

Oldham

Local

Plan

'Options Report'
Appendix 9 of the Sustainability
Appraisal Report - Crompton

Site Allocations Development Plan Document

December 2013



Oldham
Council

Site Reference:	373		
Site Location:	New Barn Junior School, Kings Rd, Shaw		
Ward	CR	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	0.41		
Existing Land Use	Vacand land, former school site		
Options	Employment (E); Residential (R); Protection – from any development (no change) (P); Other – mixed use (O)		

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

Criteria		Notes	SA Score			
			E	R	P	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 trees on site and possible habitats.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is a blanket TPO.	?	?	++	?
	Topographical constraints?	Yes	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	SO1, 2, 4 & 5	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.		Site lies within the settlement boundary of Shaw. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in				

<p>Mitigation measures required.</p>	<p>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 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>Not developing the site could have a negative impact on local environmental quality in the short to medium term given the current poor condition of the vacant mill building, resulting in the continuation of a derelict site.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than to protect the site, which has more neutral and positive scores.</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, due to the nature of the surrounding area, the site's sustainable location and ability to contribute to the borough's economic growth.</p>

Site Reference:	875		
Site Location:	Cowlshaw, Shaw		
Ward	CR	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	32.31		
Existing Land Use	Open land		
Options	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
Nature of land		Greenfield in urban area	+	+
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	--/+	+
	SSSI	No	--/+	+
Is the site within 150 metres of a...	SB I	Yes	--/+	?
	LNR	No	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		Medium Accessibility, it is a large site that overall has mixed accessibility (from none to high)	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Health Related Facility, five Primary Schools, two Secondary Schools, a Major Retail	N/A	++

Criteria		Notes	SA Score	
			P	O
		Centre (Shaw Centre), and a Community Use.		
Is the site within a AQMA?		No	--	?
Is the site within the borough's GI network?		Yes, the site falls within Strategic Recreational Route and the site is identified within the Open Space Study as Natural and Semi-Natural.	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, Recreational Route 12 runs through the site.	++	N/A
Is the site on OPOL?		Yes, OPOL 22, Cowlshaw.	++	X
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have substantive and significant ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, there are trees and a pond.	++	?
	Topographical constraints?	No, the site is fairly flat with some gentle slopes from the north of the site (from Edward Street) and gentle slopes in the south section.	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	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, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		<p>Over 300 responses were submitted to the 2008 Call for Sites exercise requesting that OPOL 22 - Cowlshaw be protected from development.</p> <p>One individual representation was received to the 2012 Call for Sites exercise requesting that the site be protected from development and retained as Other Protected Open Land.</p>		

Criteria	Notes	SA Score	
		P	O
	Chorlton Planning Ltd submitted comments to the 2012 call for Sites exercise (on behalf of two respondents) requesting that the site or parts of the site be made available for residential development.		
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</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, including an SBI. It would lead to negative effects in the short, medium and long term locally, including having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual prominence; the provision of links between urban areas, countryside and other green corridors; separation of built up areas; opportunities for informal recreation; provision for wildlife habitats; and contribution to the diversity of plant and animal species</p> <p>The site includes the Ponds at Cowlshaw SBI. Ecology Screening has stated that the site includes most/all of the SBI. At the least the ponds & surrounding terrestrial habitats would need to be retained as part of any development proposal. There is also the possibility of great crested newts (European protected species).</p> <p>Developing the site for any use would also mean that greenfield land is developed rather than previously developed land. This would conflict with the vision and spatial strategy set out in the adopted Joint DPD.</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 therefore either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as</p>		

	contributions towards enhancing the green infrastructure network elsewhere.
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<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. It also scores more 'positives/ neutrals' and 'neutrals' and has fewer uncertainties and has no potentially negative scores compared to the option to amend the boundary.</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 the fact it is a large area of open land providing separation between the urban area and the countryside, with an SBI on-site and recreation route(s) and open space within it.</p>

Site Reference:	1179		
Site Location:	Crompton Wastewater Treatment Works, Bentgate, Newhey, Oldham		
Ward	CR	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	4.01		
Existing Land Use	Wastewater Treatment Works		
Options	Employment (E); Residential (R); Protection – as Wastewater Treatment Works (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Mixture of land types within the Green Belt	+	+	+	+
Flood Zone		Flood Zone 1. EA confirmed a 5 to 10 metre strip is within Flood Zones 2 and 3.	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	Yes	?	?	--/+	?
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Rural	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		No Accessibility	?	?	N/A	?
Is the site accessible to key services?		No, there are no key services within 480m of the site.	?	?	N/A	?
Is the site within a AQMA?		No	?	?	--	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		No, but the site is within the Green Belt.	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 Ecology Screening has identified the site as likely to have some level of ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	Yes	?	?	++	?
	Topographical constraints?	Yes	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 Minerals Safeguarding Area for Brick Clay: Yes Minerals Safeguarding Area for Coal: 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, 3, 4 & 5	SO1, 3, 4 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site be developed for housing. This shows that there may be interest in developing the site.				
Effects of the site – its significance in		Developing the greenfield parts of the site for any use would involve the permanent loss of green				

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>infrastructure and biodiversity in the long term within the borough. Locally, such negative effects may include having an adverse effect on the attributes of the site. This includes the provision of attractive settings for communities; visual prominence; the provision of links between urban areas, countryside and other green corridors; the separation of built up areas (between the residential area and the Green Belt); provision for wildlife habitats; and contribution to diversity of plant and animal species.</p> <p>Development of the site, for any use, would include greenfield land, whereas the Joint DPD seeks to maximise opportunities for developable land across the borough by re-using previously developed land and converting existing buildings in sustainable and accessible locations.</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>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>The Ecology Screening has identified the site as having high potential for supporting important habitats such as badger setts / broadleaved woodland. 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>Overall Conclusions and Comments regarding suitability for development</p>	<p>Whilst the scores to develop and protect the site come out more or less balanced in terms of positives, negatives and neutrals, on balance, based on information to date officers believe that</p>

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

due to the nature of the location and poor access to the site and it's location in the Green Belt, it is considered that the site (specifically the greenfield parts of the site) may not be suitable for future development other than as a Wastewater Treatment Works.

Site Reference:	1551		
Site Location:	Shawside Park, Cowlshaw Lane		
Ward	CR	District Partnership	Shaw, Royton and Crompton
Site Area: (ha)	1.6		
Existing Land Use	Park		
Options	Employment (E); Residential (R); Protection – as open space (no change) (P); Other – mixed uses (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		Yes, is identified within the Open Space Study as Parks and Gardens.	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	?	?	++	?
	Landscape features (including TPO's)?	Yes	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	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	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 well-maintained community park with an informal sports pitch (with goal posts). Developing the site, for any use, would involve the permanent loss of a community facility, green infrastructure, open space and biodiversity in the long term, within the borough. It would also				

<p>Mitigation measures required.</p>	<p>mean that greenfield land is developed rather than previously developed land. Whereas the Joint DPD seeks to maximise opportunities for developable land across the borough by re-using previously developed land and converting existing buildings in sustainable and accessible locations.</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>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 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>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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</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 high quality residential development due to its location, sustainability and the potential for the site to contribute to the borough's housing growth. However this would involve the permanent loss of a community recreation facility, green infrastructure / open space and biodiversity which would need to be mitigated against.</p>