

Oldham

Local

Development

Framework

**Development Plan Document -
Joint Core Strategy and
Development Management Policies -
Sustainability Appraisal**

Adopted 9 November 2011



Oldham
Council

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Availability

If you would like to receive this information in another format, such as large print, Braille, audio or alternative languages, please call us on telephone number 0161 770 4061.

List of Abbreviations

The following is a list of abbreviations used in this document.

DPD – Development Plan Document

HMR – Housing Market Renewal

LDF – Local Development Framework

LDD – Local Development Document

ODPM – Office of the Deputy Prime Minister (now called the Department for Communities and Local Government)

PPS – Planning Policy Statement

SA – Sustainability Appraisal

SEA – Strategic Environmental Assessment

SPD – Supplementary Planning Document

UDP – Unitary Development Plan

Introduction

i The Planning and Compulsory Purchase Act came into effect in September 2004. This Act reformed the system of development planning in England. Development Plans are used to control and guide the development and use of land in the area they cover. As a result of the new Act, Oldham Council must prepare a Local Development Framework (LDF). The LDF will eventually replace the Oldham Metropolitan Borough Unitary Development Plan (UDP) that was adopted in July 2006. The LDF will form the Development Plan for the borough.

ii The LDF is a folder of different documents. These include the Statement of Community Involvement, Development Plan Documents (DPD) and Supplementary Planning Documents (SPD). The Planning and Compulsory Purchase Act requires the council to undertake a sustainability appraisal during the preparation of DPDs and SPDs.

iii The sustainability appraisal process ensures that the social, environmental and economic effects of the DPD are considered during its preparation. This allows for changes to be made to the document during its preparation, or for mitigation to be identified for these effects.

iv This document is the Sustainability Appraisal Report for the joint Core Strategy and Development Management Development Plan Document. The joint DPD sets out the long-term spatial vision and strategic objectives for the borough. It contains a preferred way forward for future development in the borough, policies and a monitoring and implementation framework.

v This document has been prepared to meet the requirements of the European Directive 2001/42/EEC. This requires a Strategic Environmental Assessment (SEA) of DPDs and SPDs.

vi The structure of this Sustainability Appraisal Report is based on advice contained in Government guidance on sustainability appraisals (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005).

vii The Sustainability Appraisal Report sets out the appraisal methodology, relevant baseline information, the sustainability objectives and key sustainability issues and problems. It follows on from the SA for the previous Refining Options, Preferred Options and the Issues and Options stages of the joint DPD. The report considers any significant social, environmental and economic effects and any mitigation methods. It also sets out the indicators for monitoring the joint DPD.

1 Summary and Outcomes

- 1.1** This section of the Sustainability Appraisal Report provides an overview of the processes and outcomes of the sustainability appraisal of the joint DPD.

Non-Technical Summary

- 1.2** A separate non-technical summary of the sustainability appraisal of the joint DPD has been produced. This can be viewed on the council's website: www.oldham.gov.uk, and at local libraries, Civic Centre Access Oldham and planning reception. It can also be viewed on the Limehouse website on: <http://oldham-consult.limehouse.co.uk/portal>.

Likely significant effects of the Joint Core Strategy and Development Management Development Plan Document

- 1.3** The joint DPD sets out a long-term spatial vision and strategic objectives for the borough. It also contains a planning and development strategy, policies and a monitoring and implementation framework. It sets the strategic direction for the LDF up to 2026.

Difference the process has made to date

- 1.4** The first part of the sustainability appraisal process was the preparation of a Scoping Report. This is known as Stage A of the sustainability appraisal process. This was an initial evidence gathering stage and involved consultation with key bodies and stakeholders. The Scoping Report covers:

Stage A1 - Key sustainability objectives of other relevant plans, policies and programmes

Stage A2 - Relevant baseline data

Stage A3 - Key Sustainability issues and problems

Stage A4 - The Sustainability Appraisal (SA) framework (objectives and indicators)

- 1.5** The Scoping Report can be viewed on the council's website and at the locations set out in section 1.2. Document 'Update 1', produced in September 2007, summarises comments received to the consultation, and the council's responses. It also summarises changes made to the Scoping Report as a result of the consultation. Document 'Update 2' was published in March 2009 containing updates to the original Scoping Report and Update 1. A further document 'Update 3' was published, which provided further updates to the 'Update 2' Scoping Report. These update reports should be read alongside the original Scoping Report.

- 1.6** Stage B of the process involved testing the compatibility of the draft strategic objectives against the sustainability objectives. Appendix 1 summarises this exercise. This was followed by an appraisal of the preferred way forward, core strategy policies and development management policies. This involved assessing these against the sustainability objectives. Appendix 4 contains the results of the appraisal. The appraisal

results of the alternative strategies considered at Issues and Options stage, and alternative options suggested by respondents to the Issues and Options consultation are shown in the Sustainability Appraisal report for the 'Preferred Options' stage.

- 1.7** The sustainability appraisal allowed the preferred way forward to be evaluated against economic, environmental and social objectives to fully assess it in terms of its contribution to promoting sustainable development.

2 Appraisal Methodology

2.1 This section sets out the approach that was used to undertake the sustainability appraisal of the joint DPD.

Approach adopted to the Sustainability Appraisal

2.2 The sustainability appraisal of the joint DPD has been carried out in line with Government guidance on sustainability appraisal (Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005). It should be noted that the regulations referred to in this guidance have now, however, been superseded by new regulations which were published in June 2008 in support of the new PPS12. The table below outlines the key stages in the sustainability appraisal process and indicates which section/appendix of this report relates to each stage of the sustainability appraisal process.

Key stages in the Sustainability Appraisal Process

Table 1

| Stage | Task | Relevant section in this Sustainability Appraisal Report |
|--------------------------------------|--|--|
| A1 | Identification of other relevant policies, plans, programmes and sustainability objectives | Section 4.2 |
| A2 | Collection of baseline data | Section 4.4 |
| A3 | Identification of sustainability issues and problems. | Section 4.5 |
| A4 | Development of the SA framework. | Section 4.7 |
| Stages A1-A4 form the Scoping Report | See separate Scoping Report document and Updates 1, 2 and 3 | |
| B1 | Testing the joint DPD objectives against the SA framework. | Appendix 1 |
| B2 | Developing the joint DPD. | Section 6 |
| B3 | Predicting the effects of the joint DPD. | Appendix 4 |
| B4 | Evaluating the effects of the joint DPD. | Section 6.2 |

| Stage | Task | Relevant section in this Sustainability Appraisal Report |
|-------|--|--|
| B5 | Considering ways of mitigating adverse effects and maximising beneficial effects. | Section 6.6 |
| B6 | Proposing measures to monitor the significant effects of implementing the joint DPD. | Section 7.3 |

2.3 The sustainability appraisal process incorporates the requirements of the SEA Directive. Each SEA Directive requirement has been highlighted throughout this Sustainability Appraisal Report. For ease of use, Appendix 2 brings together all the points in the report, in which the SEA Directive requirement is met.

2.4 The appraisal involved assessing the preferred way forward, proposed core strategy policies and development management policies against the sustainability objectives. Appendix 4 contains the results of the appraisal. The appraisal results of the alternative options considered at Issues and Options stage, and alternative options suggested by respondents are included in the Sustainability Appraisal report for the 'Preferred Options' stage.

When was the Sustainability Appraisal carried out?

2.5 Consultation on Stage A (Scoping Report) of the sustainability appraisal was carried out between 25 April and 30 May 2007.

2.6 Stage B of the sustainability appraisal was carried out in November 2008 for the Preferred Options stage. It was carried out again in February and March 2010 for the Refining Options stage and refreshed in summer 2010 for the joint DPD.

Who carried out the Sustainability Appraisal?

2.7 Stage A of the sustainability appraisal was prepared by the council's LDF and Urban Design Team.

2.8 The following Oldham Council officers took part in Stage B of the sustainability appraisal.

2.9 Members of LDF and Urban Design Team:

- Paul McGrath
- Georgina Brownridge
- Clare Moran

Who was consulted when and how?

2.10 The following is a list of statutory bodies who were consulted on the Stage A Scoping Report. They were consulted by email, and by sending hard copies of the document, on 25 April 2007.

- English Heritage
- Environment Agency
- Natural England

2.11 Appendix 3 contains a list of other stakeholders who were consulted at the same time by email/hard copy.

2.12 The SA report for the Refining Options, Preferred Options and Issues and Options stages was made available for comments as part of those consultations. A public schedule of representations and responses received on these consultations, including comments received on the Sustainability Appraisal, can be viewed on the council's website.

Difficulties encountered in compiling information or carrying out the assessment

2.13 There is a lack of information on some issues at the local level, which has left some data gaps in the baseline data tables. These will need to be addressed in the future monitoring of the joint DPD.

3 Background

3.1 This section provides relevant background information about the sustainability appraisal

Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

“The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, (and) its stage in the decision-making process” (Article 5.2).

Information to be provided in the Environmental Report includes:

“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects” (Annex I (f) and footnote).

“an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme” (Annex I (g))

3.2 The European Directive 2001/42/EC requires a “Strategic Environmental Assessment” (SEA) to be undertaken of any DPDs.

3.3 The Directive requires:

- the preparation of an Environmental Report on the likely significant effects of the draft document;
- consultation on the draft document and the accompanying Environmental Report;
- consideration of the Environmental Report and consultation comments, and
- demonstration of how the results of the environmental assessment were taken into account.

3.4 This document is the Sustainability Appraisal Report for the joint DPD. Sustainability appraisal is a requirement of the new planning system. Government has produced guidance on how local authorities should address this matter, and on how to implement the SEA Directive.

3.5 This report sets out the sustainability appraisal processes. It includes the appraisal methodology, sustainability objectives, baseline and context information, assessment of the joint DPD and details for the monitoring of the joint DPD.

Plan objectives

3.6 The strategic objectives for the joint DPD are as follows:

SO1 To mitigate and adapt to climate change, and to promote sustainable development in the borough by:

- a. supporting carbon neutral developments by following the principles of the zero carbon hierarchy.
- b. ensuring the sustainable and high quality design and construction of all new developments.
- c. ensuring the effective and efficient use of land and buildings.
- d. guiding development to the most accessible and sustainable locations.
- e. reducing the need to travel and encouraging walking, cycling and the use of public transport.
- f. securing improvements to the public transport network and implementing the Metrolink extension proposals from Failsworth, to Hollinwood, to Oldham Town Centre and on to Shaw and beyond.
- g. minimising the impact of motorised traffic on the global climate and on local air quality.
- h. avoiding development within areas of flood risk and where necessary controlling and mitigating the impact and residual risks. Developments will have regard to the findings of the Oldham Strategic Flood Risk Assessment.
- i. promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources.
- j. promoting the sustainable management of minerals through the prudent use, recycling, conservation and safeguarding of mineral resources. Developments will have regard to the Greater Manchester Joint Minerals DPD.
- k. promoting sustainable waste management through the waste hierarchy, to minimise waste and its production, to increase reuse, recycling and recovery rates, and to manage waste as close to source as practicable. Developments will have regard to the Greater Manchester Joint Waste DPD.

This objective links to the preferred way forward and all policies.

SO2 To ensure the borough's housing market, as part of Greater Manchester's north east housing market area which also includes Rochdale, Tameside, Moston and Blackley, is balanced and sustainable with a mix of house sizes, types and tenures, providing quality housing, choice and diversity, which will encourage people to remain living within the borough and attract people from outside the borough to locate to the area by:

- a. integrating the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives.
- b. providing sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing.
- c. achieving the right quantity of affordable housing to meet local needs and demands.
- d. making best use of, and continuing to raise the quality of, our new and existing housing stock.

- e. focusing new homes on regeneration areas (including Oldham Town Centre and the HMR area), areas within and accessible to the borough's centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill) and rural settlements (such as the Saddleworth villages).
- f. ensuring over the lifetime of the LDF up to 2026 that approximately 60% of new homes are built in East and West Oldham, with approximately 10% of new homes built in Chadderton, and in Failsworth and Hollinwood, and in Royton, Shaw and Crompton, and in Saddleworth and Lees.
- g. ensuring over the lifetime of the LDF up to 2026 that at least 80% of new homes are built on previously developed land across the borough as a whole.

This objective links to the preferred way forward, and in particular the policies on housing, communities and design.

SO3 To promote economic diversification, growth and prosperity and the sustainable economic regeneration of the borough by:

- a. addressing the worklessness agenda, tackling deprivation and creating skilled and accessible jobs for local residents.
- b. providing employment land which is fit for the 21st century for existing and new businesses.
- c. maximising the opportunities from being within close proximity of Manchester City Centre and our neighbouring districts key sites such as at Kingsway, Ashton Moss, Central Park and Manchester Piccadilly Basin/Oxford Road Area by ensuring that local residents can access these locations by public transport.
- d. encouraging and facilitating the development of new and emerging industries (such as high technology, knowledge based, innovative, environmental technologies and creative industries) in appropriate locations (such as Foxdenton, Hollinwood Business District and Chadderton Technology Park).
- e. facilitating appropriate developments in Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and along transport corridors.
- f. focusing employment areas on the Business and Employment Areas (BEA) and the Saddleworth Employment Areas (SEA).
- g. supporting the borough's transforming education agenda to improve education and skills by:
 - i. facilitating improvements to the borough's schools through programmes such as the Primary Capital Programme.
 - ii. facilitating higher and further education proposals such as those of the University Campus Oldham, the Oldham College and the Sixth Form College including the development of the regional science centre in Oldham Town Centre.

This objective links to the preferred way forward, and in particular the policies on the economy, town centres and communities.

SO4 To improve and value the borough's environment by:

- a. maintaining the positive features and characteristics that add to the borough's local identity.
- b. protecting, conserving and enhancing the character and quality of the borough's landscapes and townscapes, its natural assets and heritage, green infrastructure, biodiversity and geodiversity, and its built heritage and historic environment, including their wider settings.
- c. ensuring development respects our rural and historic landscapes.
- d. ensuring appropriate land management in the open countryside and Green Belt that has regard to the needs of the rural economy.
- e. maintaining Green Belt boundaries, and permitting only appropriate developments.
- f. identifying 'Other Protected Open Land' and 'Land Reserved for Future Development'.

This objective links to the preferred way forward, and in particular the environment policies.

SO5 To create safer and stronger inclusive communities by:

- a. promoting community cohesion.
- b. promoting the vitality and viability of Oldham Town Centre, including the night-time economy, and the borough's centres as the focal points for social, civic, leisure, cultural, commercial and retail activities.
- c. facilitating the Oldham Beyond and local area masterplans
- d. encouraging sustainable rural communities, including those in the Saddleworth villages and surrounding areas.
- e. promoting local environmental quality, community safety and crime prevention by ensuring developments are high quality and contribute to the provision of well designed and safe neighbourhoods and local areas.
- f. ensuring that public open spaces, including open and green spaces and civic spaces and public realm, are well-designed, safe and accessible.
- g. improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities.
- h. improving the health of the borough's population by facilitating programmes such as the new health and well-being centres and facilities in accessible locations.
- i. promoting the borough's image to its residents and those living outside the borough.

This objective links to the preferred way forward, and in particular the policies on housing, town centres, local environment and communities.

Compliance with the SEA Directive/Regulations

3.7 This Sustainability Appraisal Report incorporates the requirements of the SEA Directive. Appendix 2 indicates how the requirements of the SEA Directive have been met.

4 Sustainability Objectives, Baseline and Context

- 4.1** This section provides details about the links with other plans and the baseline information relating to the sustainability appraisal.

Links to other policies, plans and programmes and sustainability objectives

- 4.2** The SEA Directive requires that the sustainability appraisal takes account of the relationships between the joint DPD and other relevant policies, plans, programmes and sustainability objectives at the international, European, national and local levels. This enables relationships and synergies to be identified and exploited, and ensures that any inconsistencies can be addressed/mitigated.

The Environmental Report should provide information on [inter alia]:

- the “relationship [of the plan or programme] with other relevant plans or programmes” (Annex I(a))
- “the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (annex I (e))
- “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly affected” (Annex I (b), (c))
- “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))
- “...the authorities ...which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes...shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3)

- 4.3** The Scoping Report highlighted the main aims and objectives of other relevant documents, which were considered in the sustainability appraisal. The Scoping Report can be viewed on the council's website. Documents added as result of the consultation, and in the interests of ensuring consideration of the most up to date relevant documents, are set out in documents 'Update 1', September 2007, 'Update 2', January 2009 and 'Update 3' April 2010.

Description of the social, environmental and economic baseline characteristics and the predicted future baseline.

- 4.4** The Scoping Report and documents 'Update 1', 'Update 2' and 'Update 3' present a summary of the statistical baseline information currently available in relation to the joint DPD. The information is used to help predict and monitor possible effects. It also helps to identify sustainability problems and alternative ways of dealing with them.

Baseline information consists mainly of indicators although both quantitative and qualitative information can be used. It is recognised that baseline data will need to be reviewed and updated as necessary. A summary of the indicators is included in section 7.5.

Identifying sustainability issues and problems

4.5 The Scoping Report outlines the key sustainability issues in Oldham in relation to the joint DPD as required by the SEA Directive. The following is a summary of these:

Social Progress which recognises the needs of everyone (Social issues)

- There is a need to engage the Community in the planning process.
- Development needs to be located in the most accessible locations in order to ensure that key services are accessible to all, and in order to reduce the need to travel.
- There is need to engage the borough's population in community cohesion activities.
- In terms of the quality of the environment, surveys suggest that the majority of residents are satisfied with their neighbourhoods.
- Crime levels, in general, have fallen over recent years, but the trend appears to have levelled off.
- In comparative terms, crime levels in Oldham generally compare well to Greater Manchester, but poorly to the national average.
- Perception of crime appears to contrast with recorded levels of crime: whereas crime levels have generally fallen, surveys suggest that only a minority believe that the level of crime has improved.
- There is a need to encourage high quality and affordable housing development to meet the needs and demands of the local community.
- There is a need to encourage a mix of house sizes, types and tenure that provides, quality, choice and diversity to meet the needs and demands of the local community.
- There is a need to ensure the appropriate replacement of cleared dwellings.
- There is a need to reduce vacancy rates.
- There is a need to increase the number of people in the borough participating in moderate exercise on a regular basis, particularly in areas where life expectancy is lower and infant mortality is higher.
- There is a need to provide new, modern, fit for purpose health centres that are located where they can be easily accessed by public transport and walking.
- There are high levels of obesity amongst children and young people.
- There is a need to increase levels of physical activity amongst children and young people.

Effective protection of the environment (Environmental issues)

- There is a need to use land efficiently in the borough.
- There are instances of poor air quality in the borough.
- There is a need to encourage sustainable means of travel.

- The borough has a rich and varied built environment reflecting its historical and cultural heritage.
- The borough has a rich and varied natural heritage, green infrastructure and open space, but has a relatively low level of woodland and tree cover.
- There is a need to protect and enhance the quality, range and accessibility of open spaces, sport and recreational facilities throughout the borough and ensure that everyone has access to open space.
- There is a need to continue to make the best use of the existing building stock.
- There is a need to identify sufficient land to meet development needs over the LDF period and replace those dwellings that have been cleared as a result of Housing Market Renewal.
- At least 80% of new housing development to be on previously developed land.
- There is a need to continue to ensure efficient use of land.
- Windfall allowances play an important role in our current supply and approach to phasing. PPS3 however introduces new requirements regarding the provision of a 5 year supply of “deliverable” sites. Windfall allowances will only be acceptable under exceptional circumstances.

Prudent use of natural resources (Environmental issues)

- There is a need to encourage high quality design and sustainable construction.
- There is currently a dependency on fossil fuel use, with current limited capacity from renewable sources and a need for more developments to produce a proportion of their energy needs from renewable sources.
- There is a need to ensure that waste is managed as high as possible up the waste hierarchy using the descending options of waste reduction, reuse and recovery before disposal.
- There is a need to ensure that natural and existing resources, including minerals, are sustainably managed.
- There is a need to conserve ground and surface water resources and ensure that the implications of the Strategic Flood Risk Assessment is incorporated in development and spatial considerations.
- Employment development in the borough should continue to be located on brownfield sites if possible.

Maintenance of high and stable levels of economic growth and employment (Economic issues)

- There is a need to transform the image of the borough to its people and the outside world.
- The borough needs an adequate and mixed portfolio of employment sites for businesses to start, grow and expand.
- There is a need for inward investment within the borough to ensure that industrial and commercial development continues to locate in Oldham.
- Unemployment levels are above the Greater Manchester and UK average.
- There is a need to support the development of higher education and skills to support the borough's economy.

- The borough needs to continue attracting visitors, and ensure that more visitors stay overnight.
- There is a need to encourage knowledge based and innovative, creative industries to locate in the borough.
- There is a need to encourage retail and leisure developments in Oldham Town Centre and the borough's other centres.
- There is a need to improve the educational achievement of children and young people.
- There is a need to improve the economic well being of children and young people.

Limitations of the information and difficulties in collecting information

4.6 The main problem in relation to the information gathering and limitations is that there is a lack of information at the local level regarding some issues. At present there are some data gaps where information is required by the indicators. This information will need to be collected as part of future monitoring. It is essential that the most significant and relevant information is identified, and that up to date information is gathered.

The Sustainability Appraisal Framework, including objectives, targets and indicators

4.7 The sustainability appraisal framework is used as a tool to appraise the joint DPD. The process of developing the sustainability appraisal framework involves the formation of sustainability objectives. The objectives help identify any problems and issues and potential beneficial impacts of the joint DPD.

4.8 The sustainability objectives below have been developed from the baseline data and the objectives drawn from sources set out in the Scoping Report:

Sustainability objectives:

Economic

EC1 To promote the sustainable regeneration of the borough.

EC2 To promote the borough's image.

EC3 To promote efficient patterns of movement in support of sustainable economic regeneration.

EC4 To promote the sustainable economic performance of the borough.

EC5 To promote sustainable economic growth and development.

EC6 To promote sustainable rural communities.

EC7 To promote sustainable tourism development.

EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill.*

EC9 To improve the economic well-being of the borough's population.

EC10 To promote the development of innovative and knowledge based industries.

(*note: this objective originally referred to town and district centres. It has been changed to reflect more up to date terminology.)

Environmental

ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations.

ENV2 To promote high quality design and sustainable construction.

ENV3 To reduce the need to travel.

ENV4 To promote sustainable transport choices.

ENV5 To protect and improve air quality.

ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character.

ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity.

ENV8 To contribute to reducing the effects of climate change.

ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources.

ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates.

ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals.

ENV12 To protect and improve the quality of land and soil.

ENV13 To protect and improve ground and surface water resources.

ENV14 To minimise the impact of, and mitigate against flooding.

Social

SOC1 To promote community cohesion in the borough.

SOC2 To promote mixed, balanced and inclusive sustainable communities.

SOC3 To engage the Community in the planning process.

SOC4 To promote accessibility to key services.

SOC5 To protect and improve local environmental quality.

SOC6 To promote quality and accessible open space, sport and recreational facilities.

SOC7 To reduce crime, disorder and the fear of crime.

SOC8 To promote a healthy and balanced housing market for the borough.

SOC9 To meet the borough's affordable housing needs.

SOC10 To improve the health of the borough's population.

SOC11 To improve education and skills levels of the borough's population.

5 Preferred Way Forward and Other Options Considered

- 5.1** This section provides details about the preferred way forward for future development in the LDF that was assessed as part of the sustainability appraisal. It also describes other options considered at Issues and Options stage, and alternative options suggested by respondents to the Issues and Options consultation.

Main strategic options and how they were identified

- 5.2** Government guidance on sustainability appraisal requires that options are developed and considered to ensure that the identified objectives for the document can be met. The sustainability appraisal considered three alternative spatial strategies, or options, at Issues and Options stage for the DPD. These were:

- **Option A - Focused Regeneration**
- **Option B – Urban Concentration**
- **Option C – Urban Concentration including Planned Expansion**

- 5.3** Table 2 shows summary details of the three options we initially considered at 'Issues & Options' stage. Table 3 summarises the key points about the preferred way forward which the council opted for at the 'Preferred Options' stage. It shows the links to the main issues and vision, how it links to the three original options and the key evidence to support the council's choice. This preferred way forward is unchanged from that at the 'Preferred Options' stage, however it is presented in a more clear and concise summary form for the purposes of the joint DPD.

- 5.4** The preferred way forward is based on the most appropriate elements of the options considered at the 'Issues and Options' stage. The council's view is still that the preferred way forward is best suited to delivering Oldham's aspirations for growth and prosperity. It is considered to be realistic, achievable and deliverable, and is the most appropriate strategy for Oldham. It is justified by the evidence and offers flexibility to meet our needs in these uncertain times.

Table 2 Summary of the options we initially considered

| Option A Focused Regeneration | Option B Urban Concentration | Option C Urban Concentration including planned expansion |
|--|-------------------------------------|---|
| Maintain Green Belt | Maintain Green Belt. | Maintain Green Belt. |
| Maintain 'OPOL'. ('OPOL' is 'Other Protected Open Land', which is locally protected open countryside.) | Maintain 'OPOL'. | Release 'OPOL'. |

| Option A Focused Regeneration | Option B Urban Concentration | Option C Urban Concentration including planned expansion |
|---|---|---|
| Maintain the 'LRFD'. ('LRFD' is 'Land Reserved for Future Development', which is locally safeguarded potential development land.) | Maintain the 'LRFD'. | Release 'LRFD'. |
| Focus growth and development on 'centres' (including Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill) and regeneration areas. | Spread growth and development around the main urban areas of the borough (not just in 'centres' and regeneration areas), but not in the open countryside areas listed above (i.e. not in Green Belt, 'OPOL' or 'LRFD'). | Spread growth and development around the main urban areas of the borough (not just in 'centres' and regeneration areas) and also in 'OPOL' and 'LRFD', but not in the Green Belt. |

5.5 In terms of the sustainability appraisal findings, option A was judged to be the most positive option in relation to environmental objectives with B higher than C. All three options were generally positive in relation to social objectives: option A scores more highly than B and C, particularly in the short term, although C scores slightly higher than B. Option A is generally positive in relation to economic objectives in the short, medium and long term, whilst option B is generally positive in relation to economic objectives particularly in the medium to long term. Option C scores more highly than A and B, particularly in relation to promoting economic growth which reflects the potential economic benefits of releasing greenfield land. Tables 3 - 5 provide summary details of the sustainability appraisal findings.

Table 3 Option A - Focused Regeneration

| Sustainability Appraisal findings of Option A |
|--|
| <p>Economic Overview: This option is generally positive in relation to economic objectives in the short, medium and long term. In the short term, in particular, it scores more highly than the other options in terms of promoting sustainable regeneration and promoting efficient patterns of movement. It also scores more highly than the other options in relation to protecting and enhancing the vitality and viability of Oldham Town Centre and the borough's other centres. Overall it scores slightly higher than Option B, reflecting the benefits arising from the 'critical mass' of focussing development compared to spreading it more widely. Overall it scores slightly lower than Option C, however, reflecting the potential economic benefits of releasing greenfield land.</p> |
| <p>Environmental Overview: This option is the most positive option in relation to environmental objectives, particularly in relation to promoting sustainable transport choices, contributing to reducing the effects of climate change, minimising energy use, ensuring</p> |

prudent use and management of man-made and natural resources and protecting and improving land and soil. This reflects that development would be focussed on the most accessible locations, and that regeneration funding could promote more sustainable forms of development. Overall it scores more highly than Option B where development is less focussed and may be in less accessible locations. It scores significantly higher than Option C which involves the development of greenfield sites.

Social Overview: This option is generally positive in relation to social objectives, particularly in relation to protecting and improving the local environment and reducing crime. Overall it scores more highly than Options B and C, particularly in the short term.

Table 4 Option B - Urban Concentration

| Sustainability Appraisal findings of Option B |
|---|
| <p>Economic Overview: This option is generally positive in relation to economic objectives particularly in the medium to long term. It is, however, weaker than the other options in relation to promoting the borough's image and, overall, it scores slightly lower than Options A and C. This reflects that development would be more 'thinly spread' across the borough without any additional greenfield land available for economic development.</p> |
| <p>Environmental Overview: This option is generally positive in relation to environmental objectives. It scores higher than Option C which reflects that greenfield development is not involved. It does not, however, score as highly as Option A due to development being more spread across the borough and not necessarily being as accessible.</p> |
| <p>Social Overview: This option is generally positive in relation to social objectives although it scores lower than Options A and C, particularly in relation to promoting a healthy housing market and meeting affordable housing needs. This reflects that development would be more 'thinly spread' across the borough without any additional greenfield land available for housing development.</p> |

Table 5 Option C – Urban Concentration including Planned Expansion

| Sustainability Appraisal findings of Option C |
|--|
| <p>Economic Overview: This option is generally positive in relation to economic objectives. It scores more highly than Options A and B, particularly in relation to promoting economic growth. This reflects the potential economic benefits of releasing greenfield land.</p> |
| <p>Environmental Overview: This option scores the lowest of the Options in relation to environmental objectives. It scores particularly low in relation to ensuring effective and efficient use of land and buildings, ensuring prudent use and management of man-made and natural resources, protecting and improving land and soil and protecting and improving water resources. This reflects that the option involves the development of greenfield land.</p> |
| <p>Social Overview: This option is generally positive in relation to social objectives. It scores slightly higher than Option B, particularly in the short term in relation to promoting a healthy housing market and meeting affordable housing needs due to greenfield land being</p> |

potentially available for housing development. It does not, however, score as highly as Option A where development is more focussed.

5.6 Three further alternative strategies were suggested by respondents to the Issues and Options consultation. These were:

- **“Targeted Regeneration”** – submitted on behalf of, amongst others, Saddleworth Parish Council and the Saddleworth and Lees Community Council.
- **“Transformation and Cohesion”** – submitted on behalf of the Oldham and Rochdale Housing Market Renewal Pathfinder.
- **“Regeneration & Sustainable Communities”** – submitted on behalf of Purico, the development agent for Whiteoak and Hollowoak Limited, owners of the Robert Fletcher estate at Greenfield, Saddleworth.

5.7 None of the submitted alternative options included a sustainability appraisal assessing their environmental, economic or social effects. In the absence of this, the council has, therefore, undertaken its own appraisal of these submitted alternatives using its sustainability appraisal framework in order to inform the choice of preferred options. The ‘Issues and Options’ report explained that the council would assess any submitted alternative. Table 6 details the findings of the assessments of the submitted alternative options. Although elements of the council’s own options could be found in parts of the submitted alternatives, it is the council’s view that none of the submitted alternatives, in and of themselves, should be adopted as the preferred way forward for the LDF.

Table 6 Summary findings of the sustainability appraisal of the public’s alternative options

| Strategy 1 – Targeted Regeneration |
|---|
| <p>This strategy provided a reasonably clear indication of where development should be located. In carrying out the appraisal an assumption was made that the phrase <i>“Developments would be targeted on places most easily reached by public transport”</i> would include local town centres as these are most easily reached by public transport. In Saddleworth this was taken to include Uppermill, the centre of which is ‘good’ in terms of public transport accessibility, as defined in the adopted Unitary Development Plan. Greenfield is also ‘good’ in terms of public transport accessibility, in the vicinity of the railway station, and was therefore also assumed to be a location where development should potentially be targeted under this strategy.</p> <p>On this basis this alternative was positive in relation to economic objectives, particularly in relation to promoting sustainable regeneration of the borough, promoting the borough’s image, promoting efficient patterns of movement in support of sustainable economic regeneration and protecting and enhancing the vitality and viability of ‘centres’.</p> <p>It also scored positively in relation to some environmental objectives, namely the effective and efficient use of land and buildings, the promotion of sustainable transport choices and contributing to reducing the effects of climate change. However for the vast majority of environment objectives it was not possible to appraise the strategy on the basis of the information submitted.</p> |

Similarly it was not possible to appraise this strategy in relation to most of the social objectives, on the basis of the information submitted. It was, however, positive in relation to promoting a healthy and balanced housing market.

Strategy 2 - Transformation and Cohesion

The emphasis of this strategy is on housing and economy, however the strategy only referred to “*economically aspirational households*” and “quality rather than quantity” in relation economic development. This emphasis, together with a lack of detail, made it difficult to appraise this strategy in relation to the full range of objectives.

Also, the strategy contained the phrase “*excellent public transport accessibility*” which is not a recognised category of accessibility as defined in the adopted Unitary Development Plan. It was not, therefore, possible to properly appraise this strategy in relation to accessibility.

The strategy was positive in relation to some of the economic objectives, particularly the promotion of the borough’s image, however the lack of detail meant that it could not be appraised against some of the economic objectives.

In relation to environmental objectives the strategy was particularly positive in relation to the effective and efficient use of land and buildings, but the strategy could not be appraised in relation to the other environmental objectives.

Similarly it was not possible to appraise this strategy in relation to most of the social objectives, on the basis of the information submitted. It was, however, positive in relation to protecting and improving local environmental quality.

Strategy 3 - Regeneration & Sustainable Communities

This strategy was less focused in terms of where development should be located. For example, it mentioned both rejuvenation of HMR areas and edge of settlement development. This resulted in some scores being potentially both positive and negative for certain objectives. For many objectives, it was not possible to appraise this strategy on the basis of the information provided. It also had a reduced emphasis on accessibility considerations which has sustainability implications.

It was not considered possible to appraise this strategy against most of the economic objectives due to its lack of focus. It did, however, score positively in relation to promoting the borough’s image.

In relation to the environmental objectives, the strategy was considered to have potentially positive and negative impacts in relation to the effective and efficient use of land and buildings, promoting sustainable transport choices and contributing to reducing the effects of climate change. The strategy could not be appraised in relation to the other environmental objectives.

Due to lack of detail it was also not possible to appraise this strategy against social objectives.

- 5.8** At 'Preferred Options' stage (Spring 2009), we firmed up on the way forward for the LDF by focusing growth on sustainable and accessible locations in the built-up areas, including regeneration areas, combined with a limited release of safeguarded and protected land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club. Again, Green Belt boundaries were maintained.
- 5.9** The preferred way forward for the LDF addresses a range of policy agendas; jobs, homes, environment, countryside, transport, open spaces, centres, shopping and so on. It is focused on the quality of our places and creating healthier lifestyles, economic prosperity and sustainable communities, but in ways that reduces our impacts on global and local environments. The way forward, and the alternative options that we consulted upon, was guided by the fact the LDF does not start with a blank sheet of paper. There are a range of successful initiatives already in place to guide the regeneration of the borough – 'Oldham Beyond' visioning exercise, the Oldham Rochdale Housing Market Renewal Pathfinder (HMR), the Hathershaw and Fitton Hill New Deal for Communities (NDC) programme, the Metrolink proposals, the Sustainable Community Strategy and Local Area Agreement, for example – that the LDF aims to build upon.
- 5.10** The council had regard to a number of factors in determining the way forward for the LDF. These include:
- i. national policies;
 - ii. Oldham's local aspirations for economic prosperity, health and well-being, and safe and strong communities as outlined in 'Oldham Beyond', the Sustainable Community Strategy and the Local Area Agreement;
 - iii. Greater Manchester's ambitious plans for growth and development as set out in the Greater Manchester Strategy;
 - iv. local area masterplans and regeneration initiatives such as HMR and NDC;
 - v. education proposals for the borough such as the regional science centre;
 - vi. findings from the evidence base;
 - vii. the alternative options that were considered as part of the earlier stages;
 - viii. findings from the Sustainability Appraisal and the Habitats Regulations Assessment; and
 - ix. feedback from talking with people.
- 5.11** Taking all of the above into consideration, the council's view is that the way forward that is best suited to delivering Oldham's aspirations for regeneration is not directly any one of the alternatives considered at the 'Issues and Options' stage. Instead, the preferred way forward is a combination, or hybrid, of the best parts of each of those alternatives.
- 5.12** The council's preferred way forward is about regeneration, promoting economic prosperity, and creating safe and strong sustainable communities. This will be achieved by:

- i. focusing appropriate housing, retail and employment development on Oldham Town Centre and the borough's other centres, ensuring that the scale and nature of new development is well related to the role, function and character of the borough's centres; in regeneration areas (such as Housing Market Renewal), at the key locations (such as Hollinwood Business District, Chadderton Technology Park and Foxdenton), at key transport points like future Metrolink stops; but at the same time permitting appropriate levels of development in sustainable and accessible locations within the built up areas of the borough (including the Saddleworth villages) to meet the needs of local communities.
- ii. maximising opportunities to recycle brownfield land and conversion of buildings, ensuring that new developments are built using sustainable construction techniques and securing high quality design of new development.
- iii. maintaining Green Belt boundaries.
- iv. protecting appropriate areas of locally protected open land (OPOL) and safeguarded land (LRFD) from development.
- v. recognising the role of Manchester City Centre and our neighbouring district's key sites (such as Kingsway, Ashton Moss and Central park) offer to the borough's economy, whilst at the same time providing employment land for businesses locally.
- vi. securing an efficient transport system including the Metrolink proposals through the borough, and promoting alternative means of travel to the private car such as encouraging walking, cycling and use of public transport.
- vii. protecting, conserving and enhancing the borough's natural, built and historic environments.
- viii. protecting and enhancing existing green infrastructure, and where appropriate providing new quality and accessible open spaces, to promote health and well-being.
- ix. addressing the transformation education agenda and the programme for new health and well-being centres and facilities.

5.13 This is best summarised in Table 7, which also provides details of the relevant evidence base and the links to the vision and the main issues.

Table 7 Summary of the council's preferred way forward for the LDF

| Key element of the preferred way forward (and how it links to the main issues and the vision) | Evidence to support the preferred way forward | Links to the options that we initially considered above |
|--|--|---|
| Maintain the Green Belt. (This links to environmental protection and promoting regeneration.) | Consultation responses. | Links to all three options. |
| Maintain all OPOL, except for Foxdenton. | Employment Land Review. Consultation responses. | Links mostly to options A and B, but Foxdenton also links to C. |

| Key element of the preferred way forward (and how it links to the main issues and the vision) | Evidence to support the preferred way forward | Links to the options that we initially considered above |
|--|--|--|
| (This links to environmental protection, promoting regeneration and economic prosperity.) | | |
| Release the LRFD at Foxdenton, Warren Lane, Haven Lane, Lancaster Sports Club, but maintain the LRFD at Bullcote Lane. (This links to environmental protection, promoting regeneration and economic prosperity.) | Employment Land Review. Strategic Housing Land Availability Assessment. Consultation responses. | Links mostly to option C, but Bullcote Lane also links to A and B. |
| In overall terms, we will be looking to focus development in and around the borough's centres, in regeneration areas and at key locations, whilst permitting appropriate levels of development in sustainable and accessible locations within the built up areas of the borough including the Saddleworth villages. Specifically, we will under this broad heading: | | |
| 1) Focus appropriate residential development on regeneration areas (including Oldham Town Centre and the HMR areas), areas within and accessible to the borough's centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages). (This links to making Oldham an address of choice.) | Based on our housing land availability assessment findings (December 2009), 60% of new houses over the lifetime of the plan up to 2026 will be in the East and West Oldham District Partnership area. The remainder will be distributed approximately across the other four District Partnership areas as follows: Chadderton (10%), Failsworth & Hollinwood (10%), Shaw, Royton & Crompton (10%) and Saddleworth & Lees (10%). Additional evidence includes: Strategic Housing Market Assessment. Consultation responses | Links mostly to options A and B, but also C in respect of Foxdenton (which will have a small amount of ancillary residential development to facilitate bringing forward the infrastructure requirements of the employment site). |

| Key element of the preferred way forward (and how it links to the main issues and the vision) | Evidence to support the preferred way forward | Links to the options that we initially considered above |
|--|---|--|
| <p>2) Focus appropriate employment development on accessible locations including Oldham Town Centre, the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill, and accessible employment areas. This element recognises the role of the Manchester City Centre and our neighbouring district's key sites.</p> <p>(This links to economic prosperity.)</p> | <p>Based on our Employment Land Review findings, approximately half our new employment land will be located at Foxdenton with the remainder spread across sites in the other locations which also includes Hollinwood Business District and Chadderton Technology Park.</p> <p>Additional evidence includes:</p> <p>Oldham and Rochdale Economic and Skills Alliance (ORESAs) Prospectus.</p> <p>'Oldham Beyond'.</p> | <p>Links mostly to options A and B, but also C in respect of Foxdenton</p> |
| <p>3) Focus appropriate major retail and leisure development on Oldham Town Centre. Appropriate levels of development will be allowed in the borough's other centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill. Local shopping will be focused on existing shopping parades and local neighbourhoods. Development must be of an appropriate scale and well-related to the role, function and character of the centre, and not undermine vitality and viability of the borough's centres. (This links to economic prosperity and sustainable communities.)</p> | <p>Oldham Retail and Leisure Study.</p> <p>'Oldham Beyond'.</p> | <p>Links to options A (for major developments) and B (for local neighbourhoods).</p> |

| Key element of the preferred way forward (and how it links to the main issues and the vision) | Evidence to support the preferred way forward | Links to the options that we initially considered above |
|---|---|---|
| 4) Maximise opportunities to recycle brownfield land and conversion of buildings, ensuring that new developments are built using sustainable construction techniques and securing high-quality design of new development. (This links to climate change and sustainable use of resources.) | Strategic Housing land Availability Assessment. Employment Land Review. AGMA Energy Study. Oldham's Design Principles. | Links to options A and B. |
| 5) Ensure new developments are as accessible as possible by public transport alternatives (such as rail, bus, Metrolink, walking and cycling) and are not solely reliant on the private car. (This links to climate change and accessibility.) | Local Transport Plan. Metrolink proposals. Oldham public transport accessibility profiles. | Links to options A and B, although Foxdenton is also accessible by public transport (option C). |
| 6) Ensure residential developments are accessible to a range of key services. (This links to sustainable communities.) | PPS3. Oldham's access to services map. | Links to options A and B. |
| 7) Protect and enhance existing green infrastructure, and where appropriate providing new quality accessible open spaces, to promote health and well-being. (This links to environmental protection, sustainable use of resources, health and well-being and sustainable communities.) | AGMA Green Infrastructure Study. Oldham's PPG17 Local Needs Audit and Assessment. | Links to all three options. |

| Key element of the preferred way forward (and how it links to the main issues and the vision) | Evidence to support the preferred way forward | Links to the options that we initially considered above |
|--|--|---|
| 8) Protect, conserve and enhance the borough's natural, built and historic environments. (This links to environmental protection and sustainable use of resources.) | PPS5 Oldham's Landscape Character Assessment. Greater Manchester's Historic Landscape Characterisation Study. HMR Heritage Assessments. | Links to all three options. |
| 9) Facilitate the land use dimensions of the borough's education plans (such as the regional science centre and the plans of University Campus Oldham, Oldham Sixth Form College, Oldham College.) and its health and well-being plans (such as plans of NHS and PCT) by working with education and health partners. (This links to economic prosperity, Oldham as a university town, and health and well-being.) | Primary Capital programme. Regional Science Centre University Campus Oldham. Oldham Sixth Form College. The Oldham College. Primary Care Trust. | Links to options A and B. |

5.14 In short, the preferred way forward which is supported by the policies can be said to:

- address the climate change and sustainable development agenda.
- promote economic diversification, growth and prosperity and sustainable economic regeneration.
- support the transforming education agenda.
- encourage sustainable and high quality design and construction.
- ensure a balanced and sustainable local housing market.
- reduce the need to travel and promote public transport accessibility.
- improve and value local natural, built and historic environments and our green infrastructure network.
- secure safe and strong communities.
- tackle the health and well-being agenda.

Comparison of the social, environmental and economic effects of the options

“...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

5.15 The preferred way forward and the alternative spatial options were appraised against the sustainability objectives, covering economic, environmental and social issues. The Sustainability Appraisal report of the 'Preferred Options' stage contains the results of the appraisals. The following table provides a summary of the appraisal of the council's preferred way forward that forms part of the joint DPD.

| Economic Review |
|--|
| <ul style="list-style-type: none">● Promoting the sustainable regeneration of the borough Focusing development in regeneration areas will stimulate sustainable regeneration activities in the shorter term. Spreading development wider in the borough will promote sustainable regeneration in the medium to longer term. Releasing land at Foxdenton, for employment development (possibly facilitated by a small amount of housing), and Haven Lane and Warren Lane, for housing development, and Lancaster Sports Club for sports facilities will promote sustainable regeneration over the medium to longer term.● Promoting the borough's image The preferred way forward will promote the borough's image, particularly through transformational regeneration activities. This will be more immediate in areas of focused regeneration such as HMR and NDC areas, but will also benefit other areas of the borough.● Promoting the sustainable economic performance of the borough Focusing and spreading growth will promote the sustainable economic performance of the borough in the short, medium and longer term. Releasing land at Foxdenton, for employment development, will promote sustainable economic performance, particularly in the medium to longer term.● Promoting sustainable economic growth and development Focusing and spreading employment development will ensure that developable land will be available to promote sustainable economic growth and development in the short, medium and longer term. It will also help to create local jobs. Releasing land at Foxdenton, for employment development, will make more land available for existing businesses, and encourage new inward investment.● Protecting and enhancing the vitality and viability of centres |

Economic Review

Permitting retail, housing and employment development in Oldham Town Centre and the borough's other centres will significantly contribute towards protecting and enhancing the vitality and viability of centres.

- **Improving the economic well-being of the borough's population**

Focusing and spreading employment development will improve the economic wellbeing of the borough's population, by providing a spread of job opportunities. Releasing land at Foxdenton, for employment development, will provide more job opportunities, particularly in the medium to longer term.

- **Promoting the development of innovative and knowledge based industries**

The preferred way forward focuses development on regeneration areas and strategic sites, such as Hollinwood Business District and Chadderton Technology Park, which particularly encourages innovative and knowledge-based industries. Releasing land at Foxdenton, for employment development, will provide more opportunities for the development of these industries, particularly in the medium to longer term.

Environmental Overview:

The preferred way forward scores positively in relation to environmental objectives in the short, medium and long term. It scores particularly positively in relation to:

- **Ensuring the effective and efficient use of all types of land and buildings in the most sustainable locations**

The preferred way forward will prioritise the use of brownfield land and buildings, with a target of at least 80% of housing being on brownfield land. This will contribute to the effective and efficient use of land and buildings in the most sustainable locations, including the re-use of mills.

- **Promoting sustainable transport choices**

Focusing development at key transport points, and encouraging walking, cycling and the use of public transport will promote sustainable transport choices.

- **Contributing to reducing the effects of climate change**

The preferred way forward will contribute to reducing the effects of climate change by focusing development in sustainable and accessible locations, reducing the need to travel and promoting a shift to a low carbon economy. It will also address the zero carbon buildings agenda by encouraging high quality design and sustainable construction techniques. The protection and enhancement of green infrastructure will also help to mitigate the effects of climate change.

Environmental Overview:

- **Minimising the impact of, and mitigating against flooding**

The preferred way forward is guided by PPS25 and the findings of the SFRA. Mitigation measures against flooding will be put in place, as necessary, for new developments. The encouragement of sustainable drainage systems and the protection and enhancement of green infrastructure will also contribute towards meeting this objective.

Social Overview:

The preferred way forward scores positively in relation to social objectives in the short, medium and long term. It scores particularly positively in relation to:

- **Promoting a healthy and balanced housing market for the borough**

The preferred way forward will contribute towards meeting this objective by providing sufficient land for at least 289 dwellings per annum on average over the LDF plan period. Although developable land is in limited supply, focusing housing development on Oldham Town Centre, regeneration areas, strategic sites and key transport points will promote a healthy and balanced housing market. The development of land at Haven Lane and Warren Lane, and possibly Foxdenton, will promote a healthy and balanced housing market by making more land available for housing.

- **Meeting the borough's affordable housing needs**

The delivery of a healthy and balanced housing market in line with the preferred spatial strategy will help to meet the borough's affordable housing needs. This will be supported by a policy on securing affordable housing as part of new residential development.

- **Improving the health of the borough's population**

The preferred way forward will help to improve health. For example, by protecting and enhancing green infrastructure and open spaces, improving air quality, encouraging economic growth and prosperity, promoting walking and cycling and the programme for new health and well-being centres.

- **Improving education and skills levels of the borough's population**

The preferred way forward will improve education and skills levels of the borough's population by promoting the transforming education agenda, the programme to improve primary schools and the expansion of higher and further education. This includes a new Regional Science Centre in Oldham Town Centre. The centre will comprise science laboratories, exhibition areas and lecture theatres. It would expect to take up to 1,600 visitors from schools a year, plus delivering to around 1,000 Further Education students and providing several hundred Higher Education proposed places. The development of high quality employment opportunities, for example at Chadderton Technology Park and Hollinwood Business District will foster new skills.

Other options considered and why these were rejected

- 5.16** The alternative options considered at the Issues and Options stage are set out in paragraph 5.2.
- 5.17** The council's preferred way forward is considered to be realistic, achievable and deliverable. It is also the most appropriate planning and development strategy for Oldham. In relation to the three alternatives, the majority of new housing developments will be in Oldham Town Centre and regeneration areas. This links to option A, and reflects the findings of the recent assessment of potential housing land that demonstrated these areas could accommodate the majority of the borough's housing potential. Employment land will be more dispersed around the borough due to its nature and location, particularly the location of existing employment areas and links to alternative option B. Small amounts of currently safeguarded land, locally protected land, will be released under the preferred way forward which links to option C.
- 5.18** Findings from the Sustainability Appraisal demonstrated that it was more sustainable than the other options considered.

6 Impact of Plan

- 6.1** A requirement of the sustainability appraisal is to identify any possible negative impacts of implementing the options. Where these are identified the report should set out measures to prevent, reduce or offset the adverse effects.

Significant social, environmental and economic effects of the option

- 6.2** The sustainability appraisal process did not identify any negative social, environmental or economic effects for the preferred way forward. The option scored positively or significantly positively in relation to all the SA objectives.
- 6.3** The policies resulted in mainly positive social, environmental or economic effects, although some resulted in 'largely positive but some uncertainties' or 'unsure' scores depending on the policy direction.
- 6.4** At Preferred Options stage only one policy direction resulted in a 'potentially negative' score. This was the Gypsy, Travellers and Travelling Showpeople policy direction which was appraised to be potentially negative in relation to promoting the borough's image. At 'Refining Options' stage and in the joint DPD the policy states that the council will make new provision for Gypsies, Travellers and Travelling Showpeople in the Site Allocations DPD. The policy sets out a criteria for assessing any sites that may come forward, including the need to ensure that sites are well-designed and protects the residential amenity and safety of current and future occupiers and those living nearby. The policy if applied properly should address the issue of image. The appraisal of this policy has now been amended to score 'largely positive but some uncertainties'.
- 6.5** In terms of scale of impact, all matters appraised were considered to have both local and trans-boundary impacts, given the role of the borough within Greater Manchester. The scale of impact could not, however, be judged in those instances where the effect was judged to be uncertain.

Proposed mitigation methods

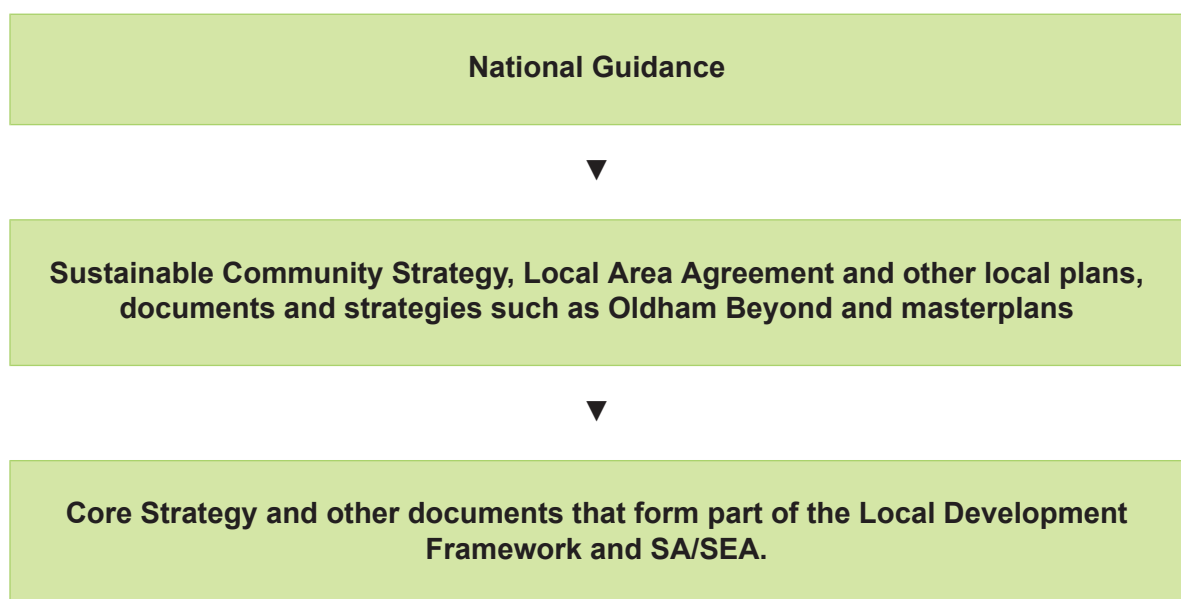
- 6.6** A number of policies refer to mitigation measures that may be necessary depending on the impact of the development.

7 Implementation

- 7.1** This section provides details relating to how the joint DPD will be implemented and monitored, including details of the proposed indicators.

Links to other tiers of plans and programmes

- 7.2** The Scoping Report identified the range of national and local planning guidance, strategies and plans and other documents that are relevant to the joint DPD. The following diagram shows the relationship between other plans and programmes and the LDF.



Monitoring

Member States shall monitor the significant environmental effects of the implementation of the plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1)

The Environmental Report shall include “a description of the measures envisaged concerning monitoring”

- 7.3** Monitoring is an important part of the new planning system and indeed of sustainability appraisal. Such monitoring will allow any unforeseen impacts of implementing the chosen option to be identified and quantified at the earliest possible opportunity. This should allow any remedial action that is considered appropriate to be carried out.
- 7.4** The collection of such information will also be a useful source of future baseline data for future documents and projects.

7.5 Relevant indicators were identified through the Scoping Report. These have been refined over time to reflect changes to national indicators made by Government, and to reflect indicators emerging from the Sustainable Community Strategy/Local Area Agreement process. The following table lists the proposed indicators:

| Indicator |
|---|
| 1. Number of people who are engaged in the LDF consultation process. |
| 2. Previously developed land that has been vacant or derelict for more than 5 years. |
| 3. Total amount of additional employment floorspace by type. |
| 4. Total amount of employment floorspace on previously developed land – by type. |
| 5. Employment land available by type. |
| 6. Employment land lost to other uses. |
| 7. Land developed for business and industry. |
| 8. New business registration rate. |
| 9. Overall employment rate. |
| 10. Total amount of floorspace for ‘town centre uses’. |
| 11. Housing trajectory: i) Plan period and housing targets. ii) Net additional dwellings in previous years; iii) Net additional dwellings for the reporting year; iv) Net additional dwellings in future years; and v) Managed delivery target. |
| 12. Supply of ready to develop housing sites. |
| 13. New and converted dwellings on previously developed land. |
| 14. Development density in schemes of 5 dwellings or more. |
| 15. i) Number of affordable homes delivered (gross) ii) Gross affordable housing completions. |
| 16. Net additional Pitches (Gypsies and Travellers). |
| 17. Dwellings cleared. |
| 18. Reduction in vacancy rate. |
| 19. Number of properties added to stock which have 3+ bedrooms in HMR area. |
| 20. Housing Quality: Building for Life Assessments. |
| 21. Major planning applications refused on poor design grounds. |

| Indicator |
|---|
| 22. i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register'; ii) and number/extent of Conservation Areas and iii) number of listed buildings and buildings in Conservation Areas lost through new development proposals. |
| 23. Access to services: i) Number of minor residential developments with access to at least 2 key services; ii) Number of major residential developments with access to at least 3 key services |
| 24. Extension of Greater Manchester's light rail network, 'Metrolink', to the borough. |
| 25. Amount of completed large scale non-residential development within Use Classes A, B and D complying with car parking standards set out in the LDF. |
| 26. Number and percentage of travel plans secured as a condition of planning permission for major planning applications. |
| 27. Number of planning applications refused on landscape character grounds |
| 28. i) Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds ii) and number of new developments, where agreed with the council, incorporating SUDs. |
| 29. i) Number of sites remediated as a result of planning applications. |
| 30. Number of days of air pollution. |
| 31. Renewable Energy Generation installed (megawatts). |
| 32. Production of primary land won aggregates by mineral planning authority. |
| 33. Production of secondary and recycled aggregates by mineral planning authority. |
| 34. Amount of municipal waste arising, and managed by management type by waste planning authority. |
| 35. Capacity of new waste management facilities by waste planning authority. |
| 36. Number and type of developments in the Green Belt. |
| 37. Open space: i) extent of protected; and ii) percentage of quality and accessible open spaces meeting local standards. |
| 38. i) Change in areas of biodiversity importance and ii) Improved local biodiversity. |
| 39. Number and type of developments in: i) Other Protected Open Land and ii) Land Reserved for Future Development |
| 40. Number of health and well being centres started and/or completed. |

| Indicator |
|--|
| 41. i) Adult participation in sport and ii) Children and young people's participation in high-quality PE and sport. |
| 42. Healthy Life expectancy at 65. |
| 43. Number of education related developments started and/or completed. (Examples: BSF, UCO, Sixth Form college, and Science, Technology, Engineering and Maths centre) |
| 44. Per capita carbon dioxide emissions in the local authority area |
| 45. Improved street and environmental cleanliness: <ul style="list-style-type: none"> • Litter • Detritus • Graffiti • fly-posting |
| 46. Foxdenton developed as premium employment site |

- 7.6** The above indicators are included within the joint DPD Appendix 1 'Monitoring Framework'. Once the council has adopted the joint DPD, the indicators will be included within the Annual Monitoring Report (AMR) for the LDF. The AMR is produced in the December of each year and includes information relating to the previous financial year.

Glossary

Core Strategy - A Development Plan Document that sets out a long-term spatial vision and strategic objectives for the borough. It also contains a planning and development strategy, policies and a monitoring and implementation framework.

Development Plan – The Development Plan for the borough consists of saved policies in the Oldham Metropolitan Borough Unitary Development Plan, and/or Development Plan Documents that replace the saved policies.

Development Plan Document - A spatial planning document that is subject to Independent Examination and forms part of the Development Plan. They can include Core Strategy, Site Specific Allocations of Land and Area Action Plans.

Local Area Agreement - A Local Area Agreement is a three year agreement that sets out the priorities for a local area agreed between central government, represented by the Government Office, and a local area, represented by the local authority and Local Strategic Partnership (LSP) and other key partners at a local level.

Local Development Document (LDD) – The generic term given to all constituent documents of the Local Development Framework.

Local Development Framework (LDF) – A folder of Local Development Documents, some of which form part of the Development Plan for the borough.

Statement of Community Involvement (SCI) – This sets out the standards that the Council will achieve in terms of engaging communities in the preparation of the Local Development Framework and development management decisions.

Supplementary Planning Document (SPD) – A Supplementary Planning Document provides additional information in respect of policies contained in the Development Plan Documents. It is not subject to Independent Examination and does not form part of the Development Plan, although it can be a material consideration when determining planning applications.

Sustainable Community Strategy – This sets out a vision, strategic objectives and targets for the long-term future of the borough.

Synergies – interaction of two or more forces/actions that create an enhanced combined effect.

Appendices

Appendix 1 Compatibility of Sustainability Objectives against the LDF Strategic Objectives

| | | Sustainability Objectives | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|--------|---------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|------|-------|-------|---|---|
| Strategic Objectives | | EC1 | EC2 | EC3 | EC4 | EC5 | EC6 | EC7 | EC8 | EC9 | EC10 | ENV1 | ENV2 | ENV3 | ENV4 | ENV5 | ENV6 | ENV7 | ENV8 | ENV9 | ENV10 | ENV11 | ENV12 | ENV13 | ENV14 | SOC1 | SOC2 | SOC3 | SOC4 | SOC5 | SOC6 | SOC7 | SOC8 | SOC9 | SOC10 | SOC11 | | |
| | SO1a | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | ? | + | + | + | + | + | ? | + | - | + | + | + | + | ? | - | + | ? | + | - | | |
| | SO1b | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | | |
| | SO1c | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | | |
| | SO1d | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | + | + | ? | + | + | ? | ? | + | + | + | + | ? | + | + | + | + | + | + | | |
| | SO1e | + | + | + | + | + | + | + | + | + | - | + | + | + | + | + | + | + | + | + | - | + | - | ? | - | + | + | + | + | + | + | + | + | + | - | + | + | |
| | SO1f | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | - | + | + | ? | ? | + | + | + | + | + | + | + | + | - | + | + | |
| | SO1g | + | + | + | + | + | + | + | + | - | + | + | + | + | + | + | + | + | + | + | - | + | - | - | - | - | - | - | + | + | + | + | + | - | + | - | + | |
| | SO1h | + | + | + | + | + | + | + | + | + | - | + | + | + | ? | ? | - | + | + | + | ? | - | + | + | + | + | ? | ? | - | - | + | + | - | + | - | + | - | |
| | SO1i | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | - | - | - | - | + | - | + | - | + | - | |
| | SO1j | + | + | - | + | + | + | + | - | - | - | + | + | - | - | + | + | + | ? | + | + | + | + | + | + | + | - | - | + | - | + | + | - | + | - | + | - | |
| | SO1k | + | + | ? | + | + | + | - | - | ? | ? | + | + | - | - | + | - | - | - | + | + | + | + | + | + | - | - | - | + | - | + | ? | - | - | - | + | - | |
| | SO2a | + | + | - | + | + | - | - | + | + | + | + | + | + | ? | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | |
| | SO2b | + | + | + | + | + | + | - | + | + | + | + | + | + | + | + | ? | + | + | + | - | - | - | ? | - | ? | + | + | + | + | + | + | ? | + | + | + | + | |
| | SO2c | + | + | - | + | + | + | - | + | + | ? | + | ? | - | - | - | + | - | - | - | ? | - | - | - | - | - | + | + | + | + | - | ? | ? | + | + | + | - | |
| | SO2d | + | + | - | + | + | + | - | + | + | - | + | + | ? | - | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | - | + | + | + | + | - | |
| | SO2e | + | + | + | + | + | + | ? | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | ? | + | + | + | + | ? | |
| | SO2f | + | + | + | + | + | + | ? | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | ? | + | + | + | + | + | ? | |
| | SO2g | + | + | + | + | + | + | ? | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | ? | + | + | + | + | ? | |
| | SO2h | + | + | + | + | + | + | ? | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | ? | |
| | SO3a | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | - | - | + | - | - | - | - | - | - | - | + | + | + | + | - | + | + | + | + | + | + | |
| | SO3b | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | ? | ? | ? | - | + | + | ? | ? | ? | ? | + | + | + | + | + | + | + | + | + | - | + | |
| | SO3c | + | + | + | - | - | - | - | ? | + | - | - | - | - | ? | + | + | - | - | + | + | - | - | - | - | - | ? | ? | - | - | + | - | - | - | - | - | + | |
| | SO3d | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | - | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | + | - | + | - | - | - | - | + | |
| | SO3e | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | |
| | SO3f | + | + | + | + | + | - | + | ? | + | + | + | + | + | + | + | + | - | ? | + | + | + | + | + | ? | ? | + | + | + | + | + | + | + | + | + | + | - | + |
| | SO3g | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | ? | - | ? | + | + | + | + | + | ? | ? | + | + | + | + | + | + | + | + | + | + | - | + |
| | SO3hi | + | + | - | + | + | + | - | ? | + | - | + | + | + | ? | + | - | + | + | - | + | + | ? | + | ? | ? | + | + | + | + | + | + | + | + | + | - | + | + |
| | SO3hii | + | + | - | + | + | + | ? | + | + | + | + | + | + | ? | + | - | + | + | - | + | + | ? | + | ? | ? | + | + | + | + | + | + | + | + | + | - | + | + |
| | SO4a | + | + | + | + | + | + | + | + | + | - | + | + | - | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | + | + | + | - | + | - |
| | SO4b | + | + | - | + | ? | + | + | + | - | - | + | + | - | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | + |
| | SO4c | + | + | ? | - | - | + | + | + | - | - | + | + | - | - | ? | + | + | + | ? | - | ? | + | + | + | + | + | ? | + | - | + | ? | - | - | - | + | + | |
| | SO4d | + | + | ? | + | + | + | - | + | + | - | + | - | ? | ? | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | - | + | + | + | + | - | + | + |
| | SO4e | + | + | - | - | ? | + | + | + | ? | - | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | - | + | - |
| SO4f | + | + | + | - | ? | + | + | + | ? | - | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | + | - | + | - | |

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|--|------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SO5a | + | + | - | + | + | + | + | + | + | + | + | + | ? | + | - | + | - | - | - | - | - | - | - | - | + | + | + | + | + | + | + | + | + | + | + | + |
| | SO5b | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | SO5c | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | SO5d | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + |
| | SO5e | + | + | - | + | + | + | + | + | - | + | + | + | + | + | + | + | + | + | + | ? | + | + | + | + | + | + | + | + | + | + | + | + | + | ? | + | - |
| | SO5f | + | + | - | + | + | + | + | + | + | + | + | + | + | + | + | + | + | - | - | - | + | + | - | + | + | + | + | + | + | + | + | + | + | - | + | - |
| | SO5g | + | + | - | - | ? | + | + | + | + | - | + | + | + | + | + | + | + | ? | ? | ? | + | + | + | + | + | + | ? | + | + | + | + | + | - | - | + | + |
| | SO5h | + | + | - | - | - | + | - | + | + | - | + | + | + | + | + | - | - | + | + | ? | - | ? | - | + | + | + | + | + | + | - | - | - | + | - | + | - |
| | SO5i | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + | + |

KEY

+ = positive

- = neutral/ no link

? = unsure/ depends on type of development/location

x = potentially negative

Appendix 2 Compliance with Strategic Environmental Assessment Directive/ Regulations

| Stage | Signposted area of the SEA Directive |
|---|---|
| <p>Stage A:</p> <p>Setting the context and objectives, establishing the baseline and deciding on the scope.</p> | <p>The Environmental Report should provide information on [inter alia]:</p> <ul style="list-style-type: none"> • the “relationship [of the plan or programme] with other relevant plans or programmes” (Annex I(a)) • “the environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (annex I (e)) • “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme” and “the environmental characteristics of the areas likely to be significantly affected” (Annex I (b), (c)) • “any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d)) <p>“...the authorities ...which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes...shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report” (Article 5.4 and 6.3)</p> |
| <p>Stage B:</p> <p>Developing and refining options and assessing effects</p> | <p>“...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))</p> |

| | |
|---|---|
| <p>Stage E:</p> <p>Monitoring the significant effects of implementing the joint DPD</p> | <p>Member States shall monitor the significant environmental effects of the implementation of the plans and programmes in order, <i>inter alia</i>, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1)</p> <p>The Environmental Report shall include “a description of the measures envisaged concerning monitoring”</p> |
|---|---|

Appendix 3 Consultees on Scoping Report

In addition to English Heritage, Environment Agency and Natural England, the following bodies were consulted on the Scoping Report:

Ripponden Parish Council
Holme Valley Parish Council
Saddleworth Parish Council
Tintwistle Parish Council
Shaw and Crompton Parish Council
Mossley Town Council
Calderdale MBC
Rochdale MBC
Derbyshire County council
Kirklees MBC
High Peak Borough Council
Manchester City Council
Tameside MBC
Peak District National Park Authority
Wigan MBC
Trafford MBC
Bolton MBC
Salford City Council
Bury MBC
Stockport MBC
National Grid
Highways Agency
North West Regional Assembly (Now called 4NW)
North West Development Agency
AGMA Policy Unit
Greater Manchester Waste Disposal Authority
Sport England

United Utilities
East Midlands Development Agency
Network Rail
Powergen Ltd
Greater Manchester Strategic Health Authority (Now called Primary Care Trust)
Mobile Operators Association
Yorkshire Forward
Oldham Town Centre Partnership
Home Builders Federation
Greater Manchester Geological Unit
National Farmers Union
Forestry Commission
Greater Manchester Passenger Transport Authority
Greater Manchester Passenger Transport Executive
British Waterways

Greater Manchester Ecology Unit
Lancashire Wildlife Trust
National Trust
Police Architectural Liaison Officer
Manchester Airport plc
Housing Corporation
Greater Manchester Archaeological Unit
English Partnerships/Commission for New Towns
Government Office North West
Oldham Partnership

Appendix 4 Details of Appraisal of Preferred Way Forward

Key

= significantly moving towards objective

++

= positive

+ +/- = largely positive but some uncertainties

? = unsure

x = potentially negative

Impact S = short term (less than 5 years)
M = medium term (5 to 10 years)
L = long term (over 10 years)

Scale L = Local

T-B = These will have an impact at these scales
T-B? = unsure of impact at these scales

*Key services = employment centres, GP surgeries/health centres, hospitals, primary schools, secondary schools, shopping centres

It should be noted that SA objectives are not shown where either: it was not considered to be relevant to the matter being appraised, or it was considered that the effect would be neutral.

Appraisal of Preferred Way Forward

| Appraisal of Preferred Way Forward | | | | | Comments/Cumulative effects/Changes |
|---|----|----|-------|-----|--|
| Impact | | | Scale | | |
| S | M | L | L | T-B | |
| Economic | | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will stimulate sustainable regeneration activities in the short, medium and long term. Focusing development in regeneration areas will stimulate sustainable regeneration activities in the shorter term. Spreading development wider in the borough will stimulate sustainable regeneration in the medium to longer term. The release of land at Foxdenton, for employment development, possibly facilitated by a small amount of housing, and Haven Lane and Warren Lane, for housing development, will stimulate sustainable regeneration, particularly over the longer term. |
| EC2 To promote the borough's image | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will promote the borough's image, particularly through transformational regeneration activities, in the short, medium and longer term. This will be more immediate in areas of focused regeneration such as Housing Market Renewal and New Deal for Communities areas, but will also benefit other areas of the borough. |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward seeks to secure an efficient transport system, focus development at key transport points and promote development in sustainable and accessible locations within the built up areas of the borough. This will promote efficient patterns of movement in support of sustainable economic regeneration in the short, medium and longer term, particularly through the development of Metrolink. |
| EC4 To promote the sustainable economic performance of the borough | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | Under the Preferred Way Forward, employment development will take place in Oldham Town Centre, employment areas, regeneration areas and in other built up parts of the borough, reflecting the location of employment land. By both focusing and spreading growth, the sustainable economic performance of the borough will be significantly promoted in the short, medium and longer term. The release of land at Foxdenton, for employment development, will promote sustainable economic performance, particularly in the medium to longer term. |
| EC5 To promote sustainable economic growth and development | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | Spreading employment development in Oldham Town Centre, employment areas and regeneration areas, will ensure that developable land will be available to promote sustainable economic growth and development in the short, medium and longer term. It will also help to create local jobs. The release of land at Foxdenton, for |

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| | | | | | employment development, will promote economic growth in the medium to longer term by making more land available for existing businesses, and by encouraging new inward investment. |
| EC6 To promote sustainable rural communities | | | | | |
| + | + | + | ✓ | ✓ | By permitting development in sustainable and accessible locations within the built up areas of the borough, including the Saddleworth villages, the Preferred Way Forward will promote sustainable rural communities. |
| EC7 To promote sustainable tourism development | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will promote opportunities for sustainable tourism development by permitting development in both town centre locations and in more rural areas such as the Saddleworth villages. Tourism development will be further promoted by hotel developments, for example those proposed as part of the Hollinwood Business District and New West End masterplans. |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | By permitting retail, housing and employment development in the borough's centres, the Preferred Way Forward will significantly contribute towards protecting and enhancing their vitality and viability. |
| EC9 To improve the economic well-being of the borough's population | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | Spreading employment development in Oldham Town Centre, employment areas and regeneration areas, will significantly improve the economic well-being of the borough's population, by providing a spread of job opportunities. The release of land at Foxdenton, for employment development, will provide more job opportunities, particularly in the medium to longer term. |
| EC10 To promote the development of innovative and knowledge based industries | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward encourages development on regeneration areas and employment areas such as Hollinwood Business District and Chadderton Technology Park, which particularly encourage innovative and knowledge based industries. The release of land at Foxdenton, for employment development, will provide more opportunities for the development of these industries, particularly in the medium to longer term. |
| Environmental | | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will prioritise the use of brownfield land and buildings. This will significantly contribute to the effective and efficient use of land and buildings in the most sustainable locations, including the re-use of mills. |
| ENV2 To promote high quality design and sustainable construction | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward, together with design policies, will ensure that new developments are built using sustainable construction techniques and will secure high quality design of new development. It will, therefore, |

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| | | | | | contribute to meeting this objective. |
| ENV3 To reduce the need to travel | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will create employment opportunities in accessible locations, which will reduce the need for the borough's population to travel to jobs. Also focusing housing, shops and other facilities in accessible locations will reduce the need to travel. |
| ENV 4 To promote sustainable transport choices | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | Focusing development at key transport points like future Metrolink stops, the borough's centres, and encouraging walking, cycling and the use of public transport will significantly promote sustainable transport choices. |
| ENV 5 To protect and improve air quality | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward focuses development on regeneration areas and employment areas such as Hollinwood Business District and Chadderton Technology Park which particularly encourage high quality, high technology businesses. These, together with the focus on encouraging high quality design and sustainable construction and enhanced public transport, such as Metrolink, will contribute towards protecting and improving air quality. |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward, particularly development in the borough's centres, will contribute towards conserving and enhancing the borough's historical, archaeological and cultural heritage, its settings, landscape and townscape character. The release of land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club may impact on the local landscape/townscape and would require careful design and landscaping, although the amount of land involved, within the overall context, is relatively small. Development proposals would need to have regard to the local Landscape Character Assessment, where appropriate. At Foxdenton consideration should be given to the views and landscape character of Chadderton Rolling Hills. At Haven Lane consideration should be given to the landscape character of the Beal Defined Valleys and to the character of the nearby Alexandra Terrace Conservation Area. At Warren Lane the landscape character of the Medlock Mixed Valley should be respected. The land at Foxdenton includes a Grade II listed building, (Foxdenton Farmhouse) and outside of the site is the Grade II* listed building (Foxdenton Hall) and therefore development proposals would need a heritage assessment. At Lancaster Sports Club development proposals would need to protect and enhance the setting of the Grade II Failsworth Lodge (Lancaster Sports and Social Club). |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | | |

| | | | | | |
|---|----|----|---|---|--|
| + | + | + | ✓ | ✓ | The Preferred Way Forward will present opportunities to improve green infrastructure and biodiversity, for example through initiatives such as the Green Loop around Oldham Town Centre. It is recognised, however, that some brownfield sites may have biodiversity value. The development of land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club may impact on green infrastructure, biodiversity or geodiversity and measures would be needed to mitigate against this. Foxdenton has a strategic recreational route running through the site and this should be protected and enhanced as part of any development proposals. There is also a Grade C SBI (Hunt Lane) close by, to the north of the site, which would need to be protected from any development proposals. Development proposals at Foxdenton would require a Habitats Assessment. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting its nature conservation value. |
| ENV8 To contribute to reducing the effects of climate change | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will significantly contribute to reducing the effects of climate change by focusing development in sustainable and accessible locations, reducing the need to travel and promoting a shift to a low carbon economy. It will also address the zero carbon buildings agenda by encouraging high quality design and sustainable construction techniques. The protection and enhancement of green infrastructure will also help to mitigate the effects of climate change. |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | | |
| + | ++ | ++ | ✓ | ✓ | Focusing development in sustainable and accessible locations will help to minimise energy use and promote energy efficiency by reducing the need to travel. The promotion of sustainable construction techniques, zero carbon buildings and innovative and knowledge-based industries will encourage the use of energy from renewable resources. |
| ENV10 To manage waste sustainability, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will promote sustainable waste management in line with the principles of the waste hierarchy and will therefore contribute positively to this objective. |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will ensure the prudent use and management of man-made and natural resources. Focusing development on previously developed land will contribute towards meeting this objective. The development of land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club would, however, require new infrastructure. These are, however, relatively small areas compared to the borough as a whole. |
| ENV12 To protect and improve the quality of land and soil | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will protect and improve the quality of land and soil through ensuring the reuse of |

| | | | | | |
|--|----|----|---|---|--|
| | | | | | vacant, derelict and contaminated land. The development of land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club would, however, reduce the focus on using previously developed land. These are, however, relatively small areas compared to the borough as a whole. |
| ENV13 To protect and improve ground and surface water resources | | | | | |
| + | + | + | ✓ | ✓ | Any new development will result in an increased demand for water and the need for new or upgraded infrastructure to provide this. The Preferred Way Forward will, however, reduce the need for new infrastructure by focusing the majority of housing development within existing built up areas. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure. The development of land at Foxdenton, Haven Lane, Warren Lane and Lancaster Sports Club would, however, require new infrastructure. These are, however, relatively small areas compared to the borough as a whole. The local Infrastructure study includes confirmation from United Utilities that there is enough water resource capacity to accommodate growth proposed. New developments will be required to reduce surface water run off and incorporate sustainable drainage systems, where possible. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting the water resource. |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will minimise the impact of, and mitigate against flooding by allocating and permitting developments away from areas of flood risk in accordance with government guidance and the Oldham SFRA. Mitigation measures against flooding will be put in place, where necessary, for new developments. The Oldham level 2 SFRA looked at Foxdenton and confirmed that the site is acceptable for development with some detailed consideration of flood risk issues. The encouragement of sustainable drainage systems and the protection and enhancement of green infrastructure will also contribute towards meeting this objective. Not promoting development away from areas of flood risk will mean that there is a higher chance of people, biodiversity and properties being at risk of flooding, with cost implications. |
| Social | | | | | |
| SOC1 To promote community cohesion in the borough | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will ensure that facilities are in the most accessible locations, which will promote community cohesion in the borough. |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will ensure enough land is made available to contribute to the promotion of mixed, balanced and inclusive sustainable communities. |
| SOC3 To engage the Community in the planning process | | | | | |
| + | + | + | ✓ | ✓ | The Community will be engaged in the planning process under the Preferred Way Forward as outlined in the |

| | | | | | |
|---|----|----|---|---|--|
| | | | | | adopted Statement of Community Involvement. |
| SOC4 To promote the accessibility to key services | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will concentrate facilities in the most accessible locations and will promote accessibility to key services. |
| SOC5 To protect and improve local environmental quality | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will minimise local environmental impacts through the sensitive location of new developments. |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will present opportunities to provide quality and accessible open space, sport and recreational facilities. |
| SOC7 To reduce crime, disorder and the fear of crime | | | | | |
| + | + | + | ✓ | ✓ | The Preferred Way Forward will reduce crime, disorder and the fear of crime, particularly by securing high quality design and location of new development. |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will significantly contribute towards meeting this objective by providing sufficient land for housing. Although developable land is in limited supply, focusing housing development on Oldham Town Centre, regeneration areas and key transport points will promote a healthy and balanced housing market. The development of land at Haven Lane and Warren Lane will promote a healthy and balanced housing market by making more land available for housing. |
| SOC9 To meet the borough's affordable housing needs | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The delivery of a healthy and balanced housing market, in line with the Preferred Way Forward, will help to meet the borough's affordable housing needs. |
| SOC10 To improve the health of the borough's population | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will help to improve the health of the borough's population, for example by protecting and enhancing green infrastructure and open spaces, improving air quality, encouraging economic growth and prosperity, promoting walking and cycling and the programme for new health and well-being centres. |
| SOC11 To improve education and skills levels of the borough's population | | | | | |
| ++ | ++ | ++ | ✓ | ✓ | The Preferred Way Forward will improve education and skills levels of the borough's population by promoting improvements to education facilities, including the development of a Regional Science Centre. The development of high quality employment opportunities, for example at Chadderton Technology Park and Hollinwood Business District will foster new skills. |

Appendix 5 Sustainability Appraisal joint DPD

An appraisal of the joint DPD was undertaken in July 2010.

The appraisal was carried out by a team of officers from the Economy, Place and Skills Directorate. The team included the following officers for all or part of the appraisal process:

Paul McGrath, Georgina Brownridge and Clare Moran (LDF and Urban Design Team)

Note: SA objectives have been deleted where:

- they were not considered appropriate to the policy direction in question, or
- the effect of the policy direction on the objective was considered to be neutral.

This is an update of the Sustainability Appraisal prepared at the Refining Options stage and Preferred Options stage rather than a new Sustainability Appraisal. It provides more detail where available in relation to the location, scale of developments and flood risk. It also provides a summary of the Sustainability Appraisal for each policy.

Key to Appraisal Tables

Impact: S = Short term (less than 5 years)
 M = Medium term (5 to 10 years)
 L = Long term (over 10 years)
 ++ = significantly moving towards objective
 + = positive
 +/? = largely positive but some uncertainties
 ? = unsure
 x = potentially negative
 x/? = potentially negative but some uncertainties

Scale: L = Local
 T-B = Trans-boundary
 ✓ = Yes
 X = No

Policies

Policy 1 Climate Change and Sustainable Development

The 'Climate Change and Sustainable Development' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The policy will promote the sustainable regeneration of the borough through the efficient and effective use of the land and ensuring developments are made from sustainable materials and techniques; promoting energy efficiency and conservation; and protecting and enhancing green infrastructure. This will help improve the borough's image. The transport principles will promote efficient patterns of movement helping the borough play its part in Greater Manchester. The economic principles will promote sustainable economic growth, including innovative and knowledge based industries.
- b) **Environmental:** The environmental principles will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations; ensure new developments are built to a high quality design; reduce the need to travel and promote sustainable transport choices, improving air quality. The design principles will conserve and enhance the borough's historical, archaeological and cultural heritage and its landscape and townscape character. The environmental principles ensure development will protect and enhance green infrastructure, biodiversity and geodiversity and will promote green energy.
- c) **Social:** The policy will ensure facilities are in accessible locations and are of high quality, promoting community cohesion and promoting accessibility to key services. The policy will promote mixed, balanced and inclusive communities by ensuring land is available to meet the needs and demands of communities, including quality and accessible open space and a healthy and balanced housing market. The policy will protect and improve local environmental quality. These principles will contribute towards the improved health of the borough's population. Education will be improved through working with education providers and providing high quality employment opportunities.

| Policy – Climate Change and Sustainable Development | | | | |
|--|----|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments: | The economic, housing, environmental, design and transport principles will positively promote the sustainable regeneration of the borough in the short, medium and long term. This will be achieved through the efficient and effective use of the land; focussing on brownfield land; focussing developments in accessible locations and away from areas of flood risk; not releasing green belt land; ensuring developments are made from sustainable materials and techniques; promoting energy efficiency and conservation; and protecting and enhancing green infrastructure. If these general and spatial principles are not implemented the consequences may be not adapting and mitigating climate change and not achieving sustainable developments, which may result in an inability to transform our local housing markets and economy. | | | |
| EC2 To promote the borough's image | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The above spatial principles will positively promote the borough's image to existing and future residents and businesses. This may make the borough an attractive place to work, live and visit for people from within and outside the borough. Without an enhanced image the ability to achieve the vision and address the key issues may not be achieved. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The transport principles will significantly promote efficient patterns of movement in support of sustainable economic regeneration by providing an efficient transport system, particularly through the development of Metrolink, focusing development at key transport points and promoting development in sustainable and accessible locations within the built up areas of the borough. The borough has below average car ownership and therefore public transport choices are important. A good transport system will also help the borough play its part in Greater Manchester. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The economic principles will positively promote the sustainable economic performance of the borough by providing opportunities for employment development in Oldham Town Centre, Foxdenton, Hollinwood, Chadderton Technology Park, regeneration areas and in other built up parts of the borough, reflecting the location of employment land. By both focusing and spreading growth, the sustainable economic performance of the borough will be significantly promoted in the short, medium and longer term. The release of land at Foxdenton, for employment development, will promote sustainable economic performance, particularly in the medium to long term. Not delivering Foxdenton could have serious implications on our ability to achieve our economic objectives, including failure to deliver local jobs. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic principles will promote sustainable economic growth and development by spreading employment development in Oldham Town Centre, Foxdenton, Hollinwood and Chadderton Technology Park and regeneration areas. This will ensure that developable land will be available to promote sustainable economic growth and development. It will also help to create local jobs. The release of land at Foxdenton, for employment development, will promote economic growth in the medium to longer term by making more land available for existing businesses, and by encouraging new inward investment. Not delivering Foxdenton could have serious implications on the ability to achieve our economic objectives, including failure to deliver local jobs. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | There are a number of principles, in particular those regarding housing and the economy, that will promote sustainable rural communities by permitting appropriate development levels. The inability to deliver appropriate development levels would reduce the number of people able to live and work locally. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic and environment principles will positively promote sustainable tourism development by permitting development in town centres and rural areas. Tourism will be further promoted by providing opportunities for overnight accommodation, and promoting green infrastructure, high quality design and public transport. The environment principles will promote a pleasant and attractive location for visitors. The inability to promote sustainable tourism development will mean that the borough will not maximise its tourism opportunities. | | | |

| | | | | |
|--|--|----|---|---|
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The housing, economic and transport principles will positively contribute towards the vitality and viability of our centres by permitting retail, housing and employment development in the borough's centres. The approach of considering centres as a location for development in the first instance accords with government guidance (PPS4). Lack of focus on our centres will prevent us from maximising our potential. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic principles will improve the economic well-being of the borough's population by providing a spread of employment opportunities across the borough, including Oldham Town Centre, Foxdenton, Hollinwood, Chadderton Technology Park and regeneration areas. The release of land at Foxdenton, for employment development, will provide more job opportunities, particularly in the medium to longer term. Not delivering appropriate employment opportunities may not lead to improved economic prosperity. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic principles will promote the development of innovative and knowledge based industries by encouraging development sites such as Hollinwood Business District and Chadderton Technology Park. The release of land at Foxdenton will provide opportunities for the development of these industries in the medium to longer term. Failure to deliver Foxdenton, Hollinwood and Chadderton will have serious implications on the ability to achieve our economic objectives, including delivering local jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The environmental principles will significantly ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by prioritising the use of brownfield land and buildings through the re-use of mills and and brownfield land. SHLAA has identified there is sufficient brownfield land for housing for the plan period. Failure to deliver this objective may lead to the loss of greenfield land or put pressure on the Green Belt. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | The design principles will ensure new developments are built to a high quality design that respects local character using sustainable materials and techniques. Failure to deliver good design will detract from the borough's image, future investment and people's well being. | | | |
| ENV 3 To reduce the need to travel | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The transport, housing and economy principles will reduce the need to travel by providing opportunities for development in accessible locations. Failure to deliver this may make it more difficult to adapt to and mitigate to climate change, and may make it more difficult to achieve sustainable communities and may negatively impact on people's well being. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The transport principles promote sustainable transport choices by focusing development at key transport points such as future Metrolink stops, Oldham Town Centre and the borough's centres, and encouraging walking, cycling and the use of public transport. The protection and enhancement of green infrastructure, such as recreational routes also promotes sustainable transport choices. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | ++ | ++ | ✓ | ✓ |
| Comments | The transport, economy, environment and design principles will protect and improve air quality by focussing developments on accessible locations (such as Oldham Town Centre, the borough's other centres, and sites such as Foxdenton, Hollinwood Business District and Chadderton Technology Park). Together with the focus on encouraging high quality design and sustainable construction and enhanced public transport, such as Metrolink, will contribute towards protecting and improving air quality particularly in the medium to long term. Not delivering this objective may lead to higher levels of emissions and therefore worse air quality and negative impacts on health and biodiversity. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | The design principles will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character, by ensuring development protects and enhances local character, including historic buildings and landscape, across the borough and in the borough centres. Land safeguarded for future development may impact on the local landscape/townscape and would require careful design and landscaping, although the amount of land involved, within the overall context, is relatively small. Not delivering this principle may lead to adverse impacts on the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The environmental principles will ensure developments protect and enhance green infrastructure, biodiversity and geodiversity, including projects such as Moston Brook and canal enhancement schemes. It is recognised, however, that some brownfield sites may have biodiversity value. The release of safeguarded land may impact on green infrastructure, biodiversity or geodiversity and measures may be needed to mitigate against this. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting its nature conservation value. Not delivering this principle may lead to the loss of existing green infrastructure, biodiversity and geodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The environmental principles will significantly contribute to reducing the effects of climate change by focusing development in sustainable and accessible locations, reducing the need to travel and promoting a shift to a low carbon economy. It will also address the zero carbon buildings agenda by encouraging high quality design, sustainable construction techniques and the use of decentralised, renewable and low carbon energy. The protection and enhancement of green infrastructure will also help to mitigate the effects of climate change. Not delivering the environmental principles may make it more difficult to adapt to and mitigate the effects of climate change. Not focusing development in sustainable locations and not promoting zero carbon developments may lead to the inability reduce the effects of climate change. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Focusing development in sustainable and accessible locations will help to minimise energy use and promote energy efficiency by reducing the need to travel. The promotion of zero carbon buildings will encourage the use of energy from renewable resources. The AGMA decentralised and zero carbon energy study sets targets for new developments to reduce emissions through decentralised, renewable and low carbon energy with an emphasis on connecting to the district-heating network where possible. Not delivering green energy may lead to an increase in the borough's carbon footprint, less energy security and not having the infrastructure in place to provide future energy as finite sources become less available and more costly. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The environmental principles will positively manage waste sustainably by promoting sustainable waste management in line with the principles of the waste hierarchy. Not delivering this objective may mean rising levels of waste in landfill. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The environmental principles will significantly ensure the prudent use and sustainable management of man-made and natural resources by focusing housing on previously developed land. Infrastructure will be needed as the number of dwellings increases, however most new homes will be built within existing built up areas limiting the amount of new infrastructure needed. The development of safeguarded land may require new infrastructure. However, these are relatively small areas compared to the borough as a whole. Not promoting the prudent use of man made and natural resources may mean that resources are depleted faster. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The environment and housing principles will significantly protect and improve the quality of land and soil through ensuring the reuse of vacant, derelict and contaminated land. The development of safeguarded land may lessen the focus on previously developed land, however these are relatively small areas compared to the borough as a whole. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | <p>The environmental principles will significantly protect and improve ground and surface water resources. Any new development will result in an increased demand for water and the need for new or upgraded infrastructure to provide this. The joint DPD will, however, lessen the need for new infrastructure by focusing the majority of housing development within existing built up areas. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure.</p> <p>The development of safeguarded land may require new infrastructure. However, these are relatively small areas compared to the borough as a whole. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting water resources.</p> <p>United Utilities have confirmed that there is enough water resource capacity to accommodate growth proposed. A North West Water Cycle Scoping Study has recently been undertaken to inform and facilitate the undertaking of outline water cycle studies for the six North West Growth Points, of which Greater Manchester is one. It is anticipated that a River Mersey Water Cycle Study will be undertaken.</p> <p>The SFRA sets drainage standards to manage surface water discharges, which should where possible be achieved through the implementation of sustainable drainage systems. Higher drainage standards apply within Critical Drainage Areas. A Greater Manchester Surface Water Management Plan will be undertaken.</p> | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | <p>The environmental principles will significantly minimise the impact of, and mitigate against, flooding by allocating and permitting developments away from areas of flood risk in accordance with government guidance and the Oldham SFRA. Mitigation measures against flooding will be put in place, as necessary, for new developments. The encouragement of sustainable drainage systems and the protection and enhancement of green infrastructure will also contribute towards meeting this objective. Not promoting development away from areas of flood risk will mean that there is a higher chance of properties and people being at risk of flooding, with cost implications and impacts on health.</p> | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | The transport, housing, economic and design principles will positively promote community cohesion by ensuring that facilities are in the most accessible locations and of high quality design that respects local character within communities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The housing, economic and design principles will positively promote mixed, balanced and inclusive sustainable communities by ensuring land is available to meet the needs and demands of communities. Not delivering enough land may mean not addressing housing needs, resulting in an unbalanced housing market. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will ensure the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The transport, economy and housing principles will significantly contribute towards promoting the accessibility of key services by concentrating services in the most accessible locations and promoting accessibility to key services. Not delivering this may lead to social exclusion and deprivation and associated impacts on health and well-being. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The housing and economic principles will protect and improve local environmental quality by minimising impacts through the sensitive location of new development. Not delivering this may have adverse impacts on health and well-being and quality of life. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The environment principles will present opportunities to provide (and improve) quality and accessible open space, sport and recreational facilities. In doing this there are health and well being, image, environmental, education and biodiversity benefits. Not providing open space, sport and recreational facilities may worsen physical and mental health and biodiversity. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The design, economy and housing principles will reduce crime, disorder and the fear of crime by securing high quality design, through locating new development in built up areas and providing land for jobs that will improve prosperity. Poor design may increase opportunities for crime and may increase fear of crime. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The housing and economic principles will positively promote a healthy and balanced housing market by providing sufficient land for housing. Although developable land is in limited supply, focusing housing development on Oldham Town Centre, regeneration areas and at key transport points will promote a healthy and balanced housing market. The development of safeguarded land will help promote a healthy and balanced housing market by making more land available for housing. Not delivering sufficient land may mean not meeting housing needs and failing to retain or attract existing and future residents. | | | |
| SOC9 To meet the borough's affordable housing needs | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The housing principles will positively contribute towards meeting the borough's affordable housing needs by addressing housing needs and demands. Inability to meet affordable housing needs may lead to people looking outside the borough for housing as people may not be able to afford to live in certain parts of the borough. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic, environmental and transport principles will improve the health of the borough's population. For example, by protecting and enhancing green infrastructure and open spaces, improving air quality, encouraging economic growth and prosperity, promoting walking and cycling and the programme for new health and well-being centres. Not delivering these principles may lead to worsening health, including rising obesity and poor access to health provision. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The economic principles will positively contribute towards improving education and skills levels by working with education providers – the colleges and the university. Also through the development of high quality employment opportunities, for example at Chadderton Technology Park and Hollinwood Business District and other areas which will foster new skills. Inability to improve education and skill levels may mean that as the economy restructures, business may not locate in the borough and this may worsen unemployment. | | | |

| | |
|--|---|
| Infrastructure - Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 2 Communities

The 'Communities' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- Economic:** The policy will positively promote the sustainable regeneration of the borough by creating cohesive communities where people have access to new and improved community facilities, including health and well being centres and education facilities. This will make the borough more attractive to investors, including the borough's centres. It will improve the borough's economy, including tourism, and through the development of innovative and knowledge based industries. The policy can improve people's well-being and their ability to work.
- Environmental:** The policy will ensure that new community facilities are in accessible locations, reducing the need to travel and promoting sustainable transport choices and are built to a high quality design. This will contribute towards reducing the effects of climate change.
- Social:** The policy will promote community cohesion by providing new and improved community facilities, in accessible, sustainable locations. This will therefore help improve the health and education and skills levels of the borough's population and can help reduce anti social behaviour.

| Policy - Communities | | | | |
|--|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will positively promote the sustainable regeneration of the borough by creating cohesive communities where people have access to new and improved community facilities, in particular by supporting the provision of health and well being centres and improved education facilities. These facilities will be located in the most accessible locations including our centres. Not delivering this may lead to areas of social exclusion and deprivation as people will not have access to facilities that will improve their health and well being and education. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will positively promote the borough's image by creating cohesive and sustainable communities with access to new and improved services. It will enable the development of community facilities and the transformation of education and skills. This will make the borough more attractive to residents and people outside the borough, including investors. Not delivering this could create areas of social deprivation of which poor health and lower educational attainment are key features. It could also affect the boroughs status as a University Town. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will positively promote efficient patterns of movement in support of sustainable economic regeneration by supporting developments that will have a positive impact on the borough's economy in accessible locations, including the regional science centre. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will positively promote the sustainable economic performance of the borough by providing new and improved community facilities, which will improve the educational and cultural offer in the borough. This will attract more investors and visitors to the borough and have a positive effect on the borough's economic performance. The new and improved community facilities can improve people's well-being and therefore their ability to work. Not delivering this may deter businesses and visitors from the borough. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly promote sustainable economic growth and development by supporting developments that will have a positive impact on the borough's economy in accessible locations, including the regional science centre. Not delivering this policy could impact on the borough's skills levels. This could deter future investors and businesses from locating in the borough and may lead to residents traveling out of Oldham for job opportunities. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy positively promotes sustainable rural communities by supporting appropriate new and improved community facilities in accessible rural locations. Not delivering this may lead to residents in rural locations having to travel further to access facilities. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy positively promotes sustainable tourism development by providing opportunities for cultural facilities, arts centres, museums and theatres in sustainable locations. These facilities will improve the tourism offer in the borough. Not delivering this could limit the borough's tourism offer. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy positively protects and enhances the vitality and viability of `centres` by contributing to what their offer, particularly Oldham Town Centre with proposals such as theatres that could boost the night time economy. Not delivering this may reduce the offer in the borough's centres during the day and the night, and therefore may affect their vitality and viability. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will positively improve the economic well-being of the borough's population by providing new and improved community facilities, such as educational facilities, which will improve the borough's educational and skills attainment levels and therefore improving the employment opportunities. The new and improved community facilities can improve people's well being. Not delivering this policy may impact on our ability to attract businesses and investors to the borough and therefore limit job opportunities to the borough's residents and their well-being. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | ++ | ++ | √ | √ |
| Comment | The policy will promote the development of innovative and knowledge based industries by helping to facilitate the development of the Regional Science Centre and other education facilities which will improve the link with innovative and knowledge based industries, particularly in the medium to long term. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will positively promote the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring that new community facilities are developed in accessible locations in existing communities using previously developed land. Not delivering this could lead to the development of new facilities in locations that are not accessible by users. This may increase the need to travel and lead to loss of green field land. | | | |

| | | | | |
|--|--|----|---|---|
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that new and improved community facilities are built to a high quality design that respects local character using sustainable materials and techniques. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by promoting the development of community facilities in locations that are easily accessible to the communities they serve. Not delivering this may result in people traveling further to reach community facilities. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by locating community facilities where they are accessible by a range of sustainable modes of travel. Failure to deliver this may result in people traveling further and using the private car. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by developing community facilities in locations that are easily accessible to the communities they serve by sustainable modes of travel, so reducing the need to travel particularly by private car. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will help minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by focusing development in sustainable and accessible locations therefore reducing the need to travel. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote community cohesion in the borough by providing new and improved community facilities in accessible, sustainable locations across the borough. This will help to provide opportunities across the borough and will promote local identity in communities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by ensuring that all communities have access to community facilities (including improved health and education) therefore contributing towards inclusive and sustainable communities. Not delivering this policy would not support the aims to improve the health and well-being and education and skills of the borough's residents. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the accessibility to key services by providing opportunities for new and improved key services in accessible locations. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by minimising impacts through the sensitive location of new community facilities. Not delivering this may have adverse impacts on health and well-being and quality of life. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreation facilities by supporting proposals for new and improved community facilities including indoor built facilities used for sport and recreation. Not delivering this could lead to fewer opportunities for the community to access quality indoor sport and recreation facilities which could be detrimental to the health and well-being of the borough. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by providing supporting improvements to the education and skills of Oldham's population, which will improve prosperity. New and improved community facilities for young people, including community centres and social clubs, could help reduce anti-social behaviour and the fear of crime. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by creating inclusive and sustainable communities with access to improved community facilities such as schools. Not delivering the policy may not attract people to the area, creating an unbalanced housing market. | | | |

| | | | | |
|--|--|----|---|---|
| SOC10 To improve the health of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly improve the health and well-being of Oldham's residents by working with health partners and the use of developer contributions to facilitate the development of new and improved health facilities. Not delivering the policy may have a negative impact on health and well-being. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will improve education and skill levels of the borough's population by working with a range of education partners and through the use of developer contributions to provide a range of new and improved facilities. Not delivering the policy may have a negative impact on education and skills. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 3 An Address of Choice

The 'An Address of Choice' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- Economic:** The policy will ensure a balanced and sustainable housing market, which is attractive to residents and people outside of the borough. This will have a positive effect on the borough's economy.
- Environmental:** The policy will ensure the efficient and effective use of all types of land and buildings in the most sustainable locations by promoting the use of previously developed land and vacant or underused buildings before considering greenfield sites and directing sites away from areas at risk of flooding. The policy will reduce the need to travel and promote sustainable transport choices by focussing new housing in sustainable and accessible locations. This will improve air quality.
- Social:** The policy will promote community cohesion by meeting the needs and demands of the housing market and addressing inequalities. It will also ensure that new housing is accessible to key services helping create inclusive communities.

| Policy – An Address of Choice | | | | |
|--|----|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will significantly promote the sustainable regeneration of the borough by ensuring a balanced and sustainable housing market, which meets the needs and demands of our urban and rural communities, by promoting effective and efficient use of land and managing its release. Not delivering this may lead to the housing offer not meeting the needs and demands of the population and the focus of housing not being located in sustainable, accessible locations. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by providing a healthy housing market, which is attractive to residents and people outside the borough. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by ensuring that new residential developments are located within close proximity to jobs and services, therefore reducing the need to travel. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will positively promote sustainable economic growth and development as it will create a healthy, balanced housing market attractive to existing and future residents. This will have a positive effect on the borough's economy. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by meeting the housing needs and demands of our rural communities, including the Saddleworth and other rural settlements. Developments will be within close proximity to key services therefore reducing the need to travel and encouraging sustainable rural communities. Not delivering this policy could lead to inappropriate and unsustainable development which does not support rural communities. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of the borough's centres by promoting new housing within and accessible to the boroughs centres, including Oldham Town Centre. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will improve the economic well-being of the borough's population as it will create a healthy, balanced housing market attractive to existing and future residents. This will have a positive effect on the borough's economy as it may attract investors and new residents to the borough. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | √ | √ |
| Comments | The delivery of a balanced and sustainable housing market will help attract a range of business people with the potential to diversify our economic activities. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by promoting the use of previously developed land and vacant or underused buildings before considering greenfield sites. Not delivering this may lead to the loss of greenfield sites in inaccessible locations and take the focus of new development away from the borough's regeneration areas. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure new developments are built to a high quality design that respects local character using sustainable materials and techniques. This will promote the borough's image, particularly in HMR areas. Failure to deliver good design will detract from the borough's image, future investment and people's well-being. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by focusing new housing in sustainable and accessible locations, including the borough's centres and HMR areas. The policy will also ensure residential development has access to key services reducing the need and distance to travel. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by focusing new housing in sustainable and accessible locations, so meaning that housing developments have better access to the wider public transport network. The policy will also ensure residential development has access to key services reducing the need and distance to travel and encouraging sustainable modes of transport, including walking, cycling and public transport choices. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|---|---|---|
| Comments | The policy will protect and improve air quality by reducing the need to travel by focusing new housing in sustainable and accessible locations including the borough's centres and HMR areas. The policy will also reduce air quality by ensuring residential development has access to key services reducing the need and distance to travel therefore reducing harmful emissions. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that new housing has regard to the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by reducing the need to travel by focusing new housing in sustainable and accessible locations, including the borough's centres and HMR areas, and away from areas at risk of flooding. The policy will also contribute to reducing the effects of climate change by ensuring residential development has access to key services, so reducing the need and distance to travel and therefore reducing harmful emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | New homes will be designed and built in ways that minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by using sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The will protect and improve the quality of land and soil through ensuring the reuse of vacant, derelict and contaminated land. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will protect and improve ground and surface water resources by reducing the need for new infrastructure through focusing the majority of housing development within existing built up areas. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure. United Utilities have confirmed that there is enough water resource capacity to accommodate growth proposed. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|---|---|---|
| Comments | The joint DPD will minimise the impact of, and mitigate against, flooding by allocating and permitting developments away from areas of flood risk in accordance with government guidance and the Oldham SFRA. Mitigation measures will be put in place, where necessary, for new developments. The encouragement of sustainable drainage systems and the protection and enhancement of green infrastructure will also contribute towards meeting this objective. Not promoting development away form areas of flood risk will mean that there is a higher chance of properties and people being at risk of flooding, with cost implications and impacts on health | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote cohesion in the borough by meeting the needs and demands of the housing market and addressing inequalities in housing provision. It will also ensure that new housing development is accessible to key services helping create inclusive communities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by meeting the housing needs and demands of urban and rural communities. It will also ensure that new housing development is accessible to key services helping create inclusive communities. Not delivering this policy may impact on our ability to provide choice, diversity and affordable homes to meet the needs and demands of the borough's residents. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the accessibility to key services by ensuring new residential developments has access to key services, such as employment areas, major retail centres, local shopping parades, doctors surgeries, hospitals, schools and post offices. Not delivering this policy may mean people have to travel further to access key services which may lead to social exclusion. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will protect and improve local environmental quality by the sensitive location of new housing development. Not delivering this may have adverse impact of health and well-being and quality of life. | | | |

| | | | | |
|---|--|----|---|---|
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will positively promote a healthy and balanced housing market for the borough by providing sufficient land for housing, promoting the effective and efficient use of land and managing the release of housing land. Although developable land is in limited supply, focusing housing development on Oldham Town Centre, regeneration areas and key transport points will promote a healthy and balanced housing market. Not delivering sufficient land may mean not meeting housing needs and failing to retain or attract existing and future residents. | | | |
| SOC9 To meet the borough's affordable housing needs | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will meet the borough's affordable housing needs by contributing to the delivery of housing that meets the local needs. Not delivering affordable housing may lead to people looking outside the borough for new homes. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 4 Promoting Sustainable Regeneration and Prosperity

The 'Promoting Sustainable Regeneration and Prosperity' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- **Economic:** The policy positively promotes the sustainable regeneration of the borough by supporting the development of a range of low carbon industries. It will also significantly promote the sustainable economic performance of the borough by providing opportunities for development in a range of locations. The policy will also positively promote the development of innovative and knowledge based industries.
- **Environmental:** The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by focusing new employment development in established employment areas and in sustainable and accessible locations including the borough's centres. Locating employment land in areas that are accessible and sustainable will also reduce the need to travel.
- **Social:** The policy will promote community cohesion in the borough by providing local job opportunities. The policy will also ensure employment areas are in accessible and sustainable locations meaning employment opportunities are accessible for residents.

| Policy – Promoting Sustainable Regeneration and Prosperity | | | | |
|--|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |

| | | | | |
|---|---|----|---|---|
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will positively promote the sustainable regeneration of the borough by supporting the development of a range of low carbon industries that contribute towards sustainable regeneration and prosperity across the borough. Employment land will focussed on areas that are sustainable and accessible. Not delivering this policy may result in an inability to transform our local economy. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by providing employment land suitable for a range of industries. This will attract businesses to invest in the borough and will make the borough an attractive place to live, work and visit. Not delivering this may lead to a lack of future investment in the borough and may make the borough unattractive to future businesses and residents. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by focussing employment land on areas that are sustainable and accessible, this includes Oldham's centres and other established employment areas and Foxdenton. Not delivering this policy may lead to residents travelling further for employment opportunities and relying more on the private car to access those opportunities. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly promote the sustainable economic performance of the borough by providing opportunities for employment development in Oldham Town Centre, Foxdenton, Hollinwood, Chadderton Technology Park, regeneration areas and in other built up parts of the borough, reflecting the location of employment land. By both focusing and spreading growth, the sustainable economic performance of the borough will be significantly promoted in the short, medium and longer term. The release of land at Foxdenton, for employment development, will promote sustainable economic performance, particularly in the medium to long term. Not delivering Foxdenton could have serious implications on our ability to achieve our economic objectives, including failure to deliver local jobs. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | See above (EC4) | | | |

| | | | | |
|--|--|----|---|---|
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by providing a number of established employment sites in sustainable and accessible locations for appropriate employment development within Saddleworth. The policy also supports the diversification of the rural economy for business purposes, especially where it will enhance agriculture. Not delivering this policy will lead to the inability to deliver appropriate development levels and may reduce the number of people able to live and work locally. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by permitting development in town centres and rural areas. Tourism will be further promoted by providing opportunities for overnight accommodation and supporting the diversification of the rural economy for purposes such as recreation. Not delivering this may limit the opportunities to maximise the sustainable tourism potential of the borough. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by permitting employment development within the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly improve the economic well-being of the borough's population by promoting a range of industries that contribute towards prosperity across the borough and exploring opportunities to address deprivation and worklessness. The release of land at Foxdenton for employment development will provide more job opportunities particularly in the medium to long term. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|---|--|---|---|---|
| Comments | The policy will positively promote the development of innovative and knowledge based industries by encouraging development sites such as Hollinwood Business District and Chadderton Technology Park, which particularly encourage innovative and knowledge based industries. The release of land at Foxdenton, for employment development, will provide more opportunities for the development of these industries, particularly in the medium to longer term. Not delivering this policy could mean the failure to deliver Foxdenton, Hollinwood and Chadderton which will have serious implications on the ability to achieve our economic objectives, including delivering local jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by focusing new employment development in established employment areas and Oldham's centres which are all accessible locations. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure new developments are built to a high quality design that respects local character using sustainable materials and techniques. Failure to deliver good design will detract from the borough's image, future investment and people's well being. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by allocating new employment land in areas that are sustainable and accessible, including Oldham's centres and established employment areas. Not delivering this policy may lead to employment development in inaccessible, unsustainable locations. This may mean that we are not maximising our contribution towards adapting to and mitigating climate change, making it more difficult to achieve sustainable communities and potentially having negative impacts on people's well-being. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by allocating new employment land in areas that are sustainable and accessible, including Oldham's centres and established employment areas. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will protect and improve air quality by ensuring that developments are located in accessible locations. This will help to reduce atmospheric pollution and therefore protect and improve air quality. Not delivering this policy may lead to higher levels of emissions, worsening air quality, which may have negative impacts on health and biodiversity. | | | |
| ENV 7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | By identifying employment areas the joint DPD will lessen pressures for development in other environmentally sensitive locations. In relation to the release of safeguarded land (at Foxdenton) this may impact on green infrastructure, biodiversity or geodiversity and therefore measures would be needed to mitigate against this. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting its nature conservation value. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by promoting and supporting the development of a range of low carbon industries in sustainable and accessible locations, which promote sustainable transport modes. These will be located away from or will mitigate areas of flood risk. Not delivering this policy may lead to higher levels of emissions therefore worsening climate change and having negative impacts on health and biodiversity. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by promoting and supporting the development of a range of low carbon industries in sustainable and accessible locations, which promotes sustainable transport modes therefore reducing the need to travel. Not delivering this policy could increase the borough's carbon footprint. | | | |
| ENV10 To manage waste sustainably, to minimize waste and its production and increase reuse, recycling and recovery rates | | | | |
| + | + | + | √ | √ |
| Comments | The policy will manage waste sustainably by providing an opportunity for a waste or recycling facility within established employment areas, if appropriate, and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|---|---|---|
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by focusing employment development in established employment areas. This will limit the amount of new infrastructure needed. The development of Foxdenton may require some new infrastructure, however this is a relatively small area compared to the borough as a whole. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. The development of Foxdenton would reduce the focus on using previously developed land however this is a relatively small area compared to the borough as a whole. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve ground and surface water resources by reducing the need for new infrastructure by focusing the majority of employment development within existing built up areas. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure. United Utilities have confirmed that there is enough water resource capacity to accommodate growth proposed. New employment developments must reduce surface water run off and incorporate sustainable drainage systems, where possible. The development of Foxdenton may require some new infrastructure, however this is a relatively small area compared to the borough as a whole. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting the water resource. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against, flooding by allocating and permitting developments away from areas of flood risk in accordance with government guidance and the Oldham SFRA. Mitigation measures against flooding will be put in place, where necessary, for new developments. The Oldham level 2 SFRA looked at Foxdenton and confirmed that the site is acceptable for development though there is some issues that would need further consideration. Not promoting development away from areas of flood risk will mean that there is a higher chance of businesses and employees being at risk of flooding, with cost implications. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by ensuring land is available for employment development in sustainable and accessible locations. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the accessibility to key services by ensuring employment areas are in accessible and sustainable locations. Not delivering this may mean people travelling further to access employment opportunities. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by providing land for employment that will improve prosperity and ensuring new developments design out crime. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on people's health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve education and skills levels of the borough's population by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 5 Promoting Accessibility and Sustainable Transport Choices

The 'Promoting Accessibility and Sustainable Transport Choices' policy scored positively in relation to the sustainability objectives. Key points in

relation to the economic, environmental and social sustainability objectives are:

- **Economic:** The policy promotes the sustainable regeneration of the borough by guiding development to the most accessible locations and encouraging the use of sustainable modes of transport, helping to achieve growth in a sustainable manner. The policy will also significantly promote efficient patterns of movement in support of sustainable economic regeneration, again by guiding development to the most accessible locations and ensuring major developments have high or very high accessibility and promoting the use of public transport, walking and cycling.
- **Environmental:** The policy will reduce the need to travel by guiding development to the most accessible locations and promoting the use of public transport, walking and cycling. The policy will also ensure highway safety measures are in place to promote the safety of pedestrians and cyclist, request travel plans where appropriate and impose maximum parking standards, all these measures will promote sustainable transport choices, help improve air quality and contribute to reducing the effects of climate change.
- **Social:** The policy will positively promote the accessibility to key services by guiding developments, such as key services, to accessible locations. The policy will also promote a healthy and balanced housing market by developing new housing in accessible locations, making them more attractive to residents and attracting new residents. Greater use of public transport will also help to reduce atmospheric pollution, therefore improving the health of the borough's population.

| Policy – Promoting Accessible and Sustainable Transport Choices | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote sustainable regeneration by guiding development to the most accessible locations and encouraging the use of sustainable modes of travel. This will help ensure that growth over the lifetime of the LDF is achieved in a sustainable manner. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by promoting accessibility and sustainable transport choices, including the promotion of Metrolink and a 'greener' borough. This will therefore make the borough a more attractive place to live, work and visit, attracting investment, particularly along the Metrolink route. Not delivering this may hinder the borough's image as a place to invest in and live. | | | |

| | | | | |
|--|---|----|---|---|
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly promote efficient patterns of movement in support of sustainable economic regeneration by guiding development to the most accessible locations ensuring major developments have a high or very high accessibility and promoting the use of public transport, walking and cycling. Not delivering this may result in developments that are not accessible therefore increasing the need and distance to travel and encouraging the use of the private car. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | Ensuring major developments have high or very high accessibility and promoting the use of public transport, walking and cycling will make the borough a more accessible place that is served well by the public transport network, so making it a more attractive place to live, work and visit and having a positive affect on the economic performance of the borough. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | Ensuring major developments have high or very high accessibility and promoting the use of public transport, walking and cycling will make the borough a more accessible place that is served well by the public transport network, so making it a more attractive place to live, work and visit and having a positive affect on the economic performance of the borough. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by ensuring developments are accessible by public transport. Not delivering this may lead to social exclusion in the rural communities. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by ensuring developments are in accessible locations and promoting the use of public transport. This will help ensure that tourism developments are in places that people can access by sustainable modes of travel. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will significantly protect and enhance the vitality and viability of the borough's centres by guiding development to the most accessible locations, such as our centres, and promoting the use of public transport. By focusing developments within and around centres this will improve their vitality and viability. Not delivering this may lead to out of town developments which would negatively impact on the vitality and viability of centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | Car ownership rates in the borough are below average. By guiding development to the most accessible locations, ensuring major developments have high or very high accessibility and promoting the use of public transport, walking and cycling, we will make it easier for people to access jobs and make the borough a more attractive place for businesses to invest in which may help provide more jobs so improving economic well-being. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by guiding development to locations, which are accessible by public transport. These locations naturally fall within the built environment, which will focus developments on previously developed land. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by ensuring developments is accessible by public transport. The accessibility of a site is a key design consideration when carrying out a site analysis. Not delivering this may lead to developments that are not served well by public transport and therefore are of a poorer design quality. | | | |
| ENV3 To reduce the need to travel | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will reduce the need to travel by guiding developments to accessible locations and promoting the use of public transport, walking and cycling. Major developments will be required to have high or very high public transport accessibility. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will promote sustainable transport choices by ensuring that developments are accessible by public transport and promoting the use of walking and cycling. The policy will also ensure highway safety measures are in place to promote the safety of pedestrians and cyclists, request travel plans where appropriate, help enhance the cycle and walking network where possible and impose maximum parking standards. These measures will promote sustainable transport choices. | | | |
| ENV5 To protect and improve air quality | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly protect and improve air quality by ensuring that developments are in accessible locations and promoting the use of public transport, walking and cycling. These will help to reduce atmospheric pollution and therefore protect and improve air quality. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by guiding development to accessible locations and promoting the use of public transport, walking and cycling. This will have positive impacts on air quality. The local Landscape Character Assessment explains that air pollution can affect the appearance and structure of stone buildings, gritstones walls and composition of vegetation. Fragile upland habitats have been destroyed and threatened by acid rain. Therefore improving air quality will help to minimise this risk, including our historic environment and landscapes. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by promoting public transport, walking and cycling. The policy seeks to improve links to the walking and cycling network, this may include links to recreational routes and green corridors, which would also have positive impacts on improved habitats for biodiversity. Promoting public transport will improve air quality. Poor air quality and the impacts of acid rain can affect the composition of vegetation and threaten fragile upland habitats. Therefore improving air quality will help to minimise this risk. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will contribute to reducing the effects of climate change by guiding development to accessible locations and promoting the use of public transport, walking and cycling. Promoting public transport will have positive impacts on air quality and will therefore help reduce the effects of climate change. The policy seeks to improve links to the walking and cycling network, which may include links to recreational routes and green corridors, which will increase vegetation cover, acting as 'green lungs' and reducing atmospheric pollution. Not delivering this may lead to increased reliance on the private car, increased emissions and therefore worse air quality which will not reduce the effects of climate change. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by focusing development in accessible locations helping minimise energy use by reducing the need to travel and reducing reliance on the private car. Not delivering this may lead to increased reliance on the private car and increased energy use. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals, by guiding development to accessible locations, which will result in the majority of the borough's development being within existing built up areas and on previously developed land. Infrastructure will be needed as the number of homes and other development increases, however most new development will be built in existing built up areas, guided by this policy, limiting the amount of infrastructure needed. Not delivering this may direct developments away from existing built up areas, which may mean that resources are depleted faster. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote community cohesion by ensuring that developments are in the most accessible locations that can easily be reached by public transport, walking and cycling. This will ensure that residents can access key services and facilities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by guiding development to accessible locations and promoting public transport, walking and cycling. This will help create inclusive communities by ensuring people are able to access employment opportunities and key services. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will positively promote the accessibility to key services by guiding developments, such as key services, to accessible locations. Not delivering this policy may mean key services may be located in locations that are inaccessible therefore increasing private car usage. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | Promoting public transport, walking and cycling will reduce emissions and improve air quality and therefore minimise the impacts of noise pollution, traffic levels and the impacts on residential and workplace amenity. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by guiding the developments of sports and recreation facilities in accessible locations. It will improve public transport, walking and cycling linkages to open spaces, such as Moston Brook | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by focussing developments in well-used and accessible locations. It will also promote appropriate highway safety measures and safe and attractive walking and cycling networks, which will reduce crime and the fear of crime. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by developing housing in accessible locations, which will make the borough more attractive to residents and may attract future residents. Accessible housing developments will also compliment the provision of affordable housing in the borough. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will improve the health of the borough's population by ensuring that developments are accessible by public transport. This will help improve people's access to services and facilities such as health and well-being centres. Greater use of public transport will also help to reduce atmospheric pollution. This will improve the health of the borough's population. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve education and skills levels by enabling access to employment and educational opportunities in the borough. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 6 Green Infrastructure

The 'Green Infrastructure' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. **Economic:** The policy will safeguard and enhance green infrastructure assets. These assets have economic benefits, which can improve the borough's image, contribute towards sustainable regeneration and towards attracting inward investment from people living, working and visiting the borough.
- b. **Environmental:** The policy will protect and enhance the green infrastructure network which will contribute amongst other things towards high quality design, reducing the need to travel, improving air quality, reducing the effects of climate change and mitigating flood risk.
- c. **Social:** The policy will protect and enhance green infrastructure, including in regeneration areas and where there are deficiencies, which will promote community cohesion and mixed, balanced and sustainable communities. It will also in areas reduce crime and the fear of crime through environmental improvements and contribute towards improved health and education through the study of fauna and flora.

| Policy – Green Infrastructure | | | | |
|--|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|---|---|---|
| Comments | The policy will promote the sustainable regeneration of the borough by safeguarding and enhancing green infrastructure assets and supporting opportunities to contribute towards habitat creation. Not delivering this may lead to the loss of green infrastructure which could affect the image of the borough, health and well-being and climate change. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by protecting and enhancing the borough's green infrastructure assets, including attractions such as the Peak Park, the Huddersfield Narrow Canal and the Rochdale Canal and Dovestone reservoir which is part of the gateway to the Pennines and supporting projects such as Moston Brook. All of these make the borough a more attractive place to live, work and visit. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by protecting and enhancing routes for sustainable movement including recreational routes, green corridors and canal corridors. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by protecting and enhancing green infrastructure assets, which has the associated economic benefits of enhancing the borough's image and attracting investment. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by protecting and enhancing green infrastructure assets, which has the associated economic benefits of enhancing the borough's image and attracting investment. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by protecting and enhancing the green infrastructure network, including open spaces. Development in rural areas must be managed to respect green infrastructure, including landscape character, sites of biodiversity importance and recreational routes. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote sustainable rural communities by protecting and enhancing the green infrastructure network. In rural areas of the borough this includes visitor attractions such as the Peak Park, the Huddersfield Narrow Canal and recreational routes, which provide investment and job opportunities. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by protecting and enhancing green infrastructure assets within the borough's centres including civic spaces, recreational routes and parks and gardens, which help make the centres more attractive to visitors and investors. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by protecting and enhancing green infrastructure assets, which has the associated economic benefits of enhancing the borough's image and attracting investment, which may result in additional jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by protecting the green infrastructure network and directing development elsewhere, including previously developed land. Not delivering this may result in the loss of green infrastructure. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by protecting existing assets and where possible contributing towards the provision of new or enhanced green infrastructure. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by addressing deficiencies in green infrastructure, such as open space, and therefore people will not have as far to travel to access such facilities. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will promote sustainable transport choices by protecting and enhancing routes for sustainable movement including recreational routes, green corridors and canal corridors. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve air quality by protecting and enhancing green infrastructure which acts as a 'green lung' to help mitigate atmospheric pollution. It will also protect and enhance sustainable transport modes such as recreational routes and therefore reduce the need to travel by non-sustainable modes. Not delivering this may lead to higher levels of emissions and therefore worse air quality and associated health impacts. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring developments have regard to the historic landscape as identified in the Greater Manchester Historic Landscape Characterisation Study. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will positively protect and improve the borough's green infrastructure, biodiversity and geodiversity by ensuring developments protect and enhance green infrastructure, biodiversity and geodiversity, including projects such as Moston Brook and canal enhancement schemes. It is recognised, however, that some brownfield sites may have biodiversity value. The release of safeguarded land may impact on green infrastructure, biodiversity or geodiversity and measures would be needed to mitigate against this. Development in the vicinity of the Rochdale canal, such as at Foxdenton or Hollinwood, would need to have regard to protecting its nature conservation value. Not delivering this principle may lead to the loss of existing green infrastructure, biodiversity and geodiversity | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | ++ | ++ | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will contribute to reducing the effects of climate change by protecting and enhancing green infrastructure which acts as a 'green lung' to help mitigate atmospheric pollution. It will also protect help mitigate flooding and enhance sustainable transport modes such as recreational routes, reducing the need to travel by non sustainable modes. Not delivering this may lead to higher levels of emissions and increased flooding which would therefore not help reduce the effects of climate change. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals, by protecting and enhancing the green infrastructure network and therefore focusing development elsewhere. The policy aims to provide new or enhanced green infrastructure where possible therefore ensuring the sustainable management of resources. Not promoting the prudent use of man made and natural resources may mean that resources, including our green infrastructure assets are depleted faster. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the quality of land and soil by protecting and enhancing the green infrastructure network and therefore focusing development elsewhere, including on previously developed land. The policy aims to provide new or enhanced green infrastructure where possible therefore improving the quality of land and soil across the borough. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will by protect and improve ground and surface water resources by protecting and enhancing green infrastructure, which can help free up water storage capacity in existing infrastructure and improve accessibility to waterways and improve water quality. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by protecting and enhancing green infrastructure, which can help manage storm flows and free up water storage capacity in existing infrastructure to reduce risk of damage to urban property. Not delivering this may contribute towards flash flooding and therefore increased residual risk in the event of a storm and subsequent flood. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote community cohesion by protecting and enhancing green infrastructure across the borough, including in centres and along major transport corridors, as part of the regeneration of priority areas such as Oldham, including the Housing Market Renewal Area, in centres and in areas with below average health. This will help contribute towards community cohesion by improving quality of life for all and where it is needed most. Not delivering this may lead to increased social segregation and a lack of improvements to health and well-being and recreation opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by protecting and enhancing green infrastructure across the borough. This will help contribute towards sustainable communities by protecting existing assets and creating new and enhanced green infrastructure where there are deficiencies to balance out the communities needs. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by protecting and enhance the green infrastructure network which will help improve air quality and visual amenity, which will have positive effects on health and well-being. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by protecting and enhancing green infrastructure. This includes enhancing or creating new open spaces used for sports having regard to current local standards of provision and the surplus and deficiencies of open space provision identified in the Local Needs Assessment and Audit (LNAA). | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will reduce crime, disorder and the fear of crime through improving green infrastructure assets such as the Rochdale Canal and Moston Brook where issues of fly-tipping and anti-social behaviour have been noted. The enhancement of these areas will help change anti social behaviour and the perceptions of such areas, including the fear of crime. The provision of green infrastructure elsewhere across the borough will provide space for recreation activities, which may also reduce crime and anti-social behaviour. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market by protecting and enhancing the green infrastructure network, which will make the borough a more attractive place to live and therefore have a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will significantly improve the health of the borough's population by protecting and enhancing the green infrastructure network, including improved access to assets such as open spaces and recreational routes and improved air quality. This will have a positive effect on health and well-being. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve education and skills levels by protecting and improving green infrastructure. The Greater Manchester Green Infrastructure Framework highlights that green infrastructure can provide multiple benefits such as acting as an education resource and helping to raise awareness about fauna and flora, for example at Glodwick Lows Local Nature Reserve. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 7 Sustainable Use of Resources – Waste Management

The 'Sustainable Use of Resources – Waste Management' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. Economic: The policy will promote the sustainable regeneration of the borough through following the principles of the waste hierarchy, promoting maximum sustainability in the treatment and disposal of waste. The policy will safeguard sites for waste management in appropriate locations. This approach will improve the borough's image. It will also contribute towards the economic viability of businesses and new waste management facilities can create quality employment.

- b. Environmental: The policy will ensure that waste management facilities are located in accessible and sustainable locations, encouraging the sustainable transport of waste, and are built to high design standards. Minimising the disposal of waste through landfill and incineration will minimise atmospheric pollution and protect surface water resources, land and soil and reduce the effects of climate change.
- c. Social: The policy will protect and improve local environmental quality by minimising waste through landfill and incineration and minimising atmospheric pollution. The sustainable transport of waste will be encouraged, reducing traffic levels. Improving air and water quality through following the waste hierarchy will improve the health of the borough's population.

| Policy – Sustainable Use of Resources – Waste Management | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough through principles of the waste hierarchy by promoting maximum sustainability in the treatment and disposal of waste. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image in physical terms by reducing the amount of tipping and therefore minimising the occurrence of unsightly land used for storage and disposal of waste. It will also promote the borough as a place where environmental sustainability is a high priority. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by encouraging the sustainable transport of waste and identifying and safeguarding sites for waste management in appropriate locations. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough as dealing with waste in an efficient and sustainable manner will contribute to the economic viability of businesses in the borough and reduce liability to costs such as land fill tax. Any new sustainable built waste facilities in the borough can create quality employment. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will promote the sustainable economic performance of the borough as dealing with waste in an efficient and sustainable manner will contribute to the economic viability of businesses in the borough and reduce liability to costs such as land fill tax, this will give businesses a greater capacity for growth. Any new sustainable built waste facilities in the borough can create quality employment. Not delivering this policy may mean businesses lead to a lack of sustainable accessible waste facilities leading to businesses not being able to grow. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the development of innovative and knowledge based industries through encouraging innovation in the field of waste treatment and processing. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring that the facilities are located in accessible and sustainable locations. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by encouraging the recycling of building materials and ensuring that new facilities incorporate high standards of design and technology. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by locating new waste facilities in accessible locations and encouraging the sustainable transport of waste. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by locating new waste facilities in accessible locations and encouraging the sustainable transport of waste. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve air quality by minimising the disposal of waste through landfill and incineration and ensuring that recycling facilities minimise atmospheric emissions. The policy will also encourage the sustainable transport of waste therefore reducing atmospheric pollutants. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will contribute to reducing the effects of climate change minimising the disposal of waste through landfill and incineration and ensuring that recycling facilities minimise atmospheric emissions. The policy will also encourage the sustainable transport of waste therefore reducing atmospheric pollutants, in particular carbon dioxide. Facilities will also have to be located in accessible, sustainable locations away from areas of flood risk. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by encouraging recycling of materials for energy production and through the principles of the waste hierarchy. By minimising volumes of waste produced less energy will be required for processing. The waste facilities should also be designed in an energy efficient manner. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of this policy is the sustainable treatment of waste. The policy will drive the achievement of this objective. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by maximising the recycling of materials it will reduce the demand for new natural and man made resources. Also by locating the new waste facilities in accessible locations will reduce the demand for the release for green field land. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the quality of land and soil by minimising the need for landfill and the production of recycled materials, e.g. compost can improve the quality of soil and land. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve ground and surface water resources as through the reduction in the need and volume for landfill, the potential for the production leachate which can access water courses is reduced. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will minimise the impact of, and mitigate against flooding as by controlling the volumes and location of landfill the policy can safeguard areas sensitive to flooding. | | | |
| Social | | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by minimising the disposal of waste through landfill and incineration and ensuring that recycling facilities minimise atmospheric emissions. The policy will also encourage the sustainable transport of waste therefore reducing atmospheric pollutants and reducing traffic levels. Controlled and managed tipping can also be a means of remediation of derelict land. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by improving air quality and water quality through reduced tipping and incineration. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 8 Sustainable Use of Resources - Minerals

The 'Sustainable Use of Resources - Minerals' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. Economic: The policy will promote sustainable regeneration through the prudent use, recycling, conservation and safeguarding of minerals. The policy will ensure the movement of minerals using sustainable transport and handling facilities in sustainable locations. The policy will ensure an adequate and steady supply of minerals to meet the economic needs and provide local employment in mineral extraction.
- b. Environmental: The policy will ensure mineral extraction is focussed in sustainable locations, safeguarding better quality land from disturbance and ensuring high quality restoration and after care takes place. It is recognised that there will always be an environmental cost from mineral extraction. The sustainable transport of minerals will be promoted. The re-use of materials and local sourcing of minerals will help reduce climate change and sustainable construction.
- c. Social: The policy will protect and improve local environmental quality by locating mineral extraction facilities where possible in locations where it would not adversely affect neighbouring land uses.

| Policy – Sustainable Use of Resources- Minerals | | | | |
|---|--|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough through the sustainable management of minerals and through prudent use, recycling, conservation and safeguarding of mineral resources. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration through the movement of materials using sustainable transport and location of handling facilities in sustainable locations. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by ensuring an adequate and steady supply of minerals to meet the economic needs of the borough. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by ensuring an adequate and steady supply of minerals of a volume and quality sufficient to underpin economic growth. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | Where appropriate, the policy will promote sustainable rural communities by providing local employment in mineral extraction work. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by providing an adequate and steady supply of minerals of a volume and quality sufficient to underpin economic growth and where appropriate providing local employment in mineral extraction work. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|---|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land in the most sustainable locations by ensuring that mineral extraction is focused in areas where it is most sustainable and cost effective, and by safeguarding better quality land from disturbance resulting from mineral extraction. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by ensuring a ready and adequate supply of recycled building materials through the use of which vernacular building methods and designs can be promoted. The policy will also ensure the high quality restoration and after care of any mineral sites. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by promoting the sustainable movement of minerals and where appropriate and possible sourcing supplies locally. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by ensuring the movement of minerals is achieved through the use of sustainable transport. | | | |
| ENV5 To protect and improve air quality | | | | |
| ? | ? | ? | √ | √ |
| Comments | The policy will protect and improve air quality by maximising the use of recycled materials, and ensuring dust and atmospheric impacts are minimised as fresh materials are not being extracted. It will also ensure that the quarrying of new materials takes place in appropriate locations to ensure the impact of any air pollution resulting from quarrying activities affects the minimum number of people and on areas of biodiversity. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| ? | ? | ? | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring sensitive extraction methods and the high quality restoration and after care of any mineral sites. The policy will also ensure a ready and adequate supply of vernacular building materials. However, it has to be recognised that there will always be an environmental cost from mineral extraction through disturbance of the landscape and wildlife habitat and any historical features. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |

| | | | | |
|---|---|----|---|---|
| ? | ? | ? | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity ultimately through high quality restoration where green infrastructure can be enhanced. However, it has to be recognised that there will always be an environmental cost from mineral extraction through disturbance of the landscape and wildlife habitat and any historical features. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change through the local sourcing of minerals. This may lead to a reduction in heavy good movements which can reduce carbon emissions and through the sustainable management of land and resources. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by the sourcing of minerals locally which will minimise the need for heavy good movements over long distances it will also encourage the reuse of mineral resources which will minimise the need for mineral extraction. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | √ | √ |
| Comments | The policy will manage waste sustainably, minimise waste and its production, and increase reuse, recycling and recovery rates by providing outlets for recycled waste material. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of this policy is the sustainable management of minerals. Therefore this policy goes a significant way to achieving this objective. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the quality of land and soil by where possible ensuring minerals are extracted in areas of poor quality land, therefore safeguarding higher quality land and ensuring sensitive extraction methods and the high quality restoration and after care of any mineral sites. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will protect and improve ground and surface water resources by ensuring mineral extraction takes place in sustainable locations which do not disrupt or detrimentally effect surface water flow patterns. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by ensuring the mineral extraction takes place in sustainable locations which do not disrupt or detrimentally effect surface water flow patterns. | | | |
| Social | | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| ? | ? | ? | √ | √ |
| Comments | The policy will protect and improve local environmental quality by locating mineral extraction facilities where possible in locations where it would not adversely affect neighbouring land uses. However, it is inevitable that whilst mineral extraction is taking place there will be disruption to the landscape and environment in general. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 9 Local Environment

The 'Local Environment' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- Economic: The policy will promote the sustainable regeneration of the borough by ensuring development protects local environmental quality and amenity. This will promote the borough's image and therefore promote the borough as a place to invest in and create jobs.
- Environmental: The policy will ensure that development does not have a adverse impact on the visual amenity of the surrounding area; does not result in harm to residential and workplace amenity; minimises traffic levels and does not harm the safety of road users; does not have an unacceptable impact on the environment or human health caused by air quality.
- Social: The policy will promote community cohesion by promoting safety and security and promoting safe neighbourhoods and clean, green spaces.

| Policy – Local Environment | |
|----------------------------|-------|
| Impact | Scale |

| S | M | L | L | T-B |
|--|--|---|---|-----|
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough by ensuring that developments protect the local environmental quality and amenity. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by ensuring development does not have a adverse impact on the visual amenity of the surrounding area and does not result in an unacceptable level of pollutants. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by promoting a clean, safe and green borough, which will make the borough an attractive place to invest and locate businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by promoting a clean, safe and green borough, which will make the borough an attractive place to invest and locate businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by promoting a clean, safe and green borough by protecting environmental quality and amenity of rural communities. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by ensuring developments within the borough's centres do not have a unacceptable impact on the environment and human health, such as noise, odour and traffic levels. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by promoting a clean, safe and green borough which will make the borough an attractive place to invest and create jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring new development does not have a significant adverse impact on the visual amenity of the surrounding area and is not located in areas where potential hazard exists. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by ensuring new developments do not result in harm to residential and workplace amenity through impacts on privacy, safety and security and visual amenity. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by ensuring new developments minimise traffic levels and do not harm the safety of road users. | | | |
| ENV5 To protect and improve air quality | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will protect and improve air quality by ensuring new developments do not have an unacceptable impact on the environment or human health caused by air quality. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring new developments do not have an adverse impact on the visual amenity of the surrounding area. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by ensuring new development does not have an unacceptable impact on the environment or the visual amenity of the surrounding area. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by ensuring new development does not result in unacceptable levels of pollutants and minimises traffic levels. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | √ | √ |
| Comments | The policy will manage waste sustainably, minimise waste and its production, and increase reuse, recycling and recovery rates by promoting clean and green spaces and ensuring new development does not have an unacceptable impact on the environment or human health. | | | |

| | | | | |
|--|---|----|---|---|
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the quality of land and soil by ensuring new development does not result in an unacceptable level of pollutants and where appropriate remediates contaminated land. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote community cohesion in the borough by promoting safety and security for all sections of the community and promoting safe neighbourhoods and clean, green spaces. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by promoting safety and security for all sections of the community and promoting safe neighbourhoods and clean, green spaces. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will ensure the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of this policy is the protection and improvement of local environmental quality. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by ensuring that development minimises opportunities for crime, reduces the fear of crime and provides for the safety and security of the community. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by promoting safe neighbourhoods and clean, green spaces for all to enjoy making the borough more attractive to live in. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by ensuring new development does not have an unacceptable impact on human health, for example cause by air quality, odour, noise, vibration and light pollution. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 10 Affordable Housing

The 'Affordable Housing' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. Economic: The policy will promote the sustainable regeneration of the borough by meeting the housing needs of the borough. This will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres.
- b. Environmental: The policy will reduce the need to travel by focussing new housing in sustainable and accessible locations.
- c. Social: The policy will promote mixed, balanced and inclusive sustainable communities by stating that a percentage of housing sales be put towards providing affordable dwellings, addressing the affordable housing needs.

| Policy – Affordable Housing | | | | |
|--|--|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by meeting the housing mix and needs of the borough. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by providing affordable homes across the borough, including in the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |

| | | | | |
|--|--|----|---|---|
| Environmental | | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by focusing new housing in sustainable and accessible locations, this would include affordable housing across the borough. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by stating that a percentage of housing sales be put towards providing affordable dwellings, therefore promoting balanced and mixed communities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by meeting the housing mix and needs of all sections of the community and addressing affordable housing needs. | | | |
| SOC9 To meet the borough's affordable housing needs | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is to meet the borough's affordable housing needs based on the findings of the Affordable Housing Economic Viability Assessment. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by providing new affordable homes, helping relieve issues such as overcrowding, and poor quality accommodation, which can have detrimental effects on health. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 11 Housing

The 'Housing' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) Economic: The policy will ensure a balanced and sustainable housing market, which is attractive to residents and people outside of the borough. This will have a positive effect on the borough's economy.
- b) Environmental: The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring new housing development achieves an appropriate mix of housing taking into account the location and characteristics of the site. The policy will also promote high quality design by ensuring housing proposals take into account the surrounding characteristics, including heritage and landscape.
- c) Social: The policy will deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of residents and protect and improve local environmental quality.

| Policy – Housing | | | | |
|--|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by ensuring new housing development achieves an appropriate mix of housing. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring new housing development achieves an appropriate mix of housing taking into account the location and characteristics of the site. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote high quality design and sustainable construction by providing a mix of housing including high value housing and taking into consideration the characteristics, landscape and biodiversity features of the site when determining the appropriate mix. The policy will also ensure that the development of houses of multiple occupancy and housing development within an existing curtilage are acceptable in terms of design. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by having regard to topography, landscape and biodiversity features and surrounding uses and characteristics when determining the appropriate mix. The policy will also ensure that the development of houses of multiple occupancy and housing development within an existing curtilage are acceptable in terms of design and impact on local character. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by ensuring new housing developments achieve an appropriate mix of housing within the boroughs centres and along major transport corridors. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the quality of land and soil by ensuring new housing developments achieve an appropriate mix of housing within the boroughs centres and along major transport corridors. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is for all residential developments to deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of Oldham's urban and rural communities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality by ensuring houses in multiple occupancy and housing development within an existing curtilage do not adversely effect residential and workplace amenity, traffic levels and safety of road users. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is for all residential developments to deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of Oldham's urban and rural communities. | | | |
| SOC9 To meet the borough's affordable housing needs | | | | |
| + | + | + | ✓ | ✓ |

| | |
|--|---|
| Comments | The policy will meet the borough's affordable housing needs by ensuring residential developments deliver a mix of appropriate housing types, sizes and tenures that meet the needs and demands of Oldham's urban and rural communities. |
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 12 Gypsies, Travellers and Travelling Showpeople

The 'Gypsies, Travellers and Travelling Showpeople' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- Economic: The policy will ensure that any sites that may come forward are well-designed and protects the residential amenity and safety of current and future occupiers and those living nearby.
- Environmental: The policy will ensure that new sites are located within or near existing settlements with access to existing local shops, community, education and health facilities and public transport options.
- Social: The policy will promote community cohesion in the borough by meeting the needs of gypsies, travellers and travelling showpeople and ensuring that sites are well designed and protect residential amenity. The policy will ensure that new sites are located within or near existing settlements with access to existing local shops, community, education and health facilities and public transport options.

| Policy – Gypsies, Travellers and Travelling Showpeople | | | | |
|---|---|-----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC2 To promote the borough's image | | | | |
| +/? | +/? | +/? | ✓ | ✓ |
| Comments | If appropriate, the council will make new provision for Gypsies, Travellers and Travelling Showpeople in the Site Allocations DPD. The policy sets out the criteria for assessing any sites that may come forward, including the need to ensure that sites are well-designed and protects the residential amenity and safety of current and future occupiers and those living nearby. The policy, if applied properly, should address the issue of image. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by locating new sites within or near existing settlements with access to existing local shops, community, education and health facilities and public transport options. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by locating new sites within or near existing settlements with access to existing local shops, community, education and health facilities and public transport options. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will manage waste sustainably, minimise waste and its production, and increase reuse, recycling and recovery rates by ensuring sites have access to or can be linked to waste disposal facilities and services. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'An Address of Choice' policy SA | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote community cohesion in the borough by meeting the needs of gypsies, travellers and travelling showpeople and ensuring that sites are well designed and protect residential amenity. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by addressing the needs of gypsies, travellers and travelling showpeople. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will ensure that the community is involved in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote accessibility to key services by locating new sites within or near existing settlements with access to existing local shops, community, education and health facilities and public transport options. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will protect and improve local environmental quality by ensuring sites are well designed and protect residential amenity and the safety of current and future occupiers and those living near by, and have safe and convenient access to the road network. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce crime, disorder and the fear of crime by ensuring sites are well designed and protect residential amenity and the safety of current and future occupiers and those living near by, and have safe and convenient access to the road network. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by addressing the needs of gypsies, travellers and travelling showpeople. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by ensuring sites are located within or near existing settlements with access to health facilities. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve education and skill levels of the borough's population by ensuring sites are located within or near existing settlements with access to education facilities. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 13 Employment Areas

In relation to the 'Employment Areas' policy each of the current UDP Primary Employment Zones were assessed against the sustainability objectives. All of the employment areas carried forward in the joint DPD (Business and Employment Areas - BEA's and Saddleworth Employment Areas - SEA's) scored positively against the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The BEA's and SEA's in the joint DPD positively promote the sustainable regeneration of the borough, the sustainable economic performance of the borough and the sustainable economic growth of the borough by providing land for new and existing businesses.
- b) **Environmental:** The BEA's and SEA's in the joint DPD will reduce the need to travel by providing local employment opportunities in accessible locations. Designating the BEA's and SEA's will protect and enhance green infrastructure by relieving pressure from other areas for development.

- c) **Social:** The BEA's and SEA's in the joint DPD will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. The BEA's and SEA's in the joint DPD will also promote accessibility to key services by contributing to the mix of services available. The BEA's and SEA's in the joint DPD will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore have a positive effect on the housing market.

| Policy – Employment Areas – Hollinwood | | | | |
|--|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility, with a proposed Metrolink stop within the area and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. The council will seeks to ensure that developments will not have any adverse impacts and where possible enhance the Rochdale Canal and green corridors. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |

| | | | | |
|---|---|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres, particularly at Failsworth. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility with a proposed Metrolink stop within the area, being on a quality bus corridor and the Rochdale Canal. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case protecting and where possible enhancing the Rochdale Canal. Development in the BEA will be required to have regard to the landscape objectives of the Woodhouses landscape character area. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting and where possible enhancing the Rochdale Canal (Site of Biological Importance and Special Area of Conservation). | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. Hollinwood was a case study example in the AGMA Energy Study. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by focusing employment within a specific area there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The SFRA Level 2 report states that within Hollinwood, sites are acceptable with some detailed consideration of flood risk issues. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to schools and doctors. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in an existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA area will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas- Chadderton Technology Park | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility, with a proposed Metrolink Stop within the site and frequent bus service. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |

| | | | | |
|--|--|---|---|---|
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use Chadderton centre and Oldham Town Centre. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility with a proposed Metrolink stop within the area. | | | |

| | | | | |
|---|--|---|---|---|
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. The policy aims to support a movement away from the existing manufacturing base which should improve air quality. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case protecting and where possible enhancing the Platts offices listed building and its settings. Development will also be required to have regard to the objectives of the Chadderton Rolling Hills Landscape Character Area. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting and where possible enhancing the open space and green corridors and links that surround the site. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by allowing waste management facilities to be permitted and by focusing employment within a specific area there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1. There is some susceptibility to surface water flooding, however this is low and can be mitigated. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to Chadderton centre, a major retail centre, schools, doctors and a health and well being centre. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |

| | | | | |
|---|---|----|---|---|
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in an existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA area will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas - Foxdenton | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | Designating this BEA will promote efficient patterns of movement. The council will ensure that appropriate Transport Assessments are undertaken and measures are put in place to address any impacts that the BEA has on the strategic and local road networks. Development proposals must be subject to a Travel Plan to ensure that the development promotes use of public transport, walking and cycling. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use Chadderton centre. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a mix of brownfield and greenfield sites in an accessible location. The Employment Land Review explains that it is necessary to use the Other Protected Open Land and Land Reserved for Future Development that is being released as part of this area in order to provide sufficient employment land to meet the borough's employment needs over the LDF period. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by ensuring that appropriate Transport Assessments are undertaken and measures are put in place to address any impacts that the designation has on the strategic and local road networks. Development proposals must be subject to a Travel Plan to ensure that the development promotes use of public transport, walking and cycling. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by ensuring that development proposals are subject to a Travel Plan to ensure that the development promotes use of public transport, walking and cycling. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | The designation of this BEA will create new employment development. However, the impact on air quality depends on the end use. The policy supports high quality office, business and industrial developments. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. Development will have regard to the Landscape Character Assessment and the objectives of Chadderton Rolling Hills character area. Development proposals will be subject to a heritage assessment to ensure that development respects the Grade II listed building, Foxdenton Hall and its settings. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |

| | | | | |
|---|--|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure. There may be further opportunities to enhance green infrastructure. A Habitats Regulations Assessment was undertaken by Greater Manchester Ecology Unit which concluded that the potential impacts on the Rochdale Canal from development within the site could come from air and water pollution. However, appropriate mitigation measures would be put in place to address any potential harmful effects. There is also a Site of Biological Importance (Hunt Lane) to the north of the BEA. The council will work with GMEU to ensure that the developments within the BEA do not have an adverse impact on the SBI and where necessary appropriate mitigation measures are undertaken. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site that will promote sustainable transport choices and ensure that development follows the principles of the zero carbon hierarchy. The SFRA Level 2 report has confirmed that sites are acceptable with some detailed consideration of flood risk issues. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by focusing employment within a specific area there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| ? | ? | ? | ✓ | ✓ |
| Comments | Designating this BEA will require new infrastructure, however this is a relatively small area compared to the borough as a whole. United Utilities have confirmed that there is enough water resource capacity to accommodate the growth proposed. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Three parts of the proposed BEA were previously used for landfill. New development may therefore improve the quality of the land and soil here. Investigations must be undertaken by developers to ascertain the extent of any land contamination on the site. Foxdenton is in part of the borough identified by the Coal Authority as being underlain by surface coal resources and therefore development proposals must be consistent with national and local guidance and policies. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments minimise surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The SFRA Level 2 has confirmed that sites are acceptable with some detailed consideration of flood risk issues. A site specific FRA would be undertaken to look at a more detailed survey of potential blockages of the Wince Brook culvert and any other flood risk issues. However, the SFRA does confirm that culvert capacity along Wince Brook is adequate provided appropriate inspection and maintenance continues. Foxdenton is within a Critical Drainage Area and the current allowable discharge rates at the time of the application would need to be implemented to reduce surface water run off and where possible the implementation of SUDs. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close schools and doctors and being in close proximity to Chadderton centre, a major retail centre, and a health and well being centre. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this BEA will protect and improve local environmental quality through implementation of the local environment policy which seeks to protect local environmental quality and amenity and promote community safety. Up to 25% of the site area may be developed for residential development. The homes would be located to ensure that residential development is protected against noise and other adverse impacts generated on the rest of the site. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by following the design principles which includes to positively contribute to making routes, streets and public spaces free from crime and accessible as possible, minimise opportunities for car, cycle and property crime, assault and harassment. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing up to 25% of the site for residential development. Proposals for residential development would need to follow national and local policies on housing on mix and affordability. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA area will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 1 Wrigley Street | | | | |
|--|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by relieving pressure from other areas for development and ensuring developments will not have any adverse impacts and where possible enhance the Rochdale Canal and green corridor. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the centres uses. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility with schemes such as improving the Rochdale Canal and being on a quality bus corridor and near the Metrolink extension. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case enhancing the setting of the Failsworth Pole Conservation Area and the Rochdale Canal. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the Rochdale Canal (Site of Biological Importance and Special Area of Conservation). | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |

| | | | | |
|---|--|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with low susceptibility to surface water flooding. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentists, schools, doctors and adjacent to Failsworth Centre and adding to the mix of services in central Failsworth. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 2 Hawksley Street, Hollinwood | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |

| Economic | | | | |
|--|---|----|---|---|
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |

| Environmental | | | | |
|---|--|---|---|---|
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility and being on a quality bus corridor and near the Metrolink extension. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |

| | | | | |
|---|--|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by focusing employment development in established employment areas this will limit the amount of new infrastructure needed. The development of Foxdenton will require new infrastructure however this is a relatively small area compared to the borough as a whole. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with low susceptibility to surface water flooding. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by being adjacent to schools, doctors and dentist and adding to the services within Hollinwood. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's populating by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 3 Greengate/ Broadgate | | | | |
|--|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |

| Economic | | | | |
|--|---|----|---|---|
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by being accessible by public transport and having convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development and ensuring developments will not have any adverse impacts and where possible enhance the Rochdale Canal and green corridor. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centre. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having public transport accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with public transport accessibility. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case enhancing the setting of the Rochdale Canal (SBI and SAC). | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the Rochdale Canal and green corridor. | | | |

| | | | | |
|---|--|---|---|---|
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land mostly within Flood Zone 1 (99.5%). The site is susceptible to surface water flooding, however this can be reduced through drainage standards and sustainable drainage systems. | | | |

| | | | | |
|--|---|----|---|---|
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the accessibility to key services by being close to dentist, doctors and schools and adding to the mix of services in Chadderton. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |

| | |
|--|---|
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

| Policy – Employment Areas – BEA 4 – Busk, Coldhurst | | | | |
|--|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres, such as Chadderton centre. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality deisgn and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with low susceptibility to surface water flooding. | | | |

| | | | | |
|--|---|----|---|---|
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentist, schools and doctors and adding to the mix of services in Coldhurst. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |

| | |
|--|---|
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

| Policy – Employment Areas – BEA 5 Primrose Bank, Alexandra | | | | |
|--|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by relieving pressure from other areas for development and ensuring developments will not have any adverse impacts and where possible enhance the Rochdale Canal and green corridor. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site with very high public transport accessibility. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high public transport accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility and being on a quality bus corridor and near the Metrolink extension. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case enhancing the setting of Alexandra Park Conservation Area. | | | |

| | | | | |
|---|---|---|---|---|
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing Alexandra Park (Green Flag) and the recreational route and green corridor. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |

| | | | | |
|---|---|----|---|---|
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with low susceptibility to surface water flooding. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentist, schools, doctors and adjacent to Oldham Town Centre and adding to the mix of services in east and west Oldham. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |

| | | | | |
|--|--|---|---|---|
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 6 Hathershaw | | | | |
|--|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site with high public transport accessibility. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with high public transport accessibility and being on a quality bus corridor. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by removing the pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with low susceptibility to surface water flooding. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentist, schools, doctors and close to local shopping parades and adding to the mix of services in east and west Oldham. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 7 Higginshaw | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by relieving pressure from other areas for development and ensuring developments will not have any adverse impacts on the recreational route and the adjoining Oldham Edge (Other Protected Open Land). | | | |

| | | | | |
|--|--|---|---|---|
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with high public transport accessibility and being near the Metrolink extension. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and having regard to the landscape character of the Beal Defined Valleys. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the recreational route and green corridor, Royton Moss Site of Biological Importance, Green Belt land and Other Protected Open Land. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |

| | | | | |
|---|--|----|---|---|
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land mostly within in Flood Zone 1. There are some parts of the site susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentists and schools and adding to the mix of services in Royton. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |

| | | | | |
|--|---|---|---|---|
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 8 Shaw Road | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development. | | | |

| | | | | |
|--|--|---|---|---|
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of the borough's centres by providing opportunities for employees to use the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having high accessibility. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with high public transport accessibility. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case protecting and enhancing the setting of the Grade 2 Listed Lion Mill. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the recreational route and green corridor. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1. There are some parts of the site susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentists, schools, doctors and adjacent to Shaw Centre and adding to the mix of services in Shaw. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |

| | | | | |
|--|---|---|---|---|
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 9 Shaw | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility, with a Metrolink stop within the site and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | Designating this BEA will promote sustainable tourism development by reliving pressure from other areas for development and ensuring developments will not have any adverse impacts and where possible enhance the recreational route (Oldham Way). | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of Shaw centre by providing opportunities for employees to use the town centre uses. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an accessible location. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility, with a Metrolink stop within the site. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility, with a Metrolink stop within the site. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA may protect and improve air quality as the site is a in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and having regard to the landscape character of Beal Defined Valleys. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the Shaw Side Site of Biological Importance, recreational route (Oldham way) and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | Designated this BEA will minimise the impact of, and mitigate against flooding. The site falls within flood zones 1, 2 and 3 with some parts of the site susceptible to surface water flooding. However, the Oldham SFRA Level 2 confirms that the site is acceptable with some detailed consideration of flood risk issues. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentists, schools, doctors and adjacent to Shaw Centre and adding to the mix of services in Shaw. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in a existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – BEA 10 Greenacres | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote efficient patterns of movement by having very high public transport accessibility and convenient access to the strategic highway network. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |

| | | | | |
|--|---|----|---|---|
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable tourism development by relieving pressure from other areas for development and ensuring developments will not have any adverse impacts and where possible enhance the recreational route. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and enhance the vitality and viability of Oldham Town Centre and Hillstores centre by providing opportunities for employees to use the centre uses. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote the development of innovative and knowledge based industries by providing land for such high quality uses, with linkages to Manchester City Centre and our own regional science centre in Oldham. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site in an area with very high public transport accessibility. | | | |
| ENV 2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this BEA will promote high quality design and sustainable construction by providing employment uses built to a high quality and using sustainable materials following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the need to travel by being within an established urban area and having very high accessibility. | | | |

| | | | | |
|---|---|---|---|---|
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote sustainable transport choices by locating employment in an area with very high public transport accessibility and being adjacent to the town centre, which has an integrated public transport network. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this BEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by removing the pressure from other areas for development and in this case enhancing the setting of the Grade 2 Listed Church of St James building within the site. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the recreational route. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce the effects of climate change by providing a site in a sustainable location that minimises car travel and therefore reduces emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will manage waste sustainably by providing an opportunity for a waste or recycling facility, if appropriate and by focusing employment within specific locations there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this BEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land from development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this BEA will minimise the impact of, and mitigate against flooding by providing employment land in Flood Zone 1 with some parts of the site susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote community cohesion in the borough by providing local job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote mixed, balanced and inclusive sustainable communities by providing local job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will promote accessibility to key services by being close to dentists, schools, doctors and adjacent to Oldham Town centre and Hillstores centre and adding to the mix of services in Oldham. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|----|---|---|
| Comments | Designating this BEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressures. | | | |
| SOC7 To reduce crime, disorder and fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will reduce crime, disorder and fear of crime by being located in an existing active employment area, designing out crime and combating the symptoms of social deprivation by providing job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this BEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve the health of the borough's population by providing land for employment growth and local job opportunities which will improve local incomes having a positive impact on better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this BEA will improve education and skill levels by retaining education and skill levels and providing opportunities for job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 1, Oak View Mill, Manchester Road, Greenfield | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|----|---|---|
| Comments | Designating this SEA will promote efficient patterns of movement by having good public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having good public transport accessibility and proving local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market and ensuring developments will not have any adverse impacts and where possible enhance the recreational route and Green Belt. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, including Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |

| | | | | |
|---|---|---|---|---|
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport, including Greenfield rail station. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by future developments having regard to the landscape character of Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure by relieving pressure from other areas for development and protecting and where possible enhancing the recreational route and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designating this SEA will reduce the effects of climate change by providing a site that for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will minimise the impact of, and mitigate against flooding by providing an employment site that is within Flood Zone 1. Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by providing local employment, which can help strengthen rural communities and the village of Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 2, Hey Bottom Mill, Greenfield | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by having high public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having high public transport accessibility and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market and ensuring developments will not have any adverse impacts and where possible enhance the recreational route and Green Belt. | | | |

| | | | | |
|--|--|---|---|---|
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and having high public transport accessibility, including Greenfield Station. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |

| | | | | |
|---|---|---|---|---|
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to protect and enhance the adjacent Ladhill Lane Conservation Area and the setting of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting and enhancing where possible, recreational route and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will minimise the impact of, and mitigate against flooding by providing an employment site that is within Flood Zone 1 (99.9%). Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by providing local employment, which can help strengthen rural communities and the village of Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |

| | | | | |
|--|--|----|---|---|
| SOC8 To promote a healthy and balanced housing market for the Borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 3, Chew Valley Road, Greenfield | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by having very high public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|--|---|----|---|---|
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having very high public transport accessibility and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |

| | | | | |
|---|---|---|---|---|
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and having very high public transport accessibility, including Greenfield Station. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to protect and enhance the setting of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |

| | | | | |
|--|---|---|---|---|
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will minimise the impact of, and mitigate against flooding by providing an employment site that is within Flood Zone 1. Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by providing local employment, which can help strengthen rural communities and the village of Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 4, Boarshurst Lane, Greenfield | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | Designating this SEA will promote efficient patterns of movement by having high public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having high public transport accessibility and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |

| | | | | |
|---|---|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and having high public transport accessibility, including Greenfield Station. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by protecting and enhancing the adjacent Ladhill Lane Conservation Area and the Boarshurst Conservation Area and providing the opportunity to protect and enhance the setting of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |

| | | | | |
|---|---|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will minimise the impact of, and mitigate against flooding by providing an employment site that is within Flood Zone 1. Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services including schools and a dentist and by providing local employment, which can help strengthen rural communities and the village of Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy – Employment Areas – SEA 5, Waterside Mill, Greenfield

| | |
|---------------|--------------|
| Impact | Scale |
|---------------|--------------|

| S | M | L | L | T-B |
|--|--|----|---|-----|
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by being accessible by public transport and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and being accessible by public transport and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Greenfield and Uppermill. | | | |

| | | | | |
|---|---|---|---|---|
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to protect and enhance the setting of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |

| | | | | |
|---|---|---|---|---|
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | Designating this SEA will minimise the impact of, and mitigate against flooding by providing an employment site that is mostly within Flood Zone 1 (88.9%), with the remainder of the site in Flood Zone 2. Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by being close to a school and dentist and by providing local employment, which can help strengthen rural communities and the village of Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 6, Delph New Road, Delph | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by being accessible by public transport and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|--|--|---|---|---|
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and being accessible by public transport and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |

| | | | | |
|---|--|---|---|---|
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the Borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring future developments protect and enhance the adjoining New Delph Road Conservation Area and the setting of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development, including Green Belt and protecting Tame Water Woodland Site of Biological Importance. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |

| | | | | |
|---|--|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The SEA is an established employment area that falls within Flood Zone 1 (16.1%), Flood Zone 2 (10.9%), Flood Zone 3a (66.7%) and Flood Zone 3b (6.1%). The uses that would be permitted on the site are mostly 'less vulnerable' with one 'more vulnerable' use (hotels). Alternative sites that were looked at are the other Saddleworth Employment Sites. The council does not intend to use residential land for employment or release Green Belt land and therefore there is no alternative site in a lower flood risk zone. Any new development should be located within the lower flood zones within the site in the first instance. Less vulnerable uses are acceptable, following the sequential test in flood zones 1, 2 and 3a. If a hotel was proposed this should look at flood zones 1 and 2. Parts of the site are susceptible to surface water flooding, however this can be managed. The site would need to pass the Exception Test, with a site specific Flood Risk Assessment. Due to the uses permitted it is considered that the site would be acceptable with some careful consideration of flood risk issues. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by providing local employment, which can help strengthen rural communities and the village of Delph. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy – Employment Areas – SEA 7, Valley Mills, Huddersfield Road, Delph

| Impact | Scale |
|--------|-------|
|--------|-------|

| S | M | L | L | T-B |
|--|--|----|---|-----|
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the Borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by being accessible by public transport and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and being accessible by public transport and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the village of Delph and Uppermill. | | | |

| | | | | |
|---|---|---|---|---|
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by protecting and enhancing the Delph Conservation Area and New Delph Road Conservation Area and providing the opportunity to protect and enhance the landscape character of the Tame Settled Valley and Moorland Fringe. | | | |

| | | | | |
|---|--|---|---|---|
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting and where possible enhancing the green corridor and link. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |

| | | | | |
|---|--|---|---|---|
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The SEA is an established employment area that falls within Flood Zone 1 (43.1%), Flood Zone 2 (11.1%), Flood Zone 3a (42.7%) and Flood Zone 3b (3.0%). The uses that would be permitted on the site are mostly 'less vulnerable' with one 'more vulnerable' use (hotels). The council does not intend to use residential land for employment or release Green Belt land and therefore there is no alternative site in a lower flood risk zone. Any new development should be located within the lower flood zones within the site in the first instance. Less vulnerable uses are acceptable, following the sequential test in flood zones 1, 2 and 3a. If a hotel was proposed this should look at flood zones 1 and 2. Parts of the site are susceptible to surface water flooding, however this can be managed. The site would need to pass the Exception Test, with a site specific Flood Risk Assessment. Due to the uses permitted it is considered that the site would be acceptable with some careful consideration of flood risk issues. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by being close to a school by providing local employment, which can help strengthen rural communities and the village of Delph. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out in the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 8, Shaw Pallets, Huddersfield Road, Diggle | | | | |
|---|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by having satisfactory public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|--|---|----|---|---|
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having satisfactory public transport accessibility and proving local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market and ensuring developments will not have any adverse impacts and where possible enhance the recreational route and Green Belt. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, and the centre of Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport and the Huddersfield Narrow Canal. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to invest in the Grade 2 Listed W.H. Shaw Ltd, Dobcross Works within the site and enhance the setting of the Huddersfield Narrow Canal and Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development protecting and enhancing where possible the Huddersfield Narrow Canal, recreational route and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site that for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |

| | | | | |
|---|--|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide an employment site that is mostly within Flood Zone 1 (84.5%). The remainder of the site is split between flood zone 2 (12.9%), flood zone 3a (0.6%) and flood zone 3b (2.1%). Parts of the site is also susceptible to surface water flooding, however this can be managed. A site specific Flood Risk Assessment would be required. The summary of risk table in the Level 2 SFRA for Saddleworth shows it is considered that development within the SEA could pass the Exception Test through careful design. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by providing local employment, which can help strengthen rural communities and the local centre of Uppermill. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the Borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |

| | |
|----------|---|
| Comments | Appropriate details are set out within the Infrastructure Study |
|----------|---|

| Policy – Employment Areas – SEA 9, Warth and Ellis Mills, Huddersfield Road, Diggle | | | | |
|--|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote efficient patterns of movement by being accessible by public transport and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and being accessible by public transport and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |

| | | | | |
|---|--|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of the borough's centres by providing local employment, which can help strengthen rural communities, such as Diggle and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and being accessible by public transport. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to protect and enhance the Grade 2 Listed No 1 Warth Cottages and the landscape character of the Moorland Fringe. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting and where possible enhancing the recreational route, green corridor and link and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |

| | | | | |
|---|--|---|---|---|
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The SEA is an established employment area that falls within Flood Zone 1 (25.7%), Flood Zone 2 (54.2%), Flood Zone 3a (17.1%) and Flood Zone 3b (2.9%). The uses that would be permitted on the site are mostly 'less vulnerable' with one 'more vulnerable' use (hotels). The council does not intend to use residential land for employment or release Green Belt land and therefore there is no alternative site in a lower flood risk zone. Any new development should be located within the lower flood zones within the site in the first instance. Less vulnerable uses are acceptable, following the sequential test in flood zones 1, 2 and 3a. If a hotel was proposed this should look at flood zones 1 and 2. Parts of the site are susceptible to surface water flooding, however this can be managed. The site would need to pass the Exception Test, with a site specific Flood Risk Assessment. Due to the uses permitted it is considered that the site would be acceptable with some careful consideration of flood risk issues. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by being close to a school by providing local employment, which can help strengthen rural communities, such as Diggle. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

| Policy – Employment Areas – SEA 10, Greenbridge Lane, Greenfield | | | | |
|---|--|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable regeneration by providing land for new and existing businesses. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the borough's image by contributing towards a range of developable employment sites. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|----|---|---|
| Comments | Designating this SEA will promote efficient patterns of movement by having very high public transport accessibility and providing local rural job opportunities and therefore reducing the need to travel. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic performance by providing land for new and existing businesses. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable economic growth and development by providing land for new and existing businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable rural communities by adding to the economic viability of Saddleworth and having very high public transport accessibility and providing local job opportunities and therefore reducing the need to travel. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will provide the opportunity for sustainable tourism development through allowing hotels, restaurants, cafes and drinking establishments, which support the tourism market. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and enhance the vitality and viability of centres by providing local employment, which can help strengthen rural communities, such as Greenfield and Uppermill. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the economic well being of the borough's population by providing local job opportunities. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote the development of innovative and knowledge based industries by providing land for such high technology uses that support a digital economy and flexible location requirements. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |

| | | | | |
|---|---|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by providing employment land on a brownfield site and therefore safeguarding Green Belt land. | | | |
| ENV 2 – To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comment | Designating this SEA will promote high quality design and sustainable construction by providing employment uses built to a high quality, using sustainable materials and reflecting local character following the design principles. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the need to travel by providing local employment in a rural and accessible location. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote sustainable transport choices by locating local employment in a rural area and having very high public transport accessibility, including Greenfield rail station. | | | |
| ENV 5 To protect and improve air quality | | | | |
| ? | ? | ? | ? | ? |
| Comments | Designating this SEA may protect and improve air quality as the site is in a sustainable location, however the impact on air quality depends on the end use. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by providing the opportunity to protect and enhance the landscape character of the Tame Settled Valley. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve the borough's green infrastructure, biodiversity and geodiversity by relieving pressure from other areas for development and protecting the Site of Biological Importance, recreational route and green corridor and Green Belt. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce the effects of climate change by providing a site for local employment in a rural area and therefore the opportunity to reduce longer distance car journeys. | | | |

| | | | | |
|---|---|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote green energy through new developments using high quality design and sustainable construction, renewable technologies and low carbon energy that are sympathetic to the local environment. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will manage waste sustainably because by focusing employment within specific locations in Saddleworth there is the opportunity to better manage waste sustainably. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as it is an established employment site and therefore infrastructure needs are expected to be minimal. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designated this SEA will protect and improve the quality of land and soil by removing pressure from other areas of higher quality land such as Green Belt for development and providing the opportunity through future development to remediate any contamination, where appropriate. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve ground and surface water resources by ensuring new developments reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The SEA will minimise the impact of, and mitigate against flooding by providing an employment site mostly within Flood Zone 1 (94.7%) and Flood Zone 2 (5.3%). Parts of the site are susceptible to surface water flooding, however this can be managed. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote community cohesion in the borough by providing local rural job opportunities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | Designating this SEA will promote mixed, balanced and inclusive sustainable communities by providing local rural job opportunities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA has involved the community in the LDF planning process. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will promote accessibility to key services by being close to a school and dentist and by providing local employment, which can help strengthen rural communities, such as Greenfield. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will protect and improve local environmental quality by concentrating businesses in an existing employment area and protecting the amenity of areas elsewhere by removing development pressure in the Green Belt. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will reduce crime, disorder and the fear of crime by being located in a existing employment area, designing out crime and combating the symptoms of pockets of social exclusion by providing rural job opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | Designating this SEA will promote a healthy and balanced housing market by providing the supply of employment land to accommodate economic growth and jobs and therefore having a positive effect on the housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve the health of the borough's population by providing land for employment growth and local rural job opportunities, which will improve local income, and better opportunities to improve health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | Designating this SEA will improve education and skill levels by retaining education and skill levels and providing opportunities for on the job training. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 14 Supporting Oldham's Economy

The 'Supporting Oldham's Economy' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The policy positively promotes the sustainable regeneration of the borough by supporting the development of a range of low carbon industries. It will also significantly promote the sustainable economic performance of the borough by providing opportunities for development in a range of locations. The policy will also positively promote the development of innovative and knowledge based industries.
- b) **Environmental:** The policy will reduce the need to travel and promote sustainable transport choices as one of the measures in the policy to outweigh the loss of employment land to other uses is contributions towards new bus services to support residents in travelling to employment locations.
- c) **Social:** The policy will promote community cohesion in the borough by providing local job opportunities. The policy will also ensure employment areas are in accessible and sustainable locations meaning employment opportunities are accessible for residents. The policy will improve education and skills levels of the borough's population as one of the measures in the policy to outweigh the loss of employment land to other uses is seeking contributions towards training initiatives to raise skills levels within the workforce and the unemployed.

| Policy – Supporting Oldham’s Economy | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See ‘Promoting Sustainable Regeneration and Prosperity’ policy SA | | | |
| EC2 To promote the borough’s image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See ‘Promoting Sustainable Regeneration and Prosperity’ policy SA | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See ‘Promoting Sustainable Regeneration and Prosperity’ policy SA | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See ‘Promoting Sustainable Regeneration and Prosperity’ policy SA | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See ‘Promoting Sustainable Regeneration and Prosperity’ policy SA | | | |

| | | | | |
|--|---|---|---|---|
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by only allowing small scale leisure and retail developments within employment areas as these should be focused on the town centres. Also a number of the BEA's and SEA's are located close to centres so there are opportunities for employees to use them. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| Environmental | | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. In addition the policy also outlines measures to outweigh the loss of employment land to other uses, one of which is seeking contributions towards new bus services to support residents in traveling to employment locations. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. In addition the policy also outlines measures to outweigh the loss of employment land to other uses, one of which is seeking contributions towards new bus services to support residents in traveling to employment locations. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|---|---|---|
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See each BEA and SEA SA's above for details of potential flood risk. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. In addition the policy also outlines measures to outweigh the loss of employment land to other uses, one of which is seeking contributions towards training initiatives to raise skills levels within the workforce and the unemployed. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 15 Centres

The 'Centres' policy scored positively in relation to the sustainability objectives. Below is a summary of the key points in relation to the economic, environmental and social sustainability objectives:

- a) **Economic:** The policy will ensure that we take a 'town centres first' approach towards new retail, leisure and office developments. The policy seeks to promote the vitality and viability of Oldham Town Centre and the borough's other centres.
- b) **Environmental:** The policy will help ensure the effective and efficient use of land by directing development towards our centres which will help with regeneration and protect greenfield sites from development pressures.

- c) **Social:** The policy will help promote accessible developments and help to promote sustainable communities.

| Policy – Centres | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by promoting and enhancing the vitality and viability of the borough's centres by focussing appropriate retail and leisure within them, in line with the borough's retail hierarchy. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the borough's image as the borough's centres play a major part in the borough's identity and image, therefore promoting and enhancing their vitality and viability will strengthen this identity and image making them more attractive to residents and visitors. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable economic performance of the borough by improving the quality as well as quantity of the retail offer of the borough's centres, particularly Oldham Town Centre. This will promote and enhance the vitality and viability of the centres attracting more people to spend money within the centres. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by promoting and enhancing the vitality and viability of the boroughs centres making them a more attractive location for investors and new businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable rural communities by promoting and enhancing the vitality and viability of the borough's centres, including Uppermill. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will promote sustainable tourism development by improving the commercial leisure offer of the town centre creating a pleasant and attractive environment and making the centres the focus for retail and leisure development. The policy will also ensure food, drink and night-time economy related uses contributes positively to the experience of visitors and users of the area. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is to promote and enhance the vitality and viability of all the borough's centres and protect and maintain their function by controlling retail and leisure developments elsewhere in the borough. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| | The policy will improve the economic well-being of the borough's population by promoting and enhancing the vitality and viability of the boroughs centres making them a more attractive location for investors and new businesses therefore creating new jobs for residents. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring retail developments follow the retail hierarchy, focusing shops in Oldham Town Centre, the borough's other centres and local shopping parades. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| ENV3 To reduce the need to travel | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by ensuring retail developments follow the retail hierarchy, focusing shops in Oldham Town Centre, the borough's other centres and local shopping parades, which are accessible locations. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will promote sustainable transport choices by ensuring retail developments follow the retail hierarchy, focusing shops in Oldham Town Centre, the borough's other centres and local shopping parades, which are accessible locations. The borough's centres have at least high public transport accessibility. | | | |

| | | | | |
|---|---|---|---|---|
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve air quality by ensuring retail developments follow the retail hierarchy, focusing shops in Oldham Town Centre, the borough's other centres and local shopping parades, which are accessible locations. The borough's centres have at least high public transport accessibility therefore reducing the need to travel by car, reducing emissions and improving air quality. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. There are a number of listed buildings within the boroughs centres, for example Oldham Town Hall and Chadderton Town Hall. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by focusing retail and leisure developments within the borough's centres therefore reducing the pressure for development in other environmentally sensitive locations. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will contribute to reducing the effects of climate change by focussing retail and leisure developments within the borough's centres which are sustainable and accessible locations therefore promoting sustainable transport modes. These are located away from, or will mitigate areas, of flood risk. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by focussing retail and leisure developments within the borough's centres which are sustainable and accessible locations therefore promoting sustainable transport modes. There may be opportunities, as identified in the joint DPD, for the borough's centres to play a role in achieving an increase in the level of decentralised, low carbon and renewable energy supply available, such as district heating networks. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by focusing retail and leisure development within the borough's centres, which will limit the amount of new infrastructure needed. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the quality of land and soil by focusing retail and leisure development within the borough's centres which will remove pressure from other areas of higher quality land for development. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve ground and surface water resources by focusing retail and leisure development within the borough's centres. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure. United Utilities have confirmed that there is enough water resource capacity to accommodate growth proposed. New retail and leisure developments must reduce surface water run off and incorporate sustainable drainage systems, where possible | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Promoting Sustainable Regeneration and Prosperity' policy SA | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote community cohesion in the borough as the centres act as a focal point for commercial, shopping, social, civic, community and cultural activities and play a major part in the borough's identity and image. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities as the centres act as a focal point for commercial, shopping, social, civic, community and cultural activities and are in sustainable locations therefore they are accessible to all. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| ++ | ++ | ++ | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote the accessibility to key services by focusing retail and leisure development within the borough's centres, which all have at least high public transport accessibility. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality by ensuring proposals for food, drink and uses related to the night time economy demonstrate they do not have an unacceptable impact on the environment and contribute positively to the visual appearance of the area. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by focusing leisure development within the borough's centres. This can include sport and recreational facilities. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce crime, disorder and the fear of crime by ensuring proposals for food, drink and uses related to the night-time economy demonstrate they contribute towards community safety and security and do not contribute to increased crime and disorder. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by promoting and enhancing the vitality and viability of all the borough's centres. This may have a positive effect on the borough's housing market. | | | |
| SOC9 To meet the borough's affordable housing needs | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will meet the borough's affordable housing needs by providing housing in the centres which will contribute towards the borough's affordable housing stock. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by focusing leisure development within the borough's centres. This can include sport and recreational facilities. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve education and skill levels of the borough's population by focusing cultural activities within the borough's centres, such as the existing Gallery Oldham, which can be used as an education resource. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |

| | |
|----------|---|
| Comments | Appropriate details are set out within the Infrastructure Study |
|----------|---|

Policy 16 Local Services and Facilities

The 'Local Services and Facilities' policy scored positively in relation to the sustainability objectives. Below is a summary of the key points in relation to the economic, environmental and social sustainability objectives:

- a) **Economic:** The policy will promote the sustainable regeneration of the borough by supporting local services that provide convenient facilities close to people's homes, reducing the need to travel and creating vibrant communities that may attract new businesses and create jobs. By allowing only small scale retail, leisure and office this will protect and enhance the borough's centres.
- b) **Environmental:** The policy will allow small scale retail, leisure and office outside the borough's main centres which will focus appropriate development within the accessible and sustainable centres. Supporting local services and facilities will reduce the need to travel and encourage walking and cycling, improving air quality and reducing the effects of climate change.
- c) **Social:** The policy will promote community cohesion as local shops represent convenient facilities, especially for less mobile residents and residents in rural areas and provide a focus for community interaction. The policy allows small scale leisure facilities which will improve the health of the borough's population.

| Policy – Local Services and Facilities | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by supporting local services that provide convenient facilities close to people’s homes therefore reducing the need to travel. | | | |
| EC2 To promote the borough’s image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the borough’s image by supporting local services, which contribute towards creating vibrant communities. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by supporting local services that provide convenient facilities close to people’s homes therefore reducing the need to travel. | | | |

| | | | | |
|--|--|----|---|---|
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable economic performance of the borough by supporting local services that can contribute towards vibrant communities, which may attract investors and businesses to the area. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by supporting local services, which can contribute towards vibrant communities and may attract investors and businesses to the area, creating local jobs. | | | |
| EC6 To promote sustainable rural communities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will promote sustainable rural communities by supporting local services, which can contribute towards vibrant communities, providing essential services to people in rural areas. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by only allowing small scale retail, leisure and office development outside of the borough's centres therefore focusing appropriate scale development within the centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the economic well-being of the borough's population by supporting local services which can contribute towards vibrant communities and may attract businesses to the area, creating local jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by only allowing small scale retail, leisure and office development outside of the borough's centres therefore focusing appropriate scale development within the accessible and sustainable centres. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by supporting local services that provide convenient facilities close to people's homes. | | | |

| | | | | |
|---|---|---|---|---|
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable transport choices by supporting local services that provide convenient facilities close to people's homes therefore encouraging walking and cycling. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve air quality by supporting local services that provide convenient facilities close to people's homes therefore encouraging walking and cycling, reducing emissions. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will ensure developments conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character, including proposals for local services and facilities. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will contribute to reducing the effects of climate change by supporting local services that provide convenient facilities close to people's homes therefore encouraging walking and cycling, reducing emissions. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by encouraging developments to reduce emissions and incorporate micro-generation technologies where possible. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by ensuring new local services and facilities are within existing built up areas, limiting the amount of new infrastructure needed. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the quality of land and soil by ensuring new local services and facilities are within existing built up areas, which removes pressure from other areas of higher quality land from development. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will protect and improve ground and surface water resources by focusing local services and facilities within the borough's centres. This will involve extensions/upgrades of existing infrastructure rather than new infrastructure. United Utilities have confirmed that there is enough water resource capacity to accommodate growth proposed. New local services and facilities must reduce surface water run off and incorporate sustainable drainage systems, where possible. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by permitting developments away from areas of flood risk in accordance with PPS25 and the Oldham SFRA. Mitigation measures against flooding will be put in place, where necessary, for new developments. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote community cohesion in the borough as local shops represent convenient facilities that help meet the day to day shopping needs of residents. Such shops provide a focus for community interaction and help to distinguish one area from another. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities as local services and facilities provide an essential service for less mobile residents and residents in rural areas. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will promote the accessibility to key services as local shops represent convenient facilities that help meet the day to day shopping needs of residents and reduce the need to travel. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality by only allowing small-scale developments outside of the borough's centres. This will therefore reduce environmental and health impacts associated with increased traffic levels. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by permitting small-scale leisure facilities outside of the borough's centres, which can include sports and recreation facilities. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce crime, disorder and the fear of crime by supporting local services, which contribute towards vibrant communities. This vibrancy may deter crime and the fear of crime. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by permitting small-scale leisure facilities outside of the borough's centres, which can include sports and recreation facilities. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 17 Gateways and Corridors

The 'Gateways and Corridors' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The policy will promote efficient patterns of movement in support of sustainable economic regeneration by supporting the extension of Metrolink, the council's public rights of way improvement plan and cycling strategy. It will also promote the sustainable economic performance of the borough and the sustainable economic growth and development of the borough as the Metrolink extension will provide benefits including Oldham Town Centre being consolidated as the borough's main retail and commercial hub and Hollinwood becoming a more attractive and sustainable location for growth.
- b) **Environmental:** The policy will promote sustainable transport choices by improving the public transport offer in the borough with the arrival of Metrolink and encouraging walking and cycling by supporting improvements to those links, this will also help improve air quality in the borough and in turn help contribute towards reducing the effects of climate change. It will also protect and improve the borough's green infrastructure, biodiversity and geodiversity by supporting the implementation of the walking, cycling and bridleway network all of which form part of the borough's green infrastructure.
- c) **Social:** The policy will promote accessibility to key services by improving the public transport offer within the borough, making it easier to access key services such as major employment sites.

| Policy – Gateways and Corridors | |
|---------------------------------|-------|
| Impact | Scale |

| S | M | L | L | T-B |
|---|--|----|---|-----|
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough by ensuring high quality uses and attractive developments at key gateways and along transport corridors. The policy will also support improvements to the existing transport routes and networks, including the delivery of Metrolink, which will promote the sustainable regeneration of the borough. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the borough's image by ensuring high quality uses and attractive developments at key gateways and along transport corridors, which will contribute towards making the routes greener and more attractive. The policy will also support improvements to the existing transport routes and networks, including the delivery of Metrolink, making the borough a more attractive place to invest. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by supporting the extension of Metrolink, the council's public rights of way improvement plan and cycling strategy. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by supporting the extension of Metrolink from Manchester to Oldham and on to Rochdale. This will provide benefits including Oldham Town Centre being consolidated as the borough's main retail and commercial hub and Hollinwood becoming a more attractive, sustainable location for economic growth. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by supporting the extension of Metrolink from Manchester to Oldham and on to Rochdale. This will provide benefits including Oldham Town Centre being consolidated as the borough's main retail and commercial hub and Hollinwood becoming a more attractive, sustainable location for economic growth. This will help attract investors to the borough and provide jobs. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote sustainable rural communities by safeguarding land for future transport infrastructure proposals, for example, Diggle rail station and protecting and enhancing the public rights of way network. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by supporting the cycle network and bridleways, which attract visitors to the area. The expansion of Metrolink will help consolidate Oldham Town Centre as the borough's main retail hub, which may attract tourists. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by supporting Metrolink which will help consolidate Oldham Town Centre as the borough's main retail hub which may attract tourists. The borough's other centres, in particular Shaw and Failsworth, will also benefit from the extension of Metrolink. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by supporting the extension of Metrolink from Manchester to Oldham and on to Rochdale. This will provide benefits including Oldham Town Centre being consolidated as the borough's main retail and commercial hub and Hollinwood becoming a more attractive, sustainable location for economic growth. This will help attract investors to the borough and provide jobs. The extension will also enhance the connectivity to major employment centres within Greater Manchester, including Manchester City Centre and Kingsway in Rochdale. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by supporting improvements to the public transport network, and walking and cycling routes. This will contribute towards making the borough a more sustainable location. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|---|----|---|---|
| Comments | The policy will promote high quality design and sustainable construction by ensuring developments at key gateways and along transport corridors are high quality uses and contribute towards making the routes greener and more attractive. Developments should relate to the importance of the gateway in height, scale and quality. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by improving the public transport offer in the borough with the extension of Metrolink and encouraging walking and cycling by supporting improvements to routes. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote sustainable transport choices by improving the public transport offer in the borough with the extension of Metrolink and encouraging walking and cycling by supporting improvements to routes. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve air quality by improving the public transport offer in the borough with the extension of Metrolink and encouraging walking and cycling by supporting improvements to routes, therefore reducing emissions from the private car. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring that developments at key gateways and along transport corridors are high quality uses which relate to the importance of the gateway route in height, scale and quality. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by supporting the implementation of the walking, cycling and bridleway network, which form part of the borough's green infrastructure, supporting biodiversity and geodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by improving the public transport offer in the borough with the extension of Metrolink and encouraging walking and cycling by supporting improvements to routes, which will help reduce emissions. | | | |

| | | | | |
|--|--|---|---|---|
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by improving the public transport offer in the borough with the extension of Metrolink and encouraging walking and cycling by supporting improvements to routes. Walking, cycling and public transport are more efficient ways to travel. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by supporting the public transport, walking and cycling network, which means there is less pressure to extend the road network. In the short term the development of Metrolink will require resources for its construction, however in the long term it will ensure the prudent use of resources by relieving pressure on the road network. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by supporting the walking, cycling and bridleway network, which forms part of the green infrastructure and can be used to mitigate flood risk. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote community cohesion in the borough by improving the public transport network, making places more accessible. The extension of Metrolink to the borough will increase the attractiveness of the borough's HMR areas with stops in Freehold and Derker and it will also increase the connectivity to major employment centres. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by improving the public transport network in the borough making places more accessible to more people. The extension of the Metrolink to the borough will increase the attractiveness of the borough's HMR areas with stops in Freehold and Derker and it will also increase the connectivity to major employment centres with the Metrolink linking the borough to Manchester City Centre and Kingsway in Rochdale. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will promote the accessibility to key services by improving the public transport offer within the borough, making it easier to access key services such as major employment sites. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by supporting the improvement of the public transport, walking and cycling networks. This will reduce the need to use the private car and will help improve air quality, reduce noise levels and vibration. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities as the walking, cycling and bridleway networks provide opportunities for sports and recreation in the borough and improvements to the public transport network helps to make open space, sport and recreational facilities more accessible. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by supporting improvements to the safety and attractiveness of the cycle network. The expansion of Metrolink will aid the regeneration of areas helping to reduce opportunities for crime and the fear of crime through good design. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by supporting the extension of Metrolink to the borough which will increase the accessibility and attractiveness of our HMR areas with stops in Freehold and Derker. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by encouraging exercise through promoting walking, cycling and horse riding and through improved air quality as a result of there being improved public transport which may reduce the need to use the private car. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | √ | √ |

| | |
|--|--|
| Comments | The policy will improve education and skills levels of the borough's population by supporting public transport improvements, including Metrolink. This will improve connectivity to Oldham Town Centre, Manchester City Centre and Kingsway in Rochdale where there are a number of higher education facilities and job opportunities. |
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 18 Energy

The 'Energy' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. **Economic:** The policy will ensure that developments reduce carbon emissions in a cost effective manner. This will enable businesses to run more efficiently and increase investor confidence. There may also be job opportunities related to the installation of green energy.
- b. **Environmental:** The policy will ensure that developments reduce carbon emissions in line with the zero carbon hierarchy. This will improve air quality and contribute towards reducing the effects of climate change and reduce reliance on finite sources of energy. The policy sets out a criteria for assessing proposals for green energy schemes and will therefore ensure that developments are acceptable in terms of design and landscape sensitivity and other important features.
- c. **Social:** The policy will ensure that developments reduce carbon emissions in line with the zero carbon hierarchy. This will improve air quality, which will improve local environmental quality and tackle fuel poverty, both of which will have positive impacts on health. The policy will also help make the housing market more attractive.

| Policy – Energy | | | | |
|--|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough by ensuring that growth over the lifetime of the LDF is achieved in a sustainable manner following the principles of the zero carbon hierarchy. | | | |
| EC2 To promote the borough's image | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will promote the borough's image by promoting green energy and preparing for the introduction of zero carbon targets, increasing investor confidence. | | | |

| | | | | |
|--|--|----|---|---|
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by ensuring that developments reduce carbon emissions in the most cost effective manner, therefore enabling businesses to run more efficiently. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by ensuring that developments reduce carbon emissions in the most cost effective manner, therefore enabling businesses to run more efficiently. There may also be job opportunities related to the installation of green energy schemes. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by ensuring that developments within rural areas follow the principles of the zero carbon hierarchy whilst taking into consideration the sensitivity of the surrounding area. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by ensuring that tourism developments follow the principles of the zero carbon hierarchy. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's centres by recognising that the borough's centres may have a role to play in achieving an increase in the level of decentralised, low carbon and renewable energy supply, this may increase the attractiveness of the centres to potential investors. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by ensuring that developments reduce carbon emissions in the most cost effective manner, therefore enabling businesses to run more efficiently. There may also be job opportunities related to the installation of green energy schemes. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will promote the development of innovative and knowledge based industries as it may provide opportunities for spin-off low carbon industries. | | | |

| Environmental | | | | |
|---|--|----|---|---|
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by placing an emphasis on developments connecting to district heating networks which fall within the urban areas, therefore this encourages development in sustainable locations. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by ensuring that proposals for green energy schemes are acceptable in terms of high quality design and landscape sensitivity. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The policy will protect and improve air quality by requiring developments to follow the principles of the zero carbon hierarchy therefore reducing emissions and improving air quality. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring that proposals for green energy schemes are acceptable in terms of high quality design, heritage features and landscape sensitivity. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by ensuring that proposals for green energy schemes are acceptable in terms of high quality design, biodiversity and landscape sensitivity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | ++ | ++ | √ | √ |
| Comments | The essence of the policy is to ensure that growth is achieved in a sustainable manner through reducing carbon emissions from development and contributing towards climate change targets. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|---|---|---|---|---|
| Comments | The essence of the policy is to ensure that growth is achieved in a sustainable manner through reducing carbon emissions from development and contributing towards climate change targets. | | | |
| ENV10 To manage waste sustainably, to minimise waste and its production, and increase reuse, recycling and recovery rates | | | | |
| + | + | + | √ | √ |
| Comments | The policy will manage waste sustainably, minimise waste and its production, and increase reuse, recycling and recovery rates by supporting green energy schemes such as energy taken from waste. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by ensuring developments follow the principles of the zero carbon hierarchy, which will reduce reliance on finite resources such as coal. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against flooding through reducing carbon emissions from development and reducing the impacts of climate change including flooding. | | | |
| Social | | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by reducing carbon emissions, which will improve air quality. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by requiring housing to reduce carbon emissions, which will help reduce fuel poverty and make the housing market more attractive. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by requiring developments to follow the principles of the zero carbon hierarchy. This will reduce emissions, improving air quality and reduce fuel poverty all of which will improve health. | | | |

| | |
|--|---|
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 19 Water and Flooding

The 'Water and Flooding' policy scored positively in relation to the sustainability objectives. Below is a summary of the key points in relation to the economic, environmental and social sustainability objectives:

- a) **Economic:** The policy will ensure that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. This will help ensure the borough is a safe place to invest, helping to attract businesses. The policy also seeks to rehabilitate and enhance watercourse corridors, improve water quality and associated biodiversity, helping to promote the borough's image and attract tourists.
- b) **Environmental:** The policy will ensure that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. This will help ensure developments are in sustainable locations. It will promote high quality design through requiring developments to reduce the consumption of water and have high standards of water efficiency, enhance watercourses and incorporate SUDS.
- c) **Social:** The policy will ensure that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. This will ensure a healthy and sustainable housing market and improve the health of the borough's population through reducing the risk of flooding which can have impacts on stress. The policy requires the retention and enhancement of green corridors next to watercourses which can contribute towards providing recreation opportunities.

| Policy – Water and Flooding | | | | |
|--|--|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will promote the borough's image by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, this will help make the borough a safe place to invest. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable economic performance of the borough by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, this will help make the borough a safe place to invest, therefore attracting businesses to the borough. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, this will help make the borough a safe place to invest, therefore attracting businesses to the borough. Following the Sequential and Exception Test will reduce the likelihood of a flood occurring to a development and therefore reduce the cost implications to a development. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. The policy also seeks to rehabilitate and enhance watercourse corridors, improve water quality and associated biodiversity, which can make the borough more attractive to tourists. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of the borough's centres by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will improve the economic well-being of the borough's population by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, this will help make the borough a safe place to invest, therefore attracting businesses to the borough and increasing jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote high quality design and sustainable construction by requiring developments to reduce the consumption of water and have high standards of water efficiency. Where possible the policy requires the retention of green corridors next to watercourses and the rehabilitation and enhancement of watercourse corridors. It also requires the implementation of sustainable drainage systems where possible. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by requiring the retention of green corridors next to watercourses and the rehabilitation and enhancement of watercourse corridors, improvement of water quality and associated biodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |
| Comments | The policy will contribute to reducing the effects of climate change by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|----|---|---|
| Comments | The policy will protect and improve the quality of land and soil by reducing surface water run off and ensuring that new developments incorporate sustainable drainage systems where possible. This will reduce soil erosion caused by flooding. The policy also seeks to retain green corridors and enhance watercourse corridors, which will protect and enhance the quality of land and soil. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will protect and improve ground and surface water resources by ensuring developments reduce surface water run off, incorporate sustainable drainage systems, reduce the consumption of water, have high standards of water efficiency, and consider capacity issues in the water supply. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of the policy is to minimise the impact of, and mitigate against flooding. | | | |
| Social | | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. The policy also requires the retention of green corridors next to watercourses and the rehabilitation and enhancement of watercourse corridors, improvement of water quality and associated biodiversity, all of which provide open space, sport and recreation opportunities. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by ensuring that development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding. This will therefore help ensure a healthy and sustainable housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |

| | |
|--|--|
| Comments | The policy will improve the health of the borough's population by reducing the likelihood of flooding and therefore reducing the health impacts that are associated with flooding, such as health problems arising from contamination of water and mental health issues, such as stress. |
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 20 Design

The 'Design' policy scored positively in relation to the sustainability objectives. Below is a summary of the key points in relation to the economic, environmental and social sustainability objectives:

- a) **Economic:** The policy will promote the sustainable regeneration of the borough by promoting high quality design and sustainable construction that reflects the character and local distinctiveness of areas, communities and sites. This will make the borough more attractive to residents, visitors and investors, promoting economic growth, tourism and the viability and vitality of centres.
- b) **Environmental:** The policy will ensure that developments are located to support movement by means other than the private car and encourage, walking, cycling and use of public transport, improving air quality. The policy will promote high quality design and sustainable construction, reflecting local character and distinctiveness, and enhancing green infrastructure.
- c) **Social:** The policy will promote community cohesion by promoting high quality design that can reinforce civic pride and local identity and reduce crime and the fear of crime. The policy requires a mix of uses that adds richness and variety to the local areas and provides for the needs of all sections of society.

| Policy – Design | | | | |
|--|---|----|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the sustainable regeneration of the borough by promoting high quality design and sustainable construction of developments that reflect the character and local distinctiveness of areas, communities and sites across Oldham. | | | |
| EC2 To promote the borough's image | | | | |
| ++ | ++ | ++ | √ | √ |

| | | | | |
|--|---|----|---|---|
| Comments | The policy will promote the borough's image by promoting high quality design and sustainable construction of developments that reflect the character and local distinctiveness of areas, communities and sites across Oldham, making the borough more attractive to residents, visitors and investors. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable economic growth and development by promoting high quality design which has associated economic benefits through attracting new businesses and investments to the area. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable rural communities by promoting high quality design and sustainable construction of developments that reflect the character and local distinctiveness of rural areas, communities and sites. Developments must follow the design principles and reflect the local identity of areas, including rural areas. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable tourism development by promoting high quality design and sustainable construction, which reflects the character and local distinctiveness of areas, communities and sites across Oldham. High quality design has economic benefits, which can include benefits from tourism developments. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will protect and enhance the vitality and viability of centres by promoting high quality design and sustainable construction of developments that reflect the character and local distinctiveness of centres. Developments must follow the design principles and reflect the local identity of areas, including the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the economic well-being of the borough's population by promoting high quality design which has associated economic benefits through attracting new businesses and investments to the area, creating new jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | √ | √ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by ensuring that developments are located to support movement by means other than the private car and encourage walking, cycling and use of public transport. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of the policy is to promote high quality design and sustainable construction that reflects positive local character and distinctiveness. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | The policy will reduce the need to travel by ensuring that developments are located to support movement by means other than the private car and encourage walking, cycling and use of public transport. | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote sustainable transport choices by ensuring that developments are located to support movement by means other than the private car and encourage walking, cycling and public transport. | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve air quality by ensuring that developments are located to support movement by means other than the private car, encouraging walking, cycling and public transport and are designed to reduce the demand made on energy, all of which will reduce emissions. | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by ensuring developments are expressed in a way that reflects the character of the area, reinforcing local identity and distinctiveness. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by ensuring developments make a positive contribution to the greening of the urban environment. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will contribute to reducing the effects of climate change by ensuring that developments are located to support movement by means other than the private car, encouraging walking, cycling and public transport and are designed to reduce the demand made on energy, all of which will reduce the effects of climate change. In addition the policy requires developments to incorporate measures for the conservation of water resources and make a positive contribution to the greening of the urban environment. The policy also requires developments to use sustainable construction methods and materials. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by developments being designed to reduce the demands made on energy and using sustainable construction methods and materials. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | √ | √ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by developments being required to use sustainable construction methods and materials and incorporating measures for the conservation of water resources and the sustainable management and discharge of waste. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve ground and surface water resources by developments being required to incorporate measures for the conservation of water resources and to use sustainable construction methods. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by developments being required to incorporate measures for the conservation of water resources and the use of sustainable construction methods. Developments are also required to make a positive contribution towards the greening of the urban environment. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will promote community cohesion in the borough by promoting high quality design that can reinforce civic pride and local identity. The policy requires developments to incorporate a mix of uses that adds richness and variety to the local area and where possible provides for the needs of all sections of society. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by requiring developments to incorporate a mix of uses that adds richness and variety to the local area, including the social and cultural diversity and where possible provides for the needs of all sections of society. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | √ | √ |
| Comments | The policy will promote the accessibility to key services by requiring new development to incorporate a mix of uses and provide for the needs of all sections of society. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | The policy will protect and improve local environmental quality by promoting high quality design and sustainable construction, ensuring developments contribute towards making streets and spaces safe, free from crime and accessible and pedestrian friendly. Developments must also be designed to reduce demands made on energy, improving air quality and must reinforce the importance of the local townscape and landscape. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by ensuring developments incorporate a mix of uses and provide for the needs of all sections of society and make a positive contribution to public spaces. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| ++ | + | + | √ | √ |
| Comments | The policy will reduce crime, disorder and the fear of crime by ensuring developments contribute towards making streets and spaces safe, free from crime and accessible and minimise opportunities for car, cycle and property crime, assault and harassment. | | | |

| | | | | |
|---|---|---|---|---|
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | The policy will improve the health of the borough's population by as the policy recognises that high quality design brings economic, social and environmental benefits and adds to quality of life. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 21 Protecting Natural Environmental Assets

The 'Protecting Natural Environmental Assets' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. **Economic:** As with the Green Infrastructure policy it was considered that the policy will protect, conserve and enhance the borough's green infrastructure, biodiversity and geodiversity. This can have economic benefits, improve the borough's image, and contribute towards sustainable regeneration and towards attracting inward investment from people living, working and visiting the borough.
- b. **Environmental:** As with the Green Infrastructure policy it was considered that the policy will protect, conserve and enhance the borough's green infrastructure, biodiversity and geodiversity which will contribute amongst other things towards high quality design and the conservation and enhancement of the borough's landscape character.
- c. **Social:** As with the Green Infrastructure policy it was considered that the policy would protect, conserve and enhance the borough's green infrastructure, biodiversity and geodiversity. This will promote community cohesion and mixed, balanced and sustainable communities and contribute towards education through the study of fauna and flora.

| Policy – Protecting Natural Environmental Assets | | | | |
|---|--------------------------------------|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |

| | | | | |
|--|---|----|---|---|
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| Environmental | | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV4 To promote sustainable transport choices | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV5 To protect and improve air quality | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character | | | | |
| + | + | + | √ | √ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by having regard to the landscape objectives found within the Oldham Landscape Character Assessment and conserving and reinforcing the positive aspects and distinctiveness of the surrounding landscape character. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | The essence of the policy is to ensure development protects, conserves and enhances the borough's green infrastructure, biodiversity and geodiversity. | | | |

| | | | | |
|--|--|----|---|---|
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | ++ | ++ | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | √ | √ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC10 To improve the health of the borough's population | | | | |
| ++ | ++ | ++ | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | √ | √ |
| Comments | See 'Green Infrastructure' policy SA | | | |

| | |
|--|---|
| Infrastructure – Have infrastructure requirements of this policy been considered? | |
| Comments | Appropriate details are set out within the Infrastructure Study |

Policy 22 Protecting Open Land

The 'Protecting Open Land' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a. **Economic:** The policy will maintain green belt boundaries and protect Other Protected Open Land and Land Reserved for Future Development and allow appropriate development only. This will therefore focus development elsewhere promoting sustainable regeneration and the borough's image, making the borough a more attractive place to invest. It will also support appropriate developments, such as farm diversification helping to promote sustainable rural communities and tourism. The policy safeguards a small amount of land for future development needs beyond the life of the LDF.
- b. **Environmental:** The policy will maintain green belt boundaries and protect Other Protected Open Land and Land Reserved for Future Development. This will focus development in the urban, more sustainable locations, the open land will act as 'green lungs' helping to improve air quality and provide habitats, including geodiversity for biodiversity. The landscape character will be protected and the open land can help mitigate flood risk.
- c. **Social:** The policy will maintain green belt boundaries and protect Other Protected Open Land and Land Reserved for Future Development. This will provide areas for recreation and exercise helping to promote balanced sustainable communities, community cohesion and health and make the borough a more attractive place to live.

| Policy – Protecting Open Land | | | | |
|--|--|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, therefore focusing development elsewhere, for example the HMR areas. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will promote the borough's image by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development. Developments will only be permitted where they are acceptable taking into account the openness, local distinctiveness and visual amenity of the surrounding area. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable economic performance of the borough by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development. This helps make the borough a more attractive location to invest and helps concentrate economic development in the urban areas. The policy also safeguards a small amount of land for future development needs beyond the life of the LDF. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development. This helps make the borough a more attractive location to invest and helps concentrate economic growth and development in the urban areas. The policy also safeguards a small amount of land for future development needs beyond the life of the LDF. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable rural communities by supporting appropriate proposals for agricultural diversification and other appropriate developments within the Green Belt. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable tourism development by supporting proposals for appropriate tourism developments, for example bed and breakfasts, and other appropriate developments within the Green Belt. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the economic well-being of the borough's population by allowing appropriate employment development, such as farm diversification within the Green Belt. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|----|---|---|
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, therefore focussing development in the urban, more sustainable locations. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve air quality by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development which can act as a 'green lung' to help mitigate atmospheric pollution. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development and their special qualities, including landscape character. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, which can provide habitats for biodiversity and conserve geodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will contribute to reducing the effects of climate change by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development which can act as a 'green lung' to help mitigate atmospheric pollution which can help reduce the effects of climate change. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development and directing development to urban areas limiting the amount of new infrastructure needed therefore safeguarding resources. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will protect and improve the quality of land and soil by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development and directing development to urban areas, therefore safeguarding high quality land and soil from development. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve ground and surface water resources by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development which can help free up water storage capacity and improve water quality. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will minimise the impact of, and mitigate against flooding by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development which can help manage storm flows and free up water storage capacity. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote community cohesion in the borough by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, providing areas for recreation and helping to provide sustainable communities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, providing areas for recreation and helping to provide sustainable communities. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development, which can provide areas for recreation. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |

| | | | | |
|---|---|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development. This helps make the borough a more attractive location for people to live, work and visit. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by maintaining Green Belt boundaries and protecting Other Protected Open Land and Land Reserved for Future Development which can provide areas for recreation, improving the physical and mental health of the borough's population. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 23 Open Spaces and Sports

The 'Open Spaces and Sports' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The policy will promote sustainable regeneration by protecting, promoting and enhancing the existing open space which can enhance the image of the borough for potential visitors, investors and businesses.
- b) **Environmental:** The policy will protect existing open spaces, which can help direct new development to brownfield sites. By providing accessible open spaces this reduces the need to travel and promotes sustainable transport choices. The policy requires new development to protect and where appropriate contribute to the provision of new or enhanced open space. Enhancing open space will have a positive impact on the borough's green infrastructure and biodiversity. The provision of open space can also help mitigate against flooding and improve water quality.
- c) **Social:** The policy will promote community cohesion by providing quality open space, contributing towards social inclusion and improving local environmental quality. This can also deter crime and the fear of crime and improve the health of the borough's population.

| Policy – Open Spaces and Sports | | | | |
|--|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote the sustainable regeneration of the borough by protecting, promoting and enhancing the existing open space which can contribute to social inclusion and community cohesion and enhance the image of the borough. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the borough's image by protecting, promoting and enhancing the existing open space which can enhance the image and appeal of the borough for residents and visitors. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by protecting, promoting and enhancing the existing open space, which can enhance the image and appeal of the borough for potential visitors, investors and businesses. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable rural communities by protecting, promoting and enhancing the existing open space, which can enhance the image and appeal of the borough's rural areas for potential visitors, investors and businesses. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable tourism development by protecting, promoting and enhancing the existing open space which can enhance the image and appeal of the borough, helping to attract visitors to the borough. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's centres by ensuring developments within the borough's centres protect, promote and enhance open spaces within those centres. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by protecting existing open spaces which can help direct new developments to brownfield sites. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will promote high quality design and sustainable construction protecting and where appropriate contributing to the provision of new or enhanced open space. It is recognised that open space plays a key role in the protection and enhancement of the borough's biodiversity. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by requiring developments to accord with the council's local standards of provision and the surplus and deficiencies of open space. This takes into account the accessibility of new developments to open space, so this may help reduce the need to travel further to access open space. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable transport choices by requiring developments to accord with the council's local standards of provision and the surplus and deficiencies of open space. This takes into account the accessibility (including walking times) of new developments to open space, so this may help promote walking and cycling as modes of transport to access open space. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character by promoting and enhancing existing open spaces. This includes Alexandra Park and Greenacres Cemetery both of which are historic parks and gardens. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by protecting, promoting and enhancing open space which forms part of the borough's green infrastructure and associated biodiversity and geodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | See 'Green Infrastructure' policy SA | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals as by protecting open space the policy is directing development to brownfield land within built up areas therefore limiting the amount of new infrastructure needed and safeguarding resources. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the quality of land and soil as by protecting open space the policy is directing development to brownfield land within built up areas safeguarding high quality land and soil from development. | | | |
| ENV13 To protect and improve ground and surface water resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve ground and surface water resources by protecting and enhancing open space, which can help free up water storage capacity and improve water quality. | | | |
| ENV 14 To minimise the impact of, and mitigate against flooding | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy can minimise the impact of, and mitigate against flooding by protecting and enhancing open space which can help manage storm flows and free up water storage capacity | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote community cohesion in the borough by providing quality open space which can contribute to social inclusion and community cohesion. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by providing quality open space, taking into account any surpluses or deficiencies in the area, which can contribute to social inclusion and community cohesion. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality as by protecting and enhancing open spaces, areas become more attractive and residential amenity can be improved. Open spaces can also contribute towards improved mental and physical health. | | | |

| | | | | |
|--|---|----|---|---|
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is to protect, promote and enhance existing open space in the borough and secure new and improved open spaces where appropriate. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce crime, disorder and the fear of crime by providing open spaces and sports facilities for recreational purposes, which can help, deter crime and reduce the fear of crime. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote a healthy and balanced housing market for the borough by providing quality open space which can enhance the image and appeal of the borough for existing and future residents, therefore contributing towards a healthy housing market. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population as it is recognised that access to quality open space and sports facilities are essential to health and well-being, encouraging increased physical activity and exercise and contributing to improved mental health. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve education and skill levels of the borough's population by providing opportunities for physical activity, which forms part of education within schools as well as the natural environment contributing to other aspects of education, such as biodiversity and geodiversity. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 24 Historic Environment

The 'Historic Environment' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) **Economic:** The policy will promote the sustainable regeneration of the borough by ensuring developments protect, conserve and enhance the borough's heritage assets and their settings, which form an important part of image. This will help attract visitors, investors and residents to the borough, and may help to create jobs, having a positive economic impact.

- b) **Environmental:** The policy will support heritage led regeneration, including the re-use of historic mills as part of high quality design and sustainable construction. Protecting and enhancing historic assets such as historic parks and gardens, which act as 'green lungs', can help mitigate atmospheric pollution and enhance green infrastructure and associated biodiversity.
- c) **Social:** The policy will promote community cohesion by protecting, conserving and enhancing the borough's heritage assets and their settings, which adds to the borough's sense of place and identity and protects and improves local environmental quality. The policy will protect historic parks and gardens which form part of the borough's open space and can help improve the health of the borough's population. Protecting, conserving and enhancing the borough's heritage assets also provides a valuable education resource.

| Policy – Historic Environment | | | | |
|--|--|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by ensuring developments protect, conserve and enhance the borough’s heritage assets and their settings. | | | |
| EC2 To promote the borough’s image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the borough’s image by ensuring developments protect, conserve and enhance the borough’s heritage assets and their settings, which form an important part of the borough’s identity and image. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable economic performance of the borough by protecting, conserving and enhancing historic assets and designations including listed buildings, conservation areas and historic parks and gardens. These can attract visitors, investors and residents to the borough having a positive economic impact. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by protecting, conserving and enhancing historic assets and designations including listed buildings, conservation areas and historic parks and gardens. These can attract visitors, investors and residents to the borough, which may help to create jobs and generate increased spending. | | | |
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote sustainable rural communities by ensuring any development in rural areas protects, conserves and enhances heritage assets and settings. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable tourism development by ensuring any tourism development protects, conserves and enhances heritage assets and settings. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by ensuring any development in the borough's centres protects, conserves and enhances heritage assets and settings, such as the Oldham Town Hall. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the economic well-being of the borough's population by protecting, conserving and enhancing historic assets and designations including listed buildings, conservation areas and historic parks and gardens. This can attract investors and residents to the borough, which may help to create jobs. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the effective and efficient use of all types of land and buildings in the most sustainable locations by supporting heritage led regeneration, including the re-use of historic buildings such as mills to achieve regeneration objectives where appropriate. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote high quality design and sustainable construction by ensuring developments protect, conserve and enhance the borough's heritage assets and their settings, having regard to the HMR Heritage Assessments and Greater Manchester Historic Landscape Characterisation Study. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve air quality by protecting, conserving and enhancing historic assets and designations, including historic parks and gardens which can act as 'green lungs' and help to mitigate atmospheric pollution. | | | |
| ENV 6 To conserve and enhance the borough's historical, archaeological and cultural heritage and its settings, and its landscape and townscape character. | | | | |

| | | | | |
|--|--|----|---|---|
| ++ | ++ | ++ | ✓ | ✓ |
| Comments | The essence of the policy is to protect, conserve and enhance the borough's heritage assets and their settings, which add to the boroughs sense of place and identity. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by protecting, conserving and enhancing historic assets and designations, including historic parks and gardens forming part of the borough's green infrastructure and providing habitats for biodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will contribute to reducing the effects of climate change by protecting, conserving and enhancing historic assets and designations, including historic parks and gardens which can act as 'green lungs' and help to mitigate atmospheric pollution and reduce the effects of climate change. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by ensuring new developments reduce emissions in line with the energy policy targets in a sensitive manner. The policy also supports the re-use of historic buildings, therefore reducing energy during demolition and construction. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals by supporting the re-use of historic buildings, therefore reducing the demand for new materials. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve the quality of land and soil by ensuring developments have regard to the Greater Manchester Historic Landscape Characterisation Study which identifies material remains at landscape scale. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|---|---|---|
| Comments | The policy will promote community cohesion in the borough by protecting, conserving and enhancing the borough's heritage assets and their settings, which add to the boroughs sense of place and identity. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by protecting, conserving and enhancing the borough's heritage assets and their settings, which add to the boroughs sense of place and identity. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality by ensuring developments within conservation areas, including views into or out of Conservation Areas serve to preserve or enhance the character or appearance of the area. Proposals for all new development must have a sensitive and appropriate response to context and good attention to detail. This can improve quality of life and residential and workplace amenity. | | | |
| SOC6 To provide quality and accessible open space, sport and recreational facilities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will provide quality and accessible open space, sport and recreational facilities by ensuring developments that would lead to the loss or cause harm to the historic character or settings of a designated historic park or garden are not permitted. Historic parks and gardens form an important part of the borough's open space. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Crime | The policy will reduce crime, disorder and the fear of crime by protecting, conserving enhancing the borough's heritage assets which add to the borough's sense of place and identity, which can contribute to civic pride and ownership. | | | |
| SOC8 To promote a healthy and balanced housing market for the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|---|---|---|---|
| Comments | The policy will promote a healthy and balanced housing market for the borough by protecting, conserving and enhancing the borough's heritage assets, which add to the borough's sense of place and identity making the borough a more attractive place to live. The policy also requires development proposals to have regard to the HMR Heritage Assessments, making our HMR areas more attractive as a place to live. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by protecting, conserving and enhancing the borough's heritage assets, including historic parks and gardens which provide space for recreation and exercise and can also act as 'green lungs' helping to mitigate atmospheric pollution, improving air quality. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve education and skill levels of the borough's population by protecting, conserving enhancing the borough's heritage assets, which provide a valuable education resource of the borough's heritage. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |

Policy 25 Developer Contributions

The 'Developer Contributions' policy scored positively in relation to the sustainability objectives. Key points in relation to the economic, environmental and social sustainability objectives are:

- a) Economic: The policy will promote the sustainable regeneration of the borough by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough a more attractive place to live, work and visit and will help create jobs.
- b) Environmental: The policy will require developers to provide a contribution to new or extended infrastructure, where necessary. However, the amount required should be limited by focussing development in existing built up areas. Seeking contributions, such as public realm improvements, green infrastructure investment, public transport improvements, flood risk mitigation has positive impacts such as high quality design, reduced need to travel and improved air quality.
- c) Social: The policy will promote community cohesion by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include community facilities, such as health and education facilities, which can act as a focal point for

communities. It may also include improvements, which maintain or improve people's quality of life and environmental quality.

| Policy – Developer Contributions | | | | |
|---|---|---|-------|-----|
| Impact | | | Scale | |
| S | M | L | L | T-B |
| Economic | | | | |
| EC1 To promote the sustainable regeneration of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable regeneration of the borough by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. | | | |
| EC2 To promote the borough's image | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the borough's image by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough a more attractive place for people to live, work and visit. | | | |
| EC3 To promote efficient patterns of movement in support of sustainable economic regeneration | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote efficient patterns of movement in support of sustainable economic regeneration by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include improvements to the transport network and public transport provision, supporting efficient patterns of movement. | | | |
| EC4 To promote the sustainable economic performance of the borough | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the sustainable economic performance of the borough by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough more attractive to live, invest in and visit. | | | |
| EC5 To promote sustainable economic growth and development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable economic growth and development by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough more attractive to invest in, creating jobs. | | | |

| | | | | |
|--|---|---|---|---|
| EC6 To promote sustainable rural communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable rural communities by working with partners and developers to secure, where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF in rural areas. This will sustain the borough's rural areas. | | | |
| EC7 To promote sustainable tourism development | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable tourism development by working with partners and developers to secure, where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, including any tourism proposals. | | | |
| EC8 To protect and enhance the vitality and viability of Oldham Town Centre and the centres of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and enhance the vitality and viability of Oldham Town Centre and the borough's other centres by working with partners and developers to secure, where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This could include public realm improvements in the borough's centres. | | | |
| EC9 To improve the economic well-being of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the economic well-being of the borough's population by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough more attractive to invest in, creating jobs. | | | |
| EC10 To promote the development of innovative and knowledge based industries | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the development of innovative and knowledge based industries by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This will make the borough more attractive to invest in, which may include innovative and knowledge based industries. | | | |
| Environmental | | | | |
| ENV1 To ensure the effective and efficient use of all types of land and buildings in the most sustainable locations | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|---|--|---|---|---|
| Comments | This policy will require developers to provide a contribution to new infrastructure, where necessary. The LDF focuses development within existing built up areas and therefore infrastructure requirements should be limited to the improvement or extension of existing infrastructure. | | | |
| ENV2 To promote high quality design and sustainable construction | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote high quality design and sustainable construction by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, such as public realm improvements and enhancement of green infrastructure. | | | |
| ENV3 To reduce the need to travel | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce the need to travel by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include the provision of education and health facilities helping to reduce the need to travel further to access these services for the communities where they are located. | | | |
| ENV 4 To promote sustainable transport choices | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote sustainable transport choices by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include contributions towards public transport improvements. | | | |
| ENV 5 To protect and improve air quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve air quality by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include the provision of education and health facilities helping to reduce the need to travel further to access these services for the communities where they are located. It may also include contributions towards the enhancement of green infrastructure acting as 'green lungs' and mitigating atmospheric pollution. Both of these reduce emissions and improve air quality. | | | |
| ENV7 To protect and improve the borough's green infrastructure, biodiversity and geodiversity | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|---|-----|---|---|
| Comments | The policy will protect and improve the borough's green infrastructure, biodiversity and geodiversity by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, such as the creation or enhancement of green infrastructure and biodiversity. | | | |
| ENV8 To contribute to reducing the effects of climate change | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will contribute to reducing the effects of climate change by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include contributions towards flood mitigation, green infrastructure and green schemes all of which will help to reduce the effects of climate change. | | | |
| ENV9 To minimise energy use, promote energy efficiency and to encourage the use of energy from renewable resources | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will minimise energy use, promote energy efficiency and encourage the use of energy from renewable resources by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include contributions through 'allowable solutions' towards green energy schemes. | | | |
| ENV11 To ensure the prudent use and sustainable management of man-made and natural resources, including minerals | | | | |
| +/? | +/? | +/? | ✓ | ✓ |
| Comments | The policy will ensure the prudent use and sustainable management of man-made and natural resources, including minerals. New infrastructure will be needed as the number of dwellings increases, however most new homes will be built within existing built up areas, limiting the amount of new infrastructure needed. | | | |
| ENV12 To protect and improve the quality of land and soil | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will protect and improve the quality of land and soil. The LDF focuses development within existing built up areas therefore reducing development pressure on higher quality land and soil. | | | |
| Social | | | | |
| SOC1 To promote community cohesion in the borough | | | | |
| + | + | + | ✓ | ✓ |

| | | | | |
|--|--|---|---|---|
| Comments | The policy will promote community cohesion in the borough by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include community facilities, such as health facilities, which can act as a focal point for communities. | | | |
| SOC2 To promote mixed, balanced and inclusive sustainable communities | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote mixed, balanced and inclusive sustainable communities by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include a wide range of social infrastructure. | | | |
| SOC3 To engage the Community in the planning process | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The joint DPD will engage the community in the LDF planning process in line with the council's Statement of Community Involvement. | | | |
| SOC4 To promote the accessibility to key services | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will promote the accessibility to key services by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF. This may include health and education facilities. | | | |
| SOC5 To protect and improve local environmental quality | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will protect and improve local environmental quality by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF and maintain people's quality of life and environmental quality. | | | |
| SOC7 To reduce crime, disorder and the fear of crime | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will reduce crime, disorder and the fear of crime by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, including improvements to public realm, which can help design out crime and fear of crime. | | | |
| SOC10 To improve the health of the borough's population | | | | |
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve the health of the borough's population by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, including improvements to health provision. | | | |
| SOC11 To improve education and skills levels of the borough's population | | | | |

| | | | | |
|--|---|---|---|---|
| + | + | + | ✓ | ✓ |
| Comments | The policy will improve education and skills levels of the borough's population by working with partners and developers to secure where appropriate, the provision of additional, extended or improved infrastructure needed to support the delivery of the LDF, including improvements to education facilities in schools. | | | |
| Infrastructure – Have infrastructure requirements of this policy been considered? | | | | |
| Comments | Appropriate details are set out within the Infrastructure Study | | | |