

Oldham

Local

Plan

'Options Report'
Appendix 9 of the Sustainability
Appraisal Report - Saddleworth
North

Site Allocations Development Plan Document

December 2013



Oldham
Council

Site Reference:	261		
Site Location:	Bailey Mill, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.86		
Existing Land Use	Saved UDP Housing allocation that is a vacant, derelict mill		
Options	Employment (E); Retain as residential (no change) (R); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Vacant building in urban area	++	++	++
Flood Zone		Flood Zone 1	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
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of a Local Shopping Parade and a Community Use.	++	?	++
Is the site within a AQMA?		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?		Yes, there is a footpath that runs through the site providing a continuation of the Delph Donkey route.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, a small stream running alongside the western wall of the mill on the south west boundary.	?	?	?
	Landscape features (including TPO's)?	Yes, there are trees and shrubs along the boundary towards the Delph Donkey route. There is also a blanket TPO on site.	?	?	?
	Topographical constraints?	No, the site is on a higher level than Delph New Road from which it slopes up steeply, however the site itself and the developable area is relatively flat.	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, is within Delph Conservation Area.	+	+	+
	Listed Building, including grounds	Yes, is adjacent to Listed Buildings (ref. no. 304) nos. 8 & 10 Oldham Road and (ref. no. 305), nos. 14 & 16 Oldham Road.	+	+	+
Is the site affected by mineral resources		Minerals Safeguarding Area for Sandstone: 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			ALL	SO1, 2, 4 & 5	ALL
Comments received during Call for Sites		<p>Representations were made through the 2008 and 2012 Call for Sites exercises from Saddleworth Parish Council and Saddleworth and Lees District Partnership requesting that the `saved` UDP housing allocation (H1.1.15) be sympathetically converted rather than demolished and a new-build on the site.</p> <p>Another representation was received through the 2012 Call for Sites exercise regarding Bailey Mill stating that the mill and premises and the land to the west should be developed, preferably for</p>			

Criteria	Notes	SA Score		
		E	R	O
	housing. This shows that there may be interest in developing the site.			

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is a saved UDP housing allocation which lies within the settlement boundary of Delph and falls within the Delph Conservation Area. 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 may in the long term have a negative affect on the neighbouring SEA6, detracting from the successful consolidation of this and other SEA's within the borough.</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.</p> <p>De-allocation of the site for housing would enable the site to be developed for other alternative uses that may be considered appropriate, however, it would not allow the delivery of the site as part of co-ordinated approach in line with the planning strategy set out in the Joint DPD.</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 similarly, however, residential development scores the lowest out of the development options due to access to key services.</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 despite access to key services, due to the residential nature of the surrounding area and ability to contribute to borough's housing growth and regeneration.</p>

Site Reference:	290		
Site Location:	Land at Ripponden Rd, Denshaw		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.63		
Existing Land Use	Saved UDP Housing allocation that is open land		
Options	Employment (E); Retain as residential (no change) (R); Protection – from future development (P); Other – de-allocate, potentially allowing for any form of suitable development (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)		Edge of Town	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Low Accessibility	?	?	N/A	?
Is the site accessible to key services?		Yes is within 480m of a Primary School and a Post Office.	++	?	N/A	++
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI		No	N/A	N/A	--	N/A

Criteria		Notes	SA Score			
			E	R	P	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?	No	++	++	--	++
	Landscape features (including TPO's)?	Yes, there are trees along the boundary although nothing substantial and stone walls.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, is within Denshaw Conservation Area.	+	+	--	+
	Listed Building, including grounds	Yes, is adjacent to listed building ref. no. 347 Dumfries Farmhouse and ref. no. 348 no. 21 Ripponden Road.	+	+	--	+
Is the site affected by mineral resources		No	+	+	+	+
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			ALL	SO1, 2, 4 & 5	SO1, 4 & 5	ALL
Comments received during Call for Sites		Representations were made through the 2008 and 2012 Call for Sites exercises from Saddleworth Parish Council and Saddleworth and Lees District Partnership requesting that saved housing allocation H1.2.11 should be re-designated Green Belt or OPOL.				
Effects of the site – its significance in terms of scale, permanence and timing.		Site is a saved UDP housing allocation that is a greenfield site that lies at the edge of Denshaw village adjacent to the Green Belt. 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				

<p>Mitigation measures required.</p>	<p>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 may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs and SEAs, as well as result in local environmental quality / amenity issues given the nature of the surrounding area and the constrained access.</p> <p>De-allocation of the site for housing would allow the site to come forward for alternative appropriate uses where they are in line with the provision set out in the Joint DPD. Retaining the site as open land would protect the openness, biodiversity and landscape value of the site. Neither of these options would however, allow the delivery of the site as part of co-ordinated approach towards meeting the housing needs of the local community in line with the planning strategy set out in the Joint DPD.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to develop the site (whether it is for employment, residential or another appropriate use) scores more positively than that to protect the site, which has more neutral and positive scores. Residential development scores more uncertainties than the other development options reflecting the sites access to key services.</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 despite access to key services, due to the residential nature of the surrounding area and ability to contribute to the borough's housing growth and regeneration.</p>

Site Reference:	861		
Site Location:	Stoneswood, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.59		
Existing Land Use	Open land		
Options	Protection – as OPOL (no change) (P); Other – Amend the boundary so that the farm part of the site can be developed for housing (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield site 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	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
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		Medium Accessibility	N/A	?
Is the site accessible to key services?		Yes, site is within 480m of a Local Shopping Parade, a Post Office and two Community Uses (an art facility and a library).	N/A	++
Is the site within a AQMA?		No	--	?
Is the site within the borough's GI		No	--	N/A

Criteria		Notes	SA Score	
			P	O
network?				
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	++	N/A
Is the site on OPOL?		Yes, OPOL 17, Stoneswood.	++	X
Are there any...	Ecological features?	Yes, there are mature trees and some dry stone walls.	++	?
	Landscape features (including TPO's)?	Yes, there is a valley side and mature trees.	++	?
	Topographical constraints?	Yes, there is a very steep slope from Stoneswood Road down to Delph Road.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is partially within Delph Conservation Area.	--	+
	Listed Building, including grounds	Yes, site is adjacent to Listed buildings ref. no. 305 - 14&16 Oldham Road and ref. no. 304 - 8&10 Oldham Road.	--	+
Is the site affected by mineral resources		Minerals Safeguarding Area for Sandstone: 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, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		<p>Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained. In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 17 be maintained as it is important in the setting of the village and acts as a green gap.</p> <p>Representations were also submitted to the 2008 and 2012 Call for Sites exercise and the 2009</p>		

Criteria	Notes	SA Score	
		P	O
	and 2011 SHLAA Reviews requesting that site should be developed for housing. This shows that there may be interest in developing the site.		
<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. Developing part of 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; provision of links between urban areas, countryside and other green corridors; visual prominence; and the separation of built up areas (between the residential area and the Green Belt.</p> <p>Developing part of the site 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 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 therefore 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</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 fact it is steeply sloping greenfield site that provides an area of open land that acts as a buffer between, and links together, Delph and the Green Belt.</p>		

Site Reference:	862		
Site Location:	Ainley Wood, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.26		
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 (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield in the urban area	+	+
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zones 2, 3a and 3b.	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. A small part of the site has low accessibility	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of a Primary School, a Local Shopping Parade, a Post Office and two Community Uses (an art facility and library).	N/A	++
Is the site within a AQMA?		No	--	?

Criteria		Notes	SA Score	
			P	O
Is the site within the borough's GI network?		Yes, is identified within the Open Space Study as Natural and Semi-Natural open space.	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a formal public footpath running through the site from the angling club pond to Ammon's Way and the Green Belt beyond.	++	N/A
Is the site on OPOL?		Yes, OPOL 19, Ainley Wood.	++	X
Are there any...	Ecological features?	Yes, there is a stream running through the site, pond with ducks and evidence of frogspawn. The Ecology Screening has identified the site as likely to have substantive and significant ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, a woodland valley, stream and pond.	++	?
	Topographical constraints?	Yes, steep valley sides sloping down to the footpath and stream.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, there is a partial overlap with Delph Conservation Area.	--	+
	Listed Building, including grounds	No	--	--
Is the site affected by mineral resources		No	+	+
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, 4 & 5	ALL
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained. In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 19 be maintained as it provides an important buffer.		

<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. Developing part of 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; 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>Developing part of the site 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. 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>Ecology Screening has stated that the site includes most/all of an SBI with excellent habitat mosaic present. The presumption will be against certain types of development within the site boundary on nature conservation grounds.</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 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>The option to protect the site scores ‘significantly positive’ more often than the option to amend the boundary and develop part of the site. It also scores more ‘positives/ neutrals’ and ‘neutrals’ and has fewer uncertainties compared to the option to develop part of the site and has no potentially negative scores. The SFRA stated that the site is not sequentially preferred 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 fact it is a woodland valley with stream and pond running through, it therefore has topographical and ecological constraints.</p>

Site Reference:	863		
Site Location:	Rumbles Lane, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.57		
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 site in the 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	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
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		Medium Accessibility	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of a Local Shopping Parade, Post Office and two Community Uses (an art facility and a library).	N/A	++
Is the site within a AQMA?		No	--	?

Criteria		Notes	SA Score	
			P	O
Is the site within the borough's GI network?		No	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	--	N/A
Is the site on OPOL?		Yes, OPOL 18, Rumbles Lane.	++	X
Are there any...	Ecological features?	Unknown, a stream borders the site to the south, there may be ecological features associated with this.	?	?
	Landscape features (including TPO's)?	Yes, there is one tree specific TPO within the site. There are other TPOs along the site boundary.	++	?
	Topographical constraints?	No, the site is fairly flat, with a gentle slope north up to Rumbles Lane.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Delph Conservation Area.	--	+
	Listed Building, including grounds	Yes, the site is adjacent to listed building ref. no. 182 - 6, 8 & 10 Hill End Road.	--	+
Is the site affected by mineral resources		No	+	+
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, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2008 and 2012 Call for Sites exercises that they wish to see the boundaries and character of OPOL areas maintained. In relation to this OPOL, in 2008 and 2012 the Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council requested that OPOL 18 be maintained as it provides an important buffer.		

Criteria	Notes	SA Score	
		P	O
	In addition during the 2008 Call for Sites exercise two representations were made suggesting that the site be developed for housing. And during the 2012 Call for Sites exercise one representation was made suggesting that the site be developed for housing. Finally comments were received as part of the 2009 and 2011 SHLAA Reviews requesting that the site be made available for housing. This shows that there may be interest in developing the site.		
<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 housing would involve the permanent loss of green infrastructure / open space and biodiversity in the long term within the borough. Developing part of 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 links between urban areas, countryside and other green corridors; and the separation of built up areas (between the residential area and the Green Belt.</p> <p>Developing part of the site 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 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,</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</p>		

community uses)

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 being a greenfield site providing a link and buffer between Delph Village and the Green Belt with landscape and potential ecological features.

Site Reference:	864		
Site Location:	Wall Hill, Dobcross		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	5.91		
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 (O)		

Criteria		Notes	SA Score	
			P	O
Nature of land		Greenfield in the 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	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
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		Medium accessibility. A small part of the site has no accessibility and another small part of the site has high accessibility.	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School and Post Office.	N/A	++
Is the site within a AQMA?		No	--	?

Criteria		Notes	SA Score	
			P	O
Is the site within the borough's GI network?		Yes, the site falls within a Green Corridor and Link and is identified as an area of Natural and Semi-Natural open space in the Open Space Study.	++	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there are public footpaths with signage and stiles/gates crossing the site from Broadgate to Brook Lane.	++	N/A
Is the site on OPOL?		Yes, OPOL 15, Wall Hill.	++	X
Are there any...	Ecological features?	Yes, there is woodland and a stream near to Husteads Lane and towards the east of the site. Ecology Screening has identified the site as likely to have some level of ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, there is woodland, a stream, and a green corridor and link around the site.	++	?
	Topographical constraints?	Yes, the site slopes quite steeply down from Wall Hill Road to stream and farm near to Husteads Lane.	N/A	N/A
Landscape Character Area		Moorland Fringe.	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, Dobcross Conservation Area.	--	+
	Listed Building, including grounds	Yes, onsite is Listed Building ref. no. 229 Husteads Farmhouse, cottage.	--	+
Is the site affected by mineral resources		Minerals Safeguarding Area for Sandstone: 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, 4 & 5	ALL
Comments received during Call for Sites		Saddleworth Parish Council and Saddleworth and Lees District Partnership stated in response to the 2012 Call for Sites consultation that they wish to see the boundaries and character of OPOL areas maintained. In particular comments were received to the 2012 and 2008 Call for Sites exercises from Saddleworth and Lees District Partnership / Community Council and Saddleworth Parish Council that OPOL 15 be maintained.		

Criteria	Notes	SA Score	
		P	O
	Also another representation was received to the 2012 Call for Sites consultation requesting that the site be protected from 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. Developing part of 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; how it links the urban area with the Green Belt; visual prominence; and the separation of built up areas (between the residential area and the Green Belt).</p> <p>Developing part of the site 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 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 Ecology Screening has identified the site as having high potential for supporting important habitats such as bats / badgers.</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 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>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 as it forms open / agricultural land that provides a link through to the Green Belt and has topographical constraints.</p>		

Site Reference:	879		
Site Location:	Land adjacent to Huddersfield Road, Diggle		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.60		
Existing Land Use	Saved UDP Business and Industry allocation that is open land		
Options	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the open 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
Nature of land		Greenfield in the urban area	+	+	+	+
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zones 2, 3a and 3b	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)		Edge of Town	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of a Post Office.	?	?	N/A	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, Diggle Brook runs through the site. A small part of Huddersfield Canal Green Corridor runs through edge of the site site. The site is also adjacent to 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?		Yes, a Public Right of Way surrounds the whole site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there is a brook at the rear of the site and a canal not far away. Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is some shrubery and some some semi mature trees and dry stone walls.	?	?	++	?
	Topographical constraints?	Yes, there is a very slight slope down towards the brook.	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	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 adjacent to Listed Building ref. no. 225 W.H. Shaw Ltd. Dobcross Works.	+	+	--	+
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		In the 2008 and 2012 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that the site be designated as OPOL or a Recreational Open Space.				

Criteria	Notes	SA Score			
		E	R	P	O
	A representation was also made through the 2012 Call for Sites exercise suggesting that the site should be developed for mixed uses. This shows that there may be interest in developing the site.				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a saved UDP Business and Industry allocation that is a greenfield site which forms part of a Saddleworth Employment Area in the village of Diggle. Maintaining this site as an employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond.</p> <p>If the site was developed for another use this could in the short term have a negative effect as it is a loss of an employment site and therefore a loss of potential 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>Developing the site 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.</p> <p>De-allocating the site (from a Business and Industry allocation and as part of the Saddleworth Employment Area) would allow the site to come forward for alternative appropriate uses where they are in line with the provision set out in the Joint DPD. Retaining the site as open land would protect the openness, informal recreation and landscape value of the site. Neither of these options would however, allow the delivery of the site as part of co-ordinated approach towards meeting the housing needs of the local community in line with the planning strategy set out in the Joint DPD.</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</p>				

	<p>and/or vacant buildings. Developing the site would involve the permanent loss of greenspace in the long term within the borough.</p> <p>The site has landscape, historic and ecological features. It has a listed building adjacent to the site, has a brook that runs through the site and is adjacent to the Green Belt. Any new development would need to mitigate any potential harmful impacts upon these features. However these factors could be beneficial in the development of an attractive residential or community site were they integrated sensitively.</p> <p>The Ecology Screening has identified the site as being adjacent to / including an SBI.</p> <p>The site lies mostly within Flood Zone 3a with part of the site lying within Flood Zones 1, 2 and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the site scores 'significantly positive' more often than the options to develop the site. All options to develop the site score equally.</p> <p>The suitability of the site for development on it's own is unknown due to it being greenfield, open land with a brook running through it. However there may be opportunities in the future to develop it along with the previously developed land to the rear of the site, as part of a co-ordinated approach to the site. If developed, based on information to date officers believe that the site may be most suited to remain as an employment area or a mixed use site (including school, residential, employment and open space. This is as a result of the economic benefits that active employment sites and mixed use sites can bring to the area.</p>

Site Reference:	1007		
Site Location:	SEA 8 Shaw Pallets, Huddersfield Road, Diggle, Oldham		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	6.79		
Existing Land Use	Employment and open land - designated as a Saddleworth Employment Area		
Options	Protect as SEA (no change) (E); Protection – Amend the boundary so that the fields at the front of the site can be protected from development (P); Other - Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score		
			E	P	O
Nature of land		Mixture of land types in the urban area	+	+	+
Flood Zone		Flood Zone 1. Part of site also falls within Flood Zones 2 and 3.	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)		Edge of Town	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility	?	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of a Post Office.	?	N/A	?
Is the site within a AQMA?		No	?	--	?
Is the site within the borough's GI		Yes, Diggle Brook runs through the site. A small part of Huddersfield	N/A	++	N/A

Criteria		Notes	SA Score		
			E	P	O
network?		Canal Green Corridor runs through edge of the site. The site is also adjacent to the Green Belt.			
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a Public Right of Way surrounds the whole site.	N/A	++	N/A
Is the site on OPOL?		No	++	--	++
Are there any...	Ecological features?	Yes, there is a brook that runs through the middle of the site and a canal to the rear of the site. Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	++	?
	Landscape features (including TPO's)?	Yes, there is some shrubery and some semi mature trees.	?	++	?
	Topographical constraints?	Yes, there is a very slight slope down towards the brook.	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	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. 225 W.H. Shaw Ltd. Dobcross Works.	+	--	+
Is the site affected by mineral resources		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 3, 4 & 5	SO1, 3, 4 & 5
Comments received during Call for Sites		<p>In the 2008 and 2012 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested the back of the employment area remain but that the greenfield land at the front of the site be designated as OPOL or a Recreational Open Space.</p> <p>A representation was also made through the 2012 Call for Sites exercise suggesting that the site</p>			

Criteria	Notes	SA Score		
		E	P	O
	should be developed for mixed use. This shows that there may be interest in developing the site.			

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is a part active employment site in the village of Diggle. The employment use is taking place on the previously developed land part of the site. 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.</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 is a loss of an employment site and therefore a loss of jobs. However the vacant site could be redeveloped for other uses that bring with them positive effects, such as housing or community facilities.</p> <p>If the developed part of the site 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 SEA boundary and developing part of the site 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, depending on the use.</p> <p>On the greenfield element of the land, 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. Developing the greenfield element of the site would involve the permanent loss of greenspace in the long term within the borough.</p> <p>Amending the SEA boundary to exclude the fields at the front of the site would protect the openness, informal recreation and landscape value of the site. This site has been assessed on its own merits (please see site 879).</p>
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	<p>The site has landscape, historic and ecological features. It has a listed building on site, has a brook that runs through the middle of the site and a canal to the rear of the site and is adjacent to the Green Belt. Any new development would need to mitigate and potential harmful impacts upon these features. However these factors could be beneficial in the development of an attractive residential or community site were they integrated sensitively.</p> <p>The Ecology Screening has identified the site as being adjacent to / including an SBI.</p> <p>The site lies mostly within Flood Zone 3a with part of the site lying within Flood Zones 1, 2 and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to protect the front of the site from development scores 'significantly positive' more often than the options to develop the site.</p> <p>Whilst the site scores equally positively for the development of other uses, on balance, based on information to date officers believe that the site may be most suited to remain as an SEA as shown on the adopted Proposals Map (April 2013) or the site has the potential to be developed as a mixed use site (including school, residential, employment and open space) particularly the previously developed land element of the site. This is as a result of the economic benefits that active employment sites and mixed use sites can bring to the area.</p>

Site Reference:	1020		
Site Location:	Sites of the former bankfield and Fossard Mills, Bankfield, Wall Hill Road, Dobcross		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.08		
Existing Land Use	Vacant land and derelict buildings		
Options	Employment (E); Residential (R); Protection – from any development (no change) (P); Other – add to adjacent OPOL land (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	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. A small part of the site has medium accessibility.	++	++	N/A	N/A
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School and a Post Office.	++	++	N/A	N/A

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, the site is identified within the Open Space Study as Green Corridors.	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 path running along the boundary.	N/A	N/A	++	N/A
Is the site on OPOL?		No, but the site is adjacent to OPOL 15.	++	++	--	--/++
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have some level of ecological constraint.	?	?	++	++
	Landscape features (including TPO's)?	A blanket TPO covers the site.	?	?	++	++
	Topographical constraints?	Call for Sites form from 2008 stated the topography is level.	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is within Dobcross Conservation Area and overlaps with Tamewater Conservation Area.	+	+	--	--
	Listed Building, including grounds	Yes, the site is adjacent to Listed building ref. no. 430 - nos. 1&3 Streethouse Lane and ref. no. 490 - Nos. 6&8 Wall Hill Road.	+	+	--	--
Is the site affected by mineral resources		No	+	+	+	+
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	SO1, 4 & 5
Comments received during Call for Sites		A representation made through the 2008 Call for Sites exercise suggested that the site be developed for housing. This shows that there may be interest in developing the site.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site lies within the settlement boundary of Dobcross and falls within the Dobcross Conservation Area. 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 SEAs.</p> <p>Adding the site to the adjacent OPOL would maintain the open character of the site, help preserve the distinctiveness of the area and provide an attractive setting and habitats for biodiversity.</p> <p>The Ecology Screening has identified the site as having high potential for supporting important habitats such as treecover / stream/bats. The site includes a green corridor open space.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to develop the site as residential or employment scores ‘positive’ more often than the option to protect the site as it is or ‘other’ (to add land to OPOL), however protecting or ‘other’ scores equally higher than options to develop the site in terms of ‘significantly positive’ and ‘neutral/positive’ and have fewer uncertainties. Protecting and ‘other’ are more neutral options than developing the site. The ‘other’ option scores one less neutral but has a ‘neutral/significantly positive’ score.</p> <p>On balance, based on information to date officers believe that, if developed, the site may be suitable for residential development due to the residential nature of the surrounding area and ability to contribute to borough’s housing growth and regeneration. Although there are issues, that would need to be given consideration such as topographical constraints and landscape and ecological features.</p>

Site Reference:	1031		
Site Location:	SEA 9 Warth and Ellis Mills, Huddersfield Road, Diggle		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.69		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (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
Nature of land		Previously developed land in urban area.	++	++
Flood Zone		Flood Zone 2. Part of site also falls within Flood Zones 1, 3a and 3b.	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)		Edge of Town	N/A	N/A
Is the site within a regeneration area?		No	+	+
Public Transport Accessibility		Medium Accessibility	?	?
Is the site accessible to key services?		Yes, the site is within 480m of a Post Office and a Primary School.	++	?
Is the site within a AQMA?		No	?	?
Is the site within the borough's GI		Yes, Diggle Brook goes through the site and there is also a Green Corridor	N/A	N/A

Criteria		Notes	SA Score	
			E	O
network?		and Link that overlaps with the site and Diggle Fields Natural and Semi-Natural Open Space on site.		
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a canal tow path to the rear of Warth Mill and Public Right of Way adjacent to south of site.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, there is a stream running through the site and evidence of wildlife on site visit noted.	?	?
	Landscape features (including TPO's)?	Yes, there are some semi-mature trees.	?	?
	Topographical constraints?	Yes, there is a minor slope to the rear of Warth Mill.	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--
	Listed Building, including grounds	Yes, site is adjacent to Listed building ref. no. 494 - No.1 Warth Cottages	+	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		There were representations made through the 2008 and 2012 Call for Sites exercise suggesting that the site be protected for employment purposes. Another representation was made through the 2008 Call for Sites exercise suggesting that the site could be put to a better use as a mixed use rather than an employment allocation. This shows that there may be interest in developing the site.		
Effects of the site – its significance in		The site is an active employment site in the village of Diggle. Maintaining this employment use		

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>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 village's sustainability.</p> <p>If the site 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 SEA 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>The site lies mostly within Flood Zone 2 with part of the site lying within Flood Zones 1, 3a and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p> <p>The site has landscape, historic and ecological features including an SBI. It has a listed building adjacent to the site, a brook that runs through the site as well as open spaces and a canal green corridor within the site. Any new development would need to mitigate any potential harmful impacts upon these features. However these factors could be a benefit through integration and sensitive development.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option for the site to remain as an SEA scores slightly more positive than to release part of the site for development. This is down to access to key services if the site were to be developed for housing.</p> <p>The site is currently an 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 SEA and it is most appropriate to remain as SEA 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>

Site Reference:	1183		
Site Location:	Scouthead Service Station, Huddersfield Road		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.51		
Existing land Use	Service Station and open land		
Options	Employment (E); Residential (R); Protection – as garage / open land (no change) (P); Other – Mixed Use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Mixture of land types in the Green Belt	+	+	+	+
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		Medium Accessibility	?	?	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m Primary School.	?	?	N/A	?
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI		No, but site is within the Green Belt.	N/A	N/A	--	N/A

Criteria		Notes	SA Score			
			E	R	P	O
network?						
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is footpath along the boundary with Wrigley Street. There is also a Public Right of Way running just outside the site, along the east boundary.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	No	++	++	--	++
	Landscape features (including TPO's)?	Yes, it is a greenfield site surrounded by a dry stone wall.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Wharmton Undulating Uplands	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 Sandstone: 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	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise for the site to be developed for a petrol filling station, local store, residents and public parking, village green and village hall housing. This shows that there may be interest in developing the site.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Developing the site for any use would mean that greenfield land within the Green Belt 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>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 would either involve not allocating the site for development or offsetting the loss of green field land, 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>The options to develop the site score ‘positive’ more often than the option to protect the site as it is. All options score the same for ‘significantly positive’. However protecting the site as it is (garage and open land) scores more ‘neutrals’ and more ‘positives/neutrals’ and has less uncertainties.</p> <p>On balance, based on information to date officers believe the site may be partially suitable for residential development on the previously developed land if the site were to become available. It is however currently in active employment use. There are issues with the site’s accessibility to public transport and key services and the site is in existing use and part of the site is greenfield in the Green Belt.</p>

Site Reference:	1196		
Site Location:	Land at Delph New Road, Dobcross, Oldham		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.74		
Existing Land Use	Mixture of employment, substation and open land		
Options	Employment (no change) (E); Residential (R); Protection – protect the open land from further development (P); Other – Mixed-use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
Nature of land		Mostly previously developed land in the Green Belt but some of the land is greenfield.	+	+	+	+
Flood Zone		The site mostly falls within Flood Zone 2 although part of site also falls within Flood Zone 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)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		School and a Post Office.				
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		Yes, the site falls within the River category of the borough's Green Infrastructure and is also identified as a Natural and Semi-Natural open space in the Open Space Study.	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, Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there is an area of mature woodland in the northern section and trees located along the boundary. The river runs through / under the site.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	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		Minerals Safeguarding Area for Sandstone: 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	SO1, 4 & 5	ALL
Comments received during Call for Sites		Representations were made through the 2008 and 2012 Call for Sites exercises suggesting that the site be protected and maintained within the Green Belt as the site maintains a green barrier				

Criteria	Notes	SA Score			
		E	R	P	O
	<p>between the villages of Delph and Dobcross.</p> <p>A representation was made through the 2008 Call for Sites requesting that part of the site be developed for housing. This shows that there may be interest in developing the site.</p>				
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Part of site, which lies in the Green Belt, is in employment use with an area of underused / vacant hardstanding and fenced off areas of grassland. Developing the greenfield part of the site for any use would 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. The site also includes open space, green corridors and has ecological and landscape features. Therefore mitigation measures would either involve not allocating the site for development or offsetting the loss of green field land, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p> <p>Maintaining the previously developed part of 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) where this is in line with Policy 14.</p> <p>Developing the previously developed part of 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. If developed 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. 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.</p> <p>Ecology Screening has identified the site as likely to have substantive ecological constraint as it is</p>				

	adjacent to a SBI.
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options to develop the site score 'positive' more often than the option to protect the site. They also score more uncertainties, due to issues around public transport accessibility, ecological and landscape features and the potential for local environmental quality issues. Protecting the site scores more 'neutrals' and more 'positives/neutrals' and has less uncertainties. Therefore on balance developing the previously developed element of site is considered to be the most sustainable in terms of the scores. Nevertheless the SFRA concluded that the site is not sequentially preferable for housing but a range of land uses could be put forward after careful consideration and a FRA.</p> <p>On balance, based on information to date officers believe the site may be partially suitable for development on the previously developed element for mixed use.</p>

Site Reference:	1209		
Site Location:	Woodbrook Farm, Woodbrook, Springhead		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	1.17		
Existing LAND Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – mixed-use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in the Green Belt	+	+	+
Flood Zone		Flood Zone 1	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)		Edge of Town	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility. Part of the site has low accessibility.	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of two Primary Schools.	?	?	?
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		No	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, access to the site is via an access road and there is a Public Right of Way just outside the site to north west corner.	N/A	N/A	N/A
Is the site on OPOL?		No, although site does lie within the Green Belt.	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	Yes, there are trees along the access road and screening southern half of site. Wood Brook runs along the southern boundary. Blanket TPO over part of the site.	?	?	?
	Topographical constraints?	Yes, the site slopes down steeply from access road to storage area and southern half of site.	N/A	N/A	N/A
Landscape Character Area		Wharmton Undulating Uplands	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Stone Breaks Conservation Area.	+	+	+
	Listed Building, including grounds	Yes, Listed Building reference no. 265, nos. 4 and 6 Laureates Place, reference no. 263 no. 3 Laureates Place and reference no. 264 no. 2 Laureates Place on site.	+	+	+
Is the site affected by mineral resources		Minerals Safeguarding Area for Sandstone: 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		<p>Representations have been made to the 2012 Call for Sites exercise requesting that the site be developed for housing and to the 2008 Call for Sites exercise requesting that the site be released from the Green Belt to allow greater flexibility.</p> <p>Comments have also been submitted as part of the SHLAA consultations requesting that site be included in the SHLAA and identified for residential development. This shows that there may be interest in developing the site.</p>			

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is an existing employment site within the Green Belt. 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) 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.</p> <p>If developed 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. It may also have a positive impact on the local environmental quality and amenity issues given that the site is accessed through a residential area and given the nature of the existing use.</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>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 equally.</p> <p>On balance, based on information to date officers believe were the site brought forward for development, mixed-use development may be considered the most appropriate use due to access and location. The sites location within the Green Belt means that the scale and type of development would need to be considered.</p>

Site Reference:	1217		
Site Location:	Harrop Court Mill, Harrop Court Road, Diggle		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.70		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – Mixed-Use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in the Green Belt	+	+	+
Flood Zone		Flood Zone 1	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)		Edge of Town	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility. Part of the site has low accessibility.	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of a Primary School.	?	?	?
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		No	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a Public Right of Way running along the east of site.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Unknown, there is a mill pond shown on the map however now appears to be used as storage.	?	?	?
	Landscape features (including TPO's)?	Yes, a stream runs along the north eastern section and there are a few trees on the site.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Wharmton Undulating Uplands	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		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, SO3, 4 & 5	ALL	ALL
Comments received during Call for Sites		Representations were made through the 2008 and 2012 Call for Sites exercises requesting 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 terms of scale, permanence and timing. Mitigation measures required.		Site is previously developed land in existing employment use located within the Green Belt on the outskirts of Diggle. Developing the site would involve the use of previously developed land 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) 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 developed 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. It may also have a positive impact on the local environmental quality and amenity issues given that access is past a residential area and through Diggle village.</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>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 equally. There are some uncertainties, largely due to issues around public transport accessibility, access to key services, ecological and landscape features and the potential for local environmental quality issues.</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, given the location of, and access to, the site.</p>

Site Reference:	1251		
Site Location:	Wallhill Mill, Off Wall Hill Road, Dobcross, Oldham, OL3 5RB		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	3.10		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – Mixed-use (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in the Green Belt	+	+	+
Flood Zone		Flood Zone 1	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)		Edge of Town	N/A	N/A	N/A
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of a Primary School and Secondary School.	++	?	?

Criteria		Notes	SA Score		
			E	R	O
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, Mill Lane footpath runs through the site.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Unknown	?	?	?
	Landscape features (including TPO's)?	Unknown	?	?	?
	Topographical constraints?	Unknown	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	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 adjacent to reference no. 488 nos. 7 and 8 Wall Hill Barn to South of Manor House Farmhouse and reference no.487 Manor House Farmhouse.	+	+	+
Is the site affected by mineral resources		Minerals Safeguarding Area for Sandstone: 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	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		<p>A representation was made through the 2008 Call for Sites exercise suggesting that a small part of the site should be put to a better use as open green land.</p> <p>Saddleworth Parish Council / Saddleworth and Lees District Partnership submitted comments to the 2012 Call for Sites exercise stating that the Site Allocations Plan should reflect that the</p>			

Criteria	Notes	SA Score		
		E	R	O
	industrial site at Wall Hill Clough which is in the Green Belt has permission for housing, but that careful consideration should be given to access arrangements, development footprint and maintenance of the rural setting.			
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>Site is previously developed and is an existing employment use located within a valley in the Green Belt on the outskirts of Dobcross.</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) 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 developed for residential (for which the site currently has planning permission for) 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>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 equally. There are some uncertainties, largely due to issues around public transport accessibility, access to key services, ecological and landscape features and the potential for local environmental quality issues.</p> <p>Developing the site for employment scores more positively than developing the site for residential or mixed-use development, due to the access of key services. On balance, based on information to date officers believe that, if developed, the site may be considered suitable for</p>			

	mixed-use, were it to become available. Access / location may limit attractiveness of the site for employment and the residential capacity that may be deliverable.
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Site Reference:	1337		
Site Location:	Land at Ladcastle Road, Dobcross		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.49		
Existing Land Use	Residential		
Options	Employment (E); Residential (no change) (R); Other – community uses (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land in urban area	++	++	++
Flood Zone		Flood Zone 1. Eastern part of the site also falls within Flood Zones 2, 3a and 3b.	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
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School and a Post Office.	++	++	++
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI		Yes, the site is within a Green Corridor and Link but is not	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
network?		identified in the Open Space Study.			
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
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Tame Water Conservation Area.	+	+	+
	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			ALL	SO1, 2, 4 & 5	SO1, 2, 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 terms of scale, permanence and timing. Mitigation measures required.		Site lies within the settlement boundary of Dobcross. 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>Developing the site for employment may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the SEAs. It may also result in local environmental quality and amenity issues given the nature of the surrounding area and the constrained access to the site.</p> <p>Developing the site for community uses may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>All types of development should consider the ecological and landscape features of the site as well as the inclusion of a green corridor.</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 equally positively for the development of employment, residential or community uses.</p> <p>On balance, based on information to date officers believe that, if developed and should it become available, the site may be most suited to residential uses, given its location and surrounding uses.</p>

Site Reference:	1380		
Site Location:	Land at Ward Lane, Diggle		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	0.40		
Existing Land Use	Open land		
Options	Employment (E); Residential (R); Protection – as open land (no change) (P); Other – community 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	Yes, the Huddersfield Narrow Canal	?	?	--/+	?
	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		Medium Accessibility	?	?	N/A	?
Is the site accessible to key services?		Yes, the site is within 480m of a Post Office.	?	?	N/A	?
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI		Yes, the site is within a Green Corridor and Link but is not	N/A	N/A	++	N/A

Criteria		Notes	SA Score			
			E	R	P	O
network?		identified in the Open Space Study.				
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a footpath runs alongside the site, but outside the boundary. There is a slight overlap with the Green Belt and it is within Huddersfield Canal Green Corridor.	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?	++	?
	Landscape features (including TPO's)?	No	++	++	--	++
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	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 adjacent to listed building reference number 526 - no.66 Bridge.	+	+	--	+
Is the site affected by mineral resources		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Unknown	?	?	?	?
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 terms of scale, permanence and timing. Mitigation measures required.		Site is a greenfield site that falls within the village of Diggle. 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>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, developing the site for employment may in the long term have a negative affect on the neighbouring SEA 8 and SEA 9, detracting from the successful consolidation of these and other SEA's within the borough.</p> <p>Developing the site for other uses, in this instance community uses may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>Developing the site for any use would 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. Developing the site for any use would also involve the permanent loss of green infrastructure and biodiversity in the long term within the borough. Mitigation measures would therefore 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>Ecology Screening has identified the site as likely to have substantive ecological constraint as the site is adjacent to or contains an SBI.</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 the option to protect although there are also more uncertainties, largely due to public transport accessibility, access to key services, ecological features and its proximity to the Huddersfield Canal SBI.</p> <p>Whilst the site scores equally positively for the development of employment, residential or community uses, information we have to date and that gained from site visits suggests that, if developed, the site may be most suited to residential uses, particularly given its location and surrounding uses.</p>

Site Reference:	1490		
Site Location:	SEA 6 Delph New Road, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	3.61		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (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
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 3a. Part of site also within Flood Zones 1, 2 and 3b.	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	?	?
Is the site accessible to key services?		Yes, the site is within 480 metres of a Local Shopping Parade, a Post Office and two Community Uses (Saddleworth Players and Delph Library).	++	++
Is the site within a AQMA?		No	?	?

Criteria		Notes	SA Score	
			E	O
Is the site within the borough's GI network?		Yes, the River Tame runs through site.	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 that follows the river.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, Ecology Screening has identified the site as likely to have substantive ecological constraint.	?	?
	Landscape features (including TPO's)?	Yes, there are mature trees on site with several blanket TPO's.	?	?
	Topographical constraints?	No	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is adjacent to Delph Conservation Area.	+	+
	Listed Building, including grounds	Yes, the site is adjacent to Listed Building ref. no. 146 Gatehead Cottage.	+	+
Is the site affected by mineral resources		No	+	+
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
Comments received during Call for Sites		In the 2008 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this employment area be protected for employment uses. In the 2012 Call for Sites exercise they both requested the SEA be maintained exclusively as a place of employment as there is a diminishing amount of land reserved for employment and business purposes within Saddleworth.		
Effects of the site – its significance in		The site is an active employment site in the village of Delph. Maintaining this employment use		

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond and helping to ensure the village's sustainability.</p> <p>If the site 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>If the site became vacant and was developed for another use this could in the short term have a negative effect as it is a loss of an employment site and therefore a loss of jobs.</p> <p>Amending the SEA 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. However, this may not be an appropriate option due to the fact that the site is made up of one large mill that has been subdivided.</p> <p>The site lies mostly within Flood Zone 3a with part of the site lying within Flood Zones 1, 2 and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p> <p>Ecology Screening has identified the site as likely to have substantive ecological constraint as the site is adjacent to an SBI. Any type of new development should consider the River Beal that runs through the site along with landscape features within the 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 for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to remain as SEA 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>

Site Reference:	1493		
Site Location:	SEA 7 Valley Mills, Huddersfield Road, Delph		
Ward	SN	District Partnership	Saddleworth & Lees
Site Area: (ha)	2.87		
Existing Land Use	Employment - designated as a Saddleworth Employment Area		
Options	Protect as SEA (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 Saddleworth Business Park is included in the SEA (I)		

Criteria		Notes	SA Score		
			E	O	I
Nature of land		Previously developed land in urban area	++	++	++
Flood Zone		Flood Zone 3a. Part of site also within Flood Zones 1, 2 and 3b.	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
Is the site within a regeneration area?		No	+	+	+
Public Transport Accessibility		Medium Accessibility	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of a Primary School, a Local Shopping Parade, a Post Office and two Community Uses (Saddleworth	++	++	++

Criteria		Notes	SA Score		
			E	O	I
		Players and Delph Library).			
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		Yes, there is a Green Corridor and Link on site.	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, a Public Right of Way surrounds the whole site.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, there is a river running through part of the site and then it borders the rest of the site. There are also mature trees with birds nesting and the disused chimney in Valley Mills may have some wildlife inside.	?	?	?
	Landscape features (including TPO's)?	Yes, mature trees. There are two individual TPOs and a blanket TPO on site. The Blanket TPO crosses slightly into the site.	?	?	?
	Topographical constraints?	Yes, there is a slight slope at the access point from The Sound down to Valley Mills.	N/A	N/A	N/A
Landscape Character Area		Tame Settled Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is within Delph Conservation Area.	+	+	+
	Listed Building, including grounds	Yes, the site is adjacent to Listed Buildings: ref. 303 nos.2&4 Oldham Road, ref. 209 Bell House and ref. 211 The Old Bell.	+	+	+
Is the site affected by mineral resources		No	+	+	+
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	SO1, 3, 4 & 5
Comments received during Call for Sites		In the 2012 Call for Sites exercise the Saddleworth Parish Council and the Saddleworth and Lees District Partnership requested that this SEA should be maintained exclusively as a place of employment as there is a diminishing amount of land reserved for employment and business			

Criteria	Notes	SA Score		
		E	O	I
	<p>purposes within Saddleworth. They went on to say that the site presently accommodates a number of important software companies providing specialist highly skilled local employment.</p> <p>In the 2008 Call for Sites exercise a representation was made suggesting that the site be developed for housing. This shows that there may be interest in developing the site.</p>			
<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is an active employment site in the village of Delph. 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 village's sustainability.</p> <p>If the site 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>If the site became vacant and was developed for another use this could in the short term have a negative effect as it is a loss of an employment site and therefore a loss of jobs.</p> <p>Amending the SEA 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>Amending the SEA boundary to include the remainder of Saddleworth Business Park may help consolidate this SEA and also 'tidy up' the boundary.</p> <p>Any type of development should consider the green corridor and link within the site along with the site's landscape and ecological features.</p>			

	<p>The site lies mostly within Flood Zone 3a with part of the site lying within Flood Zones 1, 2 and 3b. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the SEA and it is most appropriate to either remain as a SEA as shown on the adopted Proposals Map (April 2013) or to increase the SEA to take in the remainder of Saddleworth Business Park. This is due to the economic benefits that such a large active employment sites bring to the area and it will help to 'tidy-up' the site boundary.</p>