER RED LUMB FARM, RED LUMB STREET, ROCHDALE	NORDEN	0.02	50	1	1	0	0	0	G
SH 1640	THE WOOLPACK, 233 ROOLEY MOOR ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.04	25	1	1	0	0	0	B
SH 1641	13 & 15 BELLSHILL CRESCENT, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.03	67	2	2	0	0	0	B
SH 1642	4, ROOLEY MOOR ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.01	100	1	1	0	0	0	B
SH 1646	1, PROSPECT TERRACE, ROCHDALE	NORDEN	0.03	67	2	2	0	0	0	B
SH 1647	658, WHITWORTH ROAD, ROCHDALE	HEALEY	0.02	100	2	2	0	0	0	B
SH 1651	69-71 WHITWORTH ROAD, ROCHDALE	CENTRAL ROCHDALE	0.01	200	2	0	2	0	0	B
SH 1654	PINEAPPLE INN, 67, WHITEHALL STREET, ROCHDALE	CENTRAL ROCHDALE	0.02	50	1	0	1	0	0	B
SH 1660	LAND FRONTING BROADHALGH ROAD AND REAR OF 586 BURY ROAD, ROCHDALE	BAMFORD	0.03	33	1	0	1	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1663	STABLE HILLS, CHADWICK HALL ROAD, ROCHDALE	BAMFORD	0.58	2	1	1	0	0	0	B
SH 1672	388, MANCHESTER ROAD, ROCHDALE	BAMFORD	0.08	100	8	0	8	0	0	B
SH 1676	THE COTTAGE , GELDER CLOUGH, ASHWORTH ROAD, ROCHDALE	NORDEN	0.01	100	1	1	0	0	0	B
SH 1710	131B, SPOTLAND ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.02	100	2	2	0	0	0	B
SH 1711	201, SPOTLAND ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.03	133	4	0	4	0	0	B
SH 1712	246 OLDHAM ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.01	100	1	1	0	0	0	B
SH 1713	256, BURY ROAD, ROCHDALE	BAMFORD	0.01	100	1	1	0	0	0	B
SH 1715	806-810 MANCHESTER ROAD, ROCHDALE	CASTLETON	0.03	267	8	0	8	0	0	B
SH 1716	BEAUMONDS, BURY ROAD, ROCHDALE	BAMFORD	0.51	20	10	0	10	0	0	B
SH 1717	CONSERVATIVE CLUB, NEWCHURCH STREET, ROCHDALE	CASTLETON	0.02	300	6	6	0	0	0	B
SH 1720	JOWKIN VIEW, FURBARN ROAD, ROCHDALE	BAMFORD	0.14	7	1	1	0	0	0	B
SH 1721	LAND ADJACENT 10 BACK DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.02	100	2	2	0	0	0	B
SH 1722	LAND AT BRIDGEFOLD ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.70	34	24	24	0	0	0	B
SH 1724	LAND OFF MELROSE STREET, ROCHDALE	BAMFORD	0.14	29	4	4	0	0	0	B
SH 1726	MEADOW HEAD FARM, MEADOW HEAD LANE, ROCHDALE	NORDEN	0.10	10	1	1	0	0	0	G
SH 1727	GREENGATE HILL FARM, ASHWORTH ROAD, NORDEN	NORDEN	0.05	40	2	2	0	0	0	G
SH 1733	51, TWEEDAILE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	100	1	0	1	0	0	B
SH 1739	BURNEDGE MILL, BROAD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.24	38	9	9	0	0	0	B
SH 1771	LAND AT VINE PLACE, ROCHDALE	MILKSTONE AND DEEPLISH	0.04	50	2	2	0	0	0	B
SH 1772	15 BAMFORD WAY, ROCHDALE	BAMFORD	0.08	13	1	0	1	0	0	G
SH 1774	LAND ADJACENT TO, 52 ALBION STREET, ROCHDALE	CASTLETON	0.03	33	1	0	1	0	0	B
SH 1775	LAND AT GREENBOOTH ROAD, ROCHDALE	NORDEN	5.31	30	159	0	159	0	0	B
SH 1776	MOORGATE EAST FARM, BROAD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.03	33	1	1	0	0	0	G
SH 1777	NIXON STREET, ROCHDALE	CASTLETON	5.86	43	250	0	150	100	0	B
SH 1779	201 SHAW ROAD, ROCHDALE	BALDERSTONE AND	0.12	50	6	4	2	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
		KIRKHOLT								
SH 1780	33-41, MACLURE ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.05	300	15	0	15	0	0	B
SH 1782	416 OLDHAM ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.04	25	1	0	1	0	0	B
SH 1784	LAND AT JOWKIN VIEW, FURBARN ROAD, ROCHDALE	BAMFORD	0.16	6	1	1	0	0	0	G
SH 1787	43 BAGSLATE MOOR ROAD, ROCHDALE	NORDEN	0.06	17	1	1	0	0	0	G
SH 1790	MOUNT COTTAGE, SHAWCLOUGH ROAD, ROCHDALE	HEALEY	0.19	11	2	2	0	0	0	B
SH 1791	NORTON GRANGE HOTEL, MANCHESTER ROAD, ROCHDALE	CASTLETON	0.49	29	14	14	0	0	0	B
SH 1792	LAND AT JUNCTION OF KING STREET SOUTH AND FREEHOLD STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.05	40	2	2	0	0	0	B
SH 1795	LAND AT JUNCTION OF WHALLEY ROAD AND BAILDON ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.03	33	1	0	1	0	0	B
SH 1796	SITE OF DISUSED GARAGES, CLOVER STREET, ROCHDALE	SPOTLAND AND FALINGE	0.03	133	4	4	0	0	0	B
SH 1798	ALEXANDER DREW, MELLOR STREET, ROCHDALE	SPOTLAND AND FALINGE	1.98	45	90	90	0	0	0	B
SH 1799	1566-1570 EDENFIELD ROAD, ROCHDALE	NORDEN	0.06	33	2	2	0	0	0	B
SH 1800	7 NORFORD WAY, ROCHDALE	BAMFORD	0.11	9	1	1	0	0	0	G
SH 1801	BUERSIL HEAD BARN, THORNHAM NEW ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.16	13	2	2	0	0	0	G
SH 1802	GELDER CLOUGH FARM, ASHWORTH ROAD	NORDEN	0.06	17	1	1	0	0	0	G
SH 1803	687 BURY ROAD, ROCHDALE	BAMFORD	0.39	41	16	6	10	0	0	G
SH 1805	BARNS AT MEADOWHEAD FARM, MEADOWHEAD LANE, ROCHDALE	NORDEN	0.13	8	1	1	0	0	0	G
SH 1809	857 EDENFIELD ROAD, ROCHDALE	NORDEN	0.01	100	1	1	0	0	0	B
SH 1811	SITE OF FORMER SUNBANK, SHAWCLOUGH ROAD, ROCHDALE	HEALEY	0.40	35	14	14	0	0	0	B
SH 1817	914 MANCHESTER ROAD, ROCHDALE	CASTLETON	0.01	200	2	0	2	0	0	B
SH 1818	LAND TO CORNER OF, GRAFTON STREET & WALTHLANDS ROAD, ROCHDALE	KINGSWAY	0.15	40	6	6	0	0	0	B
SH 1820	LAND BOUNDED BY KITCHEN STREET, RAMSAY STREET AND THE REAR PROPERTIES FACING SOUTH COURT, ROCHDALE	CENTRAL ROCHDALE	0.31	39	12	12	0	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1822	LAND AND FORMER WORKSHOP, BATH STREET, ROCHDALE	CENTRAL ROCHDALE	0.01	200	2	2	0	0	0	B
SH 1826	LAND AT CUMBERLAND ROAD AND CURZON ROAD,, KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.79	38	30	30	0	0	0	B
SH 1827	LOWER CLOUGH, CARR WOOD, ASHWORTH, ROCHDALE	NORDEN	0.01	100	1	1	0	0	0	G
SH 1829	WEST STREET BAPTIST CHURCH, BUCKLEY STREET, ROCHDALE	CENTRAL ROCHDALE	0.10	10	1	1	0	0	0	B
SH 1835	ROSE HILL BUNGALOW, ASHMOUNT DRIVE, ROCHDALE	HEALEY	0.07	14	1	1	0	0	0	B
SH 1838	WOLSTENHOLME HALL FARM, EDENFIELD ROAD, ROCHDALE	NORDEN	0.02	50	1	1	0	0	0	G
SH 1839	RAINSHORE MILL, OVER TOWN LANE, ROCHDALE	NORDEN	6.89	8	55	55	0	0	0	B
SH 1840	206-208 DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.33	52	17	17	0	0	0	B
SH 1841	118-120 HARE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.06	50	3	0	3	0	0	B
SH 1842	FOX INN, 237 MILNROW ROAD, ROCHDALE	KINGSWAY	0.05	40	2	0	2	0	0	B
SH 1843	MEDACCOUNT HOUSE, 156 MANCHESTER ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.02	50	1	1	0	0	0	B
SH 1847	100 SHAW ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.07	14	1	1	0	0	0	B
SH 1848	LAND ADJACENT TO, 61 CLAY LANE, ROCHDALE	BAMFORD	0.09	11	1	1	0	0	0	G
SH 1850	1 BEAUMONDS WAY, ROCHDALE	BAMFORD	0.09	11	1	1	0	0	0	B
SH 1851	10 ETON CLOSE, ROCHDALE	BAMFORD	0.09	11	1	1	0	0	0	B
SH 1853	LAND OPPOSITE, 20-30 ASHBOURNE STREET, NORDEN, ROCHDALE	NORDEN	0.06	100	6	6	0	0	0	B
SH 1854	LAND AT REGENT STREET/ JERMYN STREET, ROCHDALE	CENTRAL	0.27	48	13	13	0	0	0	B
SH 1858	FORMER WHIPP AND BOURNE SITE, MANCHESTER ROAD, CASTLETON, ROCHDALE	CASTLETON	3.92	39	154	0	150	4	0	B
SH 1859	LAND TO CORNER OF, TAYLOR STREET & RUGBY ROAD, ROCHDALE	CENTRAL ROCHDALE	2.19	4	8	0	8	0	0	G
SH 1860	LAND AT BOUNDARY STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.73	41	30	0	30	0	0	B
SH 1861	LAND ADJACENT TO, 39, Newbold Street, ROCHDALE	KINGSWAY	0.07	43	3	3	0	0	0	B
SH 1863	LAND AT MILNROW ROAD/CHURCH ROAD, NEWBOLD, ROCHDALE	KINGSWAY	0.32	47	15	15	0	0	0	B

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						0-5	6-10	11-15	15+	
SH 1864	96, MILNROW ROAD, ROCHDALE	KINGSWAY	0.01	200	2	0	2	0	0	B
SH 1865	1, LOWER TWEEDALE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.03	167	5	0	5	0	0	B
SH 1866	TOAD LEACH FARM, HEALEY, ROCHDALE	HEALEY	0.03	33	1	1	0	0	0	G
SH 1867	66, NORTON ROAD, ROCHDALE	HEALEY	0.02	50	1	1	0	0	0	B
SH 1870	252, WHITWORTH ROAD, ROCHDALE	HEALEY	0.04	50	2	0	2	0	0	B
SH 1871	PLOT S, KINGSWAY BUSINESS PARK, ROCHDALE	KINGSWAY	6.12	27	167	150	17	0	0	G
			53.70		1689	606	979	104	0	
TOTAL			100.47		2743	895	1630	218	0	

OTHER SITES IDENTIFIED FOR HOUSING (3)

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
HEYWOOD										
SH 0548	LAND AT WEST CHURCH ST / BRUNSWICK STREET, HEYWOOD	NORTH HEYWOOD	0.13	35	5	0	0	5	0	B
SH 0584	MILL SOUTH OF WILLOW STREET, HEYWOOD	NORTH HEYWOOD	0.40	40	16	0	0	16	0	B
SH 0591	DARNHILL SCHOOL SITE (HALF), SUNDERLAND ROAD, HEYWOOD	WEST HEYWOOD	0.52	40	21	0	21	0	0	B
SH 0613	ROPE WORKS, BRUNSWICK STREET, HEYWOOD	NORTH HEYWOOD	0.92	41	38	0	38	0	0	B
SH 0616	LAND AT HIND HILL STREET, HEYWOOD	NORTH HEYWOOD	1.34	40	54	0	54	0	0	B
SH 0677	MUTUAL MILLS, MUTUAL STREET, HEYWOOD	NORTH HEYWOOD	4.18	57	240	0	0	150	90	B
SH 0678	LAND AT JUNCTION OF SEFTON STREET & GREEN LANE, HOPWOOD, HEYWOOD	NORTH HEYWOOD	4.67	6	30	0	30	0	0	B
SH 0710	BUILDING AT KIRKSTALL AVENUE / CLAY BANK STREET, HEYWOOD	NORTH HEYWOOD	0.1	40	4	0	4	0	0	B
SH 0716	FORMER MOSS FIELD PRIMARY SCHOOL CANTEEN, WEST STARKEY STREET, HEYWOOD	NORTH HEYWOOD	0.14	40	6	0	6	0	0	B
SH 0732	ALBERT JAGGER LTD, WESLEY STREET, HEYWOOD	NORTH HEYWOOD	0.31	39	12	12	0	0	0	B
SH 0769	LAND BETWEEN SMETHURST STREET / GEORGE STREET, HEYWOOD	NORTH HEYWOOD	1.09	40	44	22	22	0	0	B
SH 0770	BOOTS WAREHOUSE, MARY STREET, HEYWOOD	NORTH HEYWOOD	1.1	40	44	44	0	0	0	B
SH 0772	MOSS FIELD PRIMARY SCHOOL, WEST STARKEY STREET, HEYWOOD	NORTH HEYWOOD	1.19	39	47	47	0	0	0	B
SH 0911	BAMFORD SQUASH, BAMFORD ROAD, HEYWOOD	NORTH HEYWOOD	1.24	56	70	0	70	0	0	B
SH 0990	1 STOKE HOUSE QUEENS PARK ROAD HEYWOOD	NORTH HEYWOOD	0.01	200	2	0	2	0	0	B
SH 0998	76 KING STREET, HEYWOOD	NORTH HEYWOOD	0.01	200	2	0	2	0	0	B
SH 1101	SITE OF 88-92 YORK STREET, HEYWOOD	NORTH HEYWOOD	0.12	117	14	0	14	0	0	B
SH 1135	LAND AT BUXTON STREET, HEYWOOD	NORTH HEYWOOD	0.15	60	9	0	9	0	0	B
SH 1143	30 COBDEN STREET, HEYWOOD	NORTH HEYWOOD	0.02	50	1	0	1	0	0	B
SH 1153	LAND ADJ 68 GEORGE STREET, HEYWOOD	NORTH HEYWOOD	0.15	67	10	0	10	0	0	B

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						0-5	6-10	11-15	15+	
SH 1156	MANCHESTER ST / HARDFIELD STREET, HEYWOOD	NORTH HEYWOOD	0.27	67	18	0	18	0	0	B
SH 1188	BOO HOLE FARM, BURY NEW ROAD, HEYWOOD	WEST HEYWOOD	0.40	13	5	0	5	0	0	G
SH 1236	22-26 BRIDGE STREET, HEYWOOD	NORTH HEYWOOD	0.06	100	6	0	6	0	0	B
SH 1252	SITE OF 124 MANCHESTER ROAD, HEYWOOD	HOPWOOD HALL	0.23	61	14	0	14	0	0	B
SH 1380	LAND AT MISSION STREET / FOX STREET, HEYWOOD	NORTH HEYWOOD	0.07	40	3	0	3	0	0	B
SH 1387	LAND AT JUNCTION OF ARGYLE ST AND BIRNAM GROVE, HEYWOOD	WEST HEYWOOD	0.33	40	13	0	13	0	0	B
SH 1397	LAND ON THE CORNER OF ASH STREET AND PEEL LANE, HEYWOOD	NORTH HEYWOOD	0.37	38	14	14	0	0	0	B
SH 1398	LAND AT JUNCTION OF CLAY BANK STREET, CEDAR AVENUE AND KIRKSTALL AVENUE, HEYWOOD	NORTH HEYWOOD	0.58	40	23	23	0	0	0	B
SH 1478	SITES OFF LONGRIDGE DRIVE, HEADY HILL, HEYWOOD	WEST HEYWOOD	0.57	40	23	0	23	0	0	B
SH 1690	SITE OF ODDFELLOWS ARMS PH, 78 PEEL LANE, HEYWOOD	NORTH HEYWOOD	0.33	39	13	13	0	0	0	B
SH 1749	ANGEL MEADOW PHASE 3, HEYWOOD	NORTH HEYWOOD	0.43	40	17	0	0	17	0	B
SH 1750	LAND TO SOUTH OF CLAY BANK STREET, HEYWOOD	NORTH HEYWOOD	0.31	39	12	12	0	0	0	B
SH 1754	WASTE DISPOSAL SITE, PEEL LANE, HEYWOOD	NORTH HEYWOOD	0.51	39	20	20	0	0	0	B
SH 1755	ANGEL MEADOW PHASE 2, HEYWOOD	NORTH HEYWOOD	0.33	40	13	0	13	0	0	B
SH 1756	ANGEL MEADOW PHASE 1, HEYWOOD	NORTH HEYWOOD	0.84	40	34	34	0	0	0	B
SH 1757	GEORGE STREET EAST, HEYWOOD	NORTH HEYWOOD	0.23	39	9	9	0	0	0	B
SH 1762	OLD BOAR'S HEAD, 46 BURY NEW ROAD, HEYWOOD	WEST HEYWOOD	0.14	40	6	0	6	0	0	B
SH 1763	BRIDGE INN, 60 BURY NEW ROAD, HEYWOOD	WEST HEYWOOD	0.09	40	4	0	4	0	0	B
SH 1764	WORKS BOUNDED BY MANCHESTER STREET AND SCHOFIELD STREET, HEYWOOD	NORTH HEYWOOD	0.67	40	27	0	27	0	0	B
SH 1765	WORKS ON HALL ST, HEYWOOD	NORTH HEYWOOD	0.89	40	36	0	0	36	0	B

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1766	WORKS ON ASPINALL STREET, HEYWOOD	NORTH HEYWOOD	0.38	40	15	0	0	15	0	B
SH 1873	HEYWOOD COMMUNITY SCHOOL, SUTHERLAND ROAD, HEYWOOD	WEST HEYWOOD	3.25	40	130	0	130	0	0	B
			29.07		1124	250	545	239	90	

MIDDLETON										
SH 0555	VACANT BLDGS ON CORNER LONG STREET / DURNFORD STREET / LEVER STREET, MIDDLETON	WEST MIDDLETON	0.11	40	4	0	4	0	0	B
SH 0635	FORMER CARDINALS HUT PUB, WOOD STREET, MIDDLETON	WEST MIDDLETON	0.53	40	21	0	0	21	0	B
SH 0666	LAND OFF GLEN GROVE / WADE STREET, MIDDLETON JUNCTION, MIDDLETON	EAST MIDDLETON	1.05	40	41	0	41	0	0	B
SH 0720	FORMER CLUB, MARTINDALE CRESCENT, MIDDLETON	WEST MIDDLETON	0.16	40	6	0	6	0	0	B
SH 0745	SITE AT CORNER OF SPRING VALE / HANSON STREET, MIDDLETON	NORTH MIDDLETON	0.38	40	15	0	0	0	15	B
SH 0799	HEBERS BOOSTER STATION, HOLLINS LANE, MIDDLETON	HOPWOOD HALL	0.03	40	1	0	1	0	0	B
SH 0802	SAXON ST / GRIMSHAW LANE, MIDDLETON	EAST MIDDLETON	1.50	31	46	0	46	0	0	B
SH 0888	LAND ADJ TO 37 GILMOUR STREET, MIDDLETON	NORTH MIDDLETON	0.01	200	2	0	2	0	0	B
SH 0991	THE ACRES WENTWORTH CLOSE MIDDLETON	SOUTH MIDDLETON	0.05	160	8	0	8	0	0	B
SH 1051	FALCON ROAD AND MOSEDALE ROAD, SITE C, LANGLEY	WEST MIDDLETON	2.16	34	74	0	24	50	0	B
SH 1052	LAND OFF STAINTON DRIVE, SITE D, LANGLEY	WEST MIDDLETON	1.33	33	44	0	44	0	0	B
SH 1100	ADJ 33 TINTERN ROAD, MIDDLETON	HOPWOOD HALL	0.34	29	10	0	10	0	0	B
SH 1103	28-32, ROCHDALE ROAD, MIDDLETON	NORTH MIDDLETON	0.01	600	6	0	6	0	0	B
SH 1123	248-250, OLDHAM ROAD, MIDDLETON	NORTH MIDDLETON	0.02	50	1	0	1	0	0	B
SH 1129	CANDEM HSE, MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.11	182	20	0	20	0	0	B
SH 1146	LAND JUNC WOOD ST / FACTORY STREET, MIDDLETON	SOUTH MIDDLETON	0.07	314	22	0	22	0	0	B
SH 1147	LAND ADJ 22 ALKRINGTON HALL ROAD SOUTH, MIDDLETON	SOUTH MIDDLETON	0.03	33	1	0	1	0	0	B

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						0-5	6-10	11-15	15+	
SH 1196	LAND BETWEEN MILLBECK ROAD / BOWNESS ROAD, MIDDLETON	WEST MIDDLETON	1.76	28	50	0	50	0	0	B
SH 1200	142, GRIMSHAW LANE, MIDDLETON	EAST MIDDLETON	0.04	25	1	0	1	0	0	B
SH 1218	PROVIDENCE UNITED REFORMED CHURCH, MARKET PLACE	NORTH MIDDLETON	0.20	80	16	0	16	0	0	B
SH 1226	SITE OF NEW JERUSALEM CHURCH, MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.09	89	8	0	8	0	0	B
SH 1233	DALE HOUSE, HILTON FOLD LANE, MIDDLETON	NORTH MIDDLETON	0.94	45	42	0	42	0	0	B
SH 1244	613 MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.02	250	5	0	5	0	0	B
SH 1253	SITE OF KEB PACKAGING, MILLS HILL ROAD, MIDDLETON	EAST MIDDLETON	0.47	81	38	0	38	0	0	B
SH 1368	LODGE MILL, TOWNLEY STREET, MIDDLETON	NORTH MIDDLETON	0.25	40	10	0	0	10	0	B
SH 1469	LAND AT BOOTHROYDEN ROAD AND FACTORY BROW, MIDDLETON	SOUTH MIDDLETON	1.68	40	67	0	67	0	0	B
SH 1625	VITA FOAM, DON STREET, MIDDLETON	NORTH MIDDLETON	1.20	40	48	0	48	0	0	B
SH 1768	WORKS ON BAYTREE LANE, MIDDLETON	EAST MIDDLETON	1.65	40	66	0	0	66	0	B
SH 1769	MIDDLETON SHEET METAL, MIDDLETON	NORTH MIDDLETON	0.47	40	19	0	0	19	0	B
SH 1770	WORKS ON WESTERN EDGE OF GRIMSHAW LANE INDUSTRIAL ESTATE, MIDDLETON	EAST MIDDLETON	1.23	40	49	0	0	49	0	B
			17.89		741	0	511	215	15	

PENNINES										
SH 0542	ALEXANDER HOUSE, SHORE ROAD / CALDERBROOK ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.06	67	4	0	4	0	0	B
SH 0551	FORMER COUNCIL DEPOT, OFF SCHOFIELD STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.33	40	13	0	13	0	0	B
SH 0559	MECHPLANT, OFF SCHOFIELD STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.43	40	17	0	17	0	0	B
SH 0569	LAND OFF DURN STREET, DURN, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.58	40	23	0	23	0	0	B
SH 0581	LAND OFF HALIFAX ROAD, DURN, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.77	56	43	0	43	0	0	B
SH 0594	EALEES AREA OF OPPORTUNITY, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	1.24	16	20	0	20	0	0	B
SH 0600	PHOENIX MILL, PHOENIX STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.27	89	24	0	24	0	0	B

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SH 0606	WARDLE MILL, KNOWL SYKE STREET, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.95	30	29	0	0	29	0	B
SH 0620	DALE MILL / ARKWRIGHT MILL, ROCHDALE	SMALLBRIDGE AND FIRGROVE	1.82	41	74	74	0	0	0	B
SH 0622	REMAINDER OF TWO BRIDGES ROAD AREA OF OPPORTUNITY, SHAW ROAD, ROCHDALE	MILNROW AND NEWHEY	3.28	15	50	0	50	0	0	B
SH 0781	WORKS OFF CALDERBROOK ROAD, SUMMITT	LITTLEBOROUGH LAKESIDE	1.84	40	74	0	0	74	0	B
SH 0803	HARE HILL ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.75	40	30	0	30	0	0	B
SH 0807	LAND AT DYEHOUSE LANE, SMALLBRIDGE	WARDLE AND WEST LITTLEBOROUGH	8.06	19	150	0	0	150	0	B
SH 0827	DENE WORKS, EDGAR STREET, SMALLBRIDGE	SMALLBRIDGE AND FIRGROVE	0.23	91	21	0	21	0	0	B
SH 0856	LAND AT PEEL STREET, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	100	5	0	5	0	0	B
SH 0873	STUBLEY OLD HALL, FEATHERSTALL ROAD, LBORO	WARDLE AND WEST LITTLEBOROUGH	0.55	2	1	0	1	0	0	B
SH 0956	JUNC CHURCH STREET & STUBLEY MILL ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.05	120	6	0	6	0	0	B
SH 0971	WICKENHALL MILL SMITHY GREEN OGDEN	MILNROW AND NEWHEY	0.40	23	9	0	9	0	0	B
SH 1002	9-11 OAK STREET LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.01	100	1	0	1	0	0	B
SH 1008	61 ROCHDALE ROAD MILNROW ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.01	100	1	0	1	0	0	B
SH 1020	14-16 CHARLES STREET LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.10	120	12	0	12	0	0	B
SH 1022	ADJ MIDDLE STARRING, STARRING LANE, L'BORO	WARDLE AND WEST LITTLEBOROUGH	0.11	9	1	0	1	0	0	B
SH 1054	LAND AT HARWOOD STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.38	29	11	0	11	0	0	B
SH 1089	WHEATSHEAF HOTEL, HAUGH FOLD, NEWHEY	MILNROW AND NEWHEY	0.05	140	7	0	7	0	0	B
SH 1170	CLEGG HALL MILL, CLEGG HALL ROAD, LITTLEBO	LITTLEBOROUGH LAKESIDE	0.14	157	22	0	22	0	0	B
SH 1195	MOORCROFT, PARK ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.09	22	2	0	2	0	0	B
SH 1227	SITE OF MGA WATERSPORTS, 634 HALIFAX ROAD, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	0.14	143	20	0	20	0	0	B
SH 1303	SITE OF THE OLD WOOLPACK & ADJOINING LAND, 242 HALIFAX ROAD, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.14	93	13	0	13	0	0	B
SH 1323	SITE OF CORAL MILL, SHAW ROAD, NEWHEY	MILNROW AND NEWHEY	1.30	67	87	0	87	0	0	B
			24.13		770	74	443	253	0	

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ROCHDALE										
SH 0483	SITE OF 53-61 TWEEDALE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.04	25	1	0	1	0	0	B
SH 0487	BUILDING ATTACHED TO BRIMROD HOUSE, BRIMROD LANE, ROCHDALE	BAMFORD	0.07	29	2	0	2	0	0	B
SH 0531	LAND OFF 34 PERCY STREET, ROCHDALE	KINGSWAY	0.09	33	3	0	3	0	0	B
SH 0557	VACANT PETROL STATION, BURY ROAD, ROCHDALE	BAMFORD	0.14	57	8	0	8	0	0	B
SH 0571	LAND BETW CROOK STREET / HUGH STREET, ROCHDALE	CENTRAL ROCHDALE	0.25	42	11	0	0	11	0	B
SH 0572	LAND AT ANN STREET / MILK STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.23	50	12	0	0	12	0	B
SH 0588	INNES SCHOOL, INGS LANE, ROCHDALE	SPOTLAND AND FALINGE	0.93	40	37	0	37	0	0	B
SH 0596	IVERSONS BLDG, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.04	300	12	0	0	12	0	B
SH 0597	HIGH BIRCH SCHOOL, BOLTON ROAD, ROCHDALE	BAMFORD	0.61	40	24	0	24	0	0	B
SH 0598	QUARRY MILL, WHITWORTH ROAD, ROCHDALE	HEALEY	0.43	51	22	0	0	22	0	B
SH 0602	OBSERVER GROUP BUILDING, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.19	132	25	0	0	25	0	B
SH 0612	GARAGE OFF WATER STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.15	40	6	0	0	6	0	B
SH 0615	LAND OFF ELIZABETHAN WAY, MILNROW, ROCHDALE	MILNROW AND NEWHEY	0.78	51	40	0	0	40	0	B
SH 0625	HILL TOP PRIMARY SCHOOL, KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	2.67	40	107	0	107	0	0	B
SH 0633	TBA, ROOLEY MOOR ROAD, ROCHDALE	HEALEY	14.26	40	568	0	150	150	268	B
SH 0641	LAND AT WORCESTER STREET, STONEYFIELD, ROCHDALE	MILKSTONE AND DEEPLISH	0.38	40	15	0	15	0	0	B
SH 0660	SITE OF PROCESS PLASTICS, NORWICH STREET, ROCHDALE	MILKSTONE AND DEEPLISH	1.67	40	67	67	0	0	0	B
SH 0665	HEALEY HALL MILLS, DELL ROAD, ROCHDALE	HEALEY	1.33	40	53	0	53	0	0	B
SH 0681	DICKEN GREEN MILL, GREENFIELD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	1.40	40	56	0	56	0	0	B
SH 0684	LAND OFF CHEETHAM STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.03	400	12	0	0	12	0	B
SH 0687	18 REGENT STREET, ROCHDALE	CENTRAL ROCHDALE	0.01	400	4	0	0	4	0	B
SH 0703	20 CHURCH ROAD, ROCHDALE	KINGSWAY	0.12	67	8	0	0	8	0	B
SH 0709	VACANT PUB AND CAR PARK, HANDLEY STREET / SPOTLAND ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.10	40	4	0	0	4	0	B
SH 0713	LAND AT NORREYS STREET / KITCHEN STREET, ROCHDALE	CENTRAL ROCHDALE	0.13	40	5	0	0	5	0	B

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						0-5	6-10	11-15	15+	
SH 0822	LAND AT "BEAUMONDS", BURY ROAD, ROCHDALE	BAMFORD	0.51	20	10	0	10	0	0	B
SH 0833	124-126 RAMSAY STREET, ROCHDALE	CENTRAL ROCHDALE	0.01	200	2	0	2	0	0	B
SH 0893	FORMER OAKENROD SCHOOL AND LAND AT BRIDGEFIELD STREET, ROCHDALE	BAMFORD	1.58	41	65	0	65	0	0	B
SH 0899	LAND AT MOSS TERRACE / BILBERRY STREET, ROCHDALE	KINGSWAY	0.06	83	5	0	5	0	0	B
SH 0902	NORDEN FIRE STATION EDENFIELD ROAD, ROCHDALE	NORDEN	0.07	71	5	0	5	0	0	B
SH 0904	38 CHURCH STILE, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	100	1	0	1	0	0	B
SH 0993	ADJACENT TO 8 SOUTH STREET ROCHDALE	CENTRAL ROCHDALE	0.01	100	1	0	1	0	0	B
SH 0996	LAUREL GR, ROCH VALLEY WAY ROCHDALE	BAMFORD	0.10	80	8	0	8	0	0	B
SH 1001	JUNC THOMAS STREET / YORKSHIRE STREET, ROCHDALE	CENTRAL ROCHDALE	0.03	67	2	0	2	0	0	B
SH 1003	44 CLEMENT ROYDS STREET, ROCHDALE	SPOTLAND AND FALINGE	0.01	100	1	0	1	0	0	B
SH 1005	583A OLDHAM ROAD, ROCHDALE	KINGSWAY	0.01	100	1	0	1	0	0	B
SH 1011	89 ROOLEY MOOR ROAD, ROCHDALE	SPOTLAND AND FALINGE	0.02	50	1	0	1	0	0	B
SH 1016	DUNSTERVILLE MANCHESTER ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.17	88	15	0	15	0	0	B
SH 1019	EXETER ST / DURHAM ST, ROCHDALE	MILKSTONE AND DEEPLISH	0.07	114	8	8	0	0	0	B
SH 1062	R/O DICKEN GREEN PUBLIC HOUSE, OFF QUEENSWAY, ROCH	BALDERSTONE AND KIRKHOLT	0.15	33	5	0	5	0	0	B
SH 1070	20, HEYWOOD ROAD, ROCHDALE,	CASTLETON	0.01	100	1	0	1	0	0	B
SH 1076	73, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.01	200	2	0	2	0	0	B
SH 1094	GREAVE MOUNT, HUDSON WALK, ROCHDALE	SPOTLAND AND FALINGE	0.41	34	14	0	14	0	0	B
SH 1125	FMR REDCROSS MILL, REDCROSS STREET, ROCHDALE	CENTRAL ROCHDALE	0.39	74	29	0	29	0	0	B
SH 1141	S/O FMR CHAPEL, 23 & 27 HOLMES STREET, ROCHDALE	SPOTLAND AND FALINGE	0.05	160	8	0	8	0	0	B
SH 1159	23 & 25, DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.02	400	8	0	8	0	0	B
SH 1191	HOWARTH PASTURE, POT HOUSE LANE, WARDLE	HEALEY	0.20	5	1	0	1	0	0	B
SH 1197	LAND AT 76 GREENVALE, ROCHDALE	BAMFORD	0.07	14	1	0	1	0	0	B
SH 1198	150 - 154, BELFIELD ROAD, ROCHDALE	KINGSWAY	0.03	100	3	0	3	0	0	B
SH 1210	LAND ADJ 1 SHEARING AVENUE, ROCHDALE	NORDEN	0.04	25	1	0	1	0	0	B
SH 1223	33-41 MACLURE ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.05	300	15	0	15	0	0	B

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SH 1242	LAND BOUNDED BY KITCHEN STREET, RAMSAY STREET & THE REAR OF PROPERTIES FACING SOUTH COURT, ROCHDALE	CENTRAL ROCHDALE	0.31	39	12	12	0	0	0	B
SH 1262	687 BURY ROAD, ROCHDALE	BAMFORD	0.39	41	16	0	16	0	0	B
SH 1265	280 ENTWISTLE ROAD, ROCHDALE	CENTRAL ROCHDALE	0.05	100	5	0	5	0	0	B
SH 1278	LAND AT ENTWISTLE ROAD, ROCHDALE	CENTRAL ROCHDALE	0.18	67	12	0	12	0	0	B
SH 1287	LAND AT BOUNDARY STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.73	41	30	0	30	0	0	B
SH 1293	DEXINE WORKS, SPOTLAND ROAD, ROCHDALE	SPOTLAND AND FALINGE	1.63	61	100	0	100	0	0	B
SH 1408	DEAN STREET (HOUSING ELEMENT OF COMMUNITY HUB), BELFIELD ROAD, ROCHDALE	CENTRAL ROCHDALE	1.74	40	70	70	0	0	0	B
SH 1464	NILE STREET AREA, ROCHDALE	CENTRAL ROCHDALE	2.00	40	80	0	80	0	0	B
SH 1467	GOWERS STREET, ROCHDALE	CENTRAL ROCHDALE	1.30	40	52	0	52	0	0	B
SH 1473	LAND AT NEWCHURCH STREET, ROCHDALE	CASTLETON	2.50	40	100	0	100	0	0	B
SH 1475	CLAY LANE, WATER TREATMENT WORKS, ROCHDALE	BAMFORD	1.47	40	63	0	63	0	0	B
SH 1476	SITE OF BALDERSTONE SCHOOL BUILDINGS, QUEEN VICTORIA STREET, ROCHDALE	BALDERSTONE AND KIRKHOLT	3.53	40	141	0	141	0	0	B
SH 1477	VACANT GARAGE COURT, BETWEEN 395 AND 421 EDENFIELD ROAD, ROCHDALE	NORDEN	0.22	64	14	0	14	0	0	B
SH 1479	HUNGARIAN SOCIAL CLUB, CORNER OF MOSS STREET / MILNROW ROAD, ROCHDALE	KINGSWAY	0.16	40	6	0	6	0	0	B
SH 1624	FORMER WOOLWORTHS DEPOT, ROYLE BARN ROAD, CASTLETON	CASTLETON	5.50	40	220	0	150	70	0	B
SH 1744	BELFIELD ROAD, ROCHDALE	KINGSWAY	0.09	100	9	0	9	0	0	B
SH 1745	LAND BETWEEN LINCOLN ST AND HARE ST, ROCHDALE	MILKSTONE AND DEEPLISH	1.78	40	71	0	71	0	0	B
SH 1746	HARTLEY LANE (FORMER SCHOOL SITE), KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	1.10	40	44	44	0	0	0	B
SH 1747	CUMBERLAND RD AND CURZON RD, KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.78	38	30	30	0	0	0	B
SH 1748	QUEENS DRIVE GATEWAY (INCLUDING SITE OF TEMPORARY HEALTH CENTRE), KIRKHOLT	BALDERSTONE AND KIRKHOLT	2.45	35	86	0	86	0	0	B
SH 1752	CENTRAL KIRKHOLT (THE STRAND), KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.6	45	27	0	27	0	0	B
SH 1753	RANELEY ROAD SITES, KIRKHOLT, ROCHDALE	BALDERSTONE AND KIRKHOLT	1.6	35	56	0	56	0	0	B

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SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1759	MILL BUILDINGS BOUNDED BY BRIDGEFIELD STREET AND MELLOR ST, ROCHDALE	BAMFORD	0.96	40	38	0	0	38	0	B
SH 1760	WORKS BOUNDED BY MELLOR STREET AND HOLMES STREET, ROCHDALE	SPOTLAND AND FALINGE	1.61	40	64	0	0	64	0	B
			62.67		2657	231	1679	483	268	
TOTAL			133.76		5296	555	3178	1190	373	

EMPLOYMENT SITES OUTSIDE EMPLOYMENT ZONES (4)

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	

HEYWOOD										
SH 1411	SPRING MILL, MOOR STREET, HEYWOOD	WEST HEYWOOD	1.34	40	54	0	0	0	54	B
SH 1419	PARK MILL, RIVER STREET, HEYWOOD	NORTH HEYWOOD	0.75	40	30	0	0	30	0	B
SH 1422	USHER WALKER LTD, SEYMOUR STREET, HEYWOOD	HOPWOOD HALL	0.63	40	25	0	0	25	0	B
SH 1427	BROADFIELD INDUSTRIAL ESTATE, SEYMOUR STREET, HEYWOOD	HOPWOOD HALL	0.50	40	20	0	0	20	0	B
SH 1434	MILL OFF BUCKLEY STREET, HEYWOOD	NORTH HEYWOOD	0.28	40	11	0	0	11	0	B
SH 1435	BROOKBANK WORKS, GREEN LANE, HEYWOOD	NORTH HEYWOOD	0.43	40	17	0	0	17	0	B
			3.93		157	0	0	103	54	

MIDDLETON										
SH 0590	CHURCH ST INDUSTRIAL ESTATE, REAR OF ROCHDALE RD, MIDDLETON	NORTH MIDDLETON	0.36	50	18	0	0	18	0	B
SH 0618	PHOENIX WORKS & ADJACENT STORAGE YARD, BOARSHAW RD, MIDDLETON	NORTH MIDDLETON	1.42	40	57	0	0	57	0	B
SH 1424	WEST CROFT INDUSTRIAL ESTATE, MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	0.55	40	22	0	0	0	22	B
SH 1430	BUILDING OFF MORTON STREET, MIDDLETON	NORTH MIDDLETON	0.43	40	17	0	0	0	17	B
SH 1432	CLOUGH ROAD WORKS, MIDDLETON	NORTH MIDDLETON	0.39	40	16	0	0	16	0	B
			3.15		130	0	0	91	39	

PENNINES										
SH 0782	ROOK NOOK (GREENVALE) MILL, PUNCHBOWL BRIDGE, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	2.06	58	120	0	0	0	120	B
SH 1331	HOLLINGWORTH MILL, SMITHY BRIDGE ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	1.24	40	50	0	0	0	50	B
SH 1410	FOXCROFT STREET WORKS, FOXCROFT STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	1.43	36	51	0	0	51	0	B

Rochdale Borough Council – Strategic Housing Land Availability Assessment as at 1st April 2011

SHLAA CODE	LOCATION	WARD	AREA (HA)	DENSITY	CAPACITY	YEARS				GREENFIELD / BROWNFIELD
						0-5	6-10	11-15	15+	
SH 1421	SLADEN WOOD MILL, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.64	40	26	0	0	0	26	B
SH 1423	PARAGON INDUSTRIAL ESTATE, SMITHY BRIDGE ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.58	40	23	0	0	0	23	B
SH 1428	EALEES MILL, EALEES ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.48	40	19	0	0	19	0	B
SH 1470	GREENDALE MILL, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	1.28	40	51	0	0	0	51	B
			7.71		340	0	0	70	270	

ROCHDALE										
SH 0603	SKIP HIRE & SCRAP YARD, RUGBY RD, ROCHDALE	CENTRAL ROCHDALE	0.59	42	24	0	0	24	0	B
SH 0773	OXFORD NEW MILL, BENTLEY STREET, ROCHDALE	HEALEY	1.28	40	51	0	0	51	0	B
SH 0775	ASHBROOK HEY, ASHBROOK HEY LANE, SMALLBRIDGE, ROCHDALE	WARDLE AND WEST LITTLEBOROUGH	1.42	40	56	0	0	0	56	B
SH 1409	SHAWCLOUGH TRADING ESTATE, SHAWCLOUGH ROAD, ROCHDALE	HEALEY	2.00	40	80	0	0	0	80	B
SH 1413	H YEARSLEY LTD, ALBERT ROYDS STREET, ROCHDALE	SMALLBRIDGE AND FIRGROVE	1.25	40	50	0	0	50	0	B
SH 1417	WORKS, DELL ROAD, ROCHDALE	HEALEY	0.97	40	39	0	0	0	39	B
SH 1425	BUTTERWORTH HALL WORKS, CHARLES LANE, ROCHDALE	MILNROW AND NEWHEY	0.81	40	32	0	0	32	0	B
SH 1426	SUDDEN MILL, MANCHESTER ROAD, ROCHDALE	BAMFORD	0.52	40	21	0	0	21	0	B
SH 1431	HEALEY MILL, WHITWORTH ROAD, ROCHDALE	HEALEY	0.41	40	16	0	0	16	0	B
SH 1443	MEADOWCROFT MILL, BURY ROAD, ROCHDALE	BAMFORD	0.58	40	23	0	0	0	23	B
			9.83		392	0	0	194	198	

TOTAL	24.62
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1019	0	0	458	561
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DISCOUNTED SITES (5)

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
HEYWOOD					
SH 0577	BIRTLE VIEW SCHOOL, PEEL ST, HEYWOOD	NORTH HEYWOOD	0.21	8	NOW HAS PERMISSION FOR PCT
SH 0589	SITE OF MILL RESERVOIR, MUTUAL ST, HEYWOOD	NORTH HEYWOOD	0.29	10	GREENFIELD SITE WITH ACCESS TO QUEEN'S PARK
SH 0640	FORMER LODGES, HEAP BROW, HEAP BRIDGE, HEYWOOD	WEST HEYWOOD	0.43	17	PERMISSION FOR OFFICE DEVELOPMENT
SH 0658	LAND TO NW OF SEFTON ST, HEYWOOD	NORTH HEYWOOD	0.75	30	UNDERUSED SITE IN MIXED EMPLOYMENT ZONE BUT SURROUNDED BY EMPLOYMENT USES
SH 0688	BRICK HOUSE PUB, PILSWORTH ROAD/BRIDGE STREET, HEYWOOD	NORTH HEYWOOD	0.11	5	PUB MAY BE DEVELOPABLE, LIMITED VIABILITY GIVEN NEED TO RETAIN ADJACENT LANDSCAPED AREA
SH 0715	CLARKE STREET WORKS, HEYWOOD	NORTH HEYWOOD	0.16	5	SMALL INDUSTRIAL SITE SURROUNDED BY EXISTING COMMERCIAL USES
SH 0735	HIND HILL CENTRE, PINE STREET, HEYWOOD	NORTH HEYWOOD	0.29	11	BEING DEVELOPED FOR NEW TOWNSHIP OFFICE
SH 0741	ALBERT MILLS, GREEN LANE, HEYWOOD	NORTH HEYWOOD	0.33	13	MODERN EMPLOYMENT USE IN AN MIXED EMPLOYMENT ZONE
SH 0742	LAND BETWEEN ASPINALL STREET/MILLER STREET, HEYWOOD	NORTH HEYWOOD	0.34	13	IN USE AS COMMUNITY CENTRE
SH 0751	LAND OFF SMYRNA STREET, HEYWOOD	NORTH HEYWOOD	0.46	18	FORMER GROUNDS - HERITAGE VALUE
SH 0754	MILLERSBROOK MILL, ADELAIDE STREET, HEYWOOD	NORTH HEYWOOD	0.5	20	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0764	LAND AT PARK STREET, HEYWOOD	NORTH HEYWOOD	0.74	29	ISOLATED SITE IN MIXED EMPLOYMENT ZONE
SH 1352	SIMPSON CLOUGH MILL, ASHWORTH ROAD, HEYWOOD	NORDEN	0.56	22	GREEN BELT - CURRENTLY IN EMPLOYMENT USE
SH 1381	LAND AT LONGFORD STREET/QUEEN STREET, HEYWOOD	NORTH HEYWOOD	0.08	3	IN USE AS NURSERY
SH 1383	LAND AT JUNCTION OF SUTHERLAND ROAD AND GREENOCK DRIVE, HEYWOOD	WEST HEYWOOD	0.42	17	SITE HAS INFORMAL OPEN SPACE VALUE
SH 1384	LAND ADJ TO 11 GREENOCK DRIVE, HEYWOOD	WEST HEYWOOD	0.17	7	ATTRACTIVE GREEN LINK, LIMITED OPPORTUNITY FOR RESIDENTIAL
SH 1385	LAND WITHIN LEWIS DRIVE, HEYWOOD	WEST HEYWOOD	0.27	11	WELL MAINTAINED, DIFFICULT TO DEVELOP GIVEN SIZE
SH 1386	LAND AT THE END OF AYR GROVE, HEYWOOD	WEST HEYWOOD	0.05	2	SMALL OPEN SPACE SITE, INNAPPROPRIATE FOR HOUSING
SH 1396	LAND ADJ TO 52 PEEL LANE AND OPPOSITE 143 PEEL LANE, HEYWOOD	NORTH HEYWOOD	0.05	2	LANDSCAPED AREA IN BACK O' TH' MOSS WITH LIMITED POTENTIAL

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 1399	FORMER ALLOTMENTS TO THE REAR OF 31-51 PEEL LANE, HEYWOOD	NORTH HEYWOOD	0.54	22	CURRENTLY IN USE AS ALLOTMENTS
SH 1406	PLAYING FIELD OFF PEEL LANE	NORTH HEYWOOD	0.12	5	CURRENTLY IN USE AS PLAYGROUND
SH 1438	HOOLEY BRIDGE INDUSTRIAL ESTATE, BAMFORD ROAD, HEYWOOD	NORTH HEYWOOD	1.20	48	GREEN BELT - CURRENTLY IN EMPLOYMENT USE
SH 1441	TACK LEA WORKS, BURY AND ROCHDALE OLD ROAD, HEYWOOD	NORDEN	0.66	26	GREEN BELT - PROPOSALS PUT FORWARD FOR OLDER PERSONS' NURSING HOME
SH 1449	LAND OFF PLEASANT STREET, HOOLEY BRIDGE, HEYWOOD	NORTH HEYWOOD	2.73	109	UNDEVELOPED GREEN BELT
SH 1618	SIDDALL MOOR FARM, HARESHILL ROAD, HEYWOOD	HOPWOOD HALL	15.56	622	GREENFIELD
SH 0672	CRIMBLE MILL, CRIMBLE LANE, HEYWOOD	NORTH HEYWOOD	1.99	79	FLOOD RISK ISSUE
SH 1500	LAND AT 462 ROCHDALE OLD ROAD, BURY	NORTH HEYWOOD	0.03	2	MAJORITY OF SITE OUTSIDE BOROUGH BOUNDARY
			29.04	1156	

MIDDLETON					
SH 0659	CAR PARK AT REX MILL, DON STREET, MILLS HILL, MIDDLETON	EAST MIDDLETON	0.77	30	CURRENTLY UNSUITABLE FOR RESIDENTIAL DEVELOPMENT
SH 0721	COUNCIL OFFICES CAR PARK, OFF LEVER STREET, MIDDLETON	NORTH MIDDLETON	0.16	6	SMALL WELL USED CAR PARK
SH 0748	ALLOTMENTS OFF SUNK LANE, MIDDLETON	NORTH MIDDLETON	0.44	17	FULLY IN USE AS ALLOTMENTS - FLOOD RISK ISSUE
SH 0762	LAND TO THE REAR OF 77 AND 79, SPRING VALE, MIDDLETON	NORTH MIDDLETON	0.7	28	DIFFICULT TO ACCESS AND ADJACENT TO POTENTIAL BAD NEIGHBOUR EMPLOYMENT USE IN MEZ
SH 0768	INDUSTRIAL ESTATE, CORNER KEMP STREET/ MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	1.07	42	PROPOSED RETAIL DEVELOPMENT
SH 0786	VACANT DEPOT, CORNER TOWNLEY STREET/OLDHAM ROAD, MIDDLETON	EAST MIDDLETON	2.58	103	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0808	CONFIDENTIAL SITE 1 (HOPWOOD HALL COLLEGE, MIDDLETON CAMPUS, MIDDLETON)	HOPWOOD HALL	1.2	48	GREEN BELT
SH 1388	LAND BOUNDED BY FURNESS ROAD, SHERBOURNE ROAD, PERSHORE ROAD AND WHALLEY ROAD, MIDDLETON	HOPWOOD HALL	1.03	41	DIFFICULT TO ACCESS, STEEP, POTENTIALLY UNDEVELOPABLE
SH 1414	PARKFIELD HOUSE, MANCHESTER OLD ROAD, MIDDLETON	SOUTH MIDDLETON	1.19	48	CURRENT OFFICE USE. VERY WELL USED. GOOD TRANSPORT LINKS. ONLY HOUSING ON ONE SIDE.
SH 1418	JW LEES AND CO BREWERS LTD, GRIMSHAW LANE, MIDDLETON	EAST MIDDLETON	0.97	39	ATTRACTIVE SITE WITH HERITAGE VALUE. GOOD EMPLOYMENT LOCATION.

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 1448	LAND ADJ 800-820 ROCHDALE ROAD, SLATTOCKS, MIDDLETON	CASTLETON	0.07	3	GREEN BELT
SH 1456	LAND WEST OF BOARDMAN LANE, EAST OF HEYWOOD OLD ROAD, RHODES	SOUTH MIDDLETON	14.53	581	PROTECTED OPEN LAND WITH LANDSCAPE VALUE (INCLUDING SITE OF BIOLOGICAL IMPORTANCE) THAT FORMS PART OF WIDER GREENSPACE CORRIDOR
SH 1457	LAND WEST OF BOARDMAN LANE, RHODES	SOUTH MIDDLETON	1.87	75	PROTECTED OPEN LAND WITH LANDSCAPE VALUE (INCLUDING SITE OF BIOLOGICAL IMPORTANCE) THAT FORMS PART OF WIDER GREENSPACE CORRIDOR
SH 1458	LAND SOUTH OF ELLIS LANE, RHODES	WEST MIDDLETON	2.67	107	PROTECTED OPEN LAND WITH LANDSCAPE VALUE THAT FORMS PART OF WIDER GREENSPACE CORRIDOR
SH 1459	LAND NORTH OF WEST GREEN. RHODES	SOUTH MIDDLETON	2.07	83	PROTECTED OPEN LAND WITH LANDSCAPE VALUE (INCLUDING SITE OF BIOLOGICAL IMPORTANCE) THAT FORMS PART OF WIDER GREENSPACE CORRIDOR
SH 1482	LAND NORTH OF LANGLEY LANE, MIDDLETON	WEST MIDDLETON	13.96	280	PROTECTED OPEN LAND
SH 1483	LAND EAST OF HOLLIN LANE, MIDDLETON	HOPWOOD HALL	11.9	238	PROTECTED OPEN LAND
SH 1485	ROBERT MCBRIDE LTD, MIDDLETON WAY, MIDDLETON	SOUTH MIDDLETON	4.54	182	LARGE EMPLOYER, MODERN PREMISES, GOOD LOCATION FOR EMPLOYMENT
SH 0790	MILL BUILDINGS, OFF MANCHESTER OLD ROAD, ROCHDALE	SOUTH MIDDLETON	6.2	248	NOW DEVELOPED AS RHODES BUSINESS PARK PRIMARY EMPLOYMENT ZONE
SH 1758	BIRCH MILL BUSINESS CENTRE, HEYWOOD OLD ROAD, HEYWOOD	WEST MIDDLETON	0.88	35	GREEN BELT
			68.81	2233	

PENNINES					
SH 0500	LAND AT CENTRE VALE, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.13	5	USED AS DAY NURSERY
SH 0610	NEW LADYHOUSE MILL, OFF STONE ST, MILNROW	MILNROW AND NEWHEY	0.84	37	FLOOD RISK ISSUE
SH 0669	LAND BEHIND 140-170, WHITELEES RD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	1.28	51	EMPLOYMENT USE IN PRIMARY EMPLOYMENT ZONE
SH 0683	CAR PARK, HOLROYD MACHINE TOOLS, HARBOUR LANE NORTH, MILNROW	SMALLBRIDGE AND FIRGROVE	0.16	6	SMALL SITE - WELL USED CAR PARK
SH 0718	LAND AT DALE STREET/EDMUND STREET, MILNROW	MILNROW AND NEWHEY	0.15	6	SMALL SITE, CURRENTLY IN USE
SH 0766	CENTRE VALE, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.8	32	NEW EMPLOYMENT DEVELOPMENT
SH 0783	GNG FOAM, TODMORDEN ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	2.19	87	IN CENTRE OF MIXED EMPLOYMENT ZONE

Rochdale Borough Council – Strategic Housing Land Availability Assessment as at 1st April 2011

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 0800	PYTHON MILL BORE HOLE, REAR 120 CHURCH ST, NR ALBERT ST, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.06	2	SMALL, ISOLATED SITE WITHIN MIXED EMPLOYMENT ZONE
SH 1369	OGDEN MILL, OGDEN ROAD, NEWHEY	MILNROW AND NEWHEY	3.30	132	GREEN BELT - CURRENTLY IN EMPLOYMENT USE
SH 1389	LAND OFF BUCKLEY VIEW	SMALLBRIDGE AND FIRGROVE	0.63	25	GREEN BELT SITE WITH RECREATIONAL VALUE
SH 1393	LAND BETWEEN ASHBROOK HEY LANE AND WARDLE ROAD,	WARDLE AND WEST LITTLEBOROUGH	1.69	68	VERY STEEP VALLEY UNLIKELY TO BE DEVELOPABLE FOR HOUSING
SH 1400	LAND AT END OF BROOK HEY CLOSE,	SMALLBRIDGE AND FIRGROVE	0.25	10	WELL MAINTAINED OPEN SPACE WITHIN DENSE RESIDENTIAL AREA WITH LITTLE EXISTING OPEN SPACE
SH 1408	RAKEWOOD MILL, RAKEWOOD ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	2.16	12	GREEN BELT - PART OF SITE IN EMPLOYMENT USE
SH 1415	WILLIAM STREET WORKS, WILLIAM STREET, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	1.10	44	IN EMPLOYMENT USE, MAJORITY OF SITE IN FLOOD ZONE 3
SH 1439	SLADEN MILL, HALIFAX ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	1.14	46	GREEN BELT - CURRENTLY IN EMPLOYMENT USE
SH 1450	LAND BEHIND 92-94 CALDERBROOK ROAD, LITTLEBOROUGH	LITTLEBOROUGH LAKESIDE	0.11	4	UNDEVELOPED SITE IN GREEN BELT
SH 1452	WILDHOUSE LANE, MILNROW	MILNROW AND NEWHEY	12.49	500	UNDEVELOPED GREEN BELT
SH 1453	CONFIDENTIAL SITE 2 (LAND OFF STUBLEY LANE, LITTLEBOROUGH)	WARDLE AND WEST LITTLEBOROUGH	0.59	4	MOSTLY GREENFIELD SITE OUTSIDE THE URBAN AREA
SH 1460	LAND OFF NEW ROAD (LAVINS), STUBLEY, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.55	22	WOODED GREENFIELD SITE
SH 1461	LAND OFF NEW ROAD (OPPOSITE TOP OF HARWOOD STREET), LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	0.20	8	NARROW GREENFIELD SITE
SH 1462	LAND TO EAST OF NEW STREET, STUBLEY, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	7.21	288	PROTECTED OPEN LAND
SH 1621	LAND BETWEEN STARRING ROAD AND STARRING LANE, LITTLEBOROUGH	WARDLE AND WEST LITTLEBOROUGH	1.06	42	GREENFIELD SITE ON EDGE OF DEFINED URBAN AREA
			38.10	1431	

ROCHDALE					
SH 0462	GROUNDS OF THRUM HALL, THRUM HALL LANE, ROCHDALE	HEALEY	0.95	38	ATTRACTIVE GROUNDS AROUND A LISTED BUILDING
SH 0463	LAND AT GLENAVON DRIVE, (TO REAR OF 10-16 HEALD DRIVE), SHAWCLOUGH, ROCHDALE	HEALEY	0.31	1	VACANT GREENFIELD, TOPOGRAPHICAL CONSTRAINTS - PREVIOUS PERMISSION FOR RESIDENTIAL
SH 0475	STONEY HEYS FARM, SYKE, ROCHDALE	HEALEY	0.06	2	ISOLATED GREEN BELT
SH 0477	172-174 DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.03	1	USED AS LEARNING CENTRE

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SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 0533	VACANT BLDG OFF TOAD LA, ROCHDALE	CENTRAL ROCHDALE	0.05	2	SMALL SITE SURROUNDED BY RETAIL AND COMMERCIAL USES
SH 0545	LAND OFF WATERHOUSE ST/SCHOOL ST, ROCHDALE	CENTRAL ROCHDALE	0.08	3	SMALL SITE SURROUNDED BY COMMERCIAL USES
SH 0546	LAND CORNER OF HENRY ST/ANN ST, ROCHDALE	MILKSTONE AND DEEPLISH	0.07	3	NOW IN USE AS KICK PITCH
SH 0549	LAND CORNER OF ANN ST/DOWLING ST, ROCHDALE	MILKSTONE AND DEEPLISH	0.17	6	TO BE USED AS CAR PARK FOR NEW PCT BUILDING
SH 0554	CRAWFORD ARMS, CRAWFORD ST, ROCHDALE	KINGSWAY	0.17	6	SMALL SITE, IN USE AS PUBLIC HOUSE
SH 0574	LAND AT EAFIELD ROAD ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.42	17	GREENFIELD SITE ADJACENT TO PROTECTED OPEN LAND AND WIDER ROCH VALLEY
SH 0576	RYDINGS SCHOOL, WARDLE RD, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.42	17	RE-OPENED AS SPECIAL SCHOOL
SH 0608	RIVERSIDE SITE, SMITH ST/RIVER ST/WATER ST, ROCHDALE	MILKSTONE AND DEEPLISH	2.23	89	POSSIBILITY FOR RESIDENTIAL DEVELOPMENT AS PART OF TOWN CENTRE SCHEME HAS DIMINISHED
SH 0614	WORKS OFF CANAL ST, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.42	16	POSSIBLE HEALTH CENTRE SITE
SH 0637	LAND OFF BUCKLEY RD, ROCHDALE	HEALEY	0.26	10	EMPLOYMENT ALLOCATION WITHIN PRIMARY EMPLOYMENT ZONE
SH 0638	FORMER CARCRAFT PREMISES, LILEY STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.28	11	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0646	VACANT BUILDINGS, BUCKLEY BROOK STREET, BUCKLEY, ROCHDALE	HEALEY	0.44	17	EMPLOYMENT ALLOCATION WITHIN PRIMARY EMPLOYMENT ZONE
SH 0649	VACANT LAND OFF BUCKLEY RD, BUCKLEY RD, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.48	19	VACANT SITE IN PRIMARY EMPLOYMENT ZONE, FLOOD RISK
SH 0651	LAND OFF A627M, GORRELS WAY, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.52	20	UNSUITABLE FOR RESIDENTIAL DEVELOPMENT
SH 0674	TIMBER YARD, MILNROW RD, ROCHDALE	MILKSTONE AND DEEPLISH	2.08	83	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0679	FORMER ROLLER CITY, WELL I' TH LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.25	0	IN USE WITHIN MIXED EMPLOYMENT ZONE
SH 0689	CORNER OF CATON STREET/ GREAT GEORGE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.05	8	NOT SUITABLE FOR HOUSING AT THIS STAGE DUE TO SURROUNDING USES
SH 0690	CORNER OF DRAKE STREET/BACK DRAKE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.07	8	NOT SUITABLE FOR HOUSING AT THIS STAGE DUE TO SURROUNDING USES
SH 0694	LAND SIDE OF CLEMENT COURT, ROCHDALE	KINGSWAY	0.07	2	SMALL CONSTRAINED SITE WITHIN DENSE RESIDENTIAL AREA
SH 0701	LAND BETWEEN MILNROW ROAD/TATHAMS STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.08	3	SMALL VACANT SITE WITHIN MIXED EMPLOYMENT ZONE, INNAPPROPRIATE FOR RESIDENTIAL
SH 0711	VACANT LAND, HERITAGE PARK, WALPOLE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.13	5	SMALL VACANT SITE WITHIN MIXED EMPLOYMENT ZONE, INNAPPROPRIATE FOR RESIDENTIAL

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 0717	CORNER WOOD STREET/BACK OF OLDHAM ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.15	6	SMALL BACKLAND CAR PARK WITHIN MIXED EMPLOYMENT ZONE
SH 0722	CANALSIDE INDUSTRIAL ESTATE, WOODBINE STREET, ROCHDALE	KINGSWAY	0.19	7	SITE FORMS LANDSCAPING AROUND EMPLOYMENT USE WITHIN MIXED EMPLOYMENT ZONE
SH 0723	LAND OFF HOLLAND STREET, ROCHDALE	SPOTLAND AND FALINGE	0.19	7	SMALL CONSTRAINED SITE, STEEP SLOPE
SH 0728	CORNER OF DURHAM STREET BRIDGE/OLDHAM ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.23	9	LIKELY TO COME FORWARD FOR EMPLOYMENT
SH 0730	LAND AT THE JUNCTION OF OLDHAM ROAD/CRAWFORD STREET, ROCHDALE	KINGSWAY	0.25	10	IN USE AS LOCK 50 BUSINESS CENTRE
SH 0733	WORKS CORNER OF LINCOLN STREET/DURHAM STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.28	11	LIKELY TO COME FORWARD FOR EMPLOYMENT
SH 0737	CORNER BARON STREET/LIVSEY STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.31	12	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0738	CORNER DRAKE STREET/CASTLEMERE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.22	12	WELL USED CAR PARK
SH 0744	MILL OFF CLEMENTINA STREET, ROCHDALE	CENTRAL ROCHDALE	0.39	15	IN USE AS TIMBER YARD, SURROUNDED BY COMMERCIAL USE
SH 0746	LAND OFF BRIGHT STREET, ROCHDALE	KINGSWAY	0.42	16	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE
SH 0747	BALL BARN FARM, SYKE ROAD, ROCHDALE	HEALEY	0.39	17	TOPOGRAPHICAL ISSUES, DIFFICULT TO ACCESS
SH 0749	SPARROW HILL COMMUNITY SCHOOL ANNEXE, DOWLING STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.46	18	SITE OF PRIMARY CARE TRUST BUILDING
SH 0750	LAND TO SIDE OF 315 ALBERT ROYDS STREET, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.45	18	LOW LEVEL USED FOR GRAZING, PART OF GREENSPACE CORRIDOR
SH 0752	LAND AT FALINGE FOLD, ROCHDALE	HEALEY	0.49	19	WOODED SITE IN GREENSPACE CORRIDOR
SH 0753	VACANT LAND OFF ALBION ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	0.04	20	IN EMPLOYMENT USE, ADJACENT TO COMMERCIAL USES
SH 0757	PUBLIC BATHS, ENTWISLE ROAD, ROCHDALE	CENTRAL ROCHDALE	0.59	24	NOT SURE WOULD BE USED FOR RESIDENTIAL AT THIS STAGE
SH 0759	CARTER BROTHERS, MELLOR STREET, ROCHDALE	SPOTLAND AND FALINGE	1.03	24	RETAIL / OFFICE DEVELOPMENT PROPOSED
SH 0760	LAND OFF RIVERSIDE DRIVE, ROCHDALE	SMALLBRIDGE AND FIRGROVE	0.61	24	EMPLOYMENT USE IN PRIMARY EMPLOYMENT ZONE
SH 0763	TELEPHONE EXCHANGE, QUEEN VICTORIA STREET, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.73	29	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE, FLOOD RISK
SH 0767	SITE OF FORMER CROFT MILL, BELFIELD ROAD, ROCHDALE	CENTRAL ROCHDALE	0.99	39	BEING DEVELOPED BY PRIMARY CARE TRUST
SH 0774	BRIMROD MILLS, NORMAN ROAD, ROCHDALE	MILKSTONE AND DEEPLISH	1.32	52	EMPLOYMENT USE IN MIXED EMPLOYMENT ZONE, FLOOD RISK
SH 0777	SITE OFF GREEN MILL EAGLE TECHNOLOGY PARK, ROCHDALE	BALDERSTONE AND KIRKHOLT	1.47	58	EMPLOYMENT ALLOCATION WITHIN MIXED EMPLOYMENT ZONE, FLOOD RISK

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 0780	LAND ADJACENT TO TIMBMET, CHICHESTER STREET, ROCHDALE	KINGSWAY	1.65	66	DIFFICULT ACCESS - SURROUNDED BY EMPLOYMENT USES INNAPPROPRIATE FOR HOUSING
SH 0788	LAND TO NORTH CHICHESTER STREET, ROCHDALE	CENTRAL ROCHDALE	3.54	141	BEING DEVELOPED AS WASTE SITE
SH 0795	ROOLEY MOOR SR, ROOLEY MOOR RD, ROCHDALE	SPOTLAND AND FALINGE	0.05	2	ISOLATED GREEN BELT
SH 0796	ASHWORTH MOOR WTW, EDENFIELD RD, NORDEN	NORDEN	0.51	20	ISOLATED GREEN BELT
SH 0798	CLAY LANE, FURBURN LA, BAGSLATE MOOR, ROCHDALE	NORDEN	0.18	7	SMALL CONSTRAINED GREENFIELD SITE
SH 0806	LAND TO EAST OF SYKE RD, BUCKLEY, ROCHDALE	HEALEY	68	2720	UNDEVELOPED GREEN BELT
SH 0809	LAND TO SOUTH BENTLEY STREET, ROCHDALE	HEALEY	0.5	20	OPEN SPACE MAY HAVE LONG TERM RECREATIONAL VALUE
SH 1359	WHITWORTH ROAD DEPOT, WHITWORTH ROAD, ROCHDALE	CENTRAL ROCHDALE	0.48	19	IN EMPLOYMENT USE SURROUNDED BY COMMERCIAL USES
SH 1379	36 TAYLOR STREET, ROCHDALE	CENTRAL ROCHDALE	0.1	4	IN USE AS ROCHDALE GIRLS SCHOOL
SH 1382	LAND BOUNDED BY FREE TRADE AND KING STREET SOUTH, ROCHDALE	MILKSTONE AND DEEPLISH	0.20	8	FAIRLY WELL MAINTAINED GREENFIELD SITE, PROVIDING AMENITY VALUE WITHIN DENSE RESIDENTIAL AREA
SH 1391	LAND BETWEEN KINGSWAY AND CANAL, ADJ TO 238 KINGSWAY, ROCHDALE	KINGSWAY	0.41	16	SMALL GREENFIELD SITE, PROVIDES LANDSCAPED ACCESS ONTO CANAL TOWPATH
SH 1392	LAND AT JUNCTION OF BOUNDARY STREET AND MERE LANE	MILKSTONE AND DEEPLISH	0.03	1	GREENFIELD CORNER SITE, POTENTIAL FOR LANDSCAPING IMPROVEMENTS
SH 1395	LAND OFF BRIDGEFOLD ROAD	SPOTLAND AND FALINGE	0.61	24	NARROW, WOODED SLOPE WITH FOOTPATH LINK, LIMITED OPPORTUNITY FOR DEVELOPMENT
SH 1407	BEAL MILLS (SCRAP YARD), UNCOUTH ROAD, ROCHDALE	SMALLBRIDGE AND FIRGROVE	3.72	149	LARGE BUSY SCRAP YARD OUTSIDE DEFINED URBAN AREA
SH 1420	BUNYAN STREET WORKS, BUNYAN STREET, ROCHDALE	CENTRAL ROCHDALE	0.72	29	WELL USED INDUSTRIAL PREMISES ADJACENT TO WIDER COMMERCIAL AREA
SH 1429	WAREHOUSE, LILY STREET, ROCHDALE	MILNROW AND NEWHEY	0.44	18	IN EMPLOYMENT USE, MOST OF SITE IN FLOOD ZONE 3A
SH 1433	WORKS OFF MERE STREET, ROCHDALE	MILKSTONE AND DEEPLISH	0.33	13	NARROW CONSTRAINED SITE ADJACENT TO RAILWAY, NOT CURRENTLY WELL USED BUT LIMITED OPPORTUNITY FOR HOUSING
SH 1436	ROCHDALE PRODUCTION SERVICES, JERMYN STREET, ROCHDALE	CENTRAL ROCHDALE	0.27	11	WELL USED INDUSTRIAL PREMISES ADJACENT TO WIDER COMMERCIAL AREA
SH 1437	FIRGROVE BUSINESS PARK, BELFIELD MILL LANE, ROCHDALE	SMALLBRIDGE AND FIRGROVE	1.23	49	GREEN BELT - CURRENTLY IN EMPLOYMENT USE
SH 1442	DUKE STREET WORKS, DUKE STREET, ROCHDALE	CENTRAL ROCHDALE	1.22	49	WIDE NUMBER OF USES WITHIN WIDER COMMERCIAL AREA

Rochdale Borough Council – Strategic Housing Land Availability Assessment as at 1st April 2011

SHLAA CODE	LOCATION	WARD	AREA (HA)	POTENTIAL CAPACITY	REASON FOR DISCOUNTING
SH 1444	GRANGE WORKS, TROWS LANE, ROCHDALE	CASTLETON	0.51	20	IN CURRENT EMPLOYMENT USE AND WITHIN PROTECTED OPEN LAND
SH 1447	LAND TO WEST OF NORDEN ROAD, BAMFORD, ROCHDALE	NORDEN	4.99	200	UNDEVELOPED GREEN BELT
SH 1454	CONFIDENTIAL SITE 3 (TRAFALGAR CENTRE, BELFIELD ROAD, ROCHDALE)	KINGSWAY	2.26	90	IN EMPLOYMENT USE, ENTIRE SITE IN FLOOD ZONE 3A
SH 1466	COUNCIL DEPOT AND WASTE SITE, ENTWISTLE ROAD, ROCHDALE	CENTRAL ROCHDALE	1.55	62	NOT SURE WOULD BE USED FOR RESIDENTIAL AT THIS STAGE
SH 1474	LAND BOUNDED BY OLDHAM ROAD, M62 AND THORNHAM OLD ROAD, ROCHDALE	BALDERSTONE AND KIRKHOLT	24.00	960	GREEN BELT
SH 1481	WORKS OFF UNCOUTH ROAD, ROCHDALE	SMALLBRIDGE AND FIRGROVE	1.16	46	POOR QUALITY EMPLOYMENT SITE, BUT ADJACENT SCRAP YARD LIMITS POTENTIAL FOR REIDENTIAL USE
SH 1609	LAUREL GROVE, ROCH VALLEY WAY, ROCHDALE, OL11 4PZ	BAMFORD	0.10	25	LIKELY TO BE DEVELOPED AS A HOUSE IN MULTIPLE OCCUPATION
SH 1617	TROWS FARM, TROWS LANE, CASTLETON, ROCHDALE	CASTLETON	23.41	936	IN CURRENT EMPLOYMENT USE AND WITHIN PROTECTED OPEN LAND
SH 1619	LAND OFF SHAWCLOUGH ROAD, ROCHDALE	HEALEY	0.95	38	GREENFIELD SITE ON EDGE OF DEFINED URBAN AREA
SH 1620	ENCLOSED LAND BETWEEN MOORGATE EAST FARM AND BURNEDGE HOUSE, OFF BROAD LANE, ROCHDALE	BALDERSTONE AND KIRKHOLT	0.08	3	GREEN BELT
SH 1626	TRUB FARM AREA OF OPP (WEST OF CANAL), ROCHDALE	CASTLETON	6.48	259	GREENSPACE CORRIDOR. GREENFIELD LAND.
			168.73	6839	

TOTAL	304.68	11659
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