

**Oldham**

**Local**

**Plan**

**'Options Report'**  
**Appendix 9 of the Sustainability**  
**Appraisal Report - Shaw**

Site Allocations Development Plan Document

December 2013



**Oldham**  
Council

<b>Site Reference:</b>	157		
<b>Site Location:</b>	Shaw Marketplace, Westway, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.65		
<b>Options</b>	Employment (E); Residential (R); Other – retail / community / leisure / commercial (no change) (O)		

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

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	+	+	+
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that Shaw Centre be developed through improvements such as pedestrianisation.			
Effects of the site – its significance in terms of scale, permanence and timing.		Site lies within the settlement boundary of Shaw and is within Shaw Centre. 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			

<p><b>Mitigation measures required.</b></p>	<p>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 acceptable centre uses such as retail, commercial, leisure or community uses, would in the short to medium term, provide jobs for the local construction industry, and in the long term to contribute to the vibrancy and vitality of Shaw Centre.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site (whether it is for employment, residential or another appropriate use) score equally.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be suitable for mixed use including retail, commercial, leisure, community uses and possibly residential (provided it does not have a detrimental impact on the vitality and viability of the centre), due to the nature of the surrounding area, the site's highly accessible location and ability to contribute to borough's housing / economic growth. The site may not be suitable for industrial use due to the nature of the surrounding area.</p>

<b>Site Reference:</b>	158		
<b>Site Location:</b>	Crompton Baths / Ashworth Court, Westway, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.66		
<b>Existing Land Use</b>	Swimming baths		
<b>Options</b>	Employment (E); Residential (R); Other – centre uses such as retail / leisure / office / community uses (no change) (O)		

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

Criteria		Notes	SA Score		
			E	R	O
		Facility, a Primary School, a Major Retail Centre, a Local Shopping Parade and a Community Use.			
<b>Is the site within a AQMA?</b>		Yes	?	?	?
<b>Is the site within the borough's GI network?</b>		No	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes	N/A	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	++
	<b>Landscape features (including TPO's)?</b>	No	++	++	++
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A
<b>Landscape Character Area</b>		Beal Defined Valley	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Monument no. 180 Crompton War Memorial	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3 & 5	SO1, 2, & 5	SO1, 2, 3 & 5
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		Site lies within the settlement boundary of Shaw and is within Shaw Centre. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local			

<p><b>Mitigation measures required.</b></p>	<p>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 acceptable centre uses such as retail, commercial, leisure or community uses, would in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the vibrancy and vitality of Shaw Centre.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site (whether it is for employment, residential, retain as swimming baths or retail uses) score similar.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be most suitable for mixed use including retail, commercial, leisure, community uses and possibly residential (provided it does not have a detrimental impact on the vitality and viability of the centre), due to the nature of the surrounding area, the site's highly accessible location and ability to contribute to borough's housing / economic growth. The site may not be suitable for industrial use due to the nature of the surrounding area.</p>

<b>Site Reference:</b>	161		
<b>Site Location:</b>	Site west of Grains Road, Grains Road, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.5		
<b>Existing Land Use</b>	Sports and Leisure Club		
<b>Options</b>	Employment (E); Residential (R); Other – Leisure (no change) (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Previously developed land 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	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		Very High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of an Employment Area, a Primary School, a Major Retail Centre and a Local Shopping Parade.	++	++	++
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	O
network?					
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	Yes	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5
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 Shaw. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in 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 but 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.</p> <p>Retaining the site for leisure use may retain jobs within the borough.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site (whether it is for employment, residential or leisure use) score equally.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be most suitable for residential development were it to become available, due to the nature of the surrounding area, the site's sustainable and accessible location and ability to contribute to the borough's housing and economic growth.</p>

<b>Site Reference:</b>	173		
<b>Site Location:</b>	Site east of Milnrow Road, Milnrow Road, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.52		
<b>Existing Land Use</b>	Mostly vacant land		
<b>Options</b>	Employment (E); Residential (R); Protection – from any development (no change) (P); Other – Mixed Use (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, the site has potential habitats.	?	?	++	?
	Landscape features (including TPO's)?	Yes	?	?	++	?
	Topographical constraints?	Yes	N/A	N/A	N/A	N/A
Landscape Character Area		Chadderton Rolling Hills	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>  <b>Mitigation measures required.</b>		Site lies within the settlement boundary of Shaw. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in 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 be unsuitable due to the limited access to the site and residential nature of the surrounding area.</p> <p>Developing the site for other uses, in this instance mixed-use development, may contribute to delivery of the borough's housing requirement, enhance the borough's employment offer and contribute to the creation of sustainable communities depending upon the exact nature of the development proposed.</p> <p>The site lies mostly within Flood Zone 2, with part of the site lying within Flood Zones 1. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to develop the site, whether it is for employment, residential or mixed use, scores more positively than 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>Were the site to be developed, on balance, based on information to date officers believe that the site is considered most suitable for residential development, despite access to key services, due to the nature of the surrounding area and the site's ability to contribute to the borough's housing supply.</p>

<b>Site Reference:</b>	230		
<b>Site Location:</b>	Land off Lilac View Close, Lilac View Close, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.59		
<b>Existing Land Use</b>	Saved UDP Housing allocation that is open land		
<b>Options</b>	Employment (E); Retain as residential (no change) (R); Protection – as open land (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		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 running through the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there is a small brook running along the northern boundary (outside of the site) and hedgerows.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there are hedgerows and mature trees.	?	?	++	?
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valleys	N/A	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--	--
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes 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 Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			ALL	SO1, 2, 4 & 5	SO1, 2, 4 & 5	ALL
Comments received during Call for Sites		Details were received as part of the 2011 SHLAA Review however no comments were provided.				
Effects of the site – its significance in		Site is a saved UDP housing allocation which is a vacant greenfield site located on the edge of				

<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Shaw 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 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 but 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 residential nature of the surrounding area.</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>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.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to develop the site, 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>Were the site to be developed, on balance, based on information to date officers believe that the site would be most suited to residential development, despite access to key services, due to the nature of the surrounding area and the potential for the site contribute to the borough's housing growth.</p>



<b>Site Reference:</b>	732		
<b>Site Location:</b>	Land at Beal Lane, Shaw, Oldham		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	1.07		
<b>Existing Land Use</b>	Saved UDP Business and Industry allocation – under construction for employment and landscaping		
<b>Options</b>	Protect as Business and Industry allocation (no change) (E); Residential (R); Protection – protect the vacant land from any further development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1. West part of the site also falls within Flood Zone 2.	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area as the site is	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		within Shaw BEA, a Major Retail Centre, a Local Shopping Parade, a Post Office and two Community Uses (library and arts facility).				
<b>Is the site within a AQMA?</b>		No	?	?	--	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Natural and Semi-Natural open space.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, there is a Public Right of Way adjacent to the south side of the site.	N/A	N/A	++	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	--	++
	<b>Landscape features (including TPO's)?</b>	Yes, there are mature trees around the edge of the site and a blanket TPO covers the whole site.	?	?	++	?
	<b>Topographical constraints?</b>	No, the site has been flattened.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Beal Defined Valleys	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Buildings (ref. no. 277) 2&3 Clough and (ref. no. 278) 4 & 5 Clough.	+	+	--	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is a saved UDP Business and Industry allocation in the Shaw BEA. Part of the site is currently under construction. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant part of this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Shaw BEA as there would be a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became wholly vacant and was developed for another use, such as residential, this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs. However the vacant site could be redeveloped for other uses that bring with them positive effects to the area, such as housing or community facilities. It may not be considered suitable to develop the existing vacant parts of the site for other uses given the amenity and environmental quality issues that could arise from the existing businesses on site and surrounding the site.</p> <p>If the site became vacant and no re-development was to take place this could have a negative effect through the loss of jobs in the short term and the presence of a vacant previously developed site within the area. This could have negative economic, social and environmental impacts, particularly through the loss of jobs in one of the borough's employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aim to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on previously developed land.</p> <p>Development of the site would involve the permanent loss of green infrastructure / open space and landscape features in the long term within the borough. Mitigation measures for this would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments</b></p>	<p>The option to retain the site for employment use or to develop it for residential or community uses</p>

<b>regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b>	scores more positively than the option of protecting the site from development.  Were any of the site remaining, once construction is complete, on balance, based on information to date officers believe that that the site would be most suited to remain as an employment area. This is as a result of the economic benefits that active employment sites bring to the area.
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<b>Site Reference:</b>	874		
<b>Site Location:</b>	Shawside, Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	7.08		
<b>Existing Land Use</b>	Open land		
<b>Options</b>	Protection – as OPOL (no change) (P); Other – Amend the boundary so that part of the site nearest Sumner Street can be developed for housing (O)		

Criteria		Notes	SA Score	
			P	O
<b>Nature of land</b>		Greenfield in urban area	+	+
<b>Flood Zone</b>		Flood Zone 1. Part of the site also falls within Flood Zone 2.	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	--/+	+
	<b>SSSI</b>	No	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	--/+	?
	<b>LNR</b>	No	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility. Part of the site has high accessibility.	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of two Employment Areas (Shaw Centre and supermarket), a Health Related Facility, two Primary Schools (one on edge of buffer), a Major Retail Centre, a Post Office and two Community Uses (arts facility and library).	N/A	++

Criteria		Notes	SA Score	
			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 Natural and Semi-Natural open space. The site also includes outdoor sports facility.	++	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 from Summer Street along the southern boundary. There is signage for access from Refuge Street however no footpath beyond the bowling club.	++	N/A
Is the site on OPOL?		Yes, OPOL 10, Shawside.	++	X
Are there any...	Ecological features?	Yes. Ecology Screening has identified the site as likely to have substantive and significant ecological constraint.	++	?
	Landscape features (including TPO's)?	Yes, there are trees and marsh land.	++	?
	Topographical constraints?	No, the land is undulating and rises slightly in south eastern corner however not to the extent that this would constrain development.	N/A	N/A
Landscape Character Area		Beal Defined valleys	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		Falls within 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, 4 & 5	SO1, 2, 4 & 5
Comments received during Call for Sites		Representations were made through the 2008 and 2012 Call for Sites exercise suggesting that the site be developed. In 2008 it was suggested for housing or employment and in 2012 it was suggested for housing. This shows that there may be interest in developing the site.		

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>Amending the boundary and developing part of the site for any use, would involve the permanent loss of green infrastructure / open space and biodiversity (including an SBI) in the long term within the borough. Also, 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; the provision of links between urban areas, countryside and other green corridors; opportunities for informal recreation; provision for wildlife habitats; and the contribution to diversity of plant and animal species.</p> <p>Developing the site 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.</p> <p>However, 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>Ecology Screening has identified the site as likely to have substantive and significant ecological constraint as the proposed site allocation includes most/all of the SBI. There will be a presumption against certain types of development on ecological grounds.</p> <p>Mitigation measures would either involve not allocating part of the site for development or offsetting the loss of green infrastructure, including biodiversity, through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The option to protect the site scores ‘significantly positive’ more often than the option to amend the boundary and develop part of the site for housing. This option scores fewer ‘positives’, however it scores more ‘positives/ neutrals’ and has fewer uncertainties compared to the option to develop part of the site and has no potentially negative scores.</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 ecology and</p>

accessibility issues.



<b>Site Reference:</b>	1006		
<b>Site Location:</b>	Land at Mosshey Street, Shaw (inc Sanderson Brothers, Ivan Kershaw and P & S Commercials)		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	0.76		
<b>Existing Land Use</b>	Employment		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – Mixed Use (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 2. Part of the site also falls within Flood Zone 3a and 3b.	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	?
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Post Office and a Community Use.	++	++	++
<b>Is the site within a AQMA?</b>		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2, 3 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		A representation made through the 2008 Call for Sites exercise for the land off Moss Hey Street suggesting that the site be developed for housing. This was also the case for representations made on the Sanderson Brothers Commercials site on Moss Hey Lane and P & S Commercials site on Moss Hey Street. This shows that there may be interest in developing the site.			
Effects of the site – its significance in terms of scale, permanence and timing.		Site is previously developed land in existing employment use located between a residential area and an employment area, close to the centre of Shaw.			

<p><b>Mitigation measures required.</b></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, 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. It may also have a positive impact on the local environmental quality and amenity issues given the residential nature of the surrounding area.</p> <p>Developing the site for other uses, in this instance mixed-use development, may contribute to delivery of the borough's housing requirement, enhance the borough's employment offer and contribute to the creation of sustainable communities depending upon the exact nature of the development proposed.</p> <p>The site lies mostly within Flood Zone 2 with part of the site lying within Flood Zone 1. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site is considered most suitable for a mix of uses, due to the nature of the surrounding area, and the site's sustainable location and ability to contribute to the borough's housing / economic growth.</p>

<b>Site Reference:</b>	1019		
<b>Site Location:</b>	P & D Northern Steel Ltd, Mosshey Street, Shaw, Oldham, OL2 8QL		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	2.05		
<b>Existing Land Use</b>	Employment		
<b>Options</b>	Employment (no change) (E); Residential (R); Other – Mixed Use (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 2	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?	?
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Edge of Centre	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480 of an Employment Area, a Health Related Facility, a Primary School, a Major Retail Centre, a Post Office and a Community Use.	++	++	++
<b>Is the site within a AQMA?</b>		No	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	No	++	++	++
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Beal Defined Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	No	--	--	--
	Listed Building, including grounds	No	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting that the site be developed for housing and / or employment uses. This shows that there may be interest in developing the site.			
Effects of the site – its significance in terms of scale, permanence and timing.		Site is previously developed in existing employment use located between a residential area and an employment area, close to the centre of Shaw.			

<p><b>Mitigation measures required.</b></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, 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. It may also have a positive impact on the local environmental quality and amenity issues given the residential nature of the surrounding area.</p> <p>Developing the site for other uses, in this instance mixed-use development, may contribute to the delivery of the borough's housing requirement, enhance the borough's employment offer and contribute to the creation of sustainable communities depending upon the exact nature of the development proposed.</p> <p>Protecting the site from any form of development would involve the loss of an existing employment site and may result in a decline of the condition of the land without the funding being available to improve it as an open space.</p> <p>The site lies within Flood Zone 2. A Flood Risk Assessment may be required for any development on the site to mitigate against any potential flood risk.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options to develop the site score equally.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site is considered most suitable a mix of uses due to the nature of the surrounding area, and the site's sustainable location and ability to contribute to the borough's housing / economic growth.</p>

<b>Site Reference:</b>	1523		
<b>Site Location:</b>	BEA 9 Shaw		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	21.33		
<b>Existing Land Use</b>	Employment – designated as Business and Employment Area		
<b>Options</b>	Protect as BEA (no change) (E) Other – Amend the boundary so that part of the site can be developed for other uses (O)		

Criteria		Notes	SA Score	
			E	O
<b>Nature of land</b>		Previously developed land in urban area	++	++
<b>Flood Zone</b>		Flood Zone 2. Part of the site also within Flood Zones 1, 3a and 3b	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+
	<b>SSSI</b>	No	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	Yes	?	?
	<b>LNR</b>	No	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--
	<b>Registered Park and Garden</b>	No	--	--
	<b>Green Flag Park</b>	No	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Edge of Town Centre	N/A	N/A
<b>Is the site within a regeneration area?</b>		No	+	+
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of two Employment Areas, a Health Related Facility, five Primary Schools, two Major Retail Centres (Shaw District Centre and ASDA), a Local Shopping Parade, a Post Office and two Community	++	++

Criteria		Notes	SA Score	
			E	O
		Uses (Shaw Playhouse and Shaw library).		
<b>Is the site within a AQMA?</b>		No	?	?
<b>Is the site within the borough's GI network?</b>		Yes, the site includes open spaces that were identified in the Open Space Study as Parks and Gardens, Green Corridor and Natural and Semi-Natural open space and there is also a Recreational Route (Beal Valley Way) and a River through the site.	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, the site includes a Recreational Route (Beal Valley Way).	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, Ecology Screening has identified the site as likely to have some level of ecological constraint.	?	?
	<b>Landscape features (including TPO's)?</b>	Yes, there is a blanket TPO on site as well as a number of individual TPOs. Trees around the site act as buffers (on Knowl Road). There is also other landscaping such as shrubs.	?	?
	<b>Topographical constraints?</b>	No, the site is level.	N/A	N/A
<b>Landscape Character Area</b>		Beal Defined Valleys	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--
	<b>Listed Building, including grounds</b>	Yes, the site is adjacent to Listed Buildings ref. 277 nos.2&3 Clough and ref. 278 nos.4&5 Clough.	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.		



<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is an active employment/commercial site in Shaw. Maintaining this employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Maintaining this employment use would help to ensure the area's sustainability.</p> <p>If the site were to become vacant the council has a policy in place that aims to protect BEAs as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>If the site became vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs. However the vacant site could be redeveloped for other uses that bring with them positive effects to the area, such as housing or community facilities.</p> <p>Amending the BEA boundary and developing part of the site for other uses, such as, housing, mixed-use or community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may enhance the borough's employment offer, contribute to the borough's housing land supply and contribute to the creation of sustainable communities.</p> <p>The Ecology Screening has identified the site as having high potential for supporting important habitats such as bat roosts.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options for the site score equally.</p> <p>The site is currently an active employment site. On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary to reduce the BEA and it is most appropriate to remain as BEA as shown on the adopted Proposals Map (April 2013). This is due to the economic benefits that active employment sites bring to the area.</p>

<b>Site Reference:</b>	1525		
<b>Site Location:</b>	Shaw Centre		
<b>Ward</b>	<b>SH</b>	<b>District Partnership</b>	Shaw, Royton and Crompton
<b>Site Area: (ha)</b>	6.97		
<b>Existing Land Use</b>	Centre uses		
<b>Options</b>	Centre uses – retail and other centre uses (no change) (C); Other – Amend the boundary so that part of the site can be developed for other uses (O) Frontages – Increase the Primary Shopping Frontages in the centre (F)		

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

Criteria		Notes	SA Score		
			C	O	F
		Shopping Parade, a Post Office and a Community Use.			
<b>Is the site within a AQMA?</b>		Yes	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, a recreational route runs through Shaw Centre.	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes, a recreational route runs through Shaw Centre.	N/A	N/A	N/A
<b>Is the site on OPOL?</b>		No	++	++	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, Ecology Screening has identified the site as likely to have some level of ecological constraint.	?	?	?
	<b>Landscape features (including TPO's)?</b>	Yes, Shaw Centre includes one blanket TPO.	?	?	?
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A
<b>Landscape Character Area</b>		Beal Defined Valleys	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--
	<b>Listed Building, including grounds</b>	Yes, onsite - ref. 353 St. Paul's Methodist Chapel and Sunday School and site is also adjacent to Listed Building ref. 180 Crompton War Memorial.	+	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes	?	?	?
<b>Links to Local Plan Objectives</b>			ALL	ALL	SO1, 3, 4 & 5
<b>Comments received during Call for Sites</b>		A representation was made through the 2008 Call for Sites exercise suggesting that the site be put to a better use and should be pedestrianised.			

<p><b>Effects of the site – its significance in terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>The site is the Shaw Centre. The main focus for commercial activity is around Market Street and Milnrow Road with a large supermarket adjacent to the south east boundary. The site has a well established local market. Retaining the boundary of the centre will help maintain the vitality and viability of Shaw Centre, ensuring the site is the main focus in the area for major retail and leisure development.</p> <p>However, amending the boundary of the centre and 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>Extending the Primary Shopping Frontages may help to protect the retail function of Shaw Centre and prevent the main retail offer in the centre from becoming fragmented.</p> <p>The Ecology Screening has identified the site as having high potential for supporting important habitats such as bats.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</b></p>	<p>The options for the site score equally.</p> <p>On balance, based on information to date officers believe that it may not be considered appropriate to amend the boundary of Shaw Centre and it is most appropriate to remain as is shown on the adopted Proposals Map (April 2013). This is due to the site's designation as a 'centre', its sustainable location and the compatible nature of the surrounding uses and ability to contribute to borough's housing / economic growth. If appropriate the council may look at extending the Primary Shopping Frontages, the need for this will be assessed.</p>