

**Oldham**

**Local**

**Plan**

**'Options Report'**  
**Appendix 9 of the Sustainability**  
**Appraisal Report - Chadderton**  
**Central**

Site Allocations Development Plan Document

**December 2013**



**Oldham**  
Council

<b>Site Reference:</b>	33		
<b>Site Location:</b>	Site adjacent to Mills Hill County Primary School, Off Laurel Avenue, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	0.81		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Employment (E); Residential (R); Protection – as open land (no change) (P); Other – community use - extension to adjacent school / allotment uses – (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Greenfield in urban area	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	--/+	?
	<b>SSSI</b>	Yes	?	?	--/+	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	--/+	?
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban				
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility.	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of a Primary School and a Local Shopping Parade.	++	?	N/A	++
<b>Is the site within a AQMA?</b>		No	?	?	--	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		Yes, the site is identified within the Open Space Study as Natural and Semi-Natural open space.	N/A	N/A	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, the Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	?	?	++	?
	Landscape features (including TPO's)?	Yes	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in		Site is a greenfield site in Chadderton. The site falls within the borough's Green Infrastructure				

<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>network as Natural and Semi-Natural Open Space. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>Irrespective of the type of development it would result in the development of greenfield land whereas the Joint DPD seeks to maximise opportunities for re-using previously developed land and/or vacant buildings. On the other hand retaining the site as open land would protect the openness, biodiversity and landscape value of the site.</p> <p>The site has been identified as having some level of ecology constraint due to its proximity to the Rochdale Canal Special Area of Conservation. The conclusions of the HRA will need to be considered. Mitigation measures may involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to protect the site scores more 'significantly positives' and 'neutral/positive' scores with fewer uncertainties. There is the need to balance the development of a greenfield site, the impacts on biodiversity, loss of open space, biodiversity etc with the sustainable location of the site, its potential to contribute to the borough's housing and economic growth and the delivery of the Joint DPD general planning objectives.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential development, due to its location, and neighbouring uses.</p>

<b>Site Reference:</b>	60		
<b>Site Location:</b>	Chadderton Mill, off Fields New Road, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	2.5		
<b>Existing Land Use</b>	Mill in use for employment purposes		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	+
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Local Shopping Parade, a Post Office and a Community Use.	++	++	++
<b>Is the site within a AQMA?</b>		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, there are possible habitats in or surrounding the building and mill pond.	?	?	?
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	Yes, there are possible constraints with the mill pond.	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	Yes, the site is a Grade II listed building Chadderton Mill (ref 139a).	+	+	+
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			

Effects of the site – its significance in terms of scale, permanence and timing.	Site is a listed mill in existing employment use located within Chadderton in a predominantly residential area. Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough's economy. The site could be developed for other alternative uses
Mitigation measures required.	

	<p>(including housing or mixed-use) where this is in line with Policy 14.</p> <p>Developing the site for an alternative use (such as housing or mixed-use) would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough.</p> <p>If converted for residential it has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for mixed-use development, were it to become available, given the location of the surrounding uses and access to the site.</p>

<b>Site Reference:</b>	111		
<b>Site Location:</b>	Land off Millard Street and Hunt Lane, Millard Street, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	2.67		
<b>Existing Land Use</b>	Open land with some residential buildings and allotments		
<b>Options</b>	Employment (E); Residential (R); Protection – as open land (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Mixture of land types (majority greenfield) in urban area	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	--/+	?
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, two Primary Schools, a Secondary School, a Major Retail Centre (Chadderton Centre) and a Post Office.	++	++	N/A	++



Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Natural and Semi-Natural open space.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes	N/A	N/A	++	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	No	+	+	--	+
	<b>Topographical constraints?</b>	Yes	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>		Representations were made through the 2008 and 2012 Call for Sites exercises suggesting that the site be developed for housing. This shows that there may be interest in developing the site.				
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		The site is within a very sustainable location in Chadderton. Developing the site for any use would involve the permanent loss of green infrastructure/ open space and biodiversity in the long term				

<p><b>Mitigation measures required.</b></p>	<p>within the borough. Locally, such long term effects may include having an adverse effect on the attributes of the site. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community uses may in the short to medium term, provide jobs for the local construction industry and in the long term may contribute to the creation of sustainable communities.</p> <p>Mitigation measures may either involve not allocating the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site scores more positively than to protect the site, which has more neutral and positive scores.</p> <p>On balance, based on information to date officers are unsure as to whether the site is suitable for development. Part of the site (the previously developed part) may be suitable for development and if it were to be developed may be most suitable for either residential or community development due to the nature of the surrounding area.</p>

<b>Site Reference:</b>	721		
<b>Site Location:</b>	Land At Junction Mill, Foxdenton Lane, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	6.32		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation – part developed for employment and part open land		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the open land from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Mixture of land types in urban area	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1. Parts of the site also fall within Flood Zones 2, 3a and 3b along the Wince Brook.	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	--/+	?
	<b>SSSI</b>	Yes	?	?	--/+	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	--/+	?
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Medium Accessibility	?	?	N/A	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area as it is largely within Greengate / Broadgate BEA.	?	?	N/A	?
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a footpath along the Rochdale Canal. The footpath then splits off into the undeveloped part of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, the Wince Brook runs through the site and the Rochdale Canal borders the site. Evidence of wildlife on site. The Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there trees on the site.	?	?	++	?
	Topographical constraints?	Yes, the developed area is flat but the open land undulates with slopes down to the Wince Brook.	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		No	++	++	++	++
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL

Criteria	Notes	SA Score			
		E	R	P	O
Comments received during Call for Sites	Not aware of any comments received relating to the site as part of a Call for Sites exercise.				

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is a saved UDP Business and Industry allocation located mostly within the Broadway Business Park / Greengate Business Park BEA. The site includes active employment uses as well as an area of vacant grassed land which leaves potential for further development. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant area for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the site for employment uses and leaving it vacant could have a negative long term effect on the wider Broadway Business Park / Greengate Business Park BEA, within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became wholly vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the existing vacant plots on the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p>
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	<p>The site has ecological and landscape features (including Wince Brook) and is bordered by the Rochdale Canal (SSI/SAC/SBI) and public footpaths. Any new development would need to mitigate any potential harmful impacts upon these features with the use of buffer zones and the application of design principles. These environmental features could benefit from positive impacts through sensitive development and could be beneficial in the development of an attractive employment, residential or community site. The Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA Screening. The conclusions of the HRA should be considered.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site for employment, residential or any other use scores equally. The option to protect the open land scores more significantly positive site from any development. This scoring is largely due to the proximity of the Rochdale Canal SSSI/SAC/SBI and ecological and landscape features onsite. However through the appropriate mitigation measures and through the process of carrying out a HRA it is anticipated that any development on this site should affect the Rochdale Canal and ecological and landscape features in a positive manner.</p> <p>On balance, based on information to date officers believe that, if developed, the remaining part of the site may be most suited to remain as an employment area. This is as a result of the economic benefits that active employment sites bring to the area and the benefits that developing the remainder of the site for employment can bring to the Broadway Business Park / Greengate Business Park BEA.</p>

<b>Site Reference:</b>	723		
<b>Site Location:</b>	Land at Gateway Crescent, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	1.62		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation – part developed for employment and part vacant land		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the vacant land from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	--/+	?
	<b>SSSI</b>	Yes	?	?	--/+	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	--/+	?
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Low Accessibility	?	?	N/A	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as it is within	?	?	N/A	?

Criteria		Notes	SA Score			
			E	R	P	O
		Greengate / Broadgate BEA.				
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		No	N/A	N/A	--	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, the Oldham Way Recreational Route and a Green Corridor and Link run alongside the site. There is also a Public Right of Way adjacent to east side of the site (Rochdale Canal).	N/A	N/A	++	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, the Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, there are mature trees and shrubs.	?	?	++	?
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
<b>Effects of the site – its significance in</b>		The site is a saved UDP Business and Industry allocation in the Broadway Business Park /				



<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Greengate Business Park BEA. The site includes active employment uses and vacant land which leaves potential for further development. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant plots within this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the site for current and future employment uses could have a negative long term effect on the wider Broadway Business Park / Greengate Business Park BEA as there would be a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became wholly vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the existing vacant plots on the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p> <p>The site has been identified as having some level of ecology constraint due to it's proximity to the Rochdale Canal Special Area of Conservation. The conclusions of the HRA will need to be considered. Mitigation measures may involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development</b></p>	<p>The option to retain the site for employment use or to develop it for residential or community uses scores more positively than the option of protecting the site from development.</p>

**(e.g. residential, employment, retail, leisure or tourism, education, community uses)**

Whilst the site scores equally for the development of other uses, on balance based on information to date officers believe that, if developed, the remaining part of the site may be most suited to remain as an employment area. This is as a result of the economic benefits that active employment sites bring to the area and the benefits that developing the remainder of site for employment can bring to the Broadway Business Park / Greengate Business Park BEA.

<b>Site Reference:</b>	725		
<b>Site Location:</b>	Ram Mill, Gordon Street, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	2.02		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation consisting of vacant land surrounding Ram Mill		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – the vacant land from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		High Accessibility although a small part of the site has no accessibility.	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as it is within	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		Greengate / Broadgate BEA, a Health Related Facility, a Primary School and a Major Retail Centre.				
<b>Is the site within a AQMA?</b>		Yes, a small part of the site is within a AQMA.	?	?	+	?
<b>Is the site within the borough's GI network?</b>		No	N/A	N/A	--	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there is a Public Right of Way adjacent to the east side of site.	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there is a mill pond.	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, there is scrubland and trees.	?	?	++	?
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		A representation was made through the 2008 Call for Sites exercise suggesting that the site be protected as a Business and Industry allocation and as an employment allocation. It was also suggested that the site may be suitable for retail. A representation was made through the 2012				

Criteria	Notes	SA Score			
		E	R	P	O
	Call for Sites exercise suggesting that the site should be a mixed use employment led development. The representation also supported the sites inclusion within the BEA but suggested deleting the Business and Industry allocation.				
<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is a saved UDP business and industry allocation in the Broadway Business Park and Greengate BEA. The site is currently vacant, previously developed land which has potential for development. Maintaining the site for future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. In the long term it would have the positive effect of helping to consolidate this BEA as a successful and thriving employment area.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Broadway Business Park and Greengate Business Park BEA as there would be a vacant site within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site was developed for another use this could in the short term have a negative effect as it would prevent the potential for job creation. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses that surround the site.</p>				

	<p>If no development was to take place on the vacant land this could have a negative effect through the presence of a vacant previously developed land site within the area. This could have negative economic, social and environmental impact, in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to develop the site for employment use or to develop it for residential or community uses scores more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable to remain as an employment site. This is as a result of the economic benefits that active employment sites bring to the area. However it is an awkward shape and may be a more attractive site if the mill building was also available for development.</p>

<b>Site Reference:</b>	741		
<b>Site Location:</b>	Land at Greenside Way, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	0.62		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation consisting of vacant land		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – to protect from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area.	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Low Accessibility	?	?	N/A	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as it is within Greengate / Broadgate BEA.	?	?	N/A	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		Yes	?	?	+	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes. The site has been overgrown with scrub for years which means that there are most likely habitats on site, although the extent of this is uncertain.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is scrub and trees.	?	?	++	?
	Topographical constraints?	Yes, the site undulates slightly.	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in		The site is a saved UDP Business and Industry allocation in the Broadway Business Park and				



<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Greengate BEA. The site is currently previously developed vacant land which has potential for further development. Maintaining the site for future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. In the long term it will have the positive effect of helping to consolidate this BEA as a successful and thriving employment area.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Broadway Business Park and Greengate Business Park BEA as there would be a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site was developed for another use this could in the short term have a negative effect as it would prevent the potential for job creation. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses that surround the site.</p> <p>If no development was to take place this could have a negative effect through the presence of a vacant previously developed site within the area. This could have negative economic, social and environmental impact, in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p>
<p><b>Overall Conclusions and Comments</b></p>	<p>The options to develop the site score more positively than the option of protecting the site from</p>

<b>regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b>	development.  On balance, based on information to date officers believe that if the site were to be developed it may be most suitable to remain as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the BEA.
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<b>Site Reference:</b>	742		
<b>Site Location:</b>	Land at Greengate, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	1.22		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation consisting of vacant land used for storage		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Low Accessibility	?	?	N/A	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as it is within Greengate / Broadgate BEA.	?	?	N/A	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		Yes	?	?	+	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, a small part of the site has wild scrub which may be home to habitats.	?	?	++	?
	Landscape features (including TPO's)?	Yes, a small part of the site has wild scrub.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.		The site is a saved UDP Business and Industry allocation in the Broadway Business Park and Greengate BEA. The site is currently previously developed vacant land however the land is currently in use by the neighbouring company for storage and HGV parking. Maintaining the site				

<p><b>Mitigation measures required.</b></p>	<p>for current and future employment use could have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. In the long term it will have the positive effect of helping to consolidate this BEA as a successful and thriving employment area.</p> <p>If the site was developed for another use this could in the short term have a negative effect as it would prevent the potential for job creation. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses that surround the site.</p> <p>If the site was no longer used by the adjoining company and was left as an unused vacant site, this could have a negative economic, social and environmental impact, in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to retain the site score more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for development as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and to the BEA.</p>

<b>Site Reference:</b>	744		
<b>Site Location:</b>	Land at Moston Road, Chadderton, Oldham		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	1.58		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation that has been developed as a trailer park for HGV's but is vacant and has never been used.		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	?
	<b>SSSI</b>	Yes	?	?	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	?
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		Low Accessibility	?	?	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as it is within Greengate / Broadgate BEA.	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within a AQMA?		Yes	?	?	?
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, there is wildlife and habitats on site.	?	?	?
	Landscape features (including TPO's)?	Yes, there are young trees and maintained landscaped grass.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
Effects of the site – its significance in terms of scale, permanence and timing.		The site is a business and industry allocation in the Broadway Business Park / Greengate Business Park BEA. The site includes a vacant HGV trailer park and a further area of vacant land, leaving potential for future development. Maintaining the site for future employment use would			

<b>Mitigation measures required.</b>	<p>have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider BEA as a vacant plot within the area could water down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site was developed for another use, this could in the short term have a negative effect as it would be a loss of a future employment site and a loss potential of future jobs. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Releasing the allocation so the site can be developed for other uses, such as mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses that surround the site.</p> <p>If no development was to take place this could have a negative effect through the presence of a large vacant previously developed site within the BEA. This could have negative economic, social and environmental impact in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p> <p>Buffering and fencing should be maintained between the site and the existing adjacent housing. The southern part of the site has now been regraded and has been constructed as a trailer park for HGV's but is currently vacant.</p>
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<b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b>	The options to develop the site score equally.  On balance, based on information to date officers believe that if the site were to be developed it may be most suitable to remain as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the BEA.
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<b>Site Reference:</b>	820		
<b>Site Location:</b>	Nile Mill and associated land of Fields New Road and Cotswold Avenue		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	2.71		
<b>Existing Land Use</b>	Mill in partial use for employment purposes		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	+
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, three Primary Schools (two at edge of buffer), a Local Shopping Parade and three Post Offices.	++	++	++
<b>Is the site within a AQMA?</b>		Yes	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	Yes, Nile Mill is a Grade II listed building.	+	+	+
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>  <b>Mitigation measures required.</b>		Site includes a Grade II Listed Building in existing employment use that is currently underused located within Chadderton. The site is within a sustainable location in Chadderton and is in a predominantly residential area. Developing this site would involve the use of previously developed land and the conversion of a building rather than greenfield land and would therefore support the long term vision and spatial strategy set out in the adopted Joint DPD.			

	<p>Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough's economy. The site could be developed for other alternative uses (including housing or mixed-use) where this is in line with Policy 14.</p> <p>Developing the site for an alternative use would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. If converted for residential the site has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site came available and was to be developed it may be most suitable for, given the location of, and access to the site, mixed-use conversion.</p>

<b>Site Reference:</b>	880		
<b>Site Location:</b>	Foxdenton BEA, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	44		
<b>Existing Land Use</b>	Open land that is designated a Business and Employment Area		
<b>Options</b>	Protect as BEA (no change) (E) Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
<b>Nature of land</b>		Mixture of land types in urban area	+	+
<b>Flood Zone</b>		Flood Zone 1 with part of site also falling within Flood Zones 2, 3a and 3b.	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+
	<b>SSSI</b>	No	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?
	<b>LNR</b>	No	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		Medium Accessibility. It is a large site that overall has mixed accessibility (from none to high) on the whole it is medium though. The site is currently not developed, as part of any development the council would expect a Travel Plan to be done which would look at improving the accessibility of the site.	?	?

Criteria		Notes	SA Score	
			E	O
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, four Primary Schools and a Secondary School.	++	++
Is the site within a AQMA?		Yes – slightly	?	?
Is the site within the borough's GI network?		Yes, the site is identified within the Open Space Study as Natural and Semi-Natural open space. The site also has a Green Corridors and Links.	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there are Public Rights of Way through the site.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, Wince Brook, hedgerows, dismantled railway. The Ecology Screening has identified the site as having potential hydrological connectivity with regards to the Rochdale Canal Special Area of Conservation and therefore needs to be included in a HRA.	?	?
	Landscape features (including TPO's)?	Yes, hedgerows, trees.	?	?
	Topographical constraints?	Yes, is uneven in places, dips down to dismantled railway.	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, onsite is Listed Building ref. no. 140 Foxdenton Farmhouse. The site is also near to Listed Building ref. no. 141 Foxdenton Hall.	+	+
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?
Links to Local Plan Objectives			SO1 & SO3	SO1 & SO2
Comments received during Call for Sites		Comments were received during the 2008 and 2012 Call for Sites exercise suggesting that the site be developed for mixed-use, comprising of employment, housing, retail and community uses.		

Criteria	Notes	SA Score	
		E	O
	This shows that there may be interest in developing the site.		
<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is a large site designated as a Business and Employment Area – with residential development permitted on up to 25% of the site. Developing this site, for any use, would involve the permanent loss of green infrastructure, open space and biodiversity in the long term, within the borough. Any development of the site would need to consider mitigating against this loss of open space and biodiversity.</p> <p>Maintaining this BEA designation would have a positive effect in the medium and long term as once developed as an employment area it will provide jobs for residents in the local area and beyond. Maintaining this employment designation would help to ensure the area's sustainability.</p> <p>Amending the BEA boundary and developing part of the site for other uses, such as, housing or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities. However if part of the site was developed for uses other than employment led mixed-use this could have a negative effect as it would be a part loss of a large site designated for employment purposes. Oldham's Employment Land Review concluded that if Foxdenton was not taken forward for employment development, Oldham would have a potential deficit of employment land up to 2026, and will have to rely on Manchester City Centre and our neighbouring district's key sites to provide opportunities for the workforce in the future, and/or rely on small sites which will not help with the borough's economic transformation.</p> <p>The Ecology Screening has identified the site as having potential hydrological connectivity with regards to the Rochdale Canal Special Area of Conservation and therefore needs to be included in HRA Screening. The conclusions of the HRA will need to be considered.</p>		
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail,</b></p>	<p>The options for the site score equally.</p> <p>The site is currently designated as a large employment area. On balance, based on information to</p>		

<b>leisure or tourism, education, community uses)</b>	date officers believe that it may not be considered appropriate to amend the boundary to reduce the BEA and it is most appropriate to remain as BEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that a large employment site could bring to the area and the borough once developed.
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<b>Site Reference:</b>	882		
<b>Site Location:</b>	Ferney Field Road, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	9.05		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed for housing (O)		

Criteria		Notes	SA Score	
			P	O
<b>Nature of land</b>		Greenfield in urban area	+	+
<b>Flood Zone</b>		Flood Zone 1. Part of site also falls within Flood Zones 2, 3a and 3b.	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	--/+	+
	<b>SSSI</b>	No	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	--/+	+
	<b>LNR</b>	No	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		High Accessibility and part of the site has medium accessibilty.	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of a Primary School and a Secondary School.	N/A	?
<b>Is the site within a AQMA?</b>		Yes, a small section to the north of the site within AQMA.	+	?

Criteria		Notes	SA Score	
			P	O
<b>Is the site within the borough's GI network?</b>		Yes, this is a Green Corridor and Link and half of the site is identified in the Open Space Study as Natural and Semi-Natural open space.	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, Recreational Route 6 passes along the site to the south.	++	N/A
<b>Is the site on OPOL?</b>		Yes, OPOL 2, Ferney Field Road	++	X
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there is a wooded area, stream, valley, hill.	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, features include steep slope from Ferney Field Road down to the stream. Hill in southern section. Undulating valley at southern tip. Wooded area, stream, valley, hill.	++	?
	<b>Topographical constraints?</b>	Yes, there is a steep slope from Ferney Field Road down to the stream. Hill in southern section. Undulating valley at southern tip.	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--
	<b>Listed Building, including grounds</b>	No	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?
<b>Links to Local Plan Objectives</b>			SO1, 4 & 5	SO1, 2, 4 & 5
<b>Comments received during Call for Sites</b>		A representation was made through the 2012 Call for Sites exercise suggesting that the land off Ashwood, Chadderton be developed for residential use. This shows that there may be interest in developing part the site.		

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Amending the boundary and developing part of the site, would involve the permanent loss of green infrastructure / open space and biodiversity in the long term within the borough. Developing the site would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; the separation of built up areas (between the residential area and the Business and Employment Area); opportunities for informal recreation; provision for wildlife habitats; and the contribution to diversity of plant and animal species. Developing the site would also mean that greenfield land is developed rather than previously developed land. Whereas the Joint DPD aims to maximise the reuse of previously developed land.</p> <p>However, developing part of the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site for housing.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the site's attributes including the site having a number of ecology, landscape features and topography issues.</p>

<b>Site Reference:</b>	884		
<b>Site Location:</b>	Foxdenton Hall Park, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	7.96		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed (O)		

Criteria		Notes	SA Score	
			P	O
<b>Nature of land</b>		Greenfield in urban area	+	+
<b>Flood Zone</b>		Flood Zone 1 and part of site also falls within Flood Zones 2, 3a and 3b.	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	--/+	+
	<b>SSSI</b>	No	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	--/+	+
	<b>LNR</b>	No	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		Medium Accessibility and part of the site has high accessibilty.	N/A	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of two Employment Areas, a Health Related Facility, a Primary School, and a Major Retail Centre.	N/A	++
<b>Is the site within a AQMA?</b>		No	--	?

Criteria		Notes	SA Score	
			P	O
<b>Is the site within the borough's GI network?</b>		Yes, there are Green Corridors and Links around the OPOL. The site is identified in the Open Space Study as Natural and Semi Natural open space. North of the site borders open space (Foxdenton Hall Park). Site also includes outdoor sports facilities.	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	++	N/A
<b>Is the site on OPOL?</b>		Yes, OPOL 4, Foxdenton Hall Park.	++	X
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, part of the site includes a stream valley, marsh land, long grass, trees and evidence of burrowing. The Ecology Screening has identified the site as having potential hydrological connectivity with regards to the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, part of the site includes a stream valley, marsh land, long grass and trees.	++	?
	<b>Topographical constraints?</b>	Yes, part of the site includes a valley which slopes down to the stream, rising to plateau in the south. Steep valley down to culvert from Foxdenton Hall Park and rising gently to the sewage works.	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Building ref. no 141 Foxdenton Hall.	--	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?
<b>Links to Local Plan Objectives</b>			SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.		

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Amending the boundary and developing part of the site for any use would involve the permanent loss of green infrastructure/ open space and biodiversity in the long term within the borough. It would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; the separation of built up areas (between the residential area and the Business and Employment Areas); opportunities for informal recreation; the provision for wildlife habitats; and the contribution to diversity of plant and animal species. Developing the site would also mean that greenfield land is developed rather than previously developed land. Whereas the Joint DPD aims to maximise the reuse of previously developed land.</p> <p>However, developing part of the site for any use may help to meet the social and economic objectives outlined within the Joint DPD and help deliver the vision and spatial strategy.</p> <p>The site does have some flooding issues and the SFRA states that housing is sequentially not preferred but a range of land uses could be put forward after careful consideration and a FRA. Also the Ecology Screening has identified the site as having potential hydrological connectivity with regards to the Rochdale Canal Special Area of Conservation and therefore needs to be included in HRA Screening. The conclusions of the HRA will need to be considered.</p> <p>Therefore mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to protect the site scores ‘significantly positive’ more often than the option to amend the boundary and develop part of the site.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the sites attributes with listed buildings and ecological and biodiversity features and the sites topography and accessibility.</p>

<b>Site Reference:</b>	885		
<b>Site Location:</b>	Cowhill, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	10.81		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site can be developed (O)		

Criteria		Notes	SA Score	
			P	O
<b>Nature of land</b>		Greenfield in urban area	+	+
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	--/+	+
	<b>SSSI</b>	No	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	--/+	+
	<b>LNR</b>	No	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Edge of Town Centre	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		High Accessibility, with some areas of very high accessibility.	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, four Primary Schools, a Major Retail Centre (Chadderton District Centre), a Post Office and Community Use.	N/A	++

Criteria		Notes	SA Score	
			P	O
<b>Is the site within a AQMA?</b>		Yes, the west part of site falls within a AQMA.	+	?
<b>Is the site within the borough's GI network?</b>		Yes, there is a Green Corridor and Link. The site also includes an area identified in the Open Space Study as Natural and Semi-Natural open space and Outdoor Sports Facilities.	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, the site visit shows that there is a formal footpath running from Queens Road through to Ulverston Avenue providing access to Chadderton Centre from Crossley Estate.	++	N/A
<b>Is the site on OPOL?</b>		Yes, OPOL 5, Cowhill	++	X
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there is evidence of wildlife.	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, there are trees scattered along the footpath and around the boundary provided limited screening to residential properties.	++	?
	<b>Topographical constraints?</b>	No, the site is largely flat on two levels and slopes gently towards Broadway.	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--
	<b>Listed Building, including grounds</b>	No	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?
<b>Links to Local Plan Objectives</b>			SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		A representation was made through the 2012 Call for Sites exercise suggesting that the site be protected for sports and recreational uses.		

<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>	Amending the boundary and developing part of the site for any use would involve the permanent loss of green infrastructure/ open space and biodiversity in the long term within the borough.
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<p><b>Mitigation measures required.</b></p>	<p>Developing the site would lead to long term effects locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; the separation of built up areas; the provision of links between urban areas, countryside and other green corridors; and opportunities for informal recreation. Developing the site would also mean that greenfield land is developed rather than previously developed land. Whereas the Joint DPD aims to maximise the reuse of previously developed land.</p> <p>However, developing part of the site for any use may help to meet the social and economic objectives outlined within the Joint DPD and help deliver the vision and spatial strategy.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to protect the site scores 'significantly positive' more often than the option to amend the boundary and develop part of the site.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary for development and it may be most appropriate to remain as OPOL as shown on the adopted Proposals Map (April 2013). This is due to the sites attributes including its links to a wider green corridor and the provision of open space used for recreational purposes.</p>

<b>Site Reference:</b>	1138		
<b>Site Location:</b>	Raven Mill and neighbouring land, Field New Road, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	2		
<b>Existing Land Use</b>	Mill in employment use		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – mixed use (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area.	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	+
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, three Health Related Facilities, three Primary Schools (one at edge of buffer), a Secondary School, a Major Retail Centre, a Local Shopping	++	++	++

Criteria		Notes	SA Score		
			E	R	O
		Parade, and a Post Office.			
<b>Is the site within a AQMA?</b>		No	?	?	?
<b>Is the site within the borough's GI network?</b>		No	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	++
	<b>Landscape features (including TPO's)?</b>	No	++	++	++
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	+	+	+
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Building ref. no. 139b Nile Mill.	+	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3 & 5	SO1, 2 & 5	SO1, 2, 3 & 5
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		Site is a mill that is in existing employment use located within Chadderton in a predominantly residential area. Developing this site would involve the use of previously developed land and could involve the conversion of a building rather than greenfield land and would therefore support			

<p><b>Mitigation measures required.</b></p>	<p>the long term vision and spatial strategy set out in the adopted Joint DPD.</p> <p>Maintaining the site for employment would allow the site to be protected through the provisions set out in Policy 14 of the Joint DPD and for it to continue to make a valuable contribution to the borough's economy. The site could be developed for other alternative uses (including housing or mixed-use) where this is in line with Policy 14.</p> <p>Developing the site for an alternative use would involve the loss of an existing employment site and the possible re-location of the current occupiers to elsewhere within the borough. If converted for residential it has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site scores more positively than the option to protect the site. Protecting the site scores more 'neutrals' and more 'positives/neutrals'.</p> <p>On balance, based on information to date given the location of, and access to, officers believe that, if the site were to be developed, mixed-use development would be the most appropriate were it to become available.</p>

<b>Site Reference:</b>	1457		
<b>Site Location:</b>	BEA 3 Greengate/Broadgate		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	185.89		
<b>Existing Land Use</b>	Employment – designated as Business and Employment Area		
<b>Options</b>	Protect as BEA (no change) (E) Other – Amend the boundary so that part of the site can be developed for other uses (O) Increase – Amend the boundary so that the remainder of allocation B1.1.10 is included within the BEA (I)		

Criteria		Notes	SA Score		
			E	O	I
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1 and some areas are in Zones 2 and 3.	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	?
	<b>SSSI</b>	Yes	?	?	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	?
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+

Criteria		Notes	SA Score		
			E	O	I
<b>Public Transport Accessibility</b>		Mostly Medium Public Transport Accessibility, however site has a mixture of accessibility levels within it with low, high and some very high accessibility.	?	?	?
<b>Is the site accessible to key services?</b>		Yes, the site is within 480 metres of an Employment Area, a Health Related Facility, a Primary School, a Secondary School and a Major Retail Centre.	++	++	++
<b>Is the site within a AQMA?</b>		Yes	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, canal corridors (Rochdale Canal runs through site (SSSI, SAC and SBI).	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there are several Public Rights of Way running through site.	N/A	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, the Rochdale Canal runs through the site which is a SAC, SSSI and SBI. There is also a mill pond at Ram Mill, a manmade pond on Broadgate and open land with woodland surrounding it at Business and Industry allocation Junction Mill.	?	?	?
	<b>Landscape features (including TPO's)?</b>	Yes, there is general scrubland and some woodland up by Junction Mill.	?	?	?
	<b>Topographical constraints?</b>	Yes, there are slight changes throughout the site.	N/A	N/A	N/A
<b>Landscape Character Area</b>		Chadderton Rolling Hills	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--

Criteria	Notes	SA Score		
		E	O	I
<b>Is the site affected by mineral resources</b>	Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>	Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
<b>Links to Local Plan Objectives</b>		SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5
<b>Comments received during Call for Sites</b>	Not aware of any comments received relating to the site as a whole part of a Call for Sites exercise. Comments have been made regarding the Ram Mill site (725) specifically and these have been logged against that site's record.			

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is a very large, active, key employment site in the area of Chadderton. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the area's sustainability.</p> <p>If the area became vacant and was developed for another use this could in the short term have a negative effect as it will result in the loss of a significant key employment area and therefore a large number of jobs and would mean the relocation of a range of businesses.</p> <p>If the area were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the BEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities.</p>
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	<p>Amending the BEA boundary and taking in the remainder of allocation B1.1.10 (site 721) would give that part of the allocation the same designation as the other parts of the allocation and help consolidate, this already successful BEA.</p> <p>The site includes an important landscape - the Rochdale Canal SSSI/SAC/SBI. Any new development would need to mitigate any potential harmful impacts upon these features with the use of buffer zones and the application of design principles. However the presence of the Rochdale Canal could be beneficial in the development of an attractive residential or community site were they integrated sensitively.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options for the site score equally.</p> <p>The site is currently a large active employment site. On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the BEA and it is most appropriate to remain as BEA as shown on the adopted Proposals Map (April 2013) or to increase the BEA to take in the remainder of allocation B1.1.10 however this site has been assessed on it's own merits (please see site reference 721). This is due to the economic benefits that such a large active employment sites bring to the area. There are some vacant plots/empty units available but on the whole it is an occupied, large, successful business area.</p>



<b>Site Reference:</b>	1458		
<b>Site Location:</b>	Chadderton Technology Park BEA		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	50		
<b>Existing Land Use</b>	Employment – designated as Business and Employment Area		
<b>Options</b>	Protect as BEA (no change) (E) Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
<b>Nature of land</b>		Previously developed land in urban area	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+
	<b>SSSI</b>	No	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+
	<b>LNR</b>	No	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (General)	++	++
<b>Public Transport Accessibility</b>		Very High Accessibility and a small part of the site has high accessibility.	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Secondary School, a Major Retail Centre, a Local Shopping Parade, a Post Office and a Community Use.	++	++

Criteria		Notes	SA Score	
			E	O
<b>Is the site within a AQMA?</b>		Yes	?	?
<b>Is the site within the borough's GI network?</b>		Yes, there is slight overlap with two small areas of open space within a largely industrial area.	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++
	<b>Landscape features (including TPO's)?</b>	Yes, there are trees and buffering along Stock Lane and other trees and shrubs around site but nothing significant.	?	?
	<b>Topographical constraints?</b>	Yes, there is a large site, throughout which there are various changes in levels and gradients. However most of the site is developed and most of the individual plots have all been levelled.	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	Yes, the site is adjacent to Victoria Street Conservation Area	+	+
	<b>Listed Building, including grounds</b>	Yes, there are Listed Buildings on site including Hartford Mill and Workshop	+	+
<b>Is the site affected by mineral resources</b>		No	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.		
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		The site is a very large, active, key employment / commercial site in the Chadderton area. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would		

<p><b>Mitigation measures required.</b></p>	<p>help to ensure the area's sustainability.</p> <p>If the area became vacant and was developed for another use this could in the short term have a negative effect as it will result in the loss of a significant key employment area and therefore a large number of jobs and would mean the relocation of a range of businesses.</p> <p>If the area were to become vacant the council has a policy in place that aims to protect BEAs as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>Amending the BEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options for the site score equally.</p> <p>The site is currently a large active employment site. On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the BEA and it is most appropriate to remain as BEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area.</p>

<b>Site Reference:</b>	1561		
<b>Site Location:</b>	Rugby Mill, Chadderton		
<b>Ward</b>	<b>CC</b>	<b>District Partnership</b>	Chadderton
<b>Site Area: (ha)</b>	1.23		
<b>Existing Land Use</b>	Vacant mill		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – mixed uses (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area.	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	Yes	?	?	?
	<b>SSSI</b>	Yes	?	?	?
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	?
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		High Transport Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Primary School, and a Major Retail Centre.	++	++	++
<b>Is the site within a AQMA?</b>		Yes	?	?	?
<b>Is the site within the borough's GI</b>		No	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
network?					
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, the Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in a HRA.	?	?	?
	Landscape features (including TPO's)?	Yes	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	ALL
Comments received during Call for Sites		A representation was made through the 2012 Call for Sites exercise suggesting that the site should be mixed use development. The representation also supported the sites inclusion within the BEA but suggested deleting the Business and Industry allocation.			

Effects of the site – its significance in terms of scale, permanence and timing.	The site is a vacant mill located within the Broadway Business Park / Greengate Business Park BEA. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond.
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<p><b>Mitigation measures required.</b></p>	<p>Not retaining the site for employment uses could have a negative long term effect on the wider Broadway Business Park / Greengate Business Park BEA as a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs. If the site was developed for another use this could in the short term have a negative effect as it would prevent the potential for job creation. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities. It may not however, be considered suitable to develop the site for uses other than employment given the amenity and environmental quality issues that could arise from the existing businesses that surround the site.</p> <p>The site has been identified as having some level of ecology constraint due to its proximity to the Rochdale Canal Special Area of Conservation. The conclusions of the HRA will need to be considered. Mitigation measures may involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for employment / commercial uses as these are the predominant uses in the area and the site is located within Broadway Business Park / Greengate Business Park BEA.</p>