

Oldham

Local

Plan

**'Options Report'
Appendix 9 of the Sustainability
Appraisal Report - Failsworth
East**

Site Allocations Development Plan Document

December 2013



Oldham
Council

Site Reference:	10		
Site Location:	Phoenix Industrial Estate, Cheetham Street, Failsworth		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	1.56		
Existing Land Use	Employment		
Options	Employment (no change) (E); Residential (R); Other – mixed uses (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?		Former HMR Area (General)	++	++	++
Public Transport Accessibility		Very High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of two Employment Areas, three Primary Schools, a Local Shopping Parade and a Community Use.	++	++	++
Is the site within a AQMA?		Yes	?	?	?
Is the site within the borough's GI		No, but the site is adjacent to an area of open space - Stansfield	N/A	N/A	N/A

Criteria		Notes	SA Score		
			E	R	O
network?		Road playing field.			
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a Public Right of Way adjacent to site at corner of Grafton Street and Cheetham Street.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	No	++	++	++
	Landscape features (including TPO's)?	Yes, site includes four TPO's (three tree specific, one blanket).	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Medlock Mixed 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, 4 & 5	ALL	ALL
Comments received during Call for Sites		A representation was made through the 2008 Call for Sites exercise suggesting the site be developed for housing with an A1/B1 Oldham Road frontage. This shows that there may be interest in developing the site.			

Effects of the site – its significance in terms of scale, permanence and timing.	The site is located in the Failsworth area with a frontage onto Oldham Road. The site includes industrial buildings of varying condition and is in active employment use. Maintaining an employment use would keep people in employment and would help to ensure the area's sustainability. If the site was developed for another use this could in the short term have a
Mitigation measures required.	

	<p>negative effect as it would be a loss of employment and therefore a loss of jobs. However the site may be developed for other uses such as that could bring positive effects to the area.</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 other uses, in this instance mixed-use may contribute to delivery of the borough's housing requirement, enhance the borough's employment offer and contribute to the creation of sustainable communities.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for a mix of uses. This is due to the surrounding uses and the good accessibility of the site. The site is in an accessible location with a prime frontage onto Oldham Road.</p>

Site Reference:	133		
Site Location:	Failsworth Secondary School, Partington Street, Failsworth		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	1.08		
Existing Land Use	Vacant land, former school site		
Options	Employment (E); Residential (R); Protection – from future development (no change) (P); Other – as community / education use (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
		Failsworth Centre), a Local Shopping Parade, a Post Office and a Community Use.				
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		No, but the site is adjacent to open space.	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		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 is one blanket TPO.	?	?	++	?
	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		No	+	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	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.				

<p>Effects of the site – its significance in terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>The site is in a predominantly residential area that has very high public transport accessibility and is in close proximity to a range of 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 and delivery of the borough’s housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may in the short, medium and long term have a positive effect through the creation of jobs however it is also possible that in the long term this could have a negative effect, detracting from the successful consolidation BEA’s within the borough. The development of an employment site in a predominantly residential area could also have a negative effect on the surrounding residential dwellings through amenity and traffic issues.</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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than to protect the site.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential development due to the surrounding residential and community uses, the very high transport accessibility and accessibility to key services and the site’s ability to contribute to borough’s housing growth.</p>

Site Reference:	229		
Site Location:	Medlock Road, Woodhouses		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	0.66		
Existing Land Use	Saved UDP Housing allocation that is open land		
Options	Employment (E); Retain as residential (no change) (R); Protection – from future development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
network?						
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	Yes, there is a pond and reeds/marshy sections to the south of the site.	?	?	--	?
	Landscape features (including TPO's)?	Yes, there are a few trees.	?	?	--	?
	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	Yes, Woodhouses Conservation Area	+	+	--	+
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes Falls within a Minerals Safeguarding Area for Brick Clay: Yes Falls within a 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		A representation was made through the 2008 Call for Sites exercise suggesting that the site be developed for housing. This shows that there may be interest in developing the site.				

Effects of the site – its significance in terms of scale, permanence and timing.	Site is a vacant greenfield site located within the small residential village of Woodhouses. Developing the site for residential has the potential, in the short to medium term, to provide jobs
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<p>Mitigation measures required.</p>	<p>for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may, in the long term, have a negative 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, access constraints and it's location within Woodhouses Conservation Area.</p> <p>The development of a greenfield site would need to consider the impacts of the loss of the open land against the positive impacts of development and the sites potential to contribute to the borough's housing and economic growth and the Joint DPD general planning objectives.</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 however would however, allow the delivery of the site as part of co-ordinated approach towards meeting the housing needs of the local community in line with the planning strategy set out in the Joint DPD.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score more positively than that to protect the site, which has more neutral and positive scores.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential development, due to the nature of the surrounding area, its position within the Woodhouses Conservation Area and the potential for the site contribute to the borough's housing growth. Whilst the site may have relatively low accessibility it does offer the opportunity to add to the housing offer within the borough.</p>

Site Reference:	287		
Site Location:	Ashton Rd, Woodhouses		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	1.71		
Existing Land Use	Saved UDP Housing allocation that is open land		
Options	Employment (E); Retain as residential (no change) (R); Protection – from future development (P); Other – de-allocate, potentially allowing for any form of suitable development (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a Public Right of Way to the west side of the site.	N/A	N/A	++	N/A
Is the site on OPOL?		No, but it is adjacent to Green Belt.	++	++	--	++
Are there any...	Ecological features?	Yes, there is a pond in the middle of site and a few mature trees around the section fronting Ashton Road.	?	?	++	?
	Landscape features (including TPO's)?	Yes there is a pond in the middle of site and a few mature trees around the section fronting Ashton Road.	?	?	++	?
	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	Yes, there is a partial overlap with Woodhouses Conservation Area.	+	+	--	+
	Listed Building, including grounds	No	--	--	--	--
Is the site affected by mineral resources		Surface Mining Coal Resource Area: Yes	+	+	?	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes 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		A representation was made through the 2008 and the 2012 Call for Sites exercise suggesting that the site be developed for housing. This shows that there may be interest in developing the site.				
Effects of the site – its significance in terms of scale, permanence and timing.		Site is a greenfield site that lies at the edge of Woodhouse village (still within the urban area) adjacent to the Green Belt and M60 motorway. 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				
Mitigation measures required.						

	<p>housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for employment may, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and the future success and consolidation of the borough's BEAs, as well as result in local environmental quality / amenity issues given the nature of the surrounding area and the constrained access.</p> <p>De-allocation of the site for housing would allow the site to come forward for alternative appropriate uses where they are in line with the provision set out in the Joint DPD. Retaining the site as open land would protect the openness, biodiversity and landscape value of the site. Neither of these options however 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The site scores most positively to be developed for any use. The option to protect the site (no change) received more neutral scores.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for residential, if developed sensitively and appropriately and taking into account the surrounding uses and that it falls within Woodhouses Conservation Area. Whilst the site may have relatively low accessibility it does offer the opportunity to add to the housing offer within the borough.</p>

Site Reference:	733		
Site Location:	Land at Mersey Road North, Failsworth, Oldham		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	0.93		
Existing Land Use	Saved UDP Business and Industry allocation, part developed for employment and part vacant land		
Options	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
Nature of land		Previously developed land in urban area	++	++	++	++
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	No	+	+	--/+	+
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		Former HMR Area (General)	++	++	++	++
Public Transport Accessibility		Very High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, there is site is within 480m of an Employment Area (is within Hollinwood Business District), a Primary School, a Secondary	++	++	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		School and a Local Shopping Parade.				
Is the site within a AQMA?		No	?	?	--	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes	N/A	N/A	++	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	No	++	++	--	++
	Landscape features (including TPO's)?	Yes, scrub and trees on vacant part of site.	?	?	++	?
	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 Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in		The site is a saved UDP Business and Industry allocation in the Hollinwood BEA. The site				

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>includes active employment uses as well as vacant land which leaves potential for further development. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant plots within this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the remaining vacant land for employment uses could have a negative long term effect on the wider Hollinwood BEA as there would be a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became wholly vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site and therefore a loss of jobs in one of the borough's key employment areas.</p> <p>Any 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to retain the site for employment use (no change) or develop for other uses score more positively than the option of protecting the remaining land on the site from development.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable to remain as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the surrounding uses within one of the borough's key employment areas.</p>

Site Reference:	750		
Site Location:	Land at Albert Street, Failsworth, Oldham		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	6.77		
Existing Land Use	Saved UDP Business and Office allocation consisting of vacant land and a redundant gas holder		
Options	Business and Office allocation (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
Nature of land		Previously developed land in urban area	++	++	++	++
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	No	+	+	--/+	+
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		Hollinwood Business District	++	++	++	++
Public Transport Accessibility		Very High Accessibility	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of two Employment Areas, a Health Related Facility, a Primary School, two Secondary Schools, a Major Retail Centre and a Local Shopping Parade.	++	++	N/A	++
Is the site within a AQMA?		Yes	?	?	+	?

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		Yes, a very small part of the site is covered by Green Corridors and Links.	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 overgrown scrub which may have become a natural habitat.	?	?	++	?
	Landscape features (including TPO's)?	Yes, there are mature trees on the site, scrub and blackberry trees.	?	?	++	?
	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 Development Referral Area: Yes Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.		The site is a saved UDP Business and Office allocation in the Hollinwood BEA. It is vacant apart from a redundant gas holder and the foundations of a number of derelict buildings.				

<p>Mitigation measures required.</p>	<p>Maintaining the site for future employment use would have a positive effect in the short, medium and long term, providing a large site for jobs for residents in the local area and beyond. Also developing this site for employment uses would have a greater cumulative effect, through the increased number of businesses within the wider Hollinwood BEA.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Hollinwood 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. This could have negative economic, social and environmental impact, in one of the borough's key employment areas.</p> <p>If the site was developed for another use this could have a negative effect as it would be a loss of an employment site within a BEA and therefore a loss of potential jobs that could be created on site. Depending on their nature they may also result in local amenity / environmental quality issues.</p> <p>Any 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. Any development should also take account of the Green Corridor and Link running through a small part of site and any negative impacts on the Green Corridor should be mitigated against.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site for employment use or to develop it for residential or other uses such as mixed use / community uses scores more positively than the option of protecting the site from development.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for development as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the surrounding uses within one of the borough's key employment areas.</p>

Site Reference:	755		
Site Location:	Former Roxy Cinema, Manchester Road, Oldham		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	0.42		
Existing Land Use	Landscaped vacant land with advertisement hoardings, former cinema site		
Options	Employment (E); Residential (R); Protection – from any development (no change) (P); Other – leisure led mixed-uses (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
network?						
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No	N/A	N/A	--	N/A
Is the site on OPOL?		No	++	++	--	++
Are there any...	Ecological features?	No	++	++	--	++
	Landscape features (including TPO's)?	Yes, there is soft landscaping (flower beds etc) which is well maintained.	?	?	--	?
	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 Site may have environmental quality issues	?	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2 & 5	SO1 & 5	SO1 & 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.		The site is a vacant, previously developed piece of land within the Hollinwood Business District BEA, in a sustainable and prominent location. Maintaining the site for future employment use would have a positive effect in the short, medium and long term, providing a quite large employment site for jobs for residents in the local area and beyond. Developing this site for employment uses would have a greater cumulative effect, through the increased number of businesses within the wider Hollinwood BEA. The development of a key gateway location, on a				

	<p>main transport corridor and at the entrance to the M60, could have a positive impact on the rest of the BEA by providing an impressive entrance to the employment area.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Hollinwood BEA by watering down the otherwise cumulative effect that a number of businesses co-located could achieve and resulting in the potential loss of jobs that could be created on the site.</p> <p>If developed for residential it has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>If the site was developed for leisure use it could contribute to the creation of sustainable communities depending upon the exact nature of the development proposed.</p> <p>If no re-development were to take place this could have a negative effect through the presence of a vacant previously developed site at a gateway site in the Hollinwood BEA. This could have negative economic, social and environmental impact, in one of the borough's key employment areas. Any negative impacts would be mitigated against through the application of policies in the Local Plan which aims 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site for employment use or to develop it for other uses score more positively than the option of protecting the site from development which has more neutral scores. The option to develop to site for residential scores slightly less positively than that for other uses due to the sites access to key services.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for development as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the surrounding uses within one of the borough's key employment areas and its gateway location to the borough.</p>

Site Reference:	807		
Site Location:	Land between Manchester Road and Railway line		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	0.76		
Existing Land Use	Vacant land, former car park		
Options	Employment (E); Residential (R); Protection – from any development (no change) (P); Other – mixed uses (O)		

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

Criteria		Notes	SA Score			
			E	R	P	O
Is the site within the borough's GI network?		No, there is a Green Corridor and Link adjacent to the site.	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No, there is a footpath along the edge of the site to Manchester Road.	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	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 Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3 & 5	SO1, 2 & 5	SO1 & 5	SO1, 2, 3 & 5
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.		The site is a vacant, previously developed piece of land within the Hollinwood Business District BEA. Maintaining the site for future employment use would have a positive effect in the short, medium and long term, providing an employment site for jobs for residents in the local area and beyond. Developing this site for employment uses would have a greater cumulative effect,				
Mitigation measures required.						

	<p>through the increased number of businesses within the wider Hollinwood BEA. Given the sites location on a key transport corridor with very high transport accessibility, close to the M60 junction and adjacent to a Metrolink station, it could form a sustainable employment area.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Hollinwood BEA by watering down the otherwise cumulative effect that a number of businesses co-located could achieve. If the site was developed for another use this could have a negative effect as it would be a loss of an employment site within a BEA and therefore a loss of potential jobs that could be created on site. However the site could be redeveloped for other uses that bring with them positive effects to the area, such as housing or community facilities.</p> <p>If developed for residential use the site has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>If no re-development were to take place this could have a negative effect through the presence of a vacant previously developed site at a gateway site in the Hollinwood BEA. This could have negative economic, social and environmental impact, in one of the borough's key employment areas and may result in a decline of the condition of the land without the funding being available to improve it. These negative impacts would be mitigated against through the application of policies in the Local Plan which aims 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop site for employment, residential or mixed use score more positively than the option of protecting the site from development which has more neutral scores.</p> <p>On balance, based on information to date officers believe that due to the surrounding uses, if developed, the site may be suited for employment uses given its sustainable location with key transport links. The site could be extended to include land to the south of the site which is also vacant - this would make it a much larger site.</p>

Site Reference:	1029		
Site Location:	Kaskenmoor School, Roman Road, Failsworth		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	4.88		
Existing Land Use	Vacant school building and school grounds		
Options	Employment (E); Residential (R); Other – community / education (no change) (O)		

Criteria		Notes	SA Score		
			E	R	O
Nature of land		Mixture of land types (previously developed land / greenfield) in an 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		Medium Accessibility	?	?	?
Is the site accessible to key services?		Yes, the site is within 480m of two Employment Areas and a Secondary School (New Bridge Secondary Special School).	?	?	?

Criteria		Notes	SA Score		
			E	R	O
Is the site within a AQMA?		No	?	?	?
Is the site within the borough's GI network?		Site includes a Green Corridor and Link and also includes some land identified within the Open Space Study as Outdoor Sports Facilities.	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		No but the site is adjacent to a Green Corridor and Link.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, trees bordering site around the school playing fields adjacent to the neighbouring residential properties - these may provide some biodiversity value.	?	?	?
	Landscape features (including TPO's)?	Yes, trees bordering site around the school playing fields adjacent to the neighbouring residential properties - these may provide some biodiversity value.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Medlock Mixed 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		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		Vacant school building and associated land, including playing fields and open space. New Bridge			

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>School is to be retained and will have implications for developable area taking into account their access, parking and open space requirements. 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. The site is in an existing residential area and is separated from the Hollinwood Business District BEA by Roman Road.</p> <p>Developing the site for employment could have a positive effect in the short, medium and long term, providing jobs in the local area and beyond. However developing the site for employment may also, in the long term, have a negative impact on the planning strategy set out in the Joint DPD and may affect the future success and consolidation of the borough's BEAs. It could also result in local environmental quality/amenity issues given the nature of the surrounding residential area.</p> <p>Maintaining the site for community / education 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>Whilst it includes an element of greenfield land and open space developing the site would involve the use of previously developed land rather than greenfield land which supports the long term vision and spatial strategy set out in the adopted Joint DPD which seeks to maximise opportunities for developable land across the borough by re-using previously developed land and converting existing buildings in sustainable and accessible locations.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score equally positive.</p> <p>On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for development for residential development, given nature of surrounding area and separation from Hollinwood Business District by Roman Road. New Bridge School would need to be taken into account when looking at potential development opportunities as access to school would need to be retained.</p>

Site Reference:	1030		
Site Location:	Crown Business Centre		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	1.36		
Existing Land Use	Employment – designated as part of Business and Employment Area 1		
Options	Employment (no change) (E); Residential (R); Other – mixed uses (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	Yes	?	?	?
	SSSI	Yes	?	?	?
Is the site within 150 metres of a...	SB I	Yes	?	?	?
	LNR	No	+	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--
	Registered Park and Garden	No	--	--	--
	Green Flag Park	No	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Edge of Failsworth Centre	N/A	N/A	N/A
Is the site within a regeneration area?		Former HMR Area (General)	++	++	++
Public Transport Accessibility		Very High Accessibility	++	++	++
Is the site accessible to key services?		Yes, the site is within 480m of three Employment Areas, a Health Related Facility, a Primary School, two Major Retail Centres (Failsworth Centre and Tesco Extra), a Local Shopping Parade, a Post Office and a Community Use (library).	++	++	++

Criteria		Notes	SA Score		
			E	R	O
Is the site within a AQMA?		Yes	?	?	?
Is the site within the borough's GI network?		No	N/A	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is a Canal towpath along the rear of the site. There is also a recreational route, a Green Corridor and Link and open space (green corridor) run adjacent to site. There is also a Public Right of Way to the west of the site.	N/A	N/A	N/A
Is the site on OPOL?		No	++	++	++
Are there any...	Ecological features?	Yes, the Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	?	?	?
	Landscape features (including TPO's)?	Yes, the Rochdale Canal and mature trees.	?	?	?
	Topographical constraints?	No	N/A	N/A	N/A
Landscape Character Area		Medlock Mixed Valley	N/A	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, the site is within Failsworth Conservation Area	+	+	+
	Listed Building, including grounds	Yes, the site is adjacent to listed buildings ref. no. 314 - Nos. 407 - 411 Oldham Road and ref. no. 516 Pack Horse Inn	+	+	+
Is the site affected by mineral resources		No	+	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.			
Effects of the site – its significance in terms of scale, permanence and timing.		The site is an active employment site in BEA 1 in the area of Failsworth. 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			

<p>Mitigation measures required.</p>	<p>the area's sustainability.</p> <p>If the site were to become vacant the council has a policy in place that aims to protect these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>If the site was developed for another use this could in the short term have a negative effect as it is 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, such as housing or community facilities.</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. Developing the site for residential has the potential, in the short to medium term, to provide jobs for the local construction industry, and in the long term to contribute to the borough's housing land supply and delivery of the borough's housing requirement, providing housing to meet the needs of the local community and attract new residents to the borough.</p> <p>Developing the site for other uses, 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>The site has been identified as having some level of ecology constraint due to it's proximity to the Rochdale Canal Special Area of Conservation. The conclusions of the HRA will need to be considered. Mitigation measures may involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The options to develop the site score equally.</p> <p>On balance, based on information to date officers believe the site may be most suited to remain as an employment area. This is as a result of the economic benefits that active employment sites bring to the area and the site's surrounding uses due to it's location within a BEA.</p>

Site Reference:	1469		
Site Location:	BEA 1 Wrigley Street, Failsworth		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	3.69		
Existing Land Use	Employment – designated as Business and Employment Area		
Options	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
Nature of land		Previously developed land in urban area	++	++
Flood Zone		Flood Zone 1	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	Yes	?	?
	SSSI	Yes	?	?
Is the site within 150 metres of a...	SB I	Yes	?	?
	LNR	No	+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--
	Registered Park and Garden	No	--	--
	Green Flag Park	No	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Edge of Town Centre	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 three Employment Areas, a Health Related Facility, three Primary Schools, a Major Retail Centre (Failsworth District Centre), a Local Shopping Parade, a Post Office and a Community Use	++	++

Criteria		Notes	SA Score	
			E	O
		(library).		
Is the site within a AQMA?		Yes, a small part of site is within an AQMA.	?	?
Is the site within the borough's GI network?		No, though the Rochdale Canal Green Corridor and Link is adjacent to site.	N/A	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		Yes, there is towpath along the Rochdale Canal Green corridor / recreational route (Public Right of Way) running along the western boundary of the site.	N/A	N/A
Is the site on OPOL?		No	++	++
Are there any...	Ecological features?	Yes, the Ecology Screening has identified the site as being within 250m of the Rochdale Canal Special Area of Conservation and therefore needs to be included in the HRA.	?	?
	Landscape features (including TPO's)?	Yes, there are mature trees around the site.	?	?
	Topographical constraints?	No	N/A	N/A
Landscape Character Area		Medlock Mixed Valley	N/A	N/A
Is the site within or adjacent to a	Conservation Area	Yes, part of the site is within Failsworth Pole conservation area.	+	+
	Listed Building, including grounds	Yes, the site is adjacent to Listed Buildings ref. no. 516 Packhorse Inn, ref. 304 nos.407-411 (odd) Oldham Road and ref. 312 Church of St. John.	+	+
Is the site affected by mineral resources		No	+	+
Is the site likely to be affected by local environmental quality and amenity issues		Coal Mining Standing Advice Area: Yes Site may have environmental quality issues.	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.		
Effects of the site – its significance in		The site is an active employment site comprising of various business in the area of Failsworth.		

<p>terms of scale, permanence and timing.</p> <p>Mitigation measures required.</p>	<p>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 these sites as employment sites (Policy 14). If it were demonstrated that this site no longer had a future as an employment site the council would try and mitigate the loss by asking developers to include measures within their applications that will help support Oldham's economy.</p> <p>If the site became vacant and was developed for another use this could in the short term have a negative effect as it is a loss of an employment site and therefore a loss of jobs. However the vacant site could be redeveloped for other uses that bring with them positive effects, 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 site has been identified as having some level of ecology constraint due to it's proximity to the Rochdale Canal Special Area of Conservation. The conclusions of the HRA will need to be considered. Mitigation measures may involve not allocating the site for development or minimising or offsetting any unavoidable harm to avoid long term loss of biodiversity within the borough.</p>
<p>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education, community uses)</p>	<p>The option to retain the site for employment use (no change) or to amend the boundary score equally.</p> <p>If the site ever became available it would be suitable for a number of uses due to the mixture of the surrounding uses and the attractive setting. 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>

Site Reference:	1545		
Site Location:	Stable Street, Hollinwood (B1.2.7)		
Ward	FE	District Partnership	Failsworth & Hollinwood
Site Area: (ha)	2.09		
Existing Land Use	Saved UDP Business and Office allocation, mostly developed for employment and with some vacant land		
Options	Protect as Business and Office 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
Nature of land		Previously developed land in urban area	++	++	++	++
Flood Zone		Flood Zone 1	N/A	N/A	N/A	N/A
Is the site within 250 metres of a...	SAC or SPA	No	+	+	--/+	+
	SSSI	No	+	+	--/+	+
Is the site within 150 metres of a...	SB I	No	+	+	--/+	+
	LNR	No	+	+	--/+	+
Is the site adjacent to a...	Scheduled Ancient Monument	No	--	--	--	--
	Registered Park and Garden	No	--	--	--	--
	Green Flag Park	No	--	--	--	--
Is the site allocated for waste in the joint GM Waste DPD		No	+	+	+	+
Character of area (Town Centre, Edge Town Centre, Suburban, Edge of Town)		Suburban	N/A	N/A	N/A	N/A
Is the site within a regeneration area?		Yes, Hollinwood Business District.	++	++	++	++
Public Transport Accessibility		Very high accessibility.	++	++	N/A	++
Is the site accessible to key services?		Yes, the site is within 480m of three Employment Areas and two	++	?	N/A	++

Criteria		Notes	SA Score			
			E	R	P	O
		Local Shopping Parades.				
Is the site within a AQMA?		Yes	?	?	++	?
Is the site within the borough's GI network?		No	N/A	N/A	--	N/A
Are there any public footpaths, cycleways or bridleways running through or along the boundaries of the site?		There is no designated Public Right of Way but there is a footpath through the site to Manchester Road.	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 silver birches, hedges and scrub.	?	?	++	?
	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 Site may have environmental quality issues.	?	?	?	?
Links to Local Plan Objectives			SO1, 3, 4 & 5	ALL	SO1, 3, 4 & 5	ALL
Comments received during Call for Sites		Not aware of any comments received relating to the site as part of a Call for Sites exercise.				
Effects of the site – its significance in terms of scale, permanence and timing.		The site is a saved UDP Business and Office allocation in the Hollinwood BEA. The site includes an office block and a restaurant as well as a small part of vacant land which leaves potential for				

<p>Mitigation measures required.</p>	<p>further development. Maintaining the site for current and future employment use would have a positive effect in the short, medium and long term, providing jobs for residents in the local area and beyond. Developing the vacant plot within this site for employment uses would have a greater cumulative effect, through the increased number of businesses located on the site.</p> <p>Not developing the site for employment uses could have a negative long term effect on the wider Hollinwood BEA as there would be a vacant plot within the area watering down the otherwise cumulative effect that a number of businesses co-located could achieve.</p> <p>If the site became wholly vacant and was developed for another use this could in the short term have a negative effect as it would be a loss of an employment site within a BEA 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.</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. It may not, however, be considered suitable to develop the existing vacant plot on the site for other uses given the amenity and environmental quality issues that could arise from the existing businesses onsite.</p> <p>If the site became wholly 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 impact, particularly through the loss of jobs in one of the borough's key employment areas. These negative impacts would be mitigated against through the application of policies in the Local Plan which aims 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>Overall Conclusions and Comments regarding suitability for development (e.g. residential, employment, retail, leisure or tourism, education,</p>	<p>The options to retain the site for employment use or to develop it for residential or release the allocation so the site can be developed for any other use, score more positively than the option of protecting the site from development. The site scores slightly lower for residential development due to the access to services.</p>

community uses)

On balance, based on information to date officers believe that if the site were to be developed it may be most suitable for development as an employment site. This is as a result of the economic benefits that active employment sites bring to the area and the surrounded uses within the BEA.