

**Oldham**

**Local**

**Plan**

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

Site Allocations Development Plan Document

**December 2013**



**Oldham**  
Council

<b>Site Reference:</b>	120		
<b>Site Location:</b>	The Hollies, Wellington Road, Oldham		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	1.53		
<b>Existing Land Use</b>	Vacant buildings and open space		
<b>Options</b>	Employment (E); Residential (R); Protection – protect the open space from any development (no change) (P); Other – community use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Mixture of land types in urban area	+	+	+	+
<b>Flood Zone</b>		Flood Zone 1	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>		Former HMR Area (General)	++	++	++	++
<b>Public Transport Accessibility</b>		High Accessibility	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area (edge of boundary), three Primary Schools, four Health Related Facilities, a Secondary School, a Local Shopping Parade, a Post Office and a Community Use (community centre).	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		No	?	?	--	?
<b>Is the site within the borough's GI network?</b>		No, however the site is adjacent to open space including allotments and Werneth Park.	N/A	N/A	--	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		Yes	N/A	N/A	++	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, there are shrubs and bushes which may contain wildlife.	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, there are a lot of mature trees with two blanket TPOs included within the site.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, there are possible changes in levels to the rear of the site.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Mixed Medlock Valley	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 Building no. 293 Thornycroft. Also close to listed monument 497 within Werneth Park.	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1, 2, & 4	SO1, 4 & 5	SO1, 4 & 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>		Vacant building and areas of open space, with TPO's, adjacent to Werneth Park within a predominantly residential area. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry and the potential to bring a vacant				

<p><b>Mitigation measures required.</b></p>	<p>building back into use, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement and, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>Any type of development may be required to consider the site's location adjacent to open spaces including allotments and a large park.</p> <p>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the continuing derelict of a vacant building/site without the funding being available to improve it as an open space.</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 and protect have the same number of 'significantly positive' scores however the options to develop the site score more positively overall, although there are some uncertainties relating to air quality, impact on ecological and landscape features and potential local environmental quality / amenity issues. Protecting the site has more 'positive / neutral' scores.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be considered most suitable for residential development, due to its location, sustainable location and nature of surrounding uses, which are predominantly residential, and ability to contribute to the borough's housing growth and the housing offer within the borough.</p>

<b>Site Reference:</b>	693		
<b>Site Location:</b>	Land at North Werneth Zone 4, Land bounded by Suthers Street to the north, Edward Street to the south and the railway line to the west.		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	1		
<b>Existing Land Use</b>	Vacant land, former housing site		
<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>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (Werneth)	++	++	++	++
<b>Public Transport Accessibility</b>		Very High Accessibility and 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 an Employment Area, a Health Related Facility, a Primary School, a Local Shopping Parade, a Post Office and a Community Use.	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		No, but Green Corridor and Link (Wrigley Head) runs along one side of the site.	N/A	N/A	--	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Yes, the site is mostly cleared but there are possible habitats in mature trees close to the railway bridge.	?	?	++	?
	<b>Landscape features (including TPO's)?</b>	Yes, there are mature trees on site.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, the site is site raised from Suthers Street.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1 2, 4 & 5	SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		Vacant previously developed land in a highly sustainable location that has been cleared as part of the former HMR.				

<p><b>Mitigation measures required.</b></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 the potential to bring a vacant building back into use, and in the long term to contribute to the borough's housing land supply, delivery of the borough's housing requirement and regeneration, provide housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the site continuing to be derelict without the funding available to improve it as an open space.</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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</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, due to its sustainable location and nature of surrounding uses, which are predominantly residential, and ability to contribute to borough's housing growth and regeneration of the borough.</p>

<b>Site Reference:</b>	694		
<b>Site Location:</b>	Land at North Werneth Zone 5, Land bounded by Hartford Mill to the west, Edward Street to the north, and Milne Street to the east		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	1.39		
<b>Existing Land Use</b>	Vacant land, former housing site		
<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>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (Werneth)	++	++	++	++
<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, a Health Related Facility, a Primary School, Local Shopping Parade, a Post Office and a Community Use.	++	++	N/A	++



Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		Yes a small part of the site falls within a AQMA.	?	?	+	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Provision for Children.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	--	++
	<b>Landscape features (including TPO's)?</b>	Yes, there are a few trees and scrub land.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, there are steep surroundings but being dug out during site visit.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1 2, 4 & 5	SO1, 4 & 5	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		Vacant previously developed land site in a highly sustainable location that has been cleared as part of the former HMR programme.				

<p><b>Mitigation measures required.</b></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 the potential to bring a vacant building back into use, and in the long term to contribute to the borough's housing land supply, delivery of the borough's housing requirement and regeneration, provide housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance mixed-use may in the short to medium term, provide jobs for the local construction industry and in the long term may enhance the borough's employment offer and contribute to the creation of sustainable communities.</p> <p>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the site remaining derelict without the funding being available to improve it as an open space.</p> <p>The site includes an area of open space provision and care would need to be taken to protect the borough's green infrastructure network.</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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be considered most suitable for residential, due to its sustainable location and nature of surrounding uses, which are predominantly residential, and ability to contribute to the borough's housing growth and regeneration of the borough.</p>

<b>Site Reference:</b>	695		
<b>Site Location:</b>	Hartford Mill, Edward St		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	2.7		
<b>Existing Land Use</b>	Saved UDP Housing allocation that is a vacant mill		
<b>Options</b>	Employment (E); Retain as residential (no change); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	+
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (Werneth)	++	++	++
<b>Public Transport Accessibility</b>		Very High Accessibility (Part of the site has high accessibility)	++	++	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of an Employment Area, a Health Related Facility, a Primary School, a 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
<b>Is the site within the borough's GI network?</b>		No, but the site is adjacent to open space (Primary School playing fields) and green corridor and link (Wrigley Head).	N/A	N/A	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	--	N/A
<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>		Mixed Medlock 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 mill is Grade II listed.	+	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 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>		Vacant mill building in a sustainable location within the former HMR area of Derker and a predominantly residential area. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry and the potential to bring a vacant building back into use, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement and, providing housing to meet the needs of			
<b>Mitigation measures required.</b>					

	<p>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><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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</p> <p>Were the site to be developed, on balance, based on information to date officers believe that the site may be considered most suitable for residential or mixed-use development, due to its sustainable location and nature of surrounding uses, which are predominantly residential, and ability to contribute to borough's housing growth and regeneration of the borough.</p>

<b>Site Reference:</b>	747		
<b>Site Location:</b>	Land at Union Street West, Oldham Way, Oldham		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	0.99		
<b>Existing Land Use</b>	Saved UDP Business and Office allocation, currently in use as part of Metrolink but expected to become vacant again		
<b>Options</b>	Protect as Business and Office allocation (no change) (E); Residential (R); Protection – from any development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
		Primary Schools (two on edge of buffer), two Supermarkets, three GP's, Oldham Town Centre, a Local Shopping Parade, a Post Office and two Community Uses.				
<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>		There is a foopath running along this site splitting the site with site 749.	N/A	N/A	++	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	Unknown, there was no evidence whilst on site but the site is overgrown with shrubs so may provide a natural habitat.	?	?	?	?
	<b>Landscape features (including TPO's)?</b>	Yes, mature trees and over grown shrubs.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, part of the site is flat and then declines to the railway.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	?
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Standing Advice Area: Yes	?	?	?	?
<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 Office allocation within Oldham Town Centre. The site is currently Metrolink track. Once the Oldham Town Centre part of Metrolink is complete in 2014, the temporary section of the Oldham Rochdale line will be decommissioned. This includes the track on this site. Once Metrolink has been decommissioned on site, maintaining the site for future employment use would have a positive effect in the medium and long term, providing a site adjacent to Oldham Town Centre for jobs for residents in the local area and beyond.</p> <p>If the site was developed for another use this could have a potentially negative effect as it would be a loss of an employment site and therefore a loss of potential jobs that could be created on site. 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>Releasing the allocation so the site can be developed for other uses 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, depending on the end use.</p> <p>If no re-development were to take place on site once Metrolink was decommissioned, this could have a negative effect through the presence of a vacant previously developed land site within Oldham Town Centre. This could have negative economic, social and environmental impact. These negative impacts would be mitigated against through the applications 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>However the topography of the site is quite uneven and work will need to be done to assess how viable the site is for development.</p>
<p><b>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education,</b></p>	<p>The options to develop site for employment use or to develop it for residential or any other uses score more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that if the site is viable for development</p>



**community uses)**

that it would be most suited for continuation as an employment site or perhaps mixed-use development. This is as a result of the economic benefits employment and mixed use developments can bring and the proximity of the site to Oldham Town Centre.

<b>Site Reference:</b>	749		
<b>Site Location:</b>	Land at Crossbank Street, Oldham		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	3.78		
<b>Existing Land Use</b>	Saved UDP Business and Office allocation, part vacant and part in use for employment		
<b>Options</b>	Protect as Business and Office allocation (no change) (E); Residential (R); Other – de-allocate, potentially allowing for any form of suitable development (O)		

Criteria		Notes	SA Score		
			E	R	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	+
	<b>SSSI</b>	No	+	+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	+
	<b>LNR</b>	No	+	+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--
	<b>Green Flag Park</b>	No	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Edge of Town Centre	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (General)	++	++	++
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	++
<b>Is the site accessible to key services?</b>		Yes, site is within 480 metres of two Employment Areas, five Primary Schools (two on edge of buffer), three GP's, Oldham Town Centre and two Supermarkets, two Community Uses (an art facility and a	++	++	++

Criteria		Notes	SA Score		
			E	R	O
		community centre), a Post Office and a Local Shopping Parade.			
<b>Is the site within a AQMA?</b>		Yes	?	?	?
<b>Is the site within the borough's GI network?</b>		Yes, a small part of the site is identified within the Open Space Study as Provision for Children at the Hoyle Avenue/Primrose Bank side of site.	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, footpath runs alongside the site splitting it from site 747.	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, waste / scrub land.	?	?	?
	<b>Topographical constraints?</b>	Yes, the site as a whole is uneven however some individual sites have been levelled to be developed upon.	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed 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, onsite - Meridian Centre façade is Grade II Listed.	+	+	+
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	ALL	ALL
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
<b>Effects of the site – its significance in terms of scale, permanence and timing.</b>		The site is a saved UDP Business and Office allocation. The site includes the Meridian Centre which has a Grade II listed façade and is currently in use and there are some garages on site and car parking. A large part of the site is vacant scrubland and vacant buildings. Maintaining the site for current and future employment use would have a positive effect in the short, medium and			
<b>Mitigation measures required.</b>					

	<p>long term, providing jobs for residents in the local area and beyond. Developing the vacant plots within this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site. Maintaining the employment use would help to ensure the area's sustainability. The site is located within an area of very high public transport accessibility on a key gateway into the town centre.</p> <p>If the site became wholly vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs. 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. 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>The site includes open space provision and any type development would therefore be required to protect or improve the borough's green infrastructure network.</p> <p>Releasing the allocation so the site can be developed for other uses 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, depending on the end use.</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. The site nearest Primrose Bank could be suitable for residential due to the proximity of the new housing. The site fronting Ashton Road is a key gateway and would make a prominent location for employment or commercial development.</p> <p>On balance, based on information to date officers believe the site would be most suited for continuation as an employment site or perhaps mixed-use development. This is as a result of the economic benefits employment and mixed use developments can bring and the proximity of the site to Oldham Town Centre.</p>

<b>Site Reference:</b>	848		
<b>Site Location:</b>	Summervale Primary School corner of Manchester Street and Oldham Way		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	0.60		
<b>Existing Land Use</b>	Vacant land		
<b>Options</b>	Employment (E); Residential (R); Protection – as open space (no change) (P); Other – mixed use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in the 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>		Edge of Town Centre	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (General)	++	++	++	++
<b>Public Transport Accessibility</b>		Very High Accessibility	++	++	N/A	++
<b>Is the site accessible to key services?</b>		Yes, the site is within 480m of two Employment Areas, a Health Related Facility, five Primary Schools (one on edge of buffer), a Major Retail Centre, a Local Shopping Parade, a Post Office and	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		two Community Uses.				
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Outdoor Sports Facilities.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	--	++
	<b>Landscape features (including TPO's)?</b>	Yes, the site includes trees and scrub land.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, there is slight undulation.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
<b>Effects of the site – its significance in</b>		Vacant previously developed site with some landscaping and adjacent to an existing school, in a				

<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>highly sustainable location close to Oldham Town Centre.</p> <p>Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>Development of the site would involve the permanent loss of green infrastructure / open space 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 through measures such as contributions towards enhancing the green infrastructure network elsewhere.</p> <p>Protecting the site from any form of development may result in the continuing decline of the condition of the land, which is in a gateway location to Oldham Town Centre, without the funding being available to improve it as an open space.</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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</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 and employment uses, due to its sustainable location and nature of surrounding uses.</p>

<b>Site Reference:</b>	1041		
<b>Site Location:</b>	Land at corner of Milne and Tamworth Street, Werneth		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	0.46		
<b>Existing Land Use</b>	Vacant land		
<b>Options</b>	Employment (E); Residential (R); Protection – protect from any development (no change) (P); Other – community uses (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (Werneth)	++	++	++	++
<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, two Health Related Facility and two Primary Schools.	++	++	N/A	++
<b>Is the site within a AQMA?</b>		No	?	?	--	?
<b>Is the site within the borough's GI</b>		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 bushes and trees.	N/A	N/A	++	N/A
	Topographical constraints?	No	N/A	N/A	N/A	N/A
Landscape Character Area		Medlock Mixed 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		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 May have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.  Mitigation measures required.		Vacant previously developed land site in a sustainable location recently cleared as part of the former HMR. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry and the potential to bring a vacant building back into use, and in the long term to contribute to the borough's housing land supply, delivery of the borough's housing requirement and regeneration, provide housing to meet the needs of the local				

	<p>community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the continuing derelict of a vacant site without the funding being available to improve it as an open space.</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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</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, due to its sustainable location and nature of surrounding uses, which are predominantly residential, and the ability of the site to contribute to borough's housing growth and regeneration of the borough.</p>

<b>Site Reference:</b>	1047		
<b>Site Location:</b>	St Augustines School, Chamber Road, Werneth		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	1.6		
<b>Existing Land Use</b>	Vacant land, former school site		
<b>Options</b>	Employment (E); Residential (R); Protection – from any development (no change) P; Other – community use (O)		

Criteria		Notes	SA Score			
			E	R	P	O
<b>Nature of land</b>		Previously developed land in urban area	++	++	++	++
<b>Flood Zone</b>		Flood Zone 1	N/A	N/A	N/A	N/A
<b>Is the site within 250 metres of a...</b>	<b>SAC or SPA</b>	No	+	+	--/+	+
	<b>SSSI</b>	No	+	+	--/+	+
<b>Is the site within 150 metres of a...</b>	<b>SB I</b>	No	+	+	--/+	+
	<b>LNR</b>	No	+	+	--/+	+
<b>Is the site adjacent to a...</b>	<b>Scheduled Ancient Monument</b>	No	--	--	--	--
	<b>Registered Park and Garden</b>	No	--	--	--	--
	<b>Green Flag Park</b>	No	--	--	--	--
<b>Is the site allocated for waste in the joint GM Waste DPD</b>		No	+	+	+	+
<b>Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)</b>		Suburban	N/A	N/A	N/A	N/A
<b>Is the site within a regeneration area?</b>		Former HMR Area (General)	++	++	++	++
<b>Public Transport Accessibility</b>		Medium Accessibility and a small 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 an Employment Area, a Health Related Facility, a Primary School, a Secondary School, a Local	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		Shopping Parade and a Post Office.				
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Outdoor Sports Facilities.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	--	++
	<b>Landscape features (including TPO's)?</b>	Yes, there are a few trees surrounding the site.	?	?	++	?
	<b>Topographical constraints?</b>	Yes, the site is on a steep incline.	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				

<b>Effects of the site – its significance in</b>	Site is a cleared site which used to be a school site. It lies within the urban area in a
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<p><b>terms of scale, permanence and timing.</b></p> <p><b>Mitigation measures required.</b></p>	<p>predominantly residential area and with good access to key services. 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, delivery of the borough's housing requirement and regeneration, provide housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>Development of the site would involve the permanent loss of green infrastructure / open space 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>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the continuation of a vacant site without the funding being available to improve it as an open space.</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 more positively than to protect it.</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 due to the nature of the surrounding area, location and ability to contribute to the borough's housing growth.</p>

<b>Site Reference:</b>	1374		
<b>Site Location:</b>	South Werneth, Werneth, Oldham		
<b>Ward</b>	<b>WE</b>	<b>District Partnership</b>	West Oldham
<b>Site Area: (ha)</b>	3.82		
<b>Existing Land Use</b>	Vacant land		
<b>Options</b>	Employment (E); Residential (R); Protection – protect from any development (no change) (P); Other – community uses (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
<b>Is the site within a AQMA?</b>		Yes	?	?	+	?
<b>Is the site within the borough's GI network?</b>		Yes, the site is identified within the Open Space Study as Amenity Greenspace.	N/A	N/A	++	N/A
<b>Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?</b>		No	N/A	N/A	--	N/A
<b>Is the site on OPOL?</b>		No	++	++	--	++
<b>Are there any...</b>	<b>Ecological features?</b>	No	++	++	--	++
	<b>Landscape features (including TPO's)?</b>	Yes, there is a large area of open space with mature trees and the site is overlapped by a blanket TPO.	?	?	++	?
	<b>Topographical constraints?</b>	No	N/A	N/A	N/A	N/A
<b>Landscape Character Area</b>		Medlock Mixed Valley	N/A	N/A	N/A	N/A
<b>Is the site within or adjacent to a</b>	<b>Conservation Area</b>	No	--	--	--	--
	<b>Listed Building, including grounds</b>	No	--	--	--	--
<b>Is the site affected by mineral resources</b>		Surface Mining Coal Resource Area: Yes	+	+	?	+
<b>Is the site likely to be affected by local environmental quality and amenity issues</b>		Coal Mining Development Referral Area: Yes Coal Mining Standing Advice Area: Yes	?	?	?	?
<b>Links to Local Plan Objectives</b>			SO1, 3, 4 & 5	SO1, 2, 4 & 5	SO1, 4 & 5	SO1, 4 & 5
<b>Comments received during Call for Sites</b>		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>		Mostly vacant previously developed land in a highly sustainable location that has been cleared as part of the former HMR programme. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry and the potential to bring				

<p><b>Mitigation measures required.</b></p>	<p>a vacant building back into use, and in the long term to contribute to the borough's housing land supply, delivery of the borough's housing requirement and regeneration, provide housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to create jobs within the borough. However it may also have a negative impact in the long term on the planning strategy set out in the Joint DPD and the future success and consolidation of the BEAs.</p> <p>Developing the site for other uses, in this instance community use may in the short to medium term, provide jobs for the local construction industry, and in the long term may contribute to the creation of sustainable communities.</p> <p>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>Not developing the site could have a negative impact on local environmental quality in the short to medium term resulting in the continuation of a vacant site without the funding being available to improve it as an open space.</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 more positively than the option to protect which has more 'neutral' and 'neutral/positive' scores.</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, due to its sustainable location and nature of surrounding uses, which are predominantly residential, and ability to contribute to borough's housing growth and regeneration of the borough.</p>